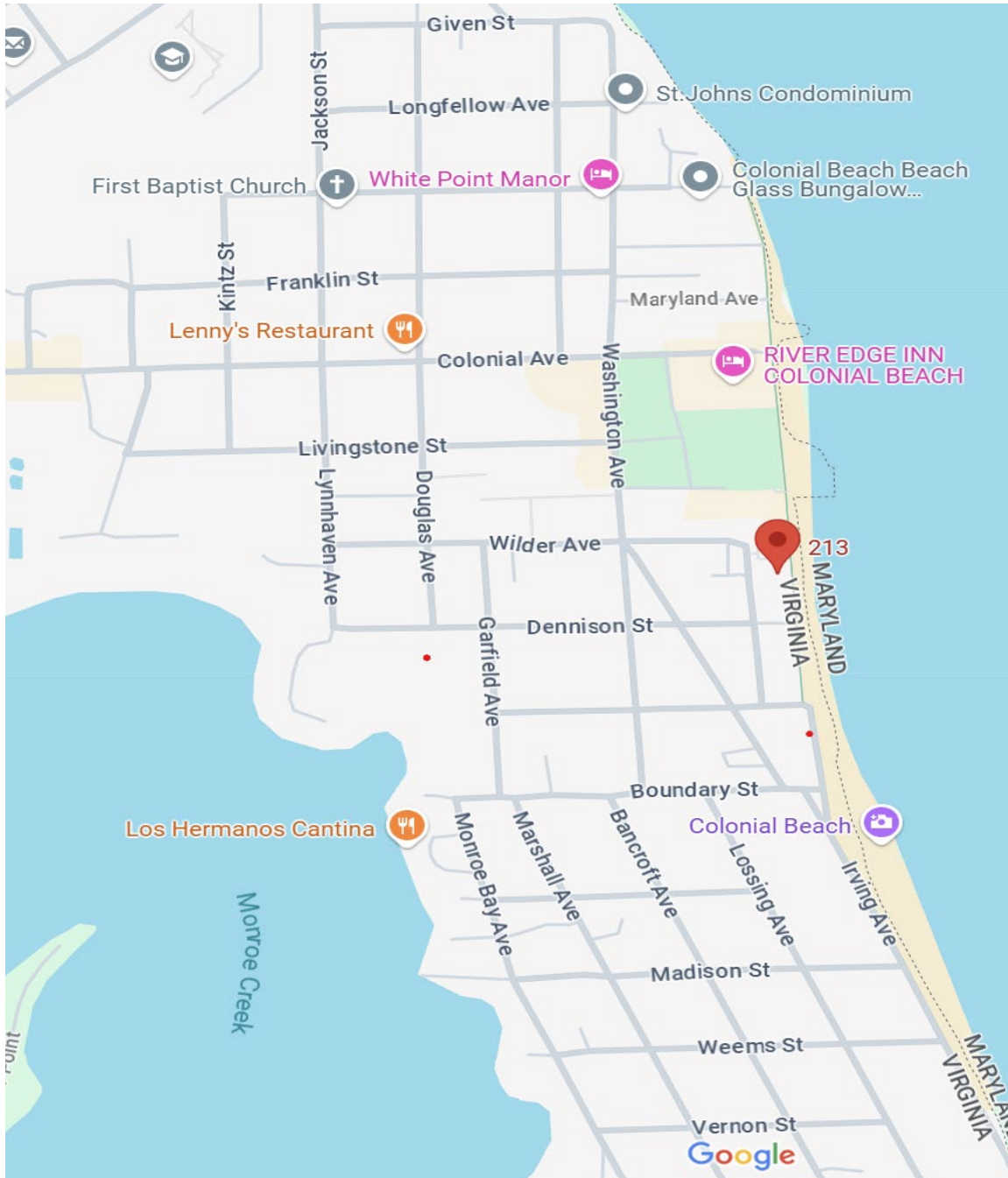


**Downtown Colonial Beach Boardwalk – New Construction Retail Opportunity**  
**213 Taylor St. Colonial Beach – Direct Potomac River frontage**



**2 units Available — build-out still to be completed!**

- Custom build-out available for qualified tenants
- Class A new construction in a fast-growing waterfront town
- Convenient to MD, Northern VA, and Washington DC
- Capitalize on seasonal tourism and a growing year-round population
- 1,200 SF total available space (two 600 SF units)
- Dedicated outdoor seating/use area included with each unit
- High foot traffic + strong visibility on the Boardwalk and Irving Ave
- Flexible zoning with many retail uses allowed



**Be part of one of Virginia's fastest-growing beach communities and bring your business to life in a thriving downtown location with direct boardwalk access!**

**Contact Us Today for More Information or a Private Site Tour!**



Phillip Baxter  
Associate  
Broker  
(540) 847-2385



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