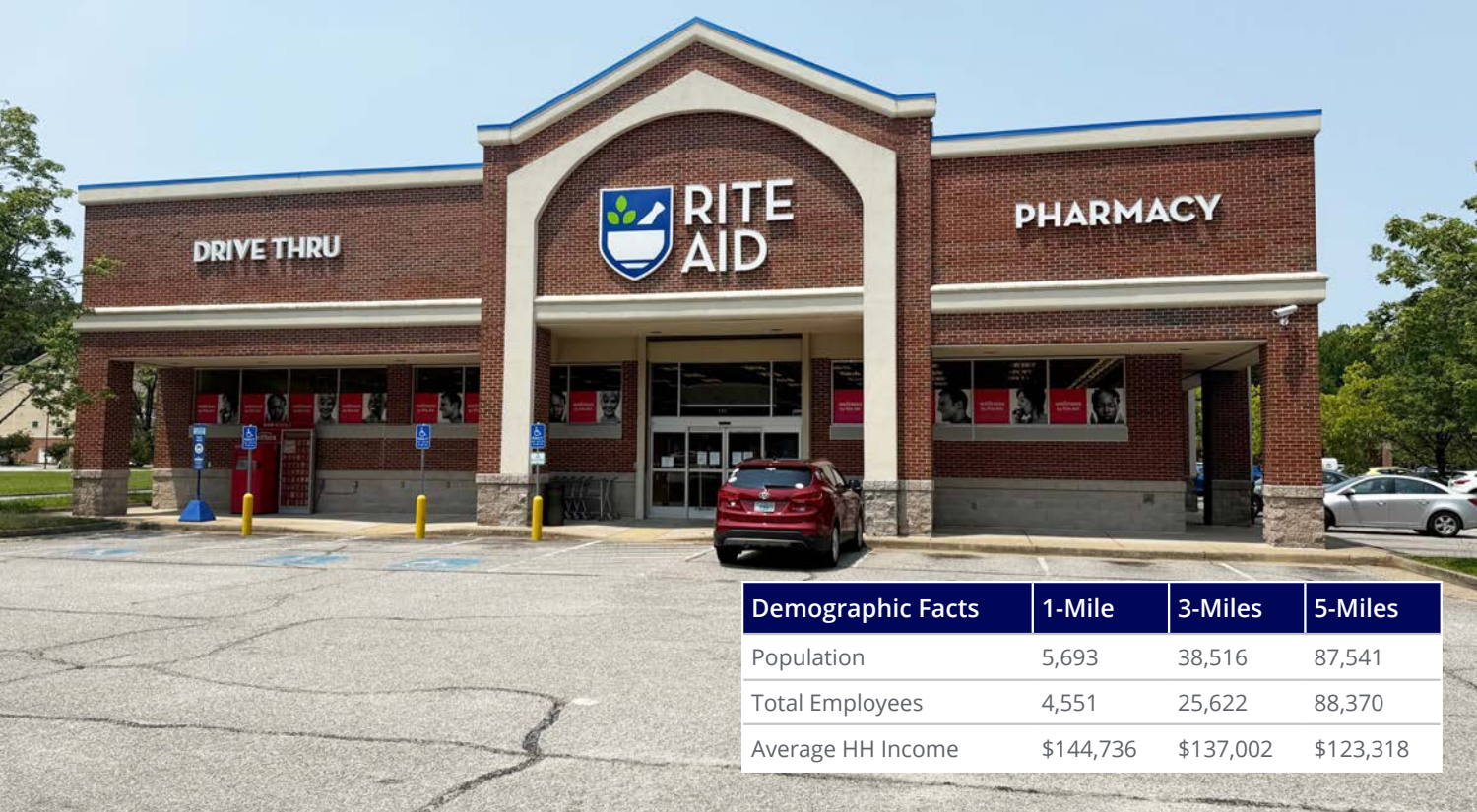




11,502 SF

Former Rite Aid on
1.45 Acre Outparcel

For Lease

Natalie Hucke

Senior Vice President

+1 757 217 1882

natalie.hucke@colliers.com

Kevin O'Keefe

Senior Vice President

+1 757 217 1885

kevin.okeefe@colliers.com

421 Wythe Creek Road, Poquoson, Virginia

For Lease

Former Rite Aid | 11,502 SF

- Busiest intersection in Poquoson - 11,000 ADT (Wythe Creek Road)
- Great visibility
- Outparcel to fully leased Food Lion-anchored shopping center in Poquoson
- Dedicated turn lane at lit intersection provides easy access
- 60 parking spaces & drive-thru
- Zoned B-2
- Would consider subdividing
- Also available .76 acre parcel

Accelerating success.

Colliers

150 West Main Street

Suite 1100

Norfolk, VA 23510

Main: +1 757 490 3300

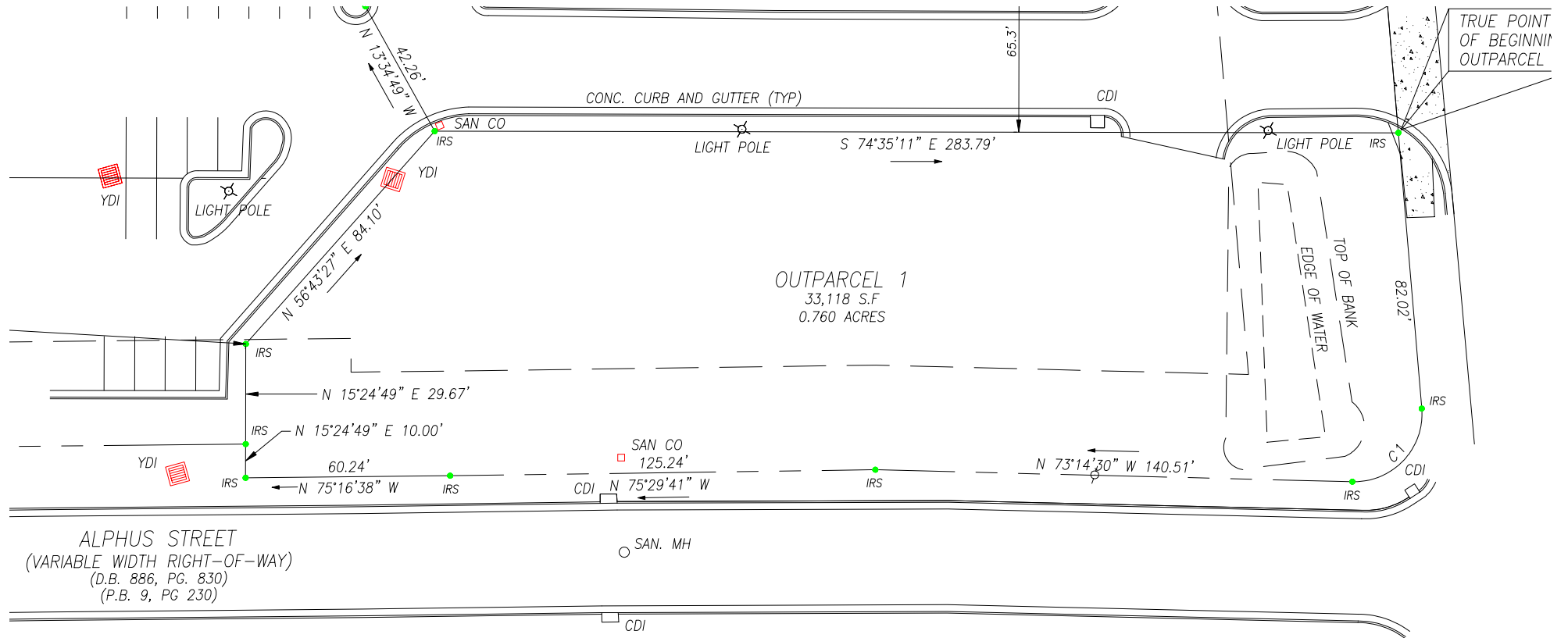
colliers.com



Site Plan



Site Plan



Poquoson Food Lion Ranking

July 1, 2024 - June 30, 2025

Food Lion Grocery Store

425-A Wythe Creek Rd, Poq...

1671

Nationwide

83 / 1,108



92%



Virginia

23 / 276



92%



15mi

2 / 23

95%



Photos



Aerial



Available
Former Rite Aid

Outparcel
Available

Phase II
Victory Boulevard

Wythe Creek Road

Taylor's
Do it center

Tropical
Cafe
Smoothie

Bean's
Ice Cream

ABC

O'Reilly
AUTO PARTS

Wendy's

CVS
pharmacy

7
ELEVEN

Dollar Tree

Domino's
Pizza

verizon

Aerial View

Langley Air Force Base

NASA

YORKSHIRE DOWNS

Poquoson Commons
Shopping Center & Outparcel

Legacy

Mythe Creek Road

Victory Boulevard

Advance
Auto Parts

DOLLAR
GENERAL

RITE
AID

PODD LION

McDonald's

7-Eleven

Wendy's

Dollar Tree

CVS



Accelerating success.



Natalie Hucke

Senior Vice President
+1 757 217 1882
natalie.hucke@colliers.com

Kevin O'Keefe

Senior Vice President
+1 757 217 1885
kevin.okeefe@colliers.com

Colliers

150 West Main Street
Suite 1100
Norfolk, VA 23510
Main: +1 757 490 3300
colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Virginia, LLC



colliers.com