



PROPERTY DESCRIPTION

Victory Village Shopping Center offers retail and medical space in a well-located shopping center directly across from Sentara Williamsburg Regional Medical Center, one of the area’s primary employment and traffic drivers. The property is positioned along Mooretown Road with strong visibility, two signalized access points, and convenient connectivity to Route 199 and Interstate 64. The center is anchored by Ross Dress for Less and Dollar Tree and is surrounded by national retailers and daily traffic generators including Home Depot, Chick-fil-A, Panda Express, and Tidal Wave Auto Spa. Victory Village sits within an active and growing retail corridor with continued development and national tenant interest, including Chipotle (coming soon), Dutch Bros Coffee (proposed), and additional outparcel activity in the immediate area. Available spaces range from 1,200 square feet up to 10,000 square feet, providing flexibility for retail, medical, fitness, and service-oriented users. The property benefits from consistent daily traffic, strong co-tenancy, and proximity to a dense and established residential base.

PROPERTY HIGHLIGHTS

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- Spaces are available for lease immediately
- Traffic count of 12,397 VPD on Mooretown Road
- Located directly across from Sentara Williamsburg Regional Medical Center
- Seamless ingress and egress with two signalized intersections
- Shadowed by the national retailers Walmart, Lowes and Home Depot
- Ownership will consider tenant improvement allowances and rent abatement periods for qualified tenants

OFFERING SUMMARY

Lease Rate:	\$18 - 21 SF/yr (NNN)
Number of Units:	23
Available SF:	1,200 - 10,000 SF
Lot Size:	387,977 SF
Building Size:	120,493 SF
Traffic Count:	12,397 VPD

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**COLDWELL BANKER
COMMERCIAL**
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RETAIL SPACE FOR LEASE

6610 MOORETOWN RD

Williamsburg, VA 23188



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**COLDWELL BANKER
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SITE PLAN

6610 MOORETOWN RD

Williamsburg, VA 23188



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 10,000 SF	Lease Rate:	\$18 - \$21 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6610-B	Available	1,200 SF	NNN	\$21.00 SF/yr	-
6610-N	Available	4,000 SF	NNN	\$18.50 SF/yr	-
6610-Q	Available	2,000 SF	NNN	\$20.00 SF/yr	-
6610-T	Available	6,000 SF	NNN	\$18.50 SF/yr	-
6610-I	Available	2,400 SF	NNN	\$18.50 SF/yr	-
6610-Combined Space Opportunity	Available	10,000 SF	NNN	\$18.00 SF/yr	-

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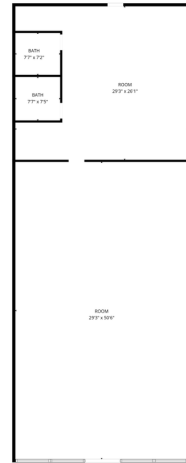
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UNIT B



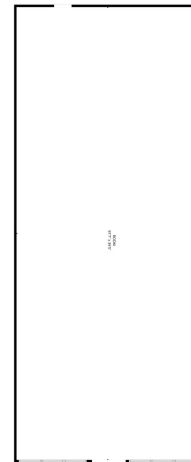
SIZE:
1,200 SF
LEASE RATE:
\$21.00 SF/yr

UNIT I



SIZE:
2,400 SF
LEASE RATE:
\$18.50 SF/yr

UNIT N



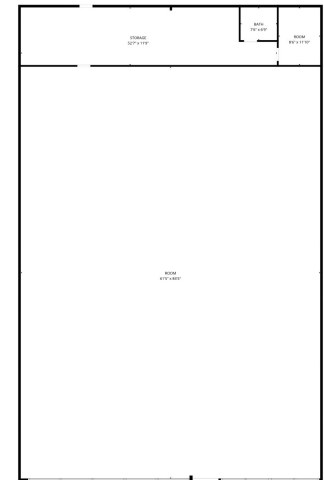
SIZE:
4,000 SF
LEASE RATE:
\$18.50 SF/yr

UNIT Q



SIZE:
2,000 SF
LEASE RATE:
\$20.00 SF/yr

UNIT T

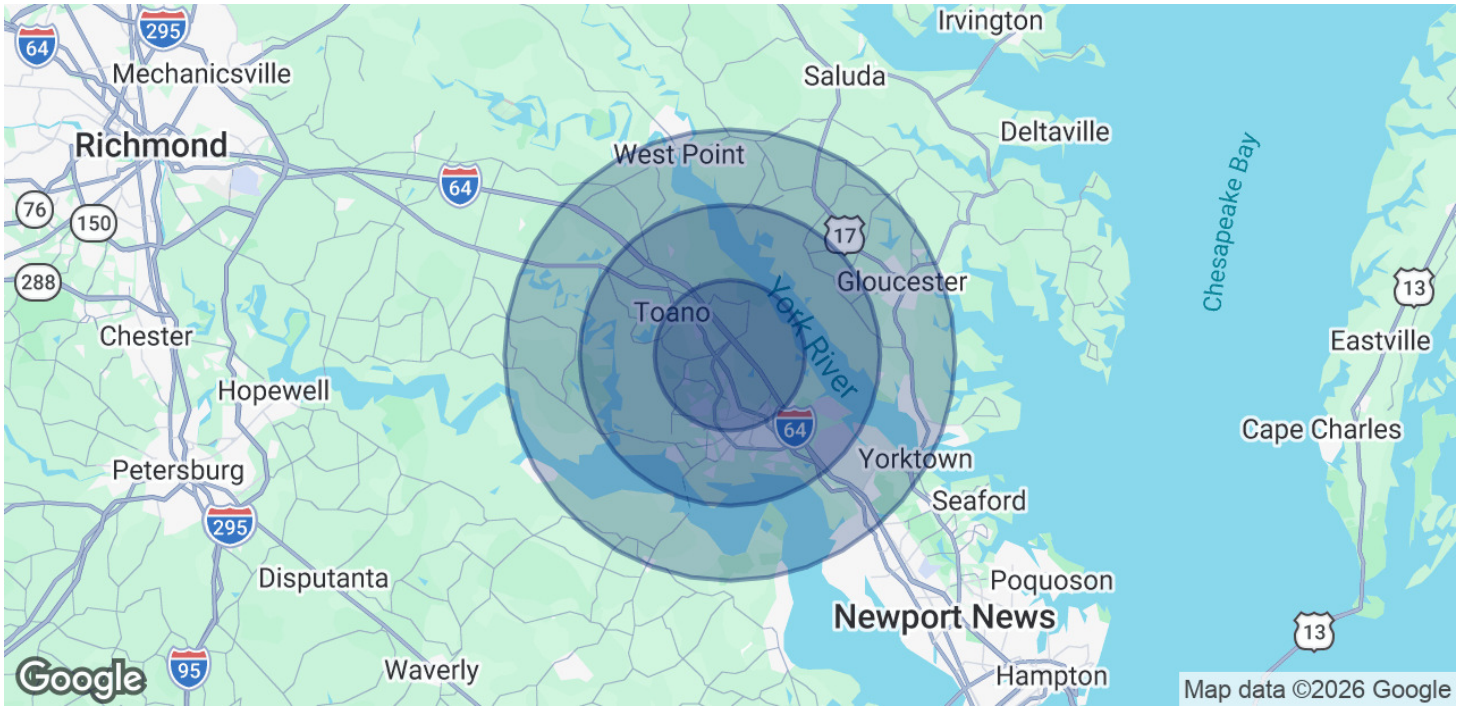


SIZE:
6,000 SF
LEASE RATE:
\$18.50 SF/yr

AREA DEMOGRAPHICS

6610 MOORETOWN RD

Williamsburg, VA 23188



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	49,531	118,523	163,527
Average Age	46	45	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	20,512	47,000	64,632
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$113,358	\$124,025	\$119,778
Average House Value	\$471,241	\$489,087	\$458,231

Demographics data derived from AlphaMap



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- | | | |
|---|---|---|
| <ol style="list-style-type: none"> 1. Sentara Williamsburg Regional Medical Ctr. 2. Williamsburg Premium Outlets 3. Interstate 64 4. Virginia Peninsula Community College 5. Williamsburg Indoor Sports Complex (WISC) 6. Warhill High School 7. Lightfoot Market Place (Harris Teeter & CHKD) 8. Colonial Heritage (55+ Community) 9. Colonial Williamsburg | <ol style="list-style-type: none"> 10. College of William & Mary Law School 11. Newtown Business District 12. Busch Gardens 13. Ford's Colony (Gated Golf Community) 14. Vacation Village at Williamsburg (Timeshare) 15. The Colonies at Williamsburg (Resort Hotel) 16. The College of William & Mary 17. James York Plaza Shopping Center 18. Ewell Station Shopping Center | <ol style="list-style-type: none"> 19. Richmond Road Corridor 20. Route 199 Corridor 21. Hilton Vacation Club - The Historic Powhatan 22. Marquis Shopping Center 23. Riverside Community Hospital 24. Water Country USA 25. Jamestown Foundation 26. Governor's Land (Gated Golf Community) 27. Kingsmill on the James (Gated Golf Community) |
|---|---|---|

Local Businesses within a 5-10 Mile Radius of the Victory Village Shopping Center

RETAIL / SHOPPING BUSINESSES

- Williamsburg Premium Outlets (≈1.5 mi)
- Target Williamsburg (≈3 mi)
- Walmart Supercenter (≈2-3 mi)
- Lowe's Home Improvement (≈2 mi)
- The Home Depot (≈2 mi)
- Ace Peninsula Hardware (≈3-4 mi)
- JOANN Fabrics & Crafts (≈3-4 mi)
- Barnes & Noble (New Town) (≈3-4 mi)
- Ann Taylor Loft (≈3-4 mi)
- Chico's (≈3-4 mi)
- Williamsburg Pottery (≈6 mi)
- Habitat for Humanity ReStore (≈5 mi)
- R.P. Wallace General Store (≈5 mi)
- Monkee's of Williamsburg (≈5 mi)
- Nautical Dog (≈3-4 mi)

RESTAURANTS / FOOD

- Food For Thought (≈3 mi)
- Chick-fil-A Williamsburg (≈2 mi)
- Bonefish Grill (≈3-4 mi)
- Buffalo Wild Wings (≈3-4 mi)
- Blaze Pizza (≈3-4 mi)
- First Watch (≈3-4 mi)
- Panera Bread (≈3-4 mi)
- Sweet Frog (≈3-4 mi)
- Opus 9 Steakhouse (≈3-4 mi)
- K'Bola Cuban Restaurant (≈3-4 mi)
- Pho 79 (≈3-4 mi)
- The Cheese Shop (≈5 mi)
- Aromas Café (≈5 mi)
- Berret's Seafood Restaurant (≈5 mi)
- Antonio's Ristorante Italiano (≈4-5 mi)

ENTERTAINMENT / EXPERIENCES

- Alewerks Brewing Company (≈5-6 mi)
- Precarious Beer Project (≈4-5 mi)
- Axe Republic (≈3-4 mi)
- Regal New Town Cinemas (≈3-4 mi)
- Corner Pocket Billiards (≈3-4 mi)
- Iron-Bound Gym (≈3-4 mi)
- Planet Fitness (≈3-4 mi)
- Williamsburg Winery (≈6-8 mi)
- Copper Fox Distillery (≈5 mi)
- Silver Hand Meadery (≈5 mi)
- Kimball Theatre (≈5 mi)
- Colonial Williamsburg Attractions (≈5 mi)
- Riverwalk Landing (≈8-10 mi)
- Williamsburg Indoor Sports Complex (≈6-8 mi)
- Go Ape Zipline & Adventure Park (≈6-8 mi)



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Each Office is Independently Owned and Operated