



Colliers

119-209 Village Avenue, Yorktown, VA

The Villages at Kiln Creek

The Villages at Kiln Creek is situated along Victory Boulevard, a primary east-west route connecting Interstate 64 to Poquoson. The shopping center enjoys a diverse blend of retail, dining, and medical office spaces, offering convenient access to nearby markets, all within a two-minute drive from I-64.

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Property Overview

SF Available	3,000 SF Space Available
Lease Rate	Negotiable
Lot Size	7.92 Acres
Total RBA	45,255 SF
Zoning	GB (General Business)
Traffic Counts	37,000 VPD on Village Avenue



Highlights



Shadow anchored
by highest trafficked
Kroger in Hampton
Roads



3,000 SF
space
available for
lease



Convenient
access to I-64



Only 30 minutes
to Virginia Beach
& 20 minutes to
Downtown Norfolk



\$116K average
household
income
(1 mile)



Norfolk
International
Airport less
than 30
minutes away

Surrounding Retailers



119-209 Village Avenue, Yorktown, VA

Property Site Plan



Shopping Center Tenants & Availability

1	Venue 4 All Occasions	5,500 SF
2	Nation Nails & Spa	1,200 SF
3	Parks Orthodontics	2,400 SF
4	Westview Financial Services	1,830 SF
5	Available	3,000 SF
6D	Foxy Roxy Grooming	1,500 SF
6E	Prim & Proper Salon	1,500 SF

7	Amirtha Curry	1,875 SF
8	Yamachen Sushi	3,750 SF
9	Guitar Center	3,375 SF
10	Riverside Primary Care Center	10,825 SF
11	Parks Orthodontics PC	5,200 SF
12	Kumon Math Reading Center	2,925 SF

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Surrounding Retailers



Demographics	1 Mile	3 Mile	5 Mile
Total Households	2,999	29,042	72,529
Total Population	7,640	69,194	178,235
Average Household Income	\$116,071	\$98,878	\$100,346



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