



S.L. NUSBAUM
REALTY CO.

FOR LEASE

MONTICELLO MARKETPLACE SHOPPING CENTER



4600-4700 MONTICELLO AVENUE
WILLIAMSBURG, VA 23188

TYLER JACOBSON
SENIOR VICE PRESIDENT | PARTNER
O. 757.640.5435
TJACOBSON@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

S.L. NUSBAUM REALTY CO. | 440 MONTICELLO AVENUE, SUITE 1700, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

PROPERTY SUMMARY

4600-4700 MONTICELLO AVENUE
WILLIAMSBURG, VA 23188



PROPERTY HIGHLIGHTS

- Anchored by area's only Publix as well as Target, TJMaxx, Rack Room Shoes, Trek, Dollar Tree and Virginia ABC
- Part of the Marketplace Shopping District on Monticello Avenue at Route 199
- Great tenant mix in Williamsburg's premier shopping center

SPACES	SPACE SIZE	DESCRIPTION
Unit 15	3,000 SF	
Unit 18G	1,000 SF	

TYLER JACOBSON
SENIOR VICE PRESIDENT | PARTNER
O. 757.640.5435
TJACOBSON@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

SITE PLAN

4600-4700 MONTICELLO AVENUE
WILLIAMSBURG, VA 23188

MONTICELLO MARKETPLACE

Williamsburg, Virginia



TYLER JACOBSON
SENIOR VICE PRESIDENT | PARTNER
O. 757.640.5435
TJACOBSON@SLNUSBAUM.COM

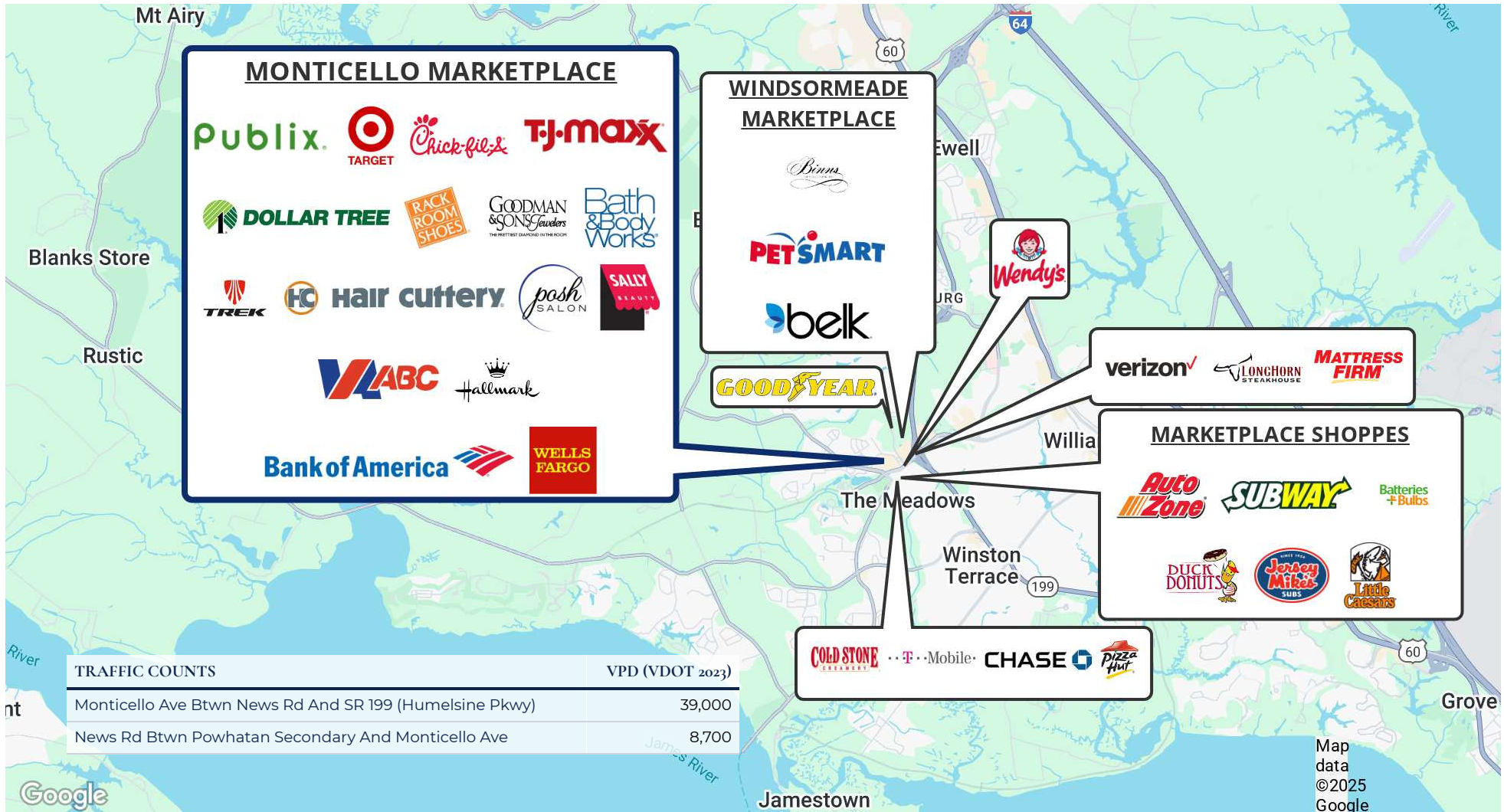
PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

AREA RETAIL

4600-4700 MONTICELLO AVENUE
WILLIAMSBURG, VA 23188



TYLER JACOBSON
SENIOR VICE PRESIDENT | PARTNER
O. 757.640.5435
TJACOBSON@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

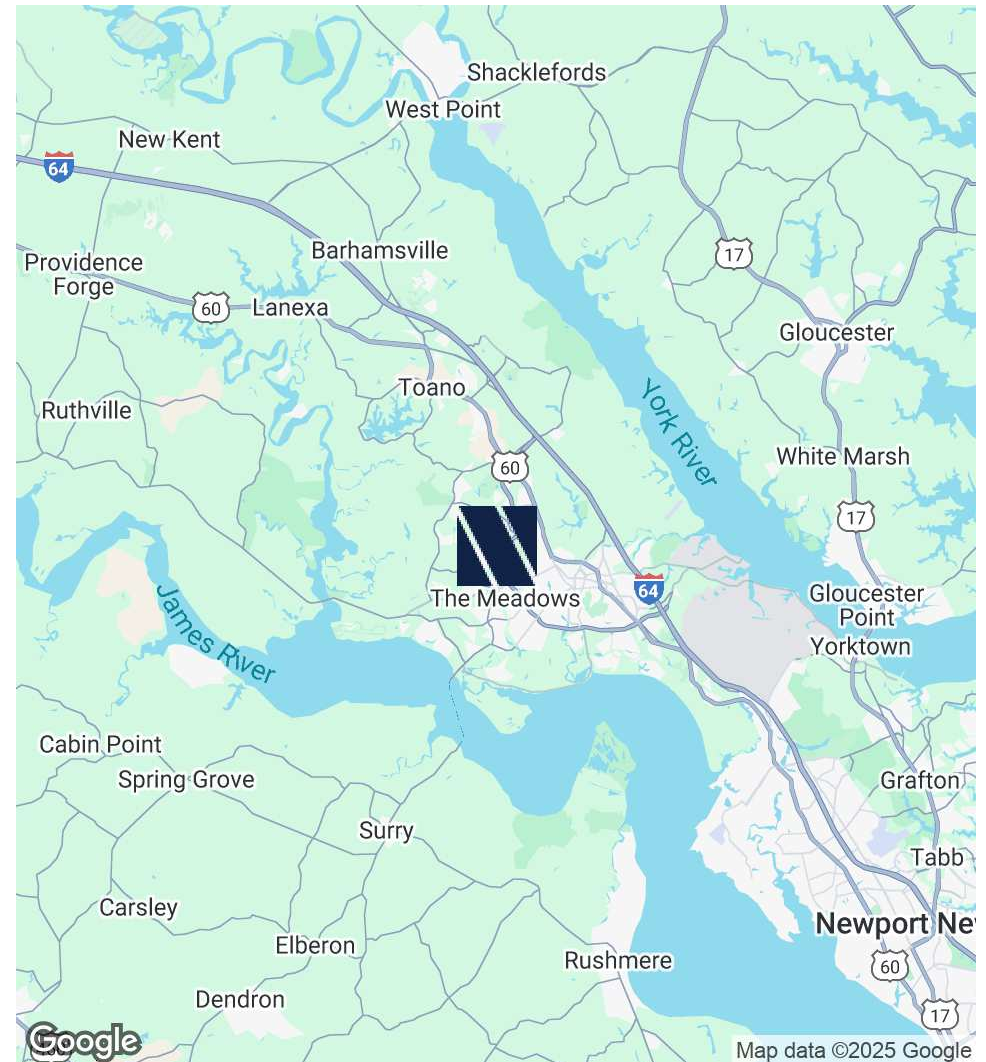


S.L. NUSBAUM
REALTY CO.

DEMOGRAPHICS MAP & REPORT

4600-4700 MONTICELLO AVENUE
WILLIAMSBURG, VA 23188

POPULATION		5 MILES	
Total Population	6,817	47,442	187,527
Average Age	45.00	42.10	43.3
Average Age (Male)	44.2	35.6	37.5
Average Age (Female)	47.8	38.4	40.4
HOUSEHOLDS & INCOME		5 MILES	
Total Households	2,808	18,377	70,922
# Of Persons Per HH	2.4	2.3	2.51
Average HH Income	\$109,229	\$103,680	\$93,986
Average House Value	\$400,853	\$360,258	\$353,553



TYLER JACOBSON
SENIOR VICE PRESIDENT | PARTNER
O. 757.640.5435
TJACOBSON@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

ADDITIONAL PHOTOS

4600-4700 MONTICELLO AVENUE
WILLIAMSBURG, VA 23188



TYLER JACOBSON
SENIOR VICE PRESIDENT | PARTNER
O. 757.640.5435
TJACOBSON@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

CONTACT ME



TYLER JACOBSON
SENIOR VICE PRESIDENT | PARTNER
O. 757.640.5435
TJACOBSON@SLNUSBAUM.COM

S.L. NUSBAUM REALTY CO.

440 MONTICELLO AVENUE, SUITE 1700, NORFOLK, VA 23510
757.627.8611
SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

PROUD PARTNER
XTEAM
RETAIL ADVISORS

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.