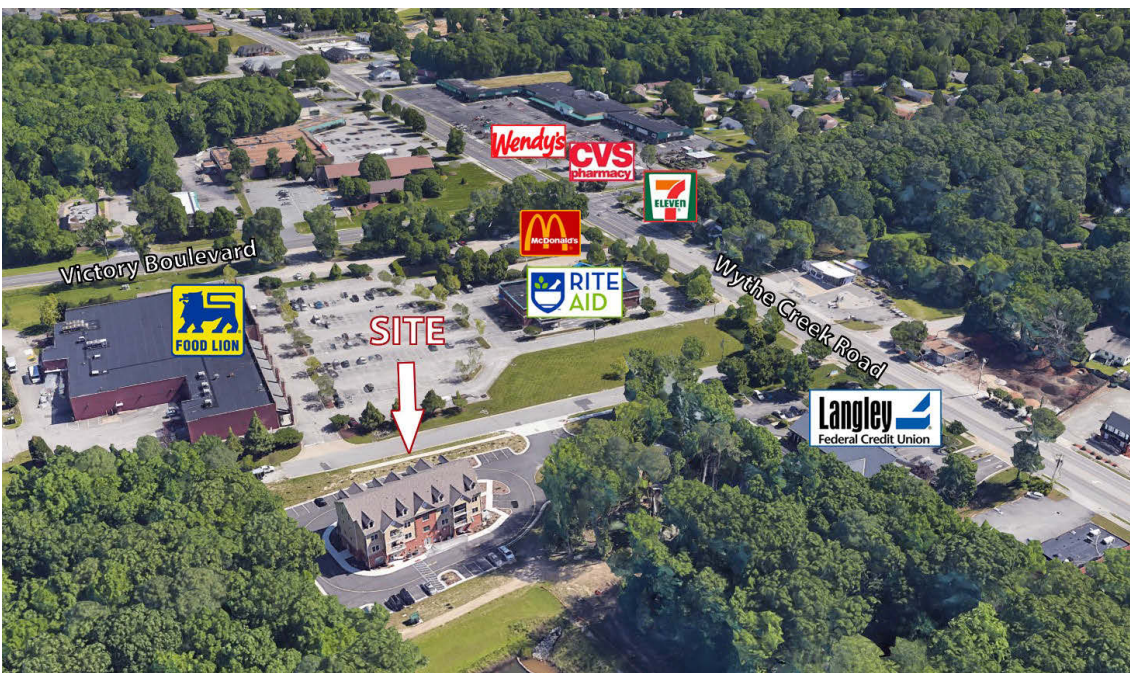


Lease a space at Poquoson's retail corridor

- Shopping center within walking distance
- Commercial space has its own entrance, separate from residential
- VC zoning allows for restaurant, office, specialty store, and more



OFFERING DETAILS

Space A:	2,548 SF
Space B:	1,200SF
Lease Rate:	\$19/SF/yr
ZONING:	VC (Village Commercial District)

DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Households:	2,105	13,971	34,068
Total Population:	5,444	37,593	89,377
Average Income:	\$110,990	\$115,918	\$103,619

Traffic Count: 12,000 VPD / Wythe Creek Road

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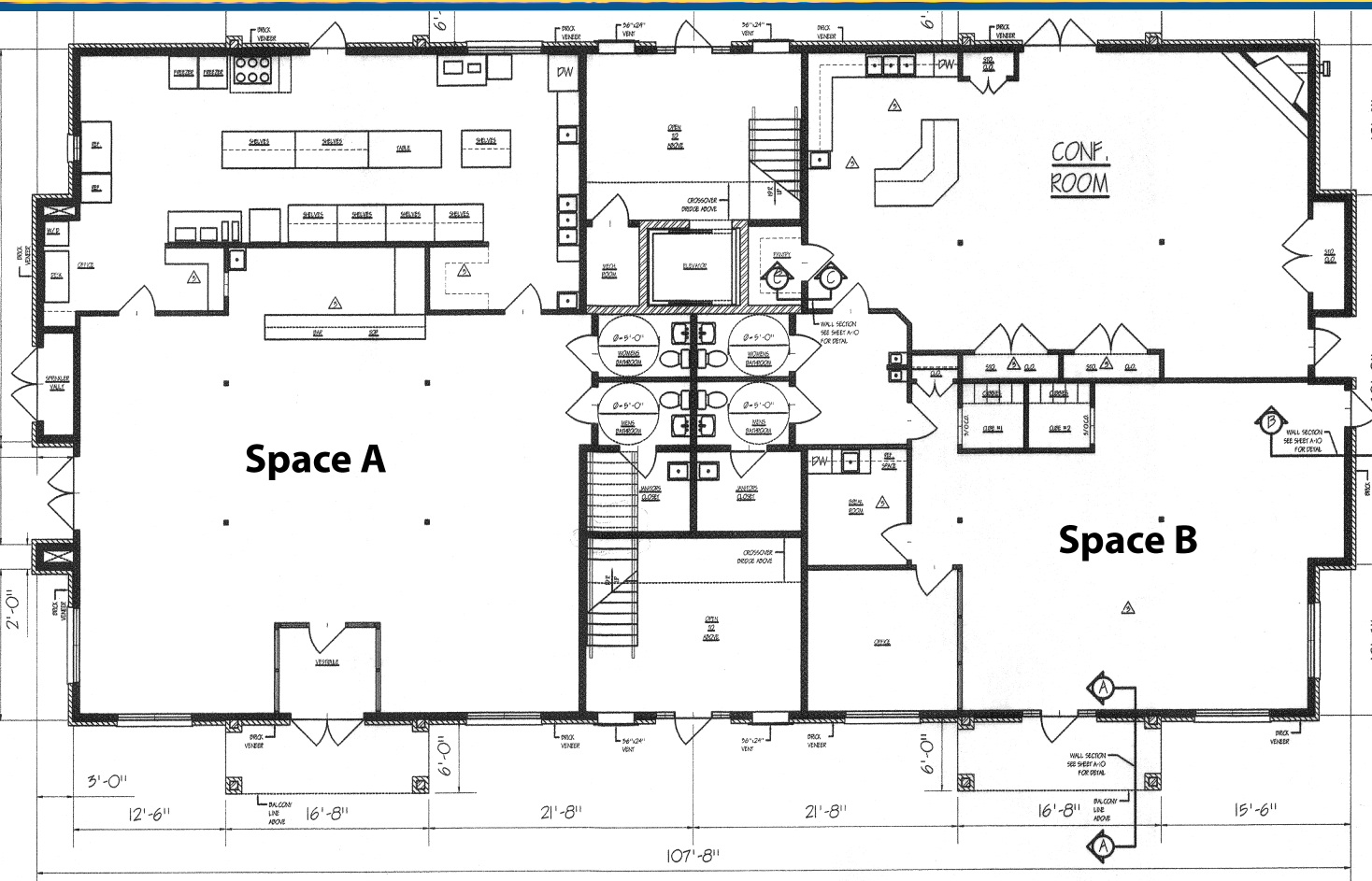
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BUILDING TYPE "A" - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Space A:

- Former restaurant includes: hood, ice machine, 2 TVs, security system, and wash/sanitization station
- Patio can be used to seat additional customers
- Outdoor scenery great for brunch or evening events on patio

Space B:

- Perfect for office or retail
- Kitchenette

Access to Wythe Creek Road via Alphas Street

Fountains Lane allows delivery trucks to enter and exit the

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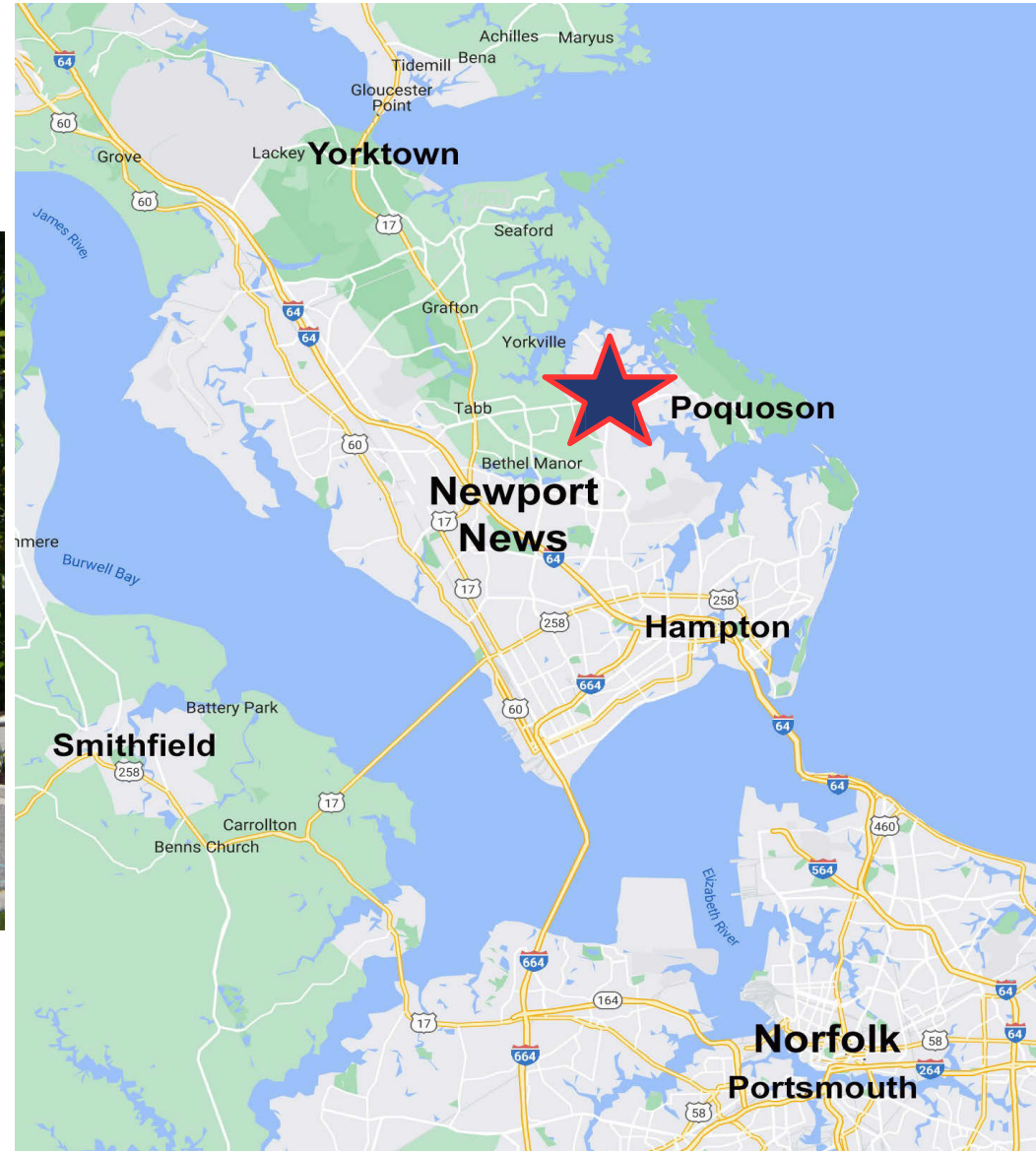
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Space A
2,548 SF

Space B
1,274 SF



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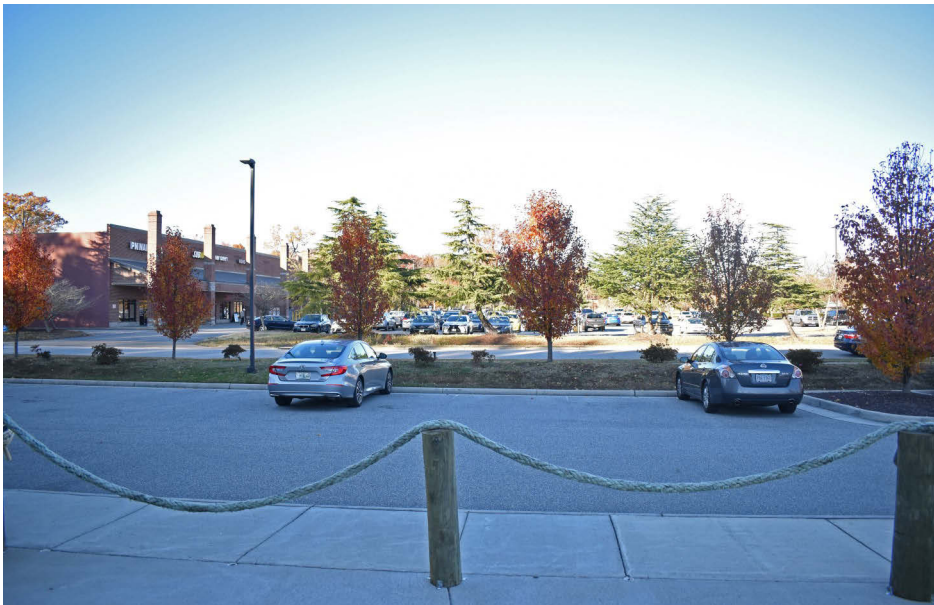
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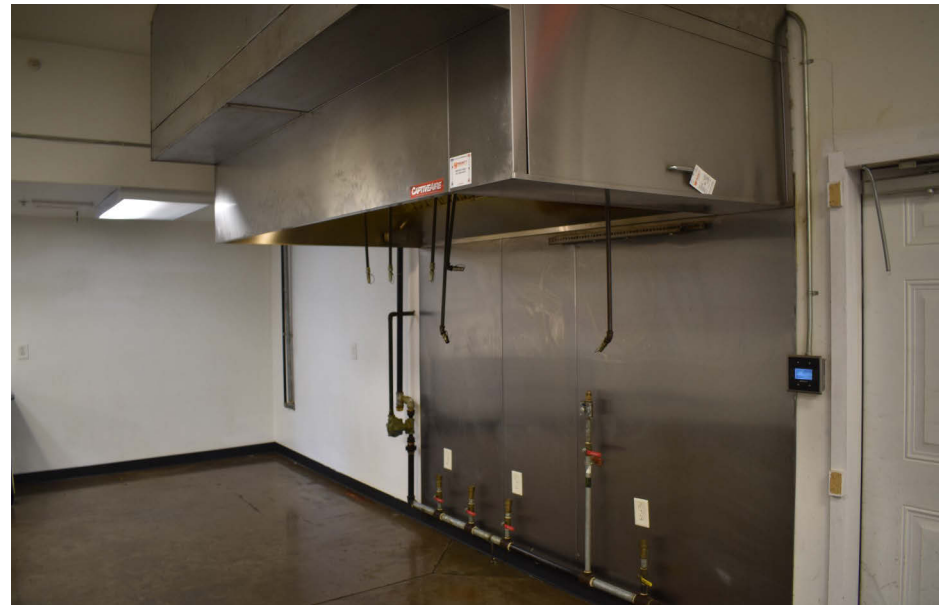
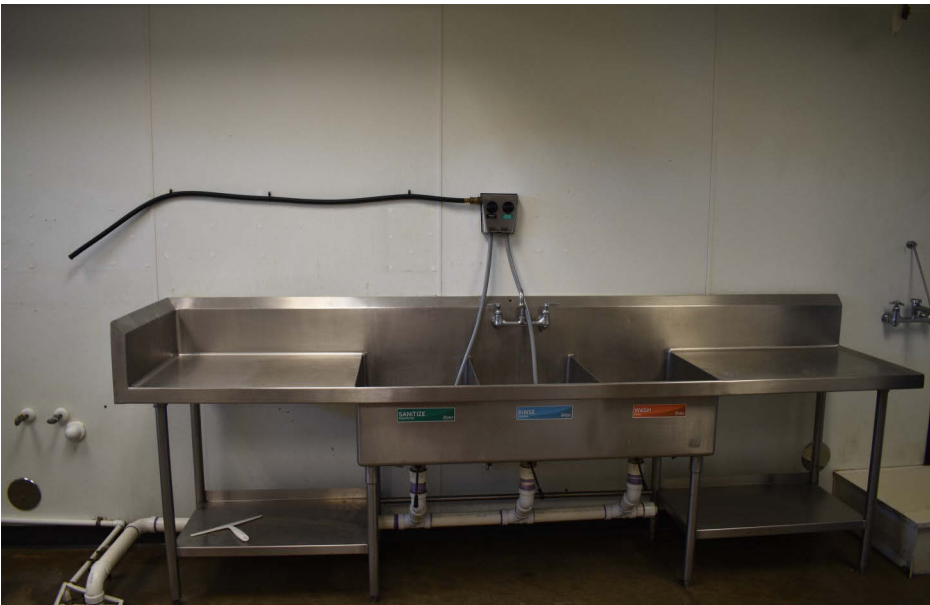
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