



COMING SOON

NORDSTROM
RACK

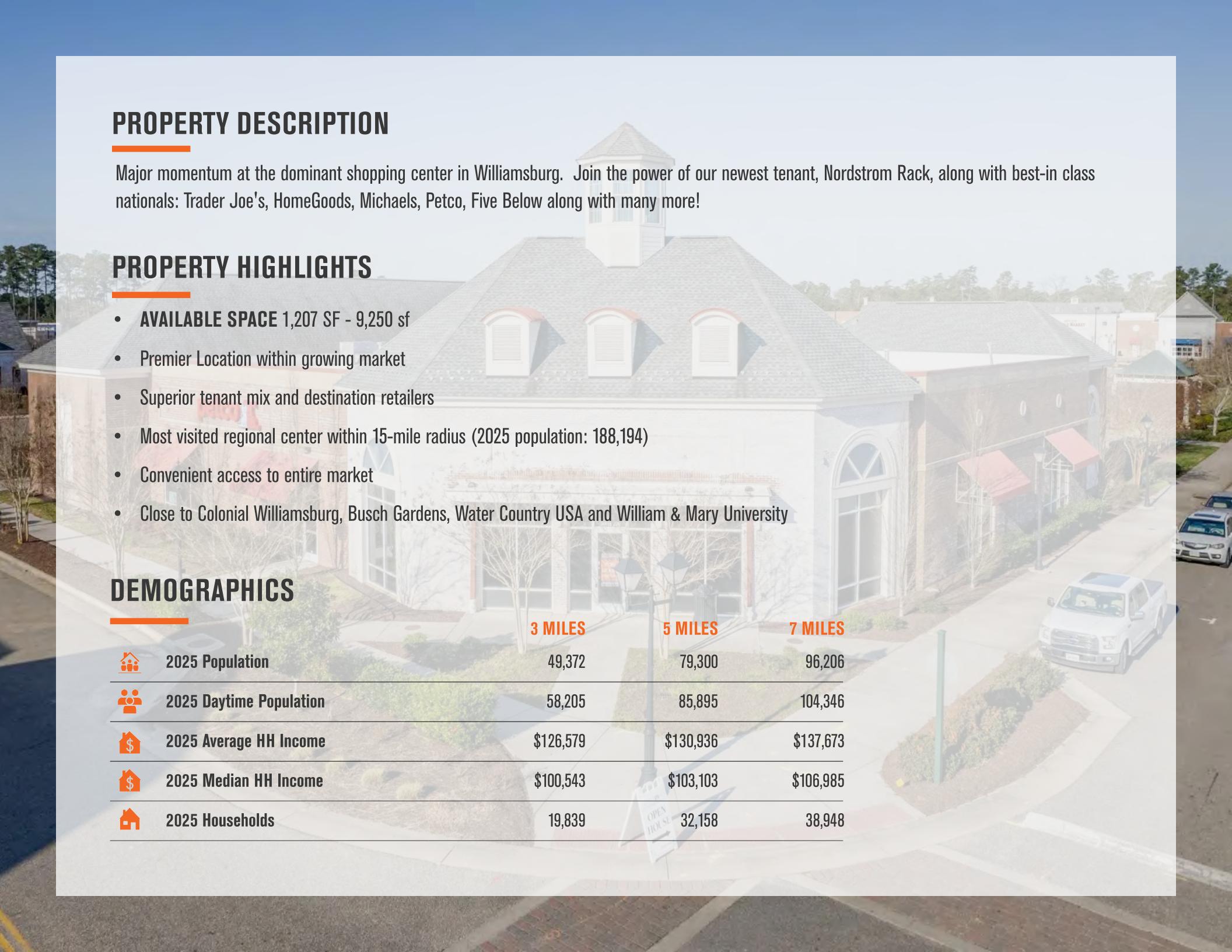
SETTLER'S MARKET

5020-5225 Settlers Market Boulevard | Williamsburg, VA 23787

TSCG®

PROPERTY DESCRIPTION

Major momentum at the dominant shopping center in Williamsburg. Join the power of our newest tenant, Nordstrom Rack, along with best-in class nationals: Trader Joe's, HomeGoods, Michaels, Petco, Five Below along with many more!

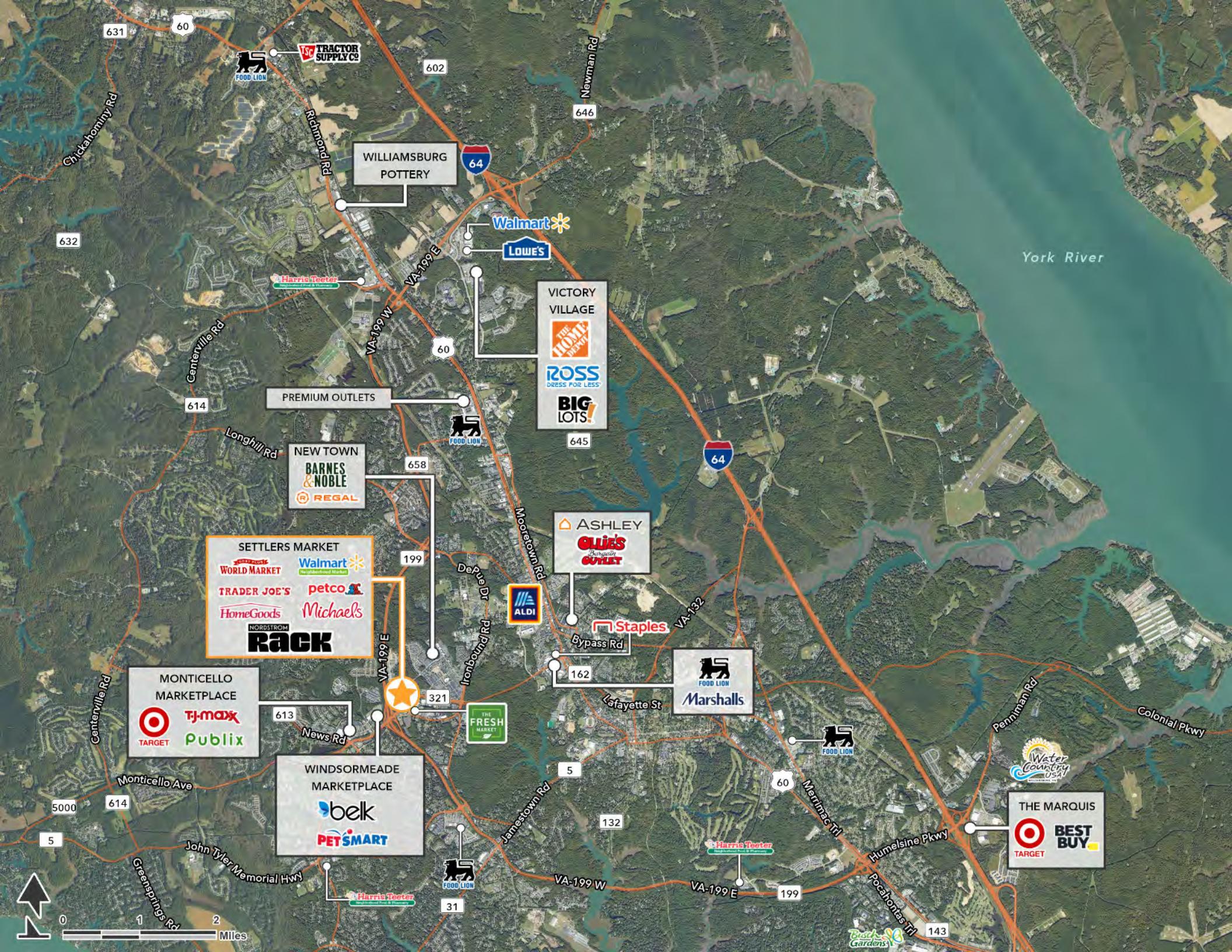


PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE** 1,207 SF - 9,250 sf
- Premier Location within growing market
- Superior tenant mix and destination retailers
- Most visited regional center within 15-mile radius (2025 population: 188,194)
- Convenient access to entire market
- Close to Colonial Williamsburg, Busch Gardens, Water Country USA and William & Mary University

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
 2025 Population	49,372	79,300	96,206
 2025 Daytime Population	58,205	85,895	104,346
 2025 Average HH Income	\$126,579	\$130,936	\$137,673
 2025 Median HH Income	\$100,543	\$103,103	\$106,985
 2025 Households	19,839	32,158	38,948



SITE PLAN



TENANT ROSTER

SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Riverside Health	11,250 SF	18	Available	1,207 SF
2	World Market	18,465 SF	19	Visionworks	2,763 SF
3a	Nordstrom Rack	* 24,537 SF	20	Which Wich	2,126 SF
3b	Available	8,600 SF	21	CAVA	2,800 SF
4	Ulta	10,700 SF	22	At Lease	2,671 SF
5	Available	4,885 SF	23	Available	9,250 SF
6	Old Navy	14,975 SF	26	Petco	12,500 SF
7	Five Below	7,500 SF	27	Truist	10,700 SF
8	Home Goods	25,000 SF	28	Hound's Tale	5,471 SF
9	Michael's	17,094 SF	29	Long & Foster	4,710 SF
10	Noodles	2,750 SF	30	Trader Joe's	12,000 SF
11	Club Pilates	1,516 SF	31	Mattress Firm	7,324 SF
12	Small Cakes	1,344 SF	32	Vitamin Shoppe	2,500 SF
13	Spineless Reads	1,160 SF	33	StretchLab	1,617 SF
14-15	Chicken Salad Chick	3,439 SF	34	Navy Federal	3,000 SF
16	Menchie's Frozen Yogurt	1,419 SF		* Approximate SF	
17	Available	1,600 SF			





CONTACT EXCLUSIVE LEASING AGENTS

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