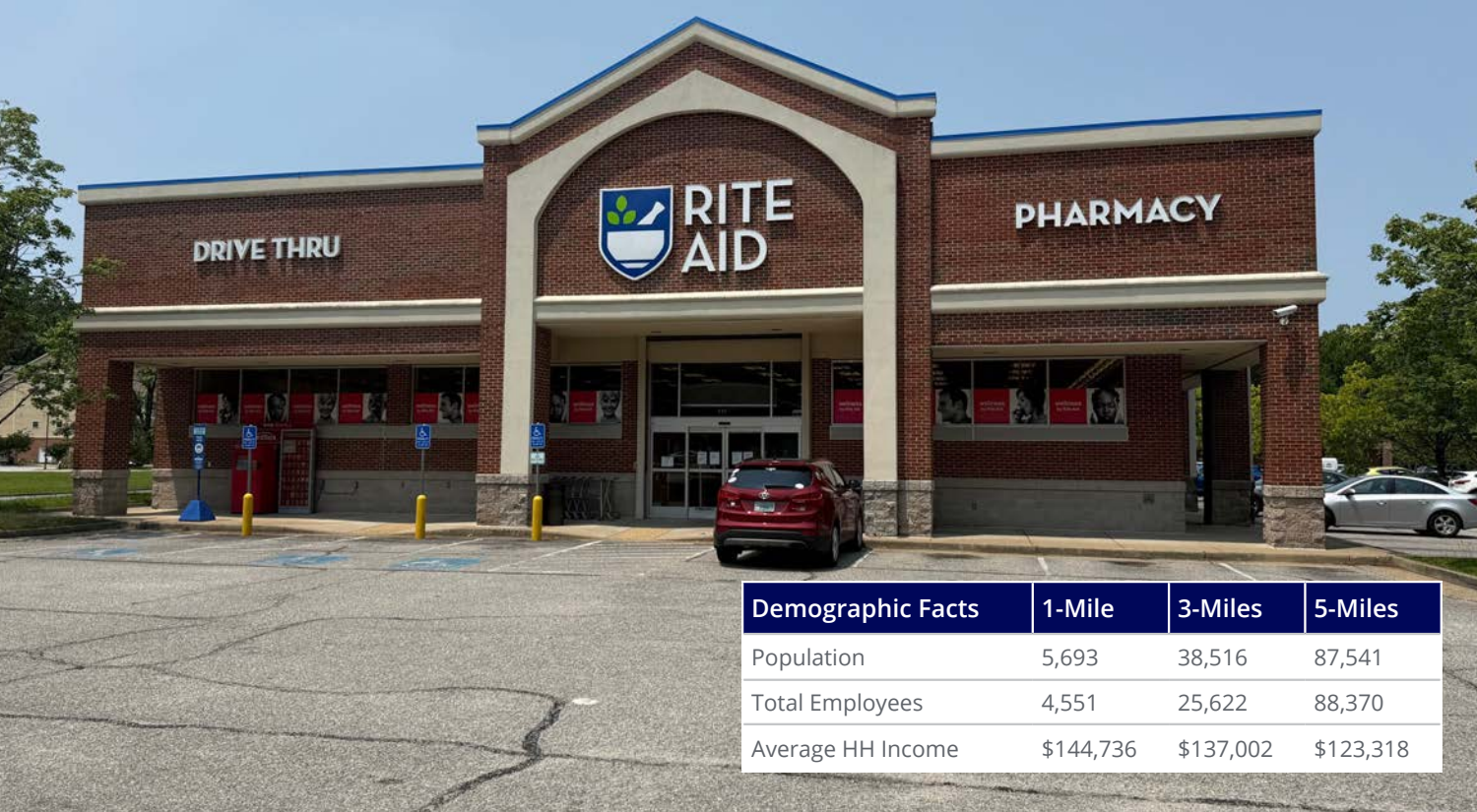




Demographic Facts	1-Mile	3-Miles	5-Miles
Population	5,693	38,516	87,541
Total Employees	4,551	25,622	88,370
Average HH Income	\$144,736	\$137,002	\$123,318

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

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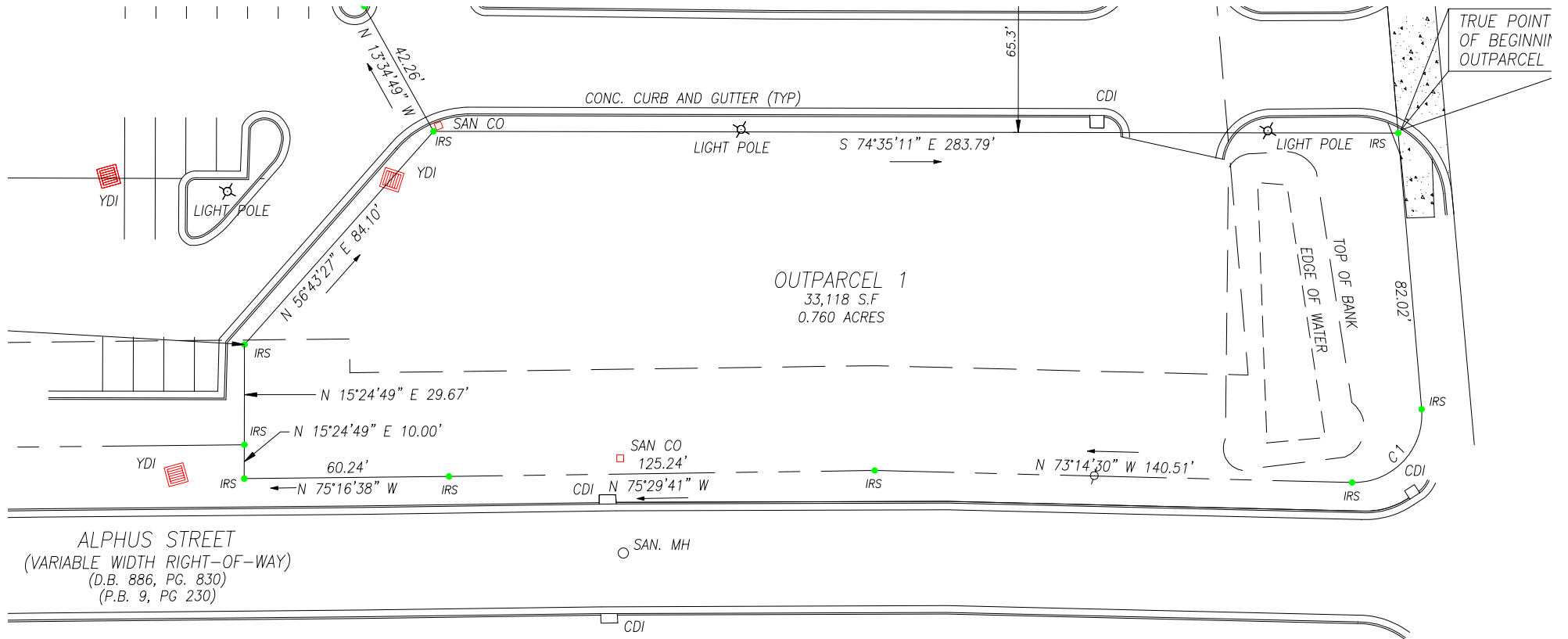
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Site Plan



Site Plan



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

Advance
Auto Parts

DOLLAR
GENERAL

RITE
AID

PODD LION

McDonald's

Victory Boulevard

Wendy's
Dollar Tree
CVS



Accelerating success.



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