

Colliers

Taylor's
Do it
center.

Tools Lumber

STIHL

Hardware Paint

For Lease

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475 Wythe Creek Road | Poquoson, VA 23662
Space Available | 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.

Accelerating success.

Executive Summary

Lease Rate:	\$18.00 PSF
Availability:	2,800 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

Available



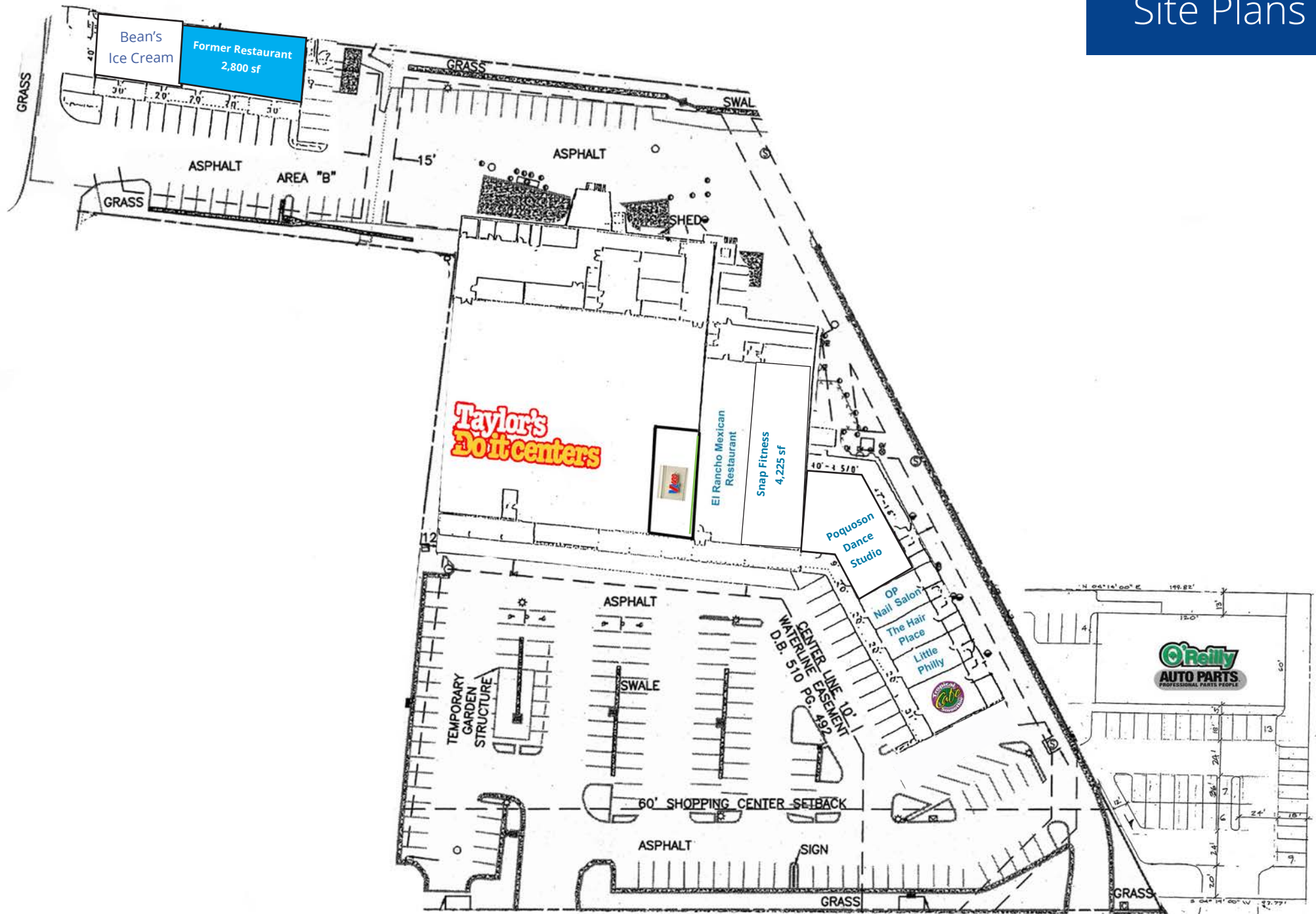
Available



Available



Site Plans



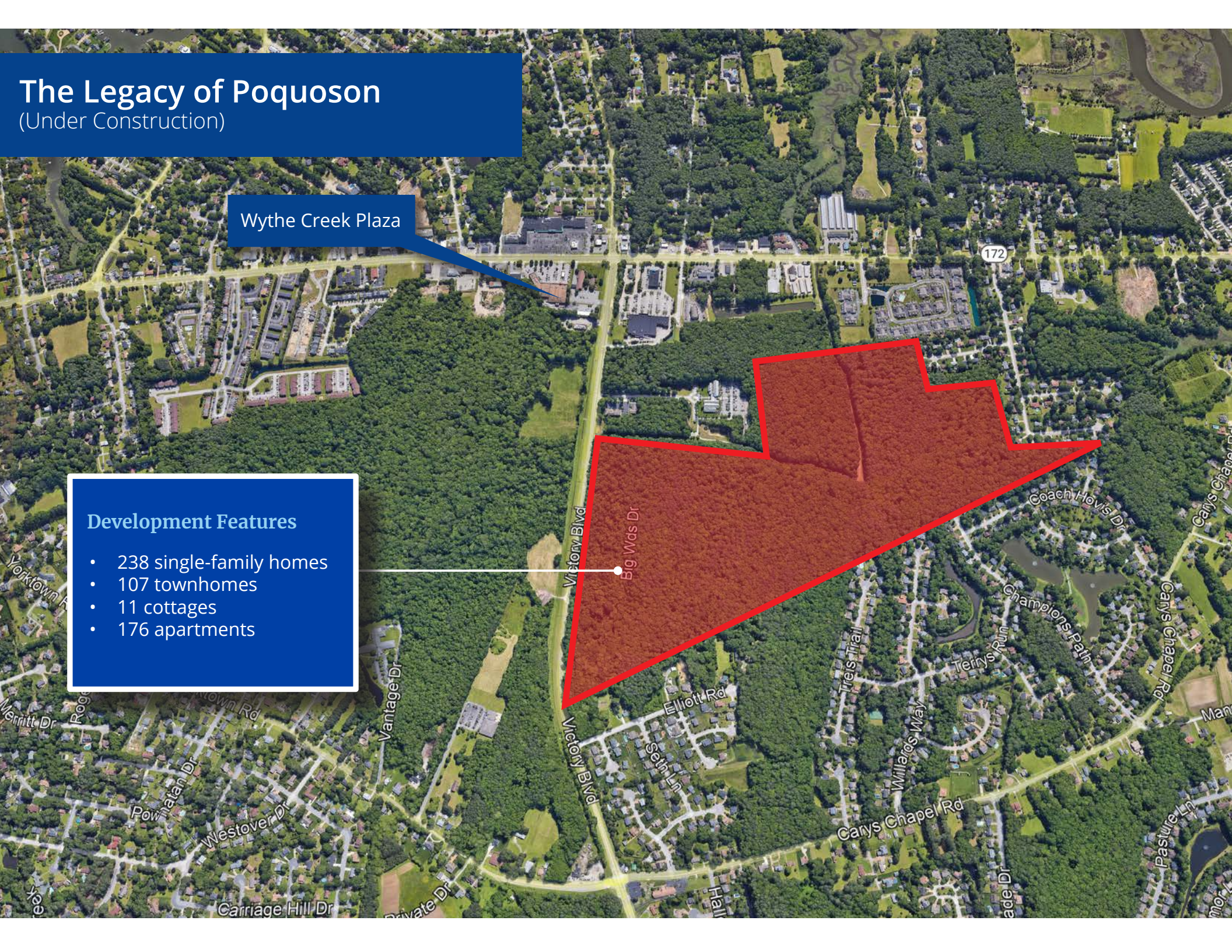
The Legacy of Poquoson

(Under Construction)

Wythe Creek Plaza

Development Features

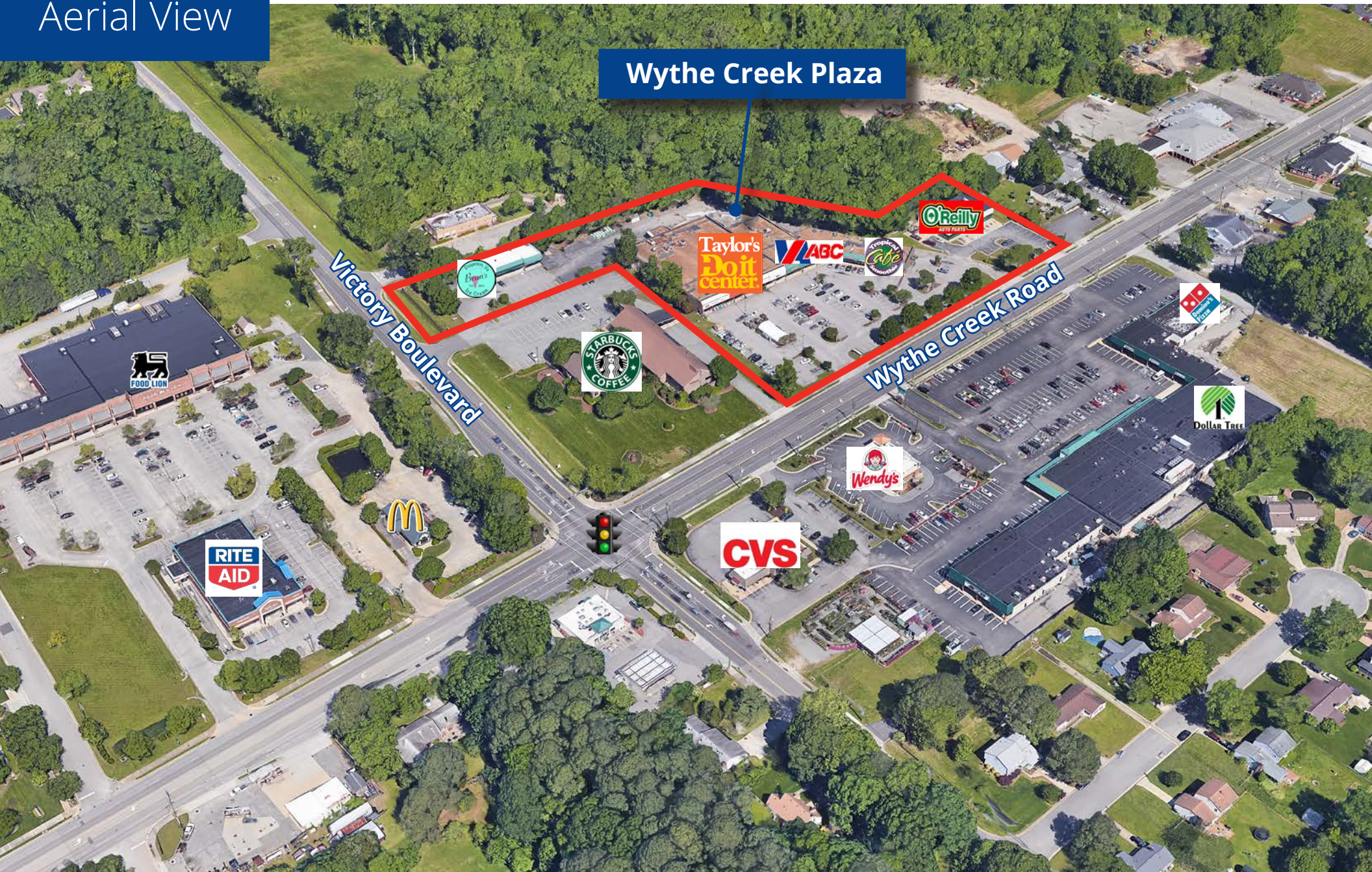
- 238 single-family homes
- 107 townhomes
- 11 cottages
- 176 apartments



Aerial View



Aerial View



Aerial View

Langley Air Force Base

NASA

YORKSHIRE DOWNS

Wythe Creek Road

Legacy

Victory Boulevard

Wythe Creek Plaza



Advance
Auto Parts

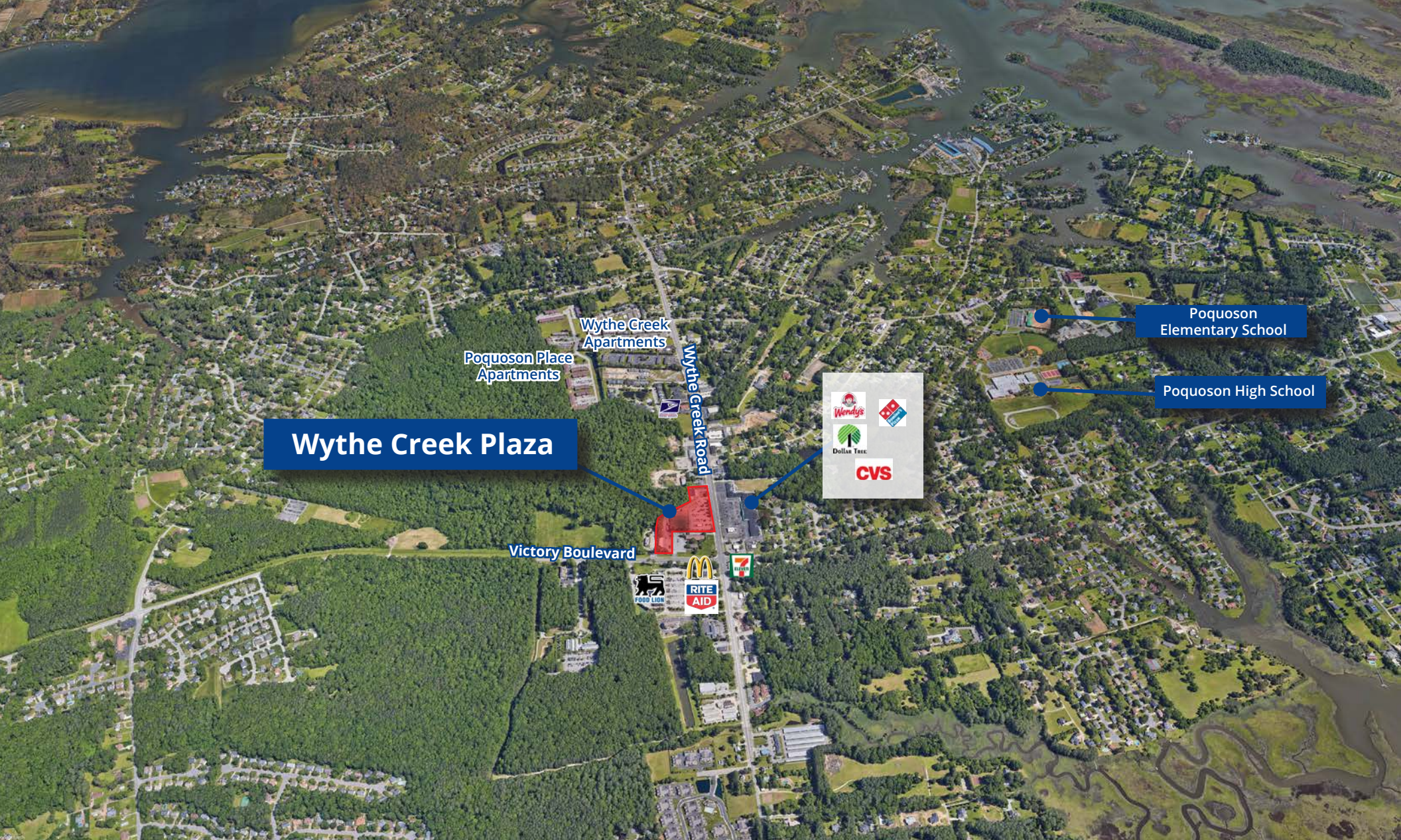
DOLLAR
GENERAL

RITE
AID

McDonald's

FOOD LION

7-Eleven



Wythe Creek Plaza

Poquoson Place
Apartments

Wythe Creek
Apartments

Wythe Creek Road

Victory Boulevard

Poquoson
Elementary School

Poquoson High School



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