

# FOR LEASE

 S.L. NUSBAUM Realty Co.  
Since 1906.



## THE SHOPPES AT PATRIOTS LANDING

POCAHONTAS TRAIL (US RT 60) AT  
COOPER TAVERN ROAD  
QUINTON, VA 23141

FOR MORE INFORMATION, PLEASE CONTACT:

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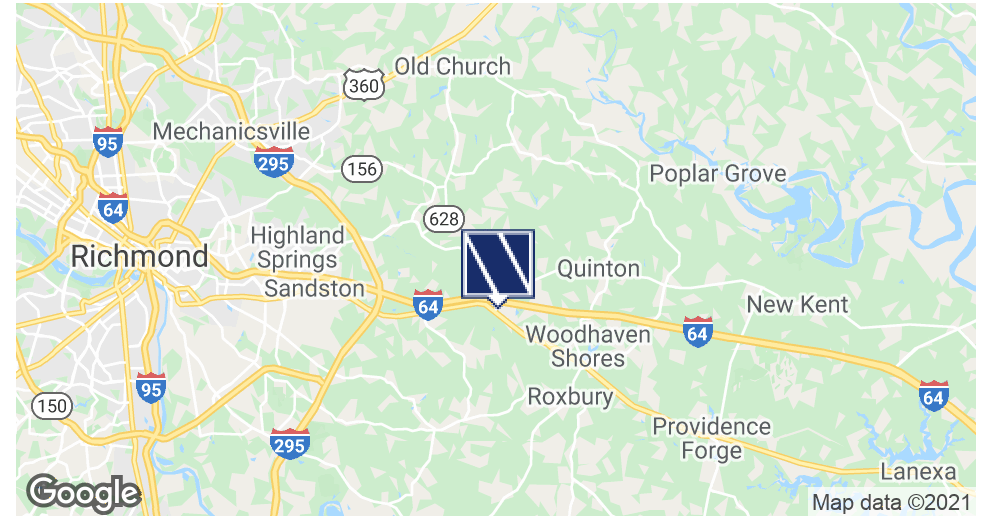
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# PROPERTY SUMMARY

POCAHONTAS TRAIL (US RT 60) AT COOPER TAVERN ROAD, QUINTON, VA 23141



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,620 SF
Available SF:	1,100 SF

## PROPERTY OVERVIEW

New 6,620 SF retail site available in Patriots Landing Village, in New Kent County, VA. Center features a drive-thru Dunkin' Donuts, Domino's Pizza. with an additional 1,100 SF available for lease.

## PROPERTY HIGHLIGHTS

- New Kent County is the second fastest growing locality in Virginia
- Situated between US Route 60 and I-64, and in close proximity to I-295, near Quinton and Bottoms Bridge
- Just 15 minutes (13 miles) east of downtown Richmond with no tolls; 10 minutes from Richmond International Airport; 30 minutes from Williamsburg
- Monument signage available!

S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

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**XTEAM**  
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# ADDITIONAL PHOTOS

POCAHONTAS TRAIL (US RT 60) AT COOPER TAVERN ROAD, QUINTON, VA 23141

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# VACANCY OVERVIEW

POCAHONTAS TRAIL (US RT 60) AT COOPER TAVERN ROAD, QUINTON, VA 23141



## LEGEND

- Available
- Unavailable

## AVAILABLE SPACES

SUITE	TENANT	SIZE
■ Unit E	Available	1,100 SF

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# AREA RETAIL

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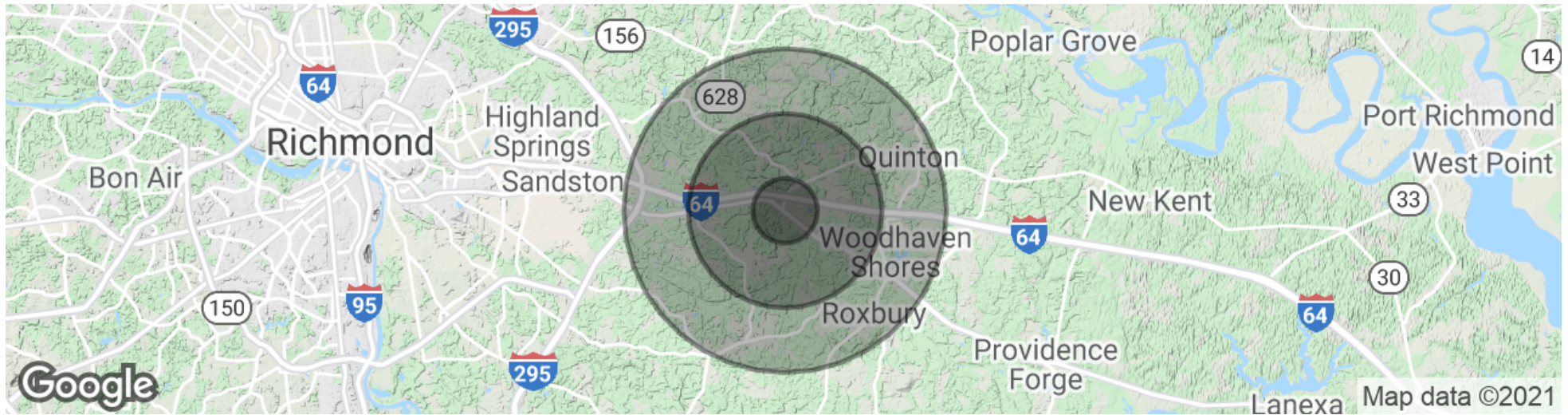
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# DEMOGRAPHICS MAP & REPORT



POCAHONTAS TRAIL (US RT 60) AT COOPER TAVERN ROAD, QUINTON, VA 23141



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,674	8,102	15,358
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	624	3,134	5,954
Average HH Income	\$126,039	\$109,311	\$99,367

\* Based on 2020 ESRI data

TRAFFIC COUNT	VPD
Pocahontas Trail	14,000
New Kent Highway	16,000
Interstate 64	70,000

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