

For Lease

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475 Wythe Creek Road | Poquoson, VA 23662

Wythe Creek Plaza

Located at the main intersection in Poquoson, this property is a Taylor's Do it Center Hardware & Garden Center anchored shopping center. In addition, it is in close proximity to NASA Langley Research Center/Langley Air Force Base and Langley Speedway.

Executive Summary

Lease Rate:	$18.00 PSF
Availability:	4,225 sf
CAM:	$2.77 PSF
Zoning:	B-2
Anchor's:	Taylor's Do it Center, O'Reilly Auto Parts, and ABC Store
Traffic Counts:	Victory Boulevard at Route 17 •33,000 AAWDT
Area Tenants:	Farm Fresh, CVS, Rite Aid, Surf Rider,Food Lion, Dollar Tree, McDonald's, CVS, Rite-Aid, Wendy's, Verizon, and Starbucks (coming soon)

Demographics	1 Mile	3 Mile	5 Mile	5 Minute	10 Minute	15 Minute
Population	5,782	37,614	82,553	12,285	62,724	199,532
Average HH Income	$102,554	$96,253	$86,604	$111,942	$84,549	$65,893
Daytime Population	4,839	27,587	84,020	9,437	60,461	210,374



Photo Gallery













Photo Gallery







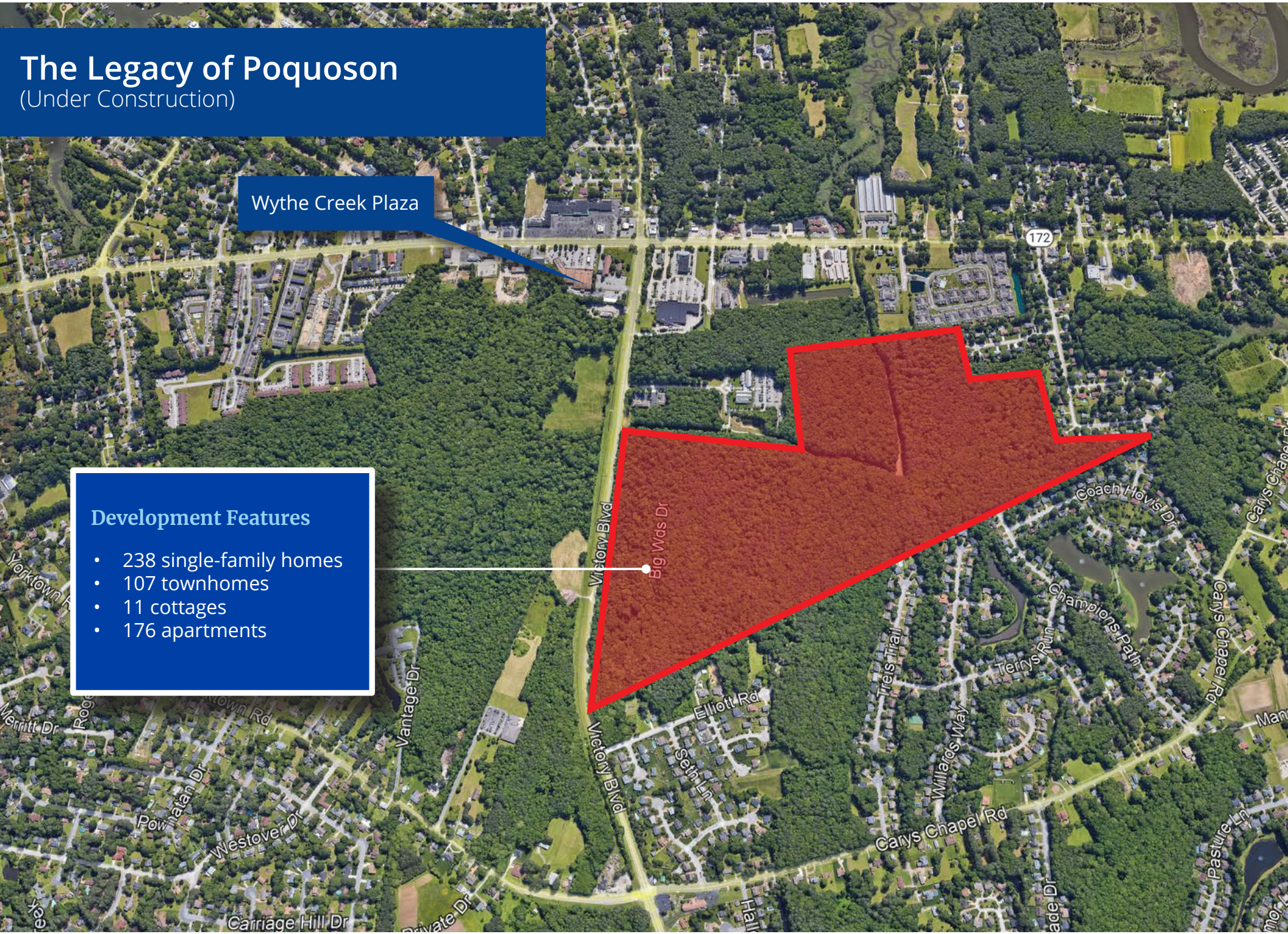




Site Plans


Bean's Ice Cream
The Anchor Poquoson
GRASS
SWAL
ASPHALT
AREA "B"
15'
SHED
Taylor's Do it centers
El Rancho Mexican Restaurant
4,225 SF Available
Poquoson Dance Studio
OP Nail Salon
The Hair Place
Little Philly
ASPHALT
TEMPORARY GARDEN STRUCTURE
SWALE
CENTER LINE 10' WATERLINE EASEMENT D.B. 510 PG. 492
60' SHOPPING CENTER SETBACK
ASPHALT
SIGN
GRASS
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

The Legacy of Poquoson
(Under Construction)



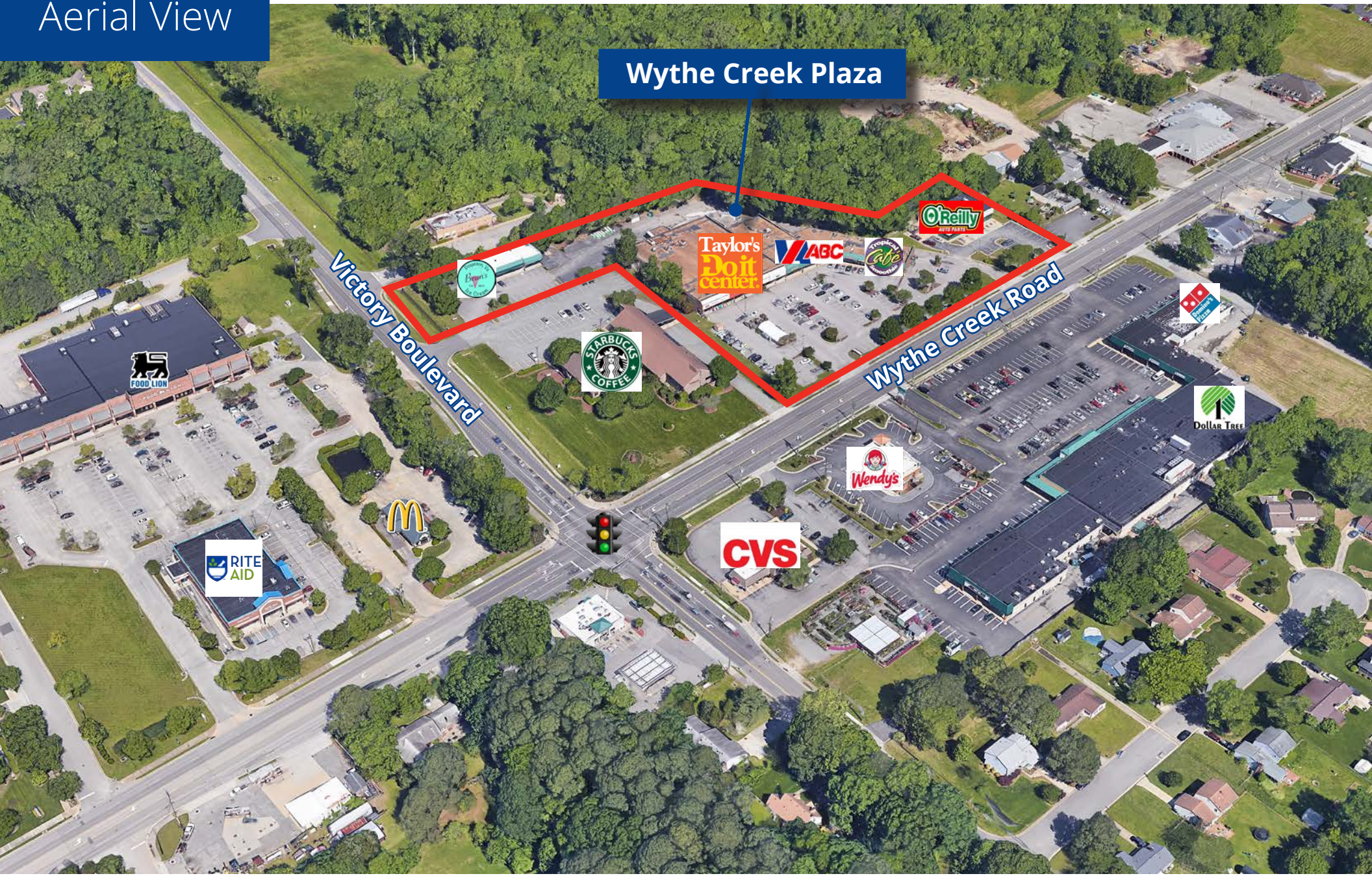
Development Features

- 238 single-family homes
- 107 townhomes
- 11 cottages
- 176 apartments

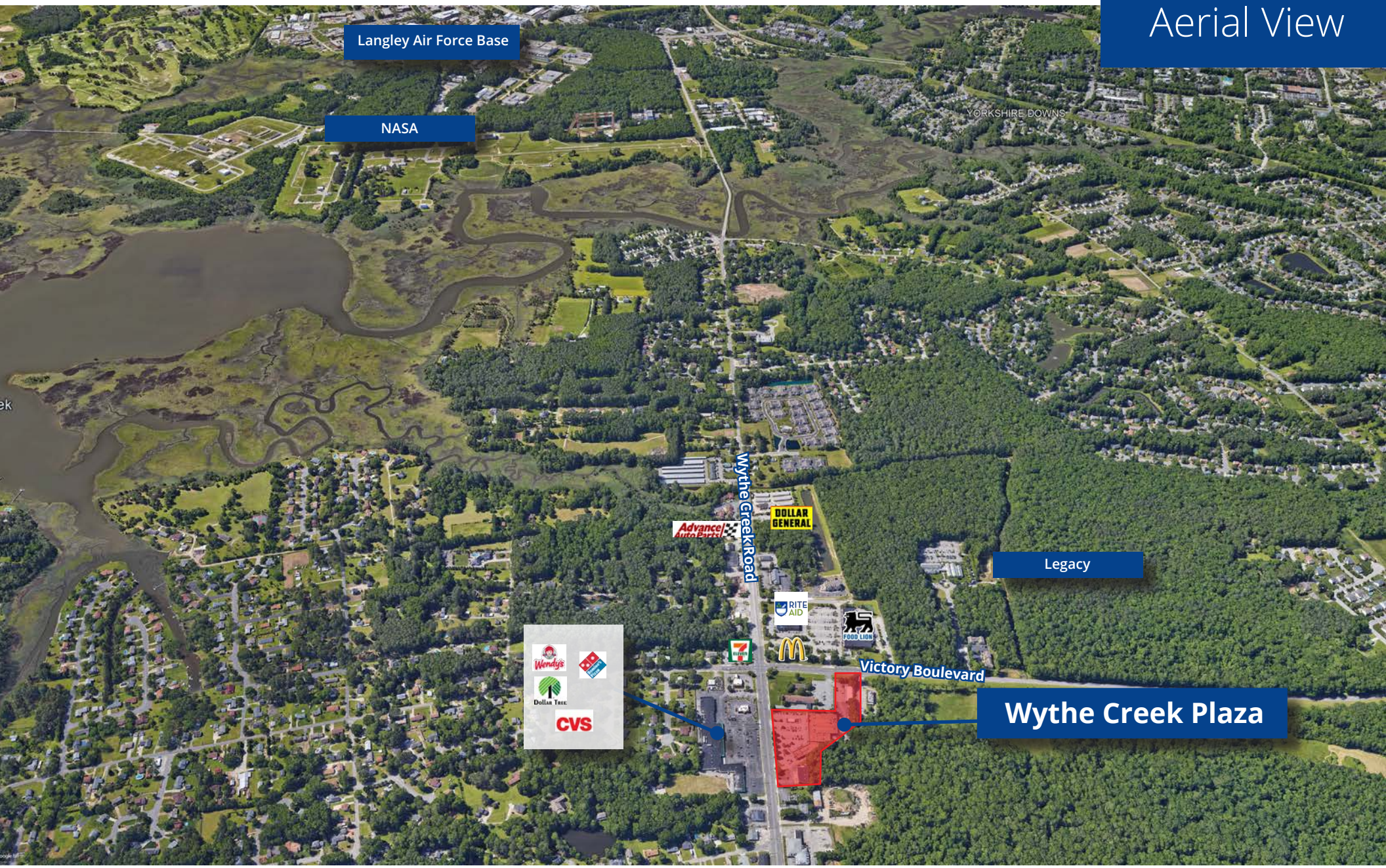
Aerial View

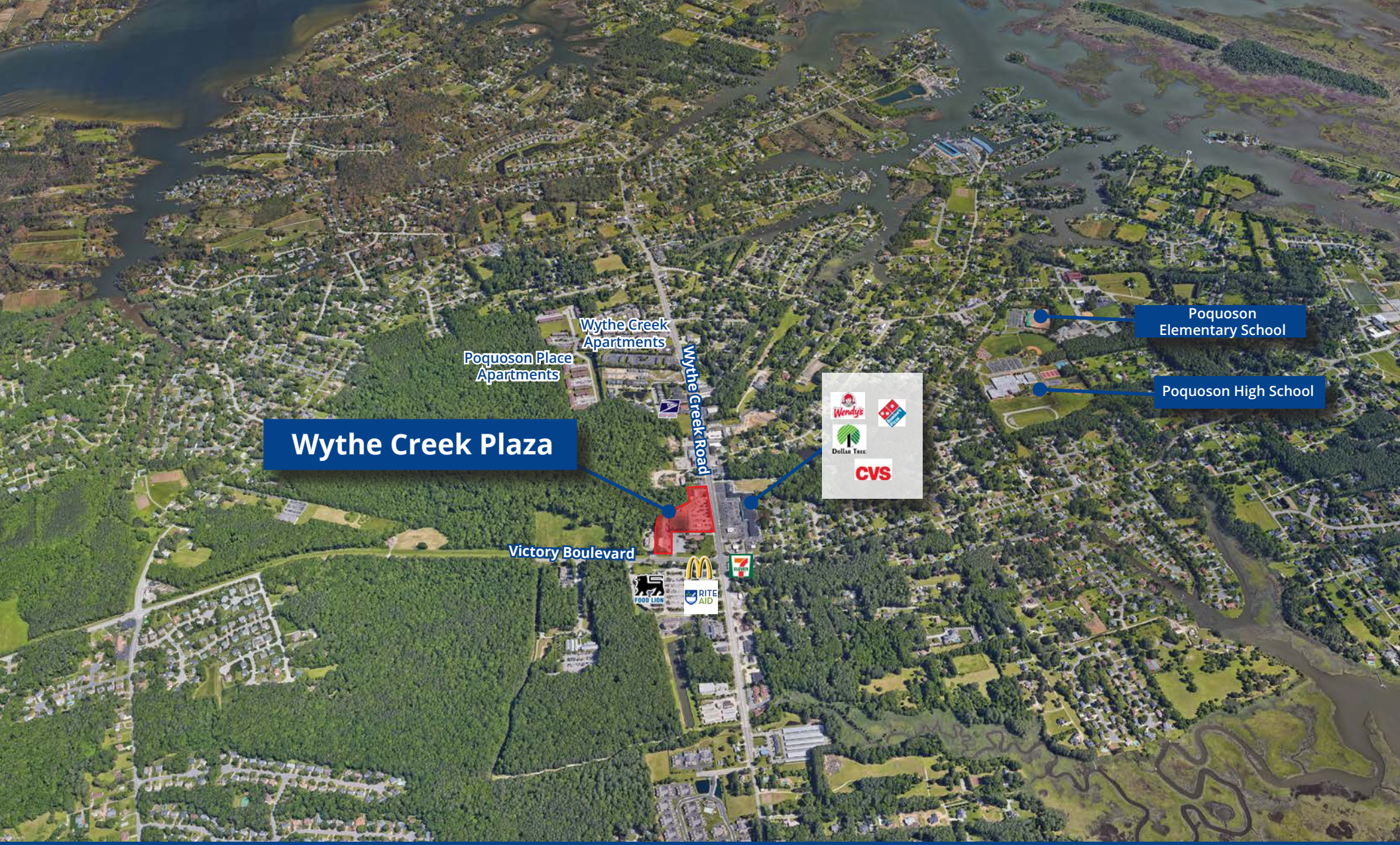

HAMPTON ROADS CENTER
134
172
Langley Speedway
Site
Poquoson High School
NASA Langley Research Center
171
Poquoson Ave
Poquoson Elementary School
Eaglewood Golf Course
Langley AFB Commissary
LANGLEY AFB
Neely Ave
171
Poquoson
171
W OAKS
Gosnold Hope Park

Aerial View


Wythe Creek Plaza
Victory Boulevard
Wythe Creek Road
Taylor's Do it center
ABC
O'Reilly
STARBUCKS COFFEE
FOOD LION
RITE AID
CVS
Wendy's
Dollar Tree

Aerial View


Langley Air Force Base
NASA
YORKSHIRE DOWNS
Wythe Creek Road
DOLLAR GENERAL
Advance Auto Parts
Legacy
RITE AID
FOOD LION
Victory Boulevard
Wendy's
Dollar Tree
CVS
Wythe Creek Plaza



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