



Colliers

Site

Land For Lease

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1911 Pocahontas Trail | York County, VA 23185 For Lease | 0.71 Total Acres

Property Description

The subject property is located at a signalized intersection on Pocahontas Trail and is across the street from Busch Corporate Center and the Eastern entrance to Kingsmill. The property is also very close to Busch Gardens, Riverside Doctors' Hospital and the Anheuser- Busch brewing facility.

The property offers strong potential as a medical office location.

Accelerating success.

Property Summary

Address: 1911 Pocahontas Trail, York County, VA

Availability 0.71 Acres

Rent: \$100,000 per year/NNN

Surrounding Retail: McDonald's, Taco Bell, Wendy's, Starbucks

Frontage: 108'

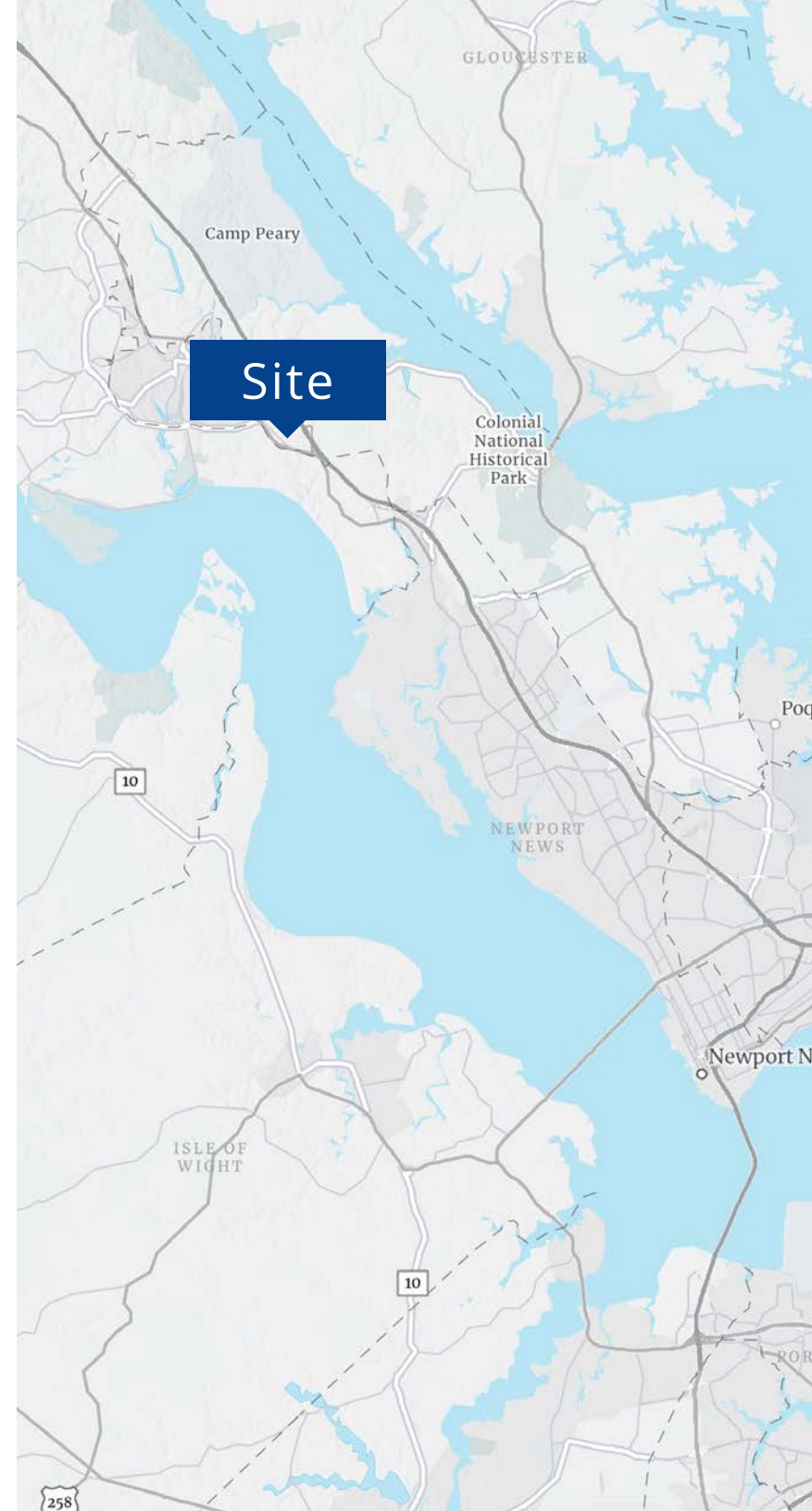
Zoning: GB

Ingress/Egress: Signalized access to Pocahontas Trail

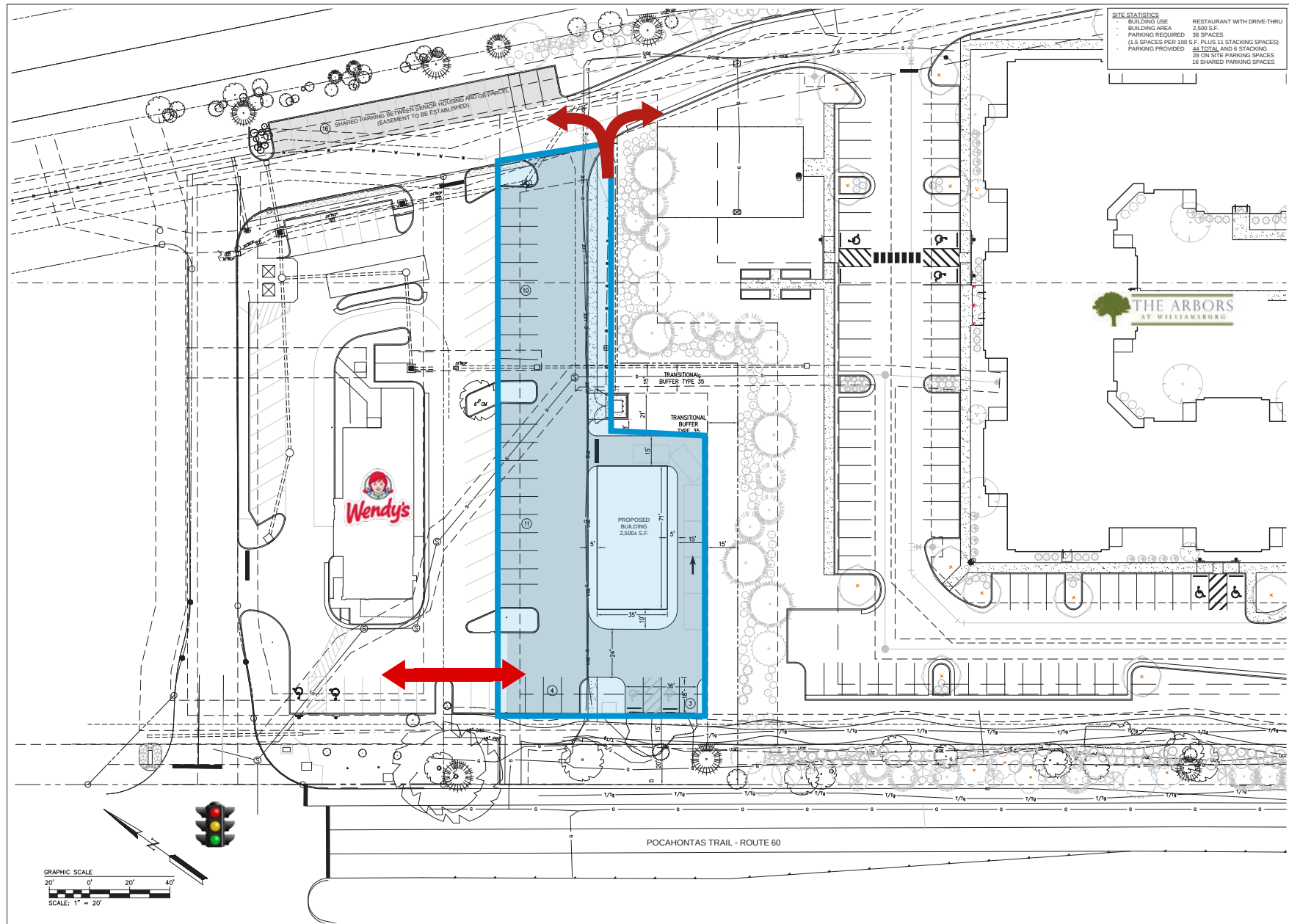
Traffic Counts: 9,300 ADT - Pocahontas Trail
30,000 ADT - Route 199

Demographic Facts	1 Mile	3 Miles	5 Miles
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Population	4,183	20,280	42,175
Average HH Income	\$146,786	\$134,153	\$124,608
Daytime Population	5,519	20,600	52,198



Site Plan



Submarket Aerial View



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