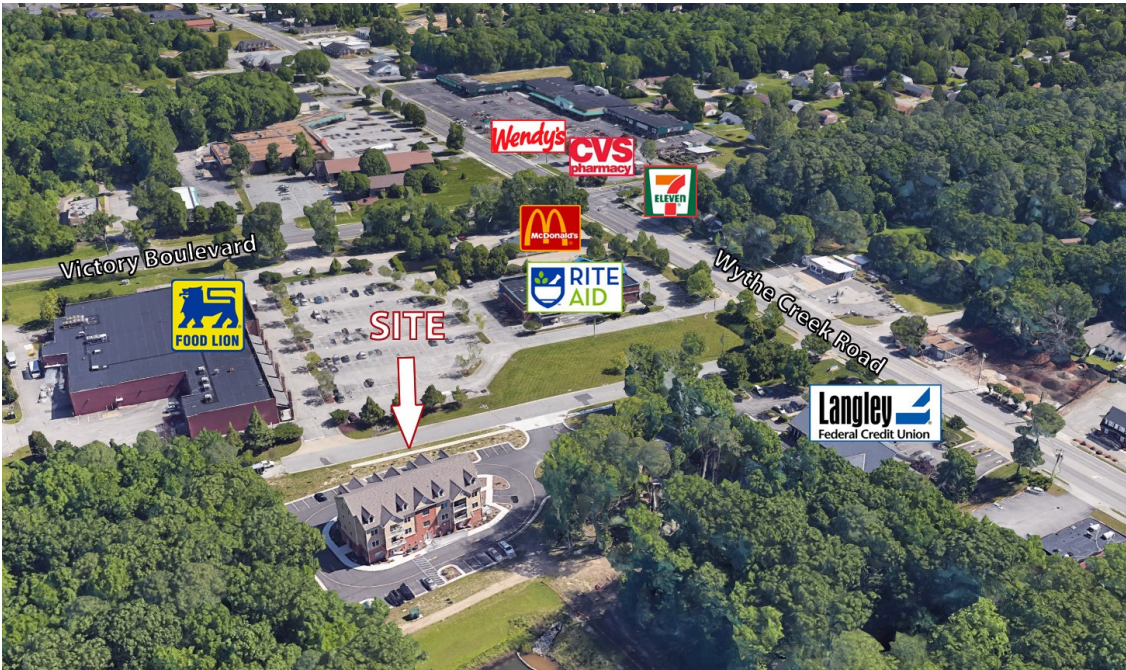


**Lease a space at Poquoson's retail corridor**

- Shopping center within walking distance
- Commercial space has its own entrance, separate from residential
- VC zoning allows for restaurant, office, specialty store, and more



**OFFERING DETAILS**

<b>Space A:</b>	2,548 SF
<b>Space B:</b>	1,200SF
<b>Lease Rate:</b>	\$19/SF/yr
<b>ZONING:</b>	VC (Village Commercial District)

<b>DEMOGRAPHICS</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Total Households:</b>	2,105	13,971	34,068
<b>Total Population:</b>	5,444	37,593	89,377
<b>Average Income:</b>	\$110,990	\$115,918	\$103,619
<b>Traffic Count:</b>	12,000 VPD / Wythe Creek Road		
	12,000 VPD / Victory Boulevard		

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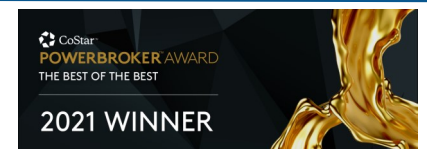
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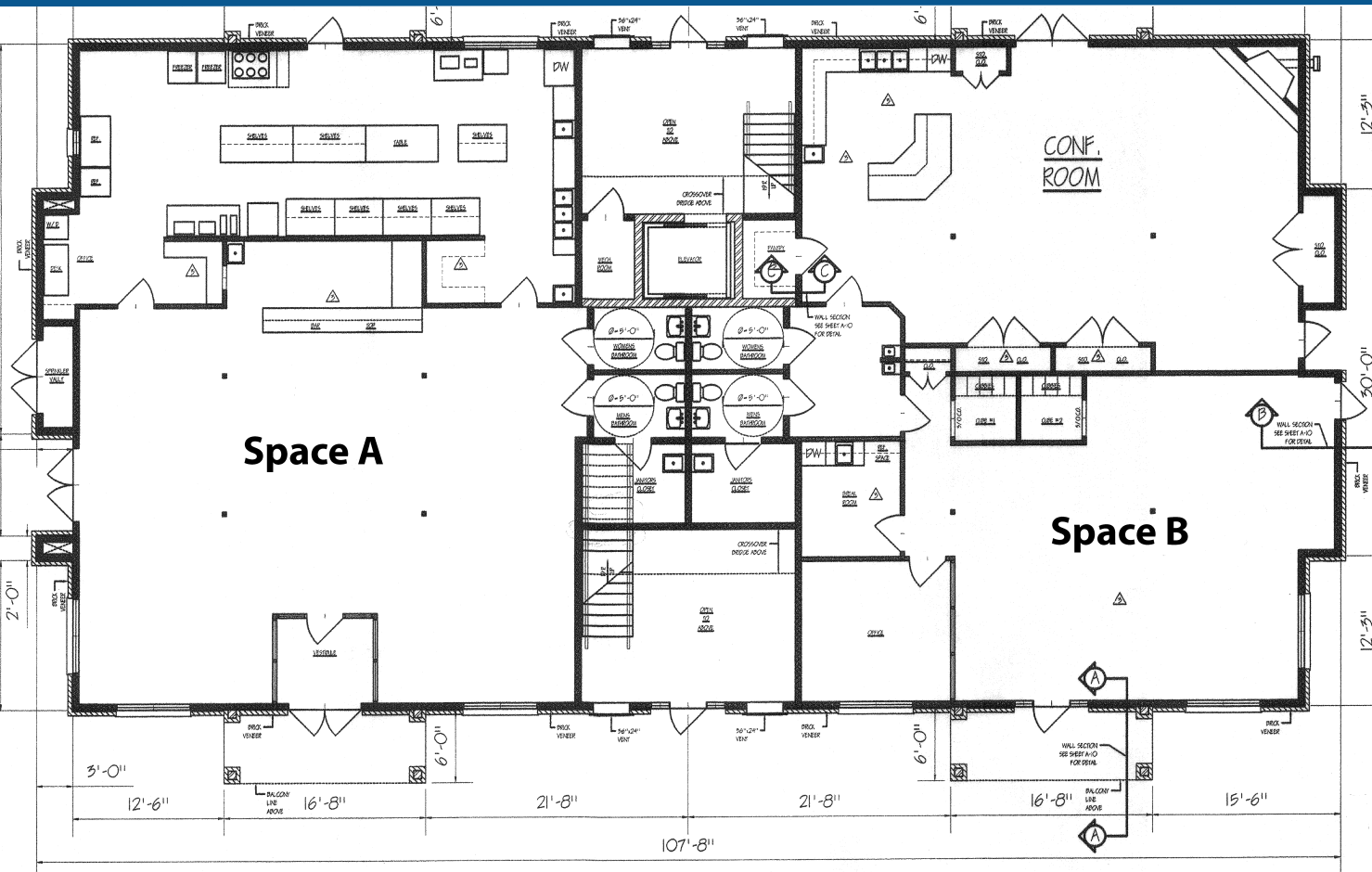
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BUILDING TYPE "A" - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

**Space A:**

- Former restaurant includes: hood, ice machine, 2 TVs, security system, and wash/sanitization station
- Patio can be used to seat additional customers
- Outdoor scenery great for brunch or evening events on patio

**Space B:**

- Perfect for office or retail
- Kitchenette

Access to Wythe Creek Road via Alphas Street

Fountains Lane allows delivery trucks to enter and exit the

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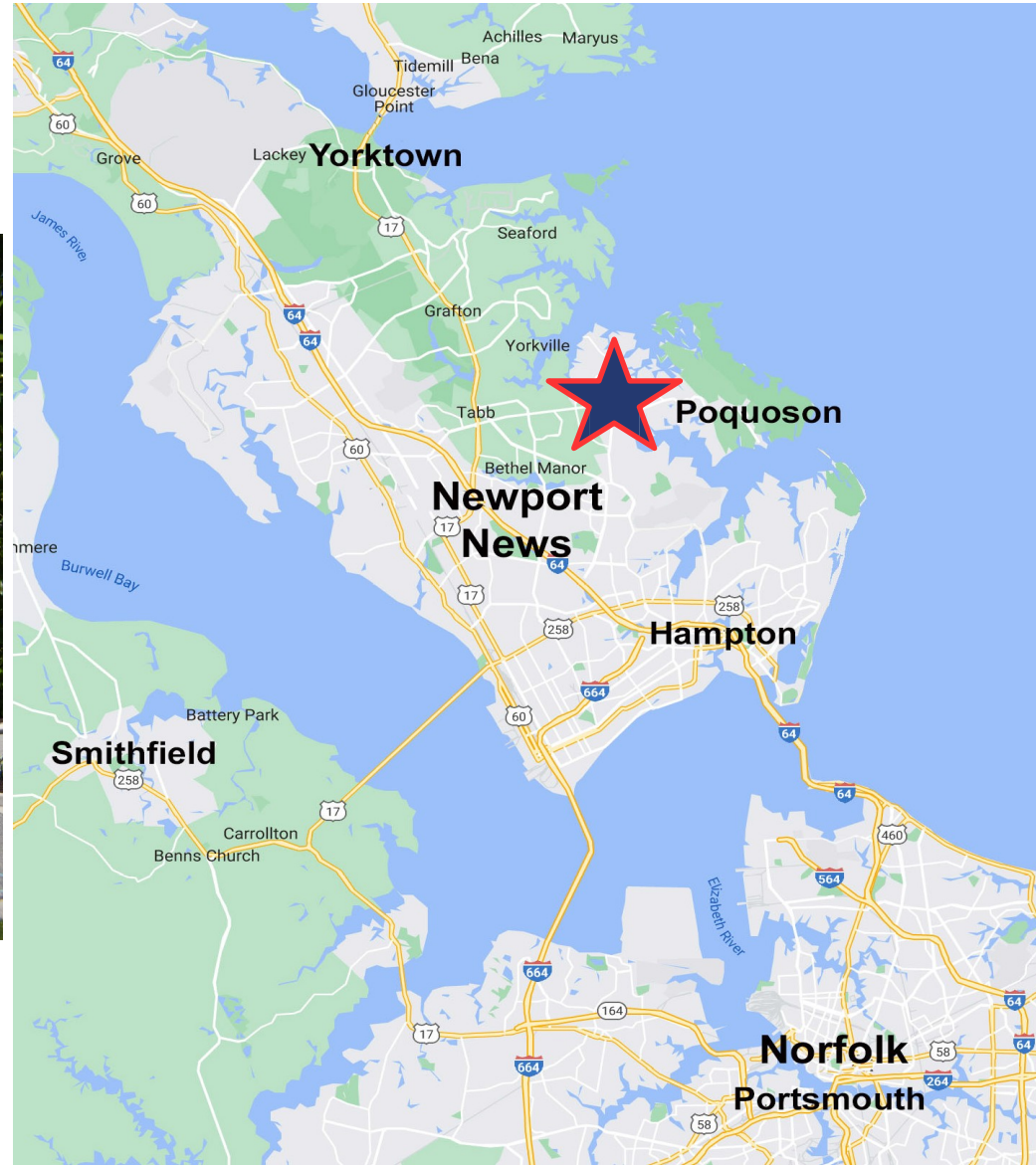






**Space A**  
**2,548 SF**

**Space B**  
**1,274 SF**



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