



Outparcel & Former Rite Aid Available

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423 Wythe Creek Road, Poquoson, Virginia

Poquoson Commons Shopping Center & Outparcel

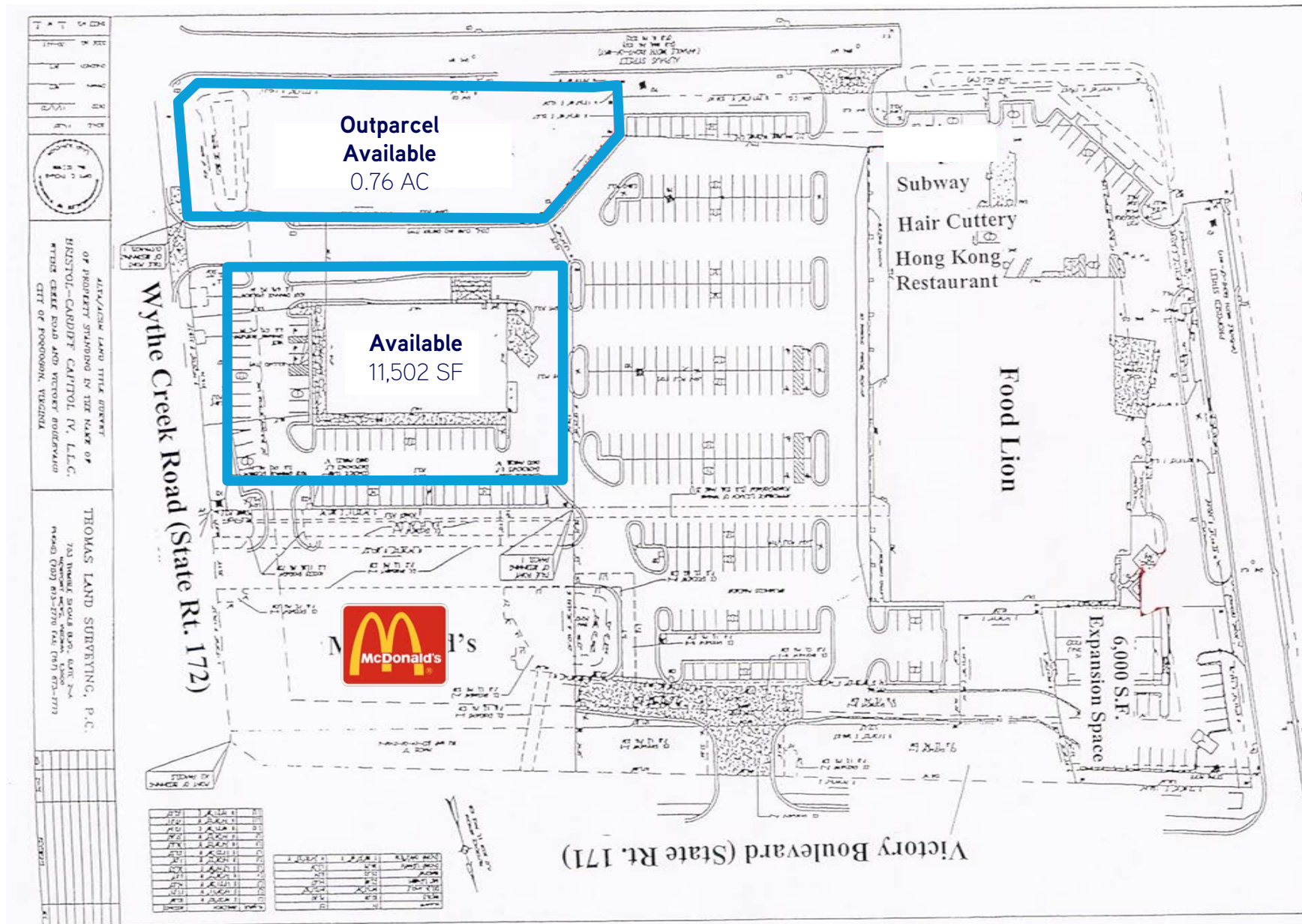
Busiest intersection in Poquoson

- 0.76 acre outparcel - \$85,000 per year
- 11,502 SF former Rite Aid for lease
- Food Lion-anchored shopping center
- Co-tenants include Subway, Hair Cuttery, Food Lion & McDonald's

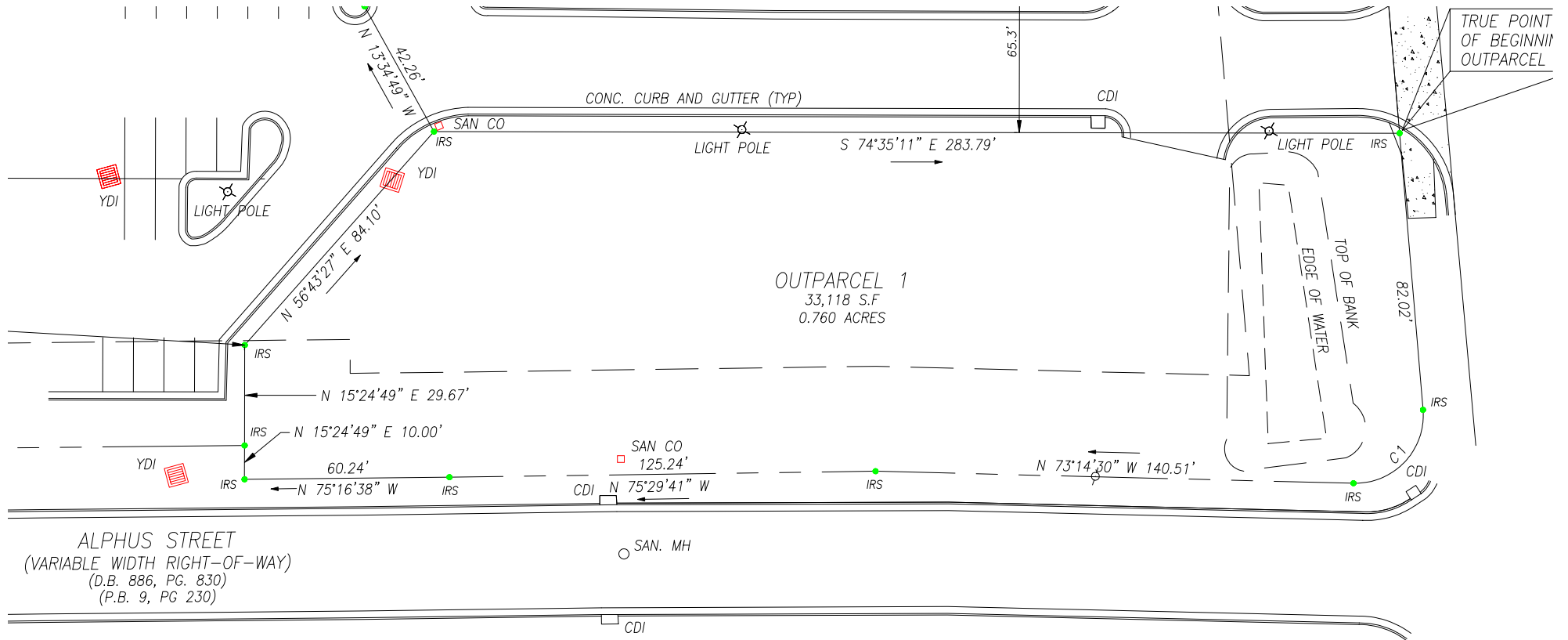
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Site Plan



Outparcel Site Plan



Aerial View

Langley Air Force Base

NASA

YORKSHIRE DOWNS

Poquoson Commons
Shopping Center & Outparcel

Legacy

Wythe Creek Road

Victory Boulevard



Advance
Auto Parts

DOLLAR
GENERAL



Demographic Facts	1-Mile	3-Miles	5-Miles
Population	5,693	38,516	87,541
Total Employees	4,551	25,622	88,370
Average HH Income	\$144,736	\$137,002	\$123,318



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