



Fully Leased

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475 Wythe Creek Road | Poquoson, VA 23662
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

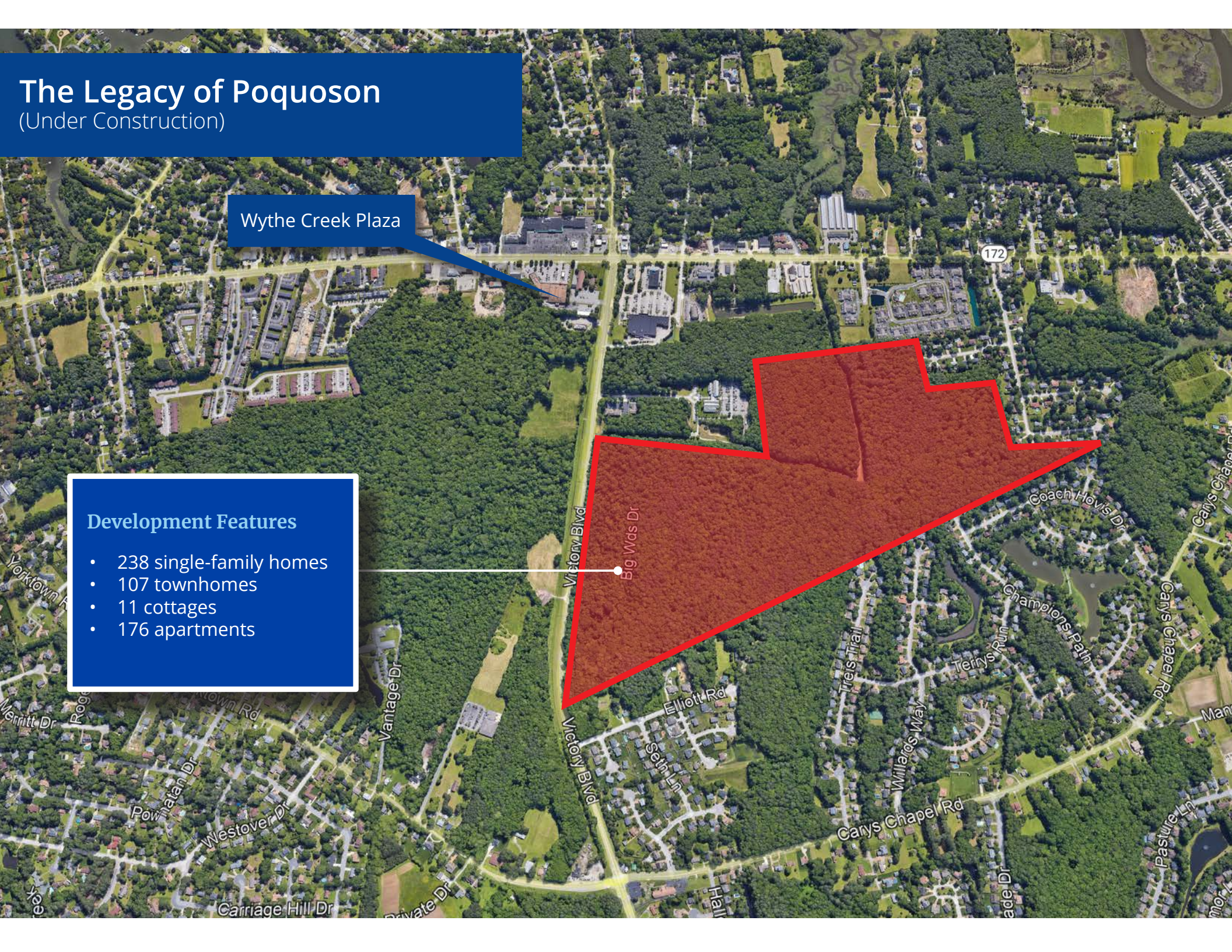


The Legacy of Poquoson

(Under Construction)

Wythe Creek Plaza

- ### Development Features
- 238 single-family homes
 - 107 townhomes
 - 11 cottages
 - 176 apartments



Aerial View



HAMPTON ROADS CENTER 134

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Langley
Speedway

Poquoson High School

Site

NASA Langley
Research Center

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Poquoson
Elementary School

Langley AFB
Commissary

Eaglewood
Golf Course

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LANGLEY AFB

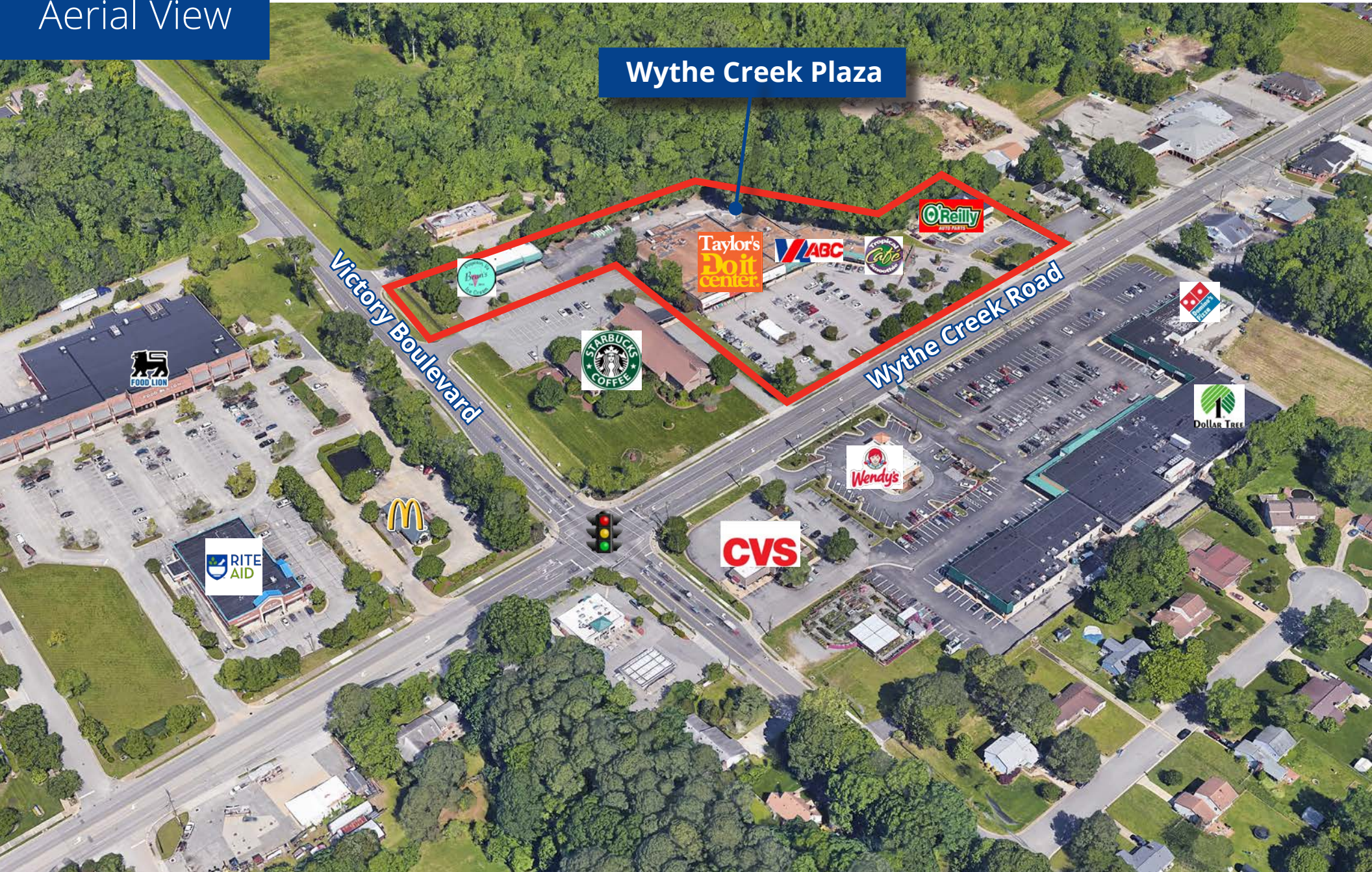
Poquoson

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W OAKS

Gosnold Hope Park

Aerial View



Wythe Creek Plaza

Victory Boulevard

Wythe Creek Road



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

7-Eleven

McDonald's

FOOD LION



Wythe Creek Plaza

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