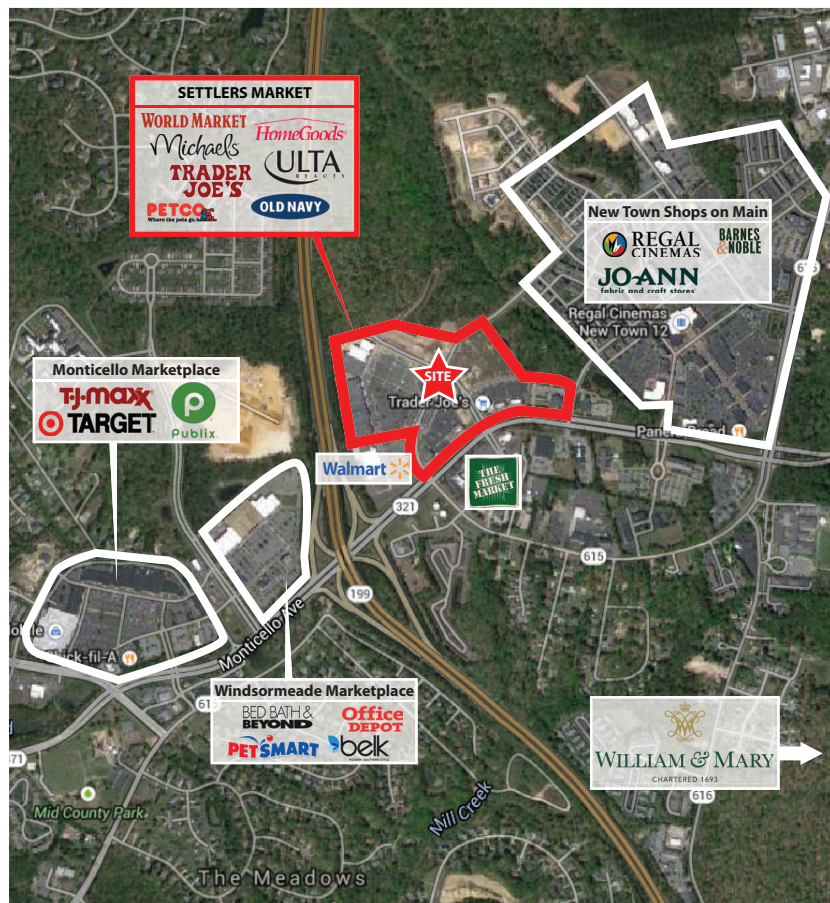




PROPERTY FEATURES:

- 675 - 35,064 SF RETAIL SPACES FOR LEASE
- ANCHOR OPPORTUNITY
- Grocery anchored power center located in the heart of Williamsburg
- Visibility to over 34,000 VPD on Route 199
- 1,640 feet of frontage Monticello Avenue at the Route 199 interchange
- Two prominent monument signs at each of the property's signalized intersections
- Center is a short drive from Williamsburg's most significant residential developments, tourist attractions and employment centers
- Walking distance to 1,000 new homes in New Town, a 395 acre development
- College of William & Mary is less than two miles away with over 8,300 students



	Population	Avg HH Income
Three Miles	45,791	\$99,767
Five Miles	74,310	\$103,991
Ten Miles	103,465	\$103,565



UNIT	SQ FT	TENANT
5225 / 110	17,094	Michaels
5225 / 120	25,000	HomeGoods
5225 / 130	7,500	Five Below
5225 / 140	14,975	Old Navy
5225 / 160	4,885	AVAILABLE
5225 / 170	10,000	Ulta
5225 / 180	35,064	AVAILABLE
5225 / 190	18,465	World Market
5225 / 200	11,250	AVAILABLE
5236 / B100	10,700	Truist
5234 / D110	4,710	Long & Foster
5234 / D115	5,471	Baker's Crust
5230 / E100	7,266	Mattress Firm
5226 / F100	3,000	Navy Federal CU

UNIT	SQ FT	TENANT
5226 / F105	1,617	AVAILABLE
5226 / F110	2,500	The Vitamin Shoppe
5025 / G100	2,800	CAVA
5000 / H100	12,000	Trader Joe's
4645 / I100	1,419	Menchie's
4645 / I110	1,600	Pink Nails 88
4645 / I120	1,207	T-Mobile
4645 / I130	2,723	Visionworks
4645 / I140	2,126	Which Wich
4625 / J100	9,250	AVAILABLE
4625 / J200	718	AVAILABLE
4630 / J300	2,700	Wild Birds Unlimited
4640 / K100	2,750	Noodles & Co.
4640 / K110	1,516	Club Pilates

UNIT	SQ FT	TENANT
4640 / K120	1,344	Smallcakes
4640 / K130	1,160	AVAILABLE
4640 / K135	1,044	AVAILABLE
4640 / K160	2,395	Mooyah
4600 / L100	12,500	Petco
4600 / L200	675	AVAILABLE