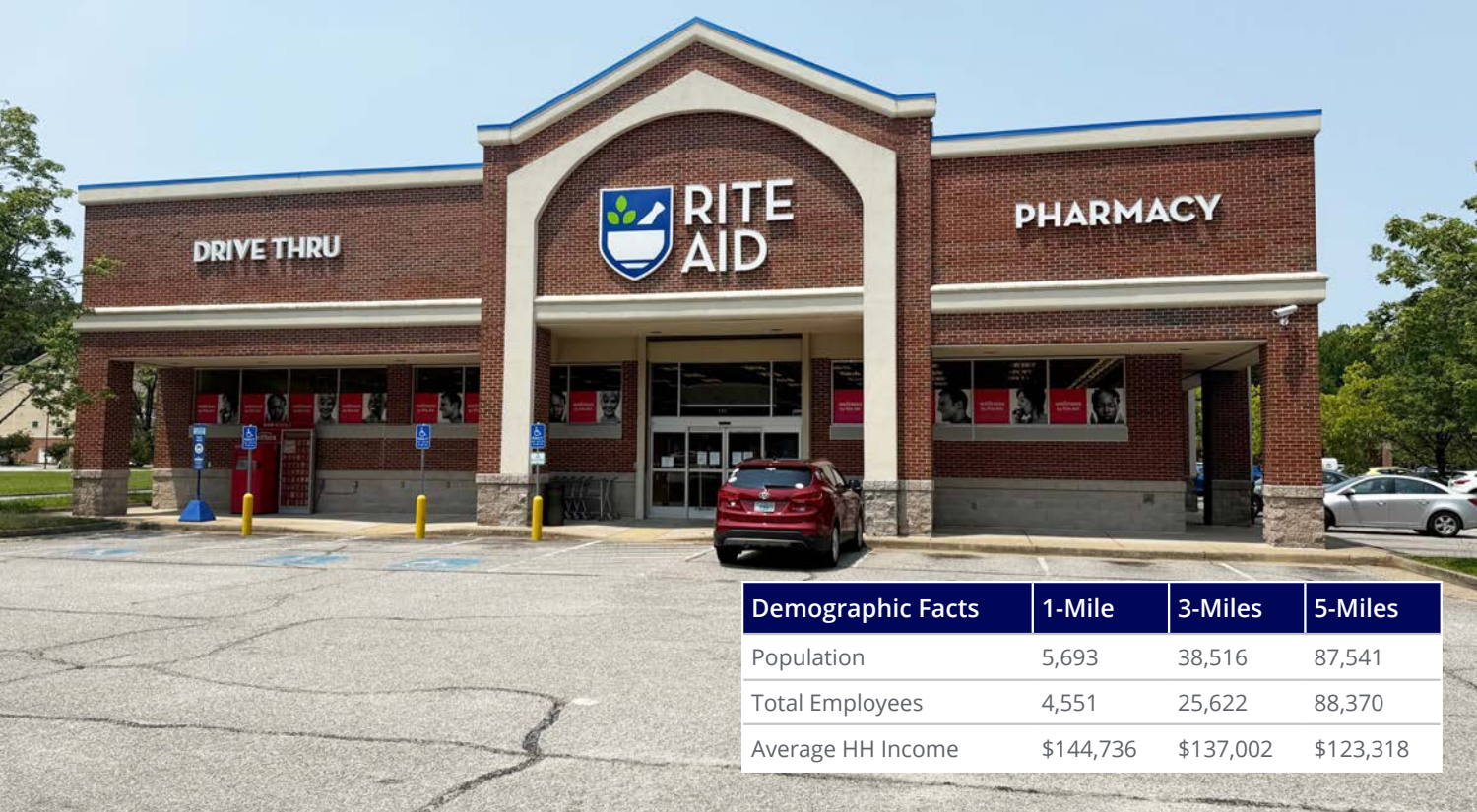




11,502 SF

Former Rite Aid on
1.45 Acre Outparcel

For Lease

Natalie Hucke

Senior Vice President

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Kevin O'Keefe

Senior Vice President

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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

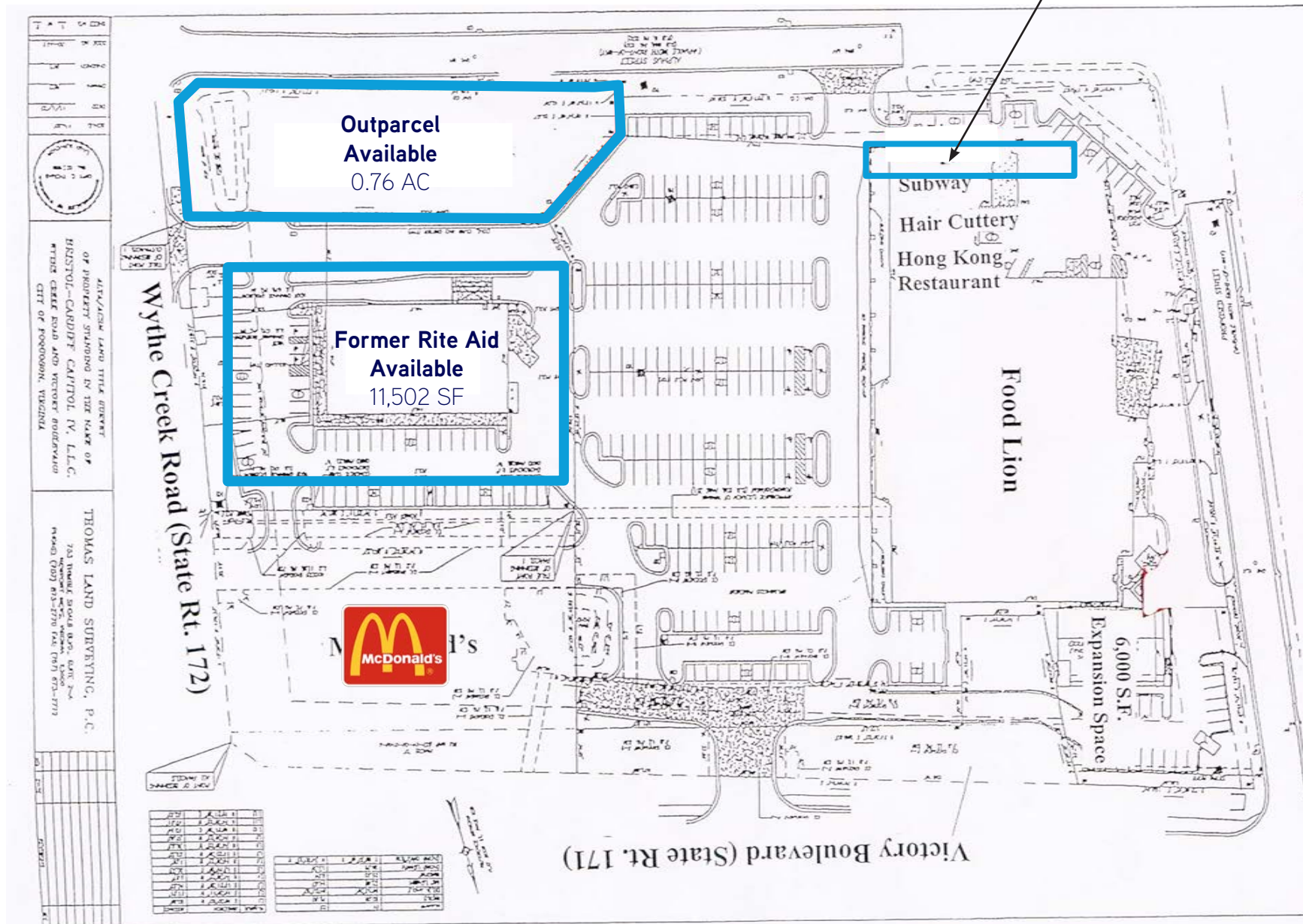
Norfolk, VA 23510

Main: +1 757 490 3300

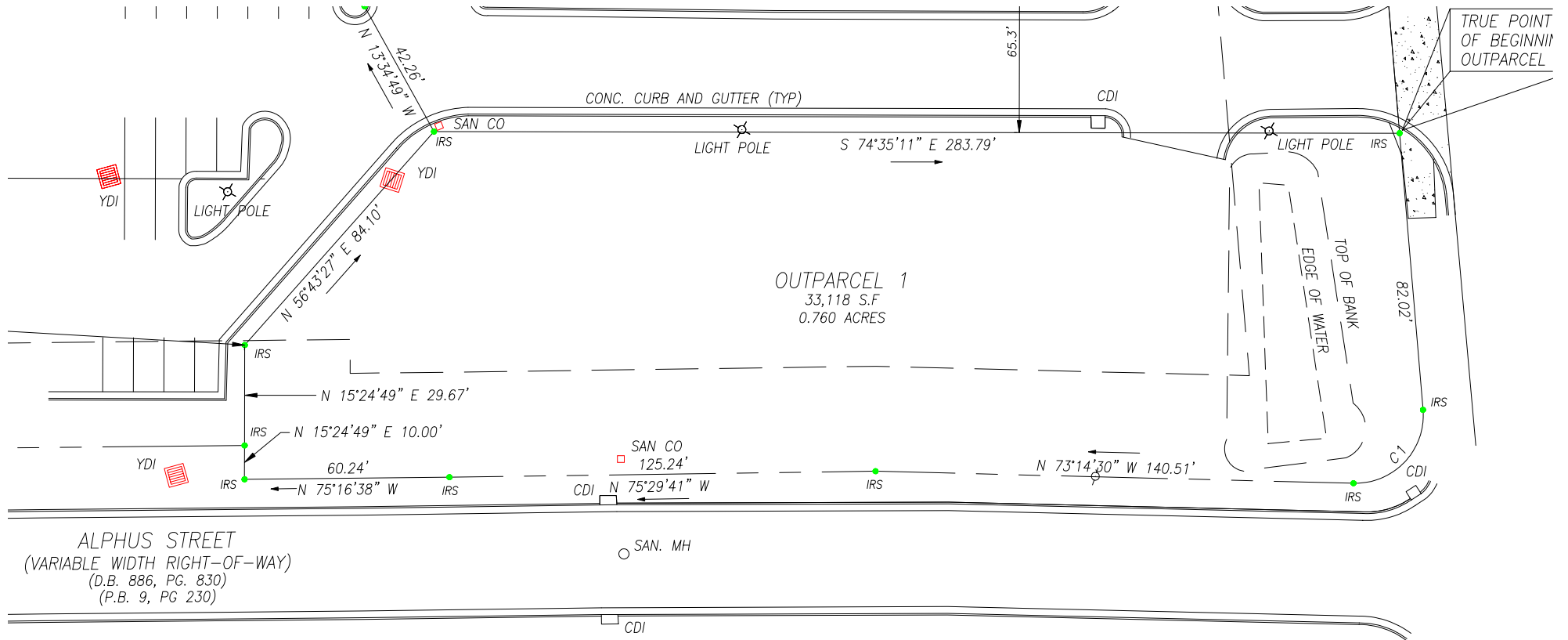
colliers.com



Site Plan



Outparcel 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

Available
Former Rite Aid

Outparcel Available

Victory Boulevard

Wythe Creek Road

Taylor's Do-it-center
Tropical Cafe Smoothie
Bean's Ice Cream
ABC



verizon

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

RITE
AID

PODD LION

McDonald's

7-Eleven

Wendy's
Dollar Tree
CVS



Accelerating success.



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