

retail FOR LEASE

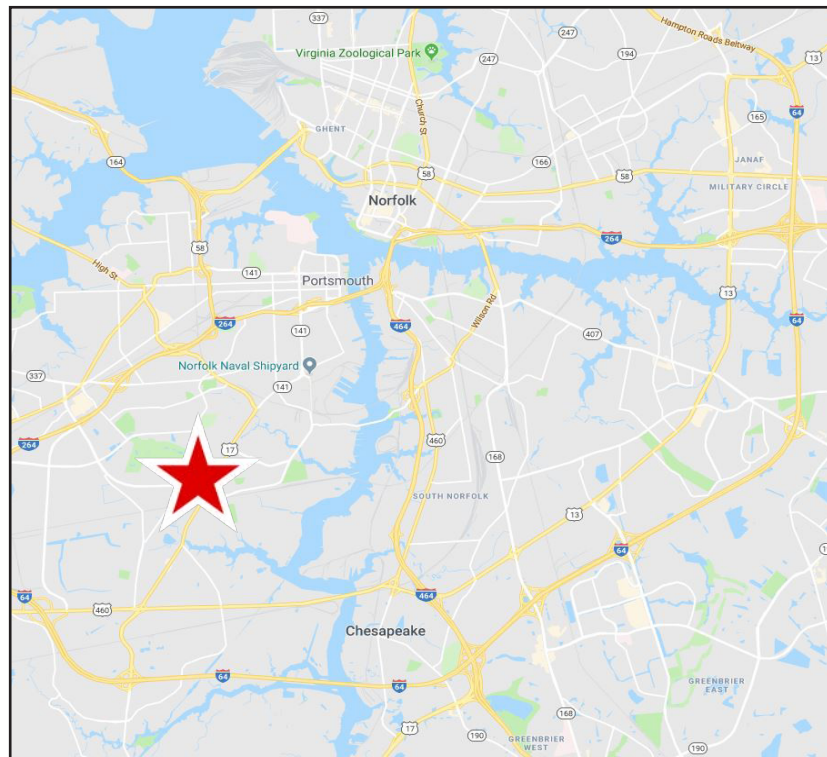


Williams Court II | 4520-4644 George Washington Highway, Portsmouth, Virginia

PROPERTY FEATURES:

- **±750 SF-5,520 SF AVAILABLE!** ±90,025 SF Shopping Center located at the corner of George Washington Hwy. and Victory Boulevard in the Northern Chesapeake and Southern Portsmouth area of Virginia.
- **Anchored by Ollie's Bargain Outlet & Dollar General** and adjacent to Food Lion-anchored center (Food Lion reporting "above average" sales)
- **Highly Competitive Lease Rates!**
- **Less than 2 miles from TCC's Portsmouth Campus and I-264 on/off ramps**
- **Ample parking**
- **High Traffic Counts** - 23,000 VPD along George Washington Highway & 18,000 VPD along Victory Boulevard.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	12,863	81,363	224,391
Avg HH Income	\$55,549	\$60,991	\$74,707
Households	5,043	30,512	78,257



Kristen Huber
o: 757.222.0111
m: 757.714.2341
kristen@parkerburnell.com

PHOTOS



SITE PLAN

