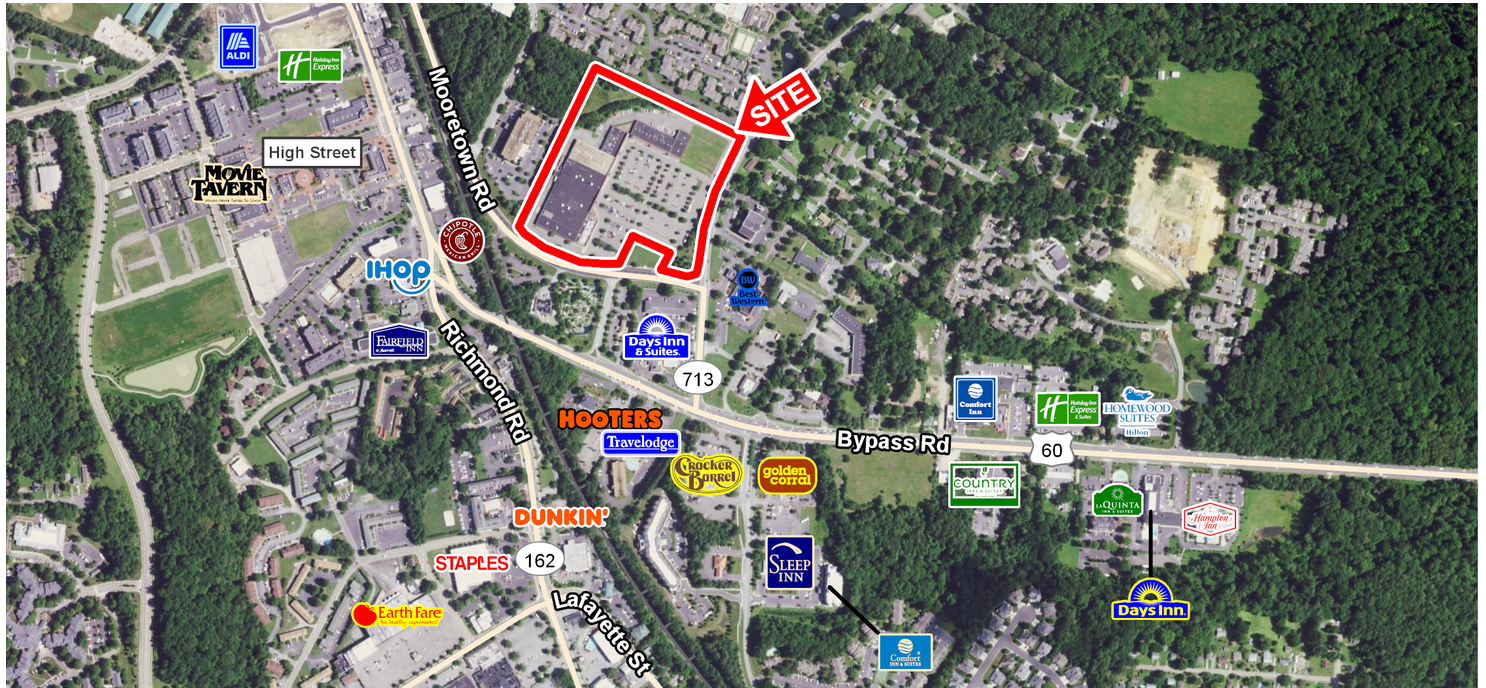


# KINGSGATE GREEN SHOPPING CENTER

118 Waller Mill Rd, Williamsburg, VA 23185



## LOCATION OVERVIEW

A 138,346 square foot shopping center located in the heart of Williamsburg. Convenient to William & Mary University, Colonial Williamsburg, as well as the Prime Outlets.



## PROPERTY HIGHLIGHTS

- New Owner
- Renovation and redevelopment being planned
- Space from 1,200 SF up to 110,000 SF
- Easily accessible from I-64 and Richmond Rd (Route 60)
- Outside garden area available
- Outparcel opportunities available
- Traffic Counts: Bypass Rd (Rt 60): 25,000 AADT

## DEMOGRAPHICS

|                               | 3 MILES | 5 MILES | 7 MILES |
|-------------------------------|---------|---------|---------|
| Population                    | 37,038  | 73,905  | 86,661  |
| Households                    | 14,015  | 28,596  | 33,762  |
| Average Household Income (\$) | 93,013  | 104,119 | 106,337 |

## EXCLUSIVE AGENT(S)

DEBRA RAMEY • [debra.ramey@tscg.com](mailto:debra.ramey@tscg.com) • 757.722.2500  
 KAREN MIKULSKI • [karen.mikulski@tscg.com](mailto:karen.mikulski@tscg.com) • 757.722.2500





# KINGSGATE GREEN SHOPPING CENTER

118 Waller Mill Rd, Williamsburg, VA 23185



| SUITE  | TENANT NAME                 | SPACE SIZE | SUITE | TENANT NAME                       | SPACE SIZE |
|--------|-----------------------------|------------|-------|-----------------------------------|------------|
| 118    | Available                   | 101,458 SF | 122E  | Available                         | 1,560 SF   |
| 120J   | Mongolian Peking Restaurant | 9,598 SF   | 122H  | Tu Tienda / ElSabroson            | 5,160 SF   |
| 120L   | Available                   | 1,640 SF   | 122I  | Available                         | 1,200 SF   |
| 122A/B | Available                   | 3,280 SF   | 122J  | H&R Block                         | 1,600 SF   |
| 122C   | Available                   | 1,200 SF   | 122K  | International Styles Unisex Salon | 1,200 SF   |
| 122D   | Available                   | 2,000 SF   | 124   | Available                         | 8,450 SF   |

## EXCLUSIVE AGENT(S)

DEBRA RAMEY • [debra.ramey@tscg.com](mailto:debra.ramey@tscg.com) • 757.722.2500

KAREN MIKULSKI • [karen.mikulski@tscg.com](mailto:karen.mikulski@tscg.com) • 757.722.2500