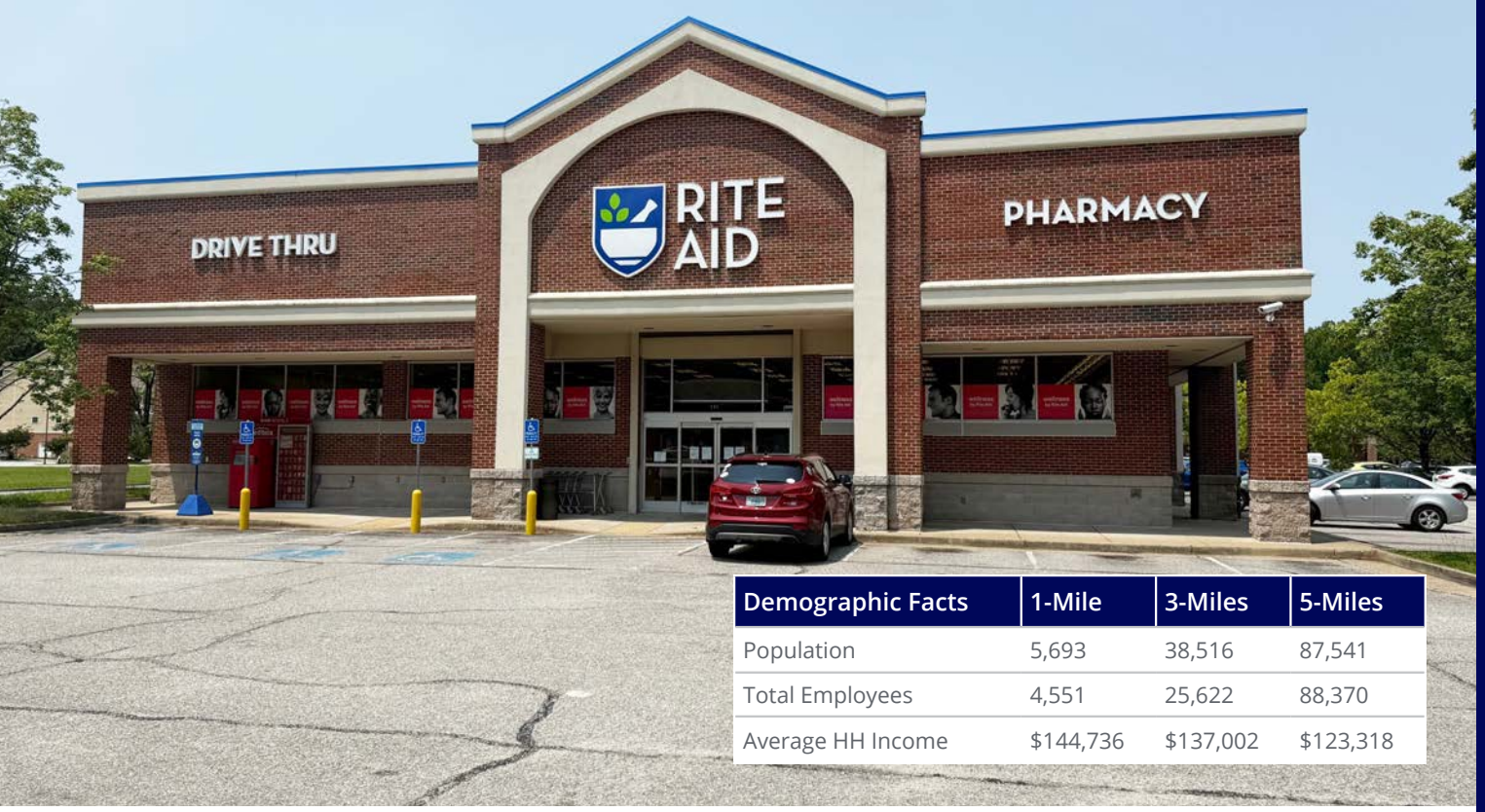


Demographic Facts	1-Mile	3-Miles	5-Miles
Population	5,693	38,516	87,541
Total Employees	4,551	25,622	88,370
Average HH Income	$144,736	$137,002	$123,318

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.

11,502 SF

Former Rite Aid on
1.45 Acre Outparcel

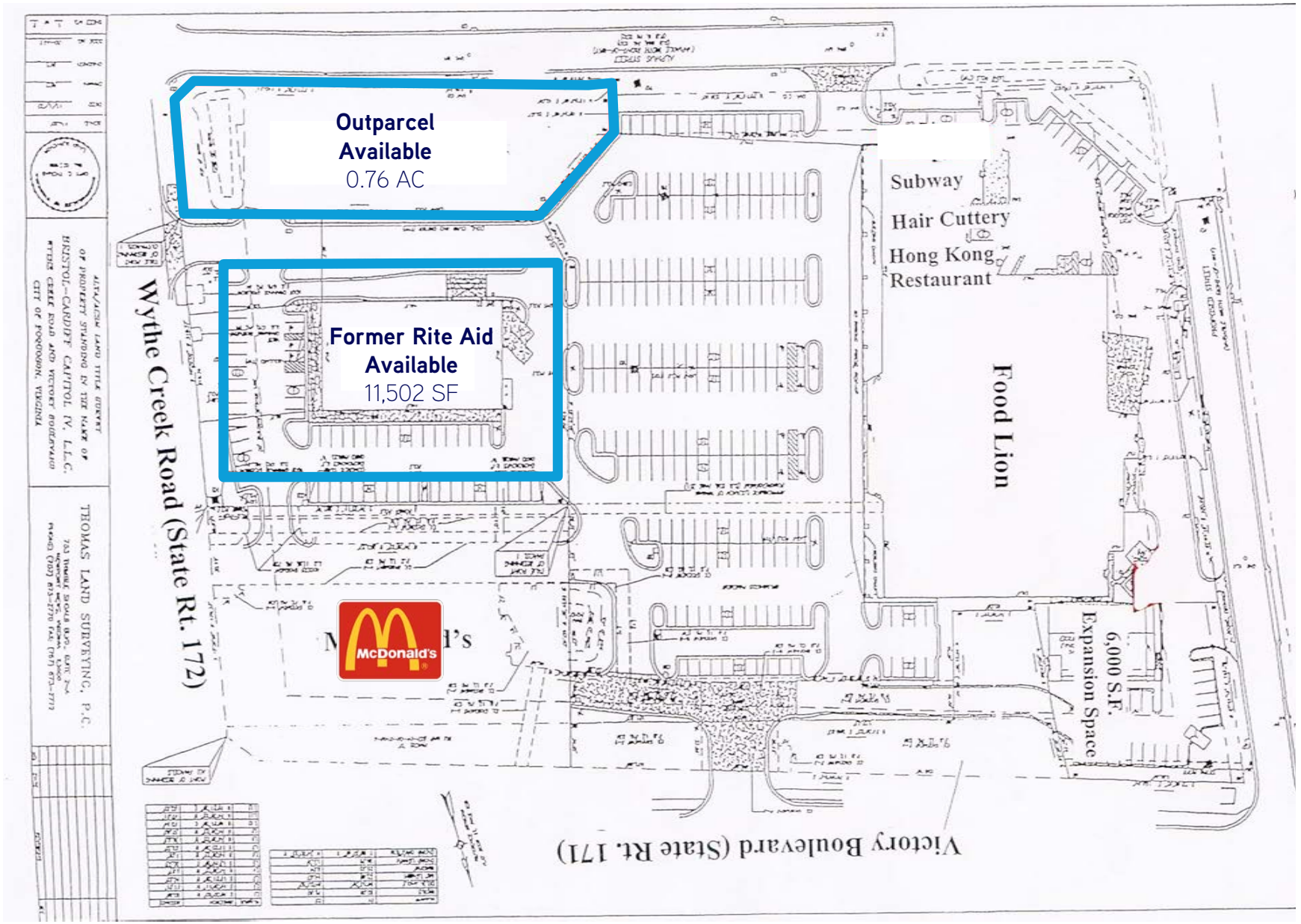
For Lease

Kevin O'Keefe
Senior Vice President
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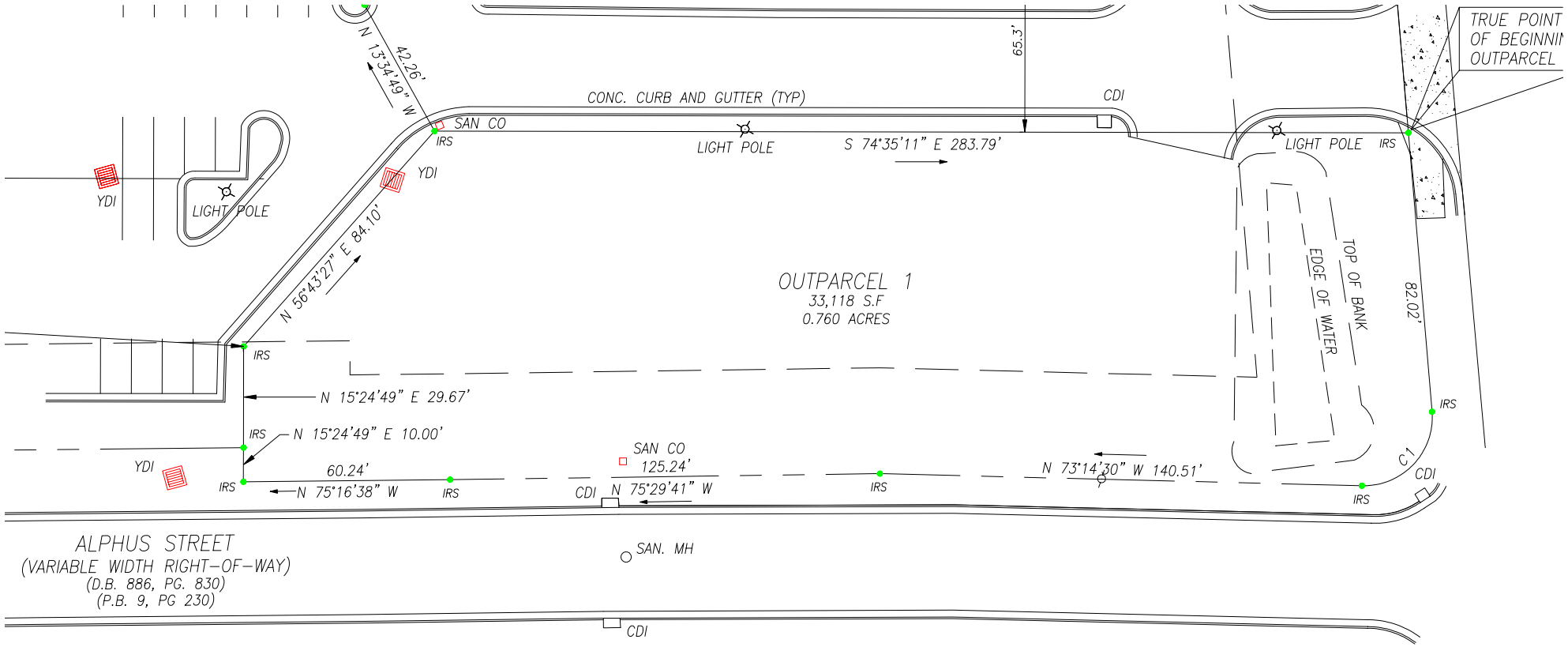
Colliers
150 West Main Street
Suite 1100
Norfolk, VA 23510
Main: +1 757 490 3300
colliers.com

Colliers

Site Plan


Outparcel
Available
0.76 AC
Former Rite Aid
Available
11,502 SF
Subway
Hair Cuttery
Hong Kong
Restaurant
Food Lion
6,000 S.F.
Expansion Space
Wythe Creek Road (State Rt. 172)
Victory Boulevard (State Rt. 171)
McDonald's

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	Virginia	15mi
83 / 1,108	23 / 276	2 / 23
92%	92%	95%



Photos







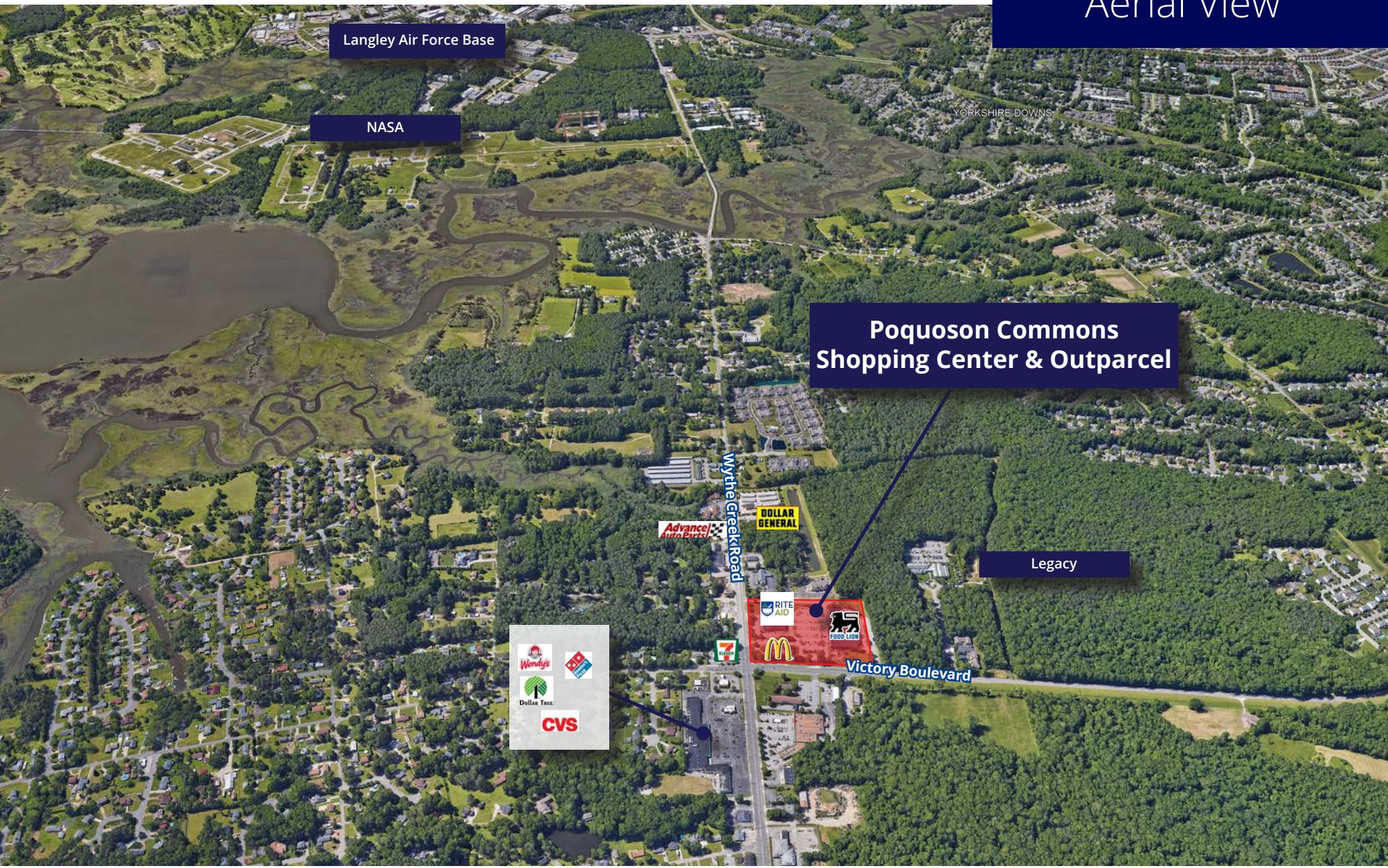




Aerial


Available
Former Rite Aid
Outparcel Available
Victory Boulevard
Wythe Creek Road
Taylor's Do it center
Tropical Café 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
Wythe Creek Road
DOLLAR GENERAL
Advance Auto Parts
Legacy
RITE AID
FOOD LION
Victory Boulevard
Wendy's
Dollar Tree
CVS



Accelerating success.

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