



S.L. NUSBAUM
REALTY CO.

FOR LEASE

WINDSORMEADE MARKETPLACE SHOPPING CENTER



4800-4970 MONTICELLO AVE.
WILLIAMSBURG, VA 23188

TYLER JACOBSON
SENIOR VICE PRESIDENT | PARTNER
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PROUD PARTNER
XTEAM
RETAIL ADVISORS

S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM



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PROPERTY SUMMARY

4800-4970 MONTICELLO AVE.
WILLIAMSBURG, VA 23188



OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF:	900 - 23,184 SF

PROPERTY HIGHLIGHTS

- Part of the Marketplace Shopping District at Route 199 and Monticello Avenue
- Anchored by Verizon, Mattress Firm, Sundays Blue Box Tanning, Tropical Smoothie, Moe's Southwest Grill, Longhorn Steakhouse; adjacent to Petsmart, Belk and Binn's of Williamsburg

SPACES	SPACE SIZE	DESCRIPTION
Unit 2	19,986 SF	Former Office Depot (has loading dock)
Unit 4	23,184 SF	Former Bed Bath & Beyond (has loading dock)
Unit 7D	1,200 SF	
Outparcel 9	4,800 SF	Future Outparcel Shops
Unit 11D	900 SF	
Unit 12	2,895 SF	Former Bank (with drive-thru); 1.078 acre available for Ground Lease

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SITE PLAN

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LEGEND

- Available
- Unavailable

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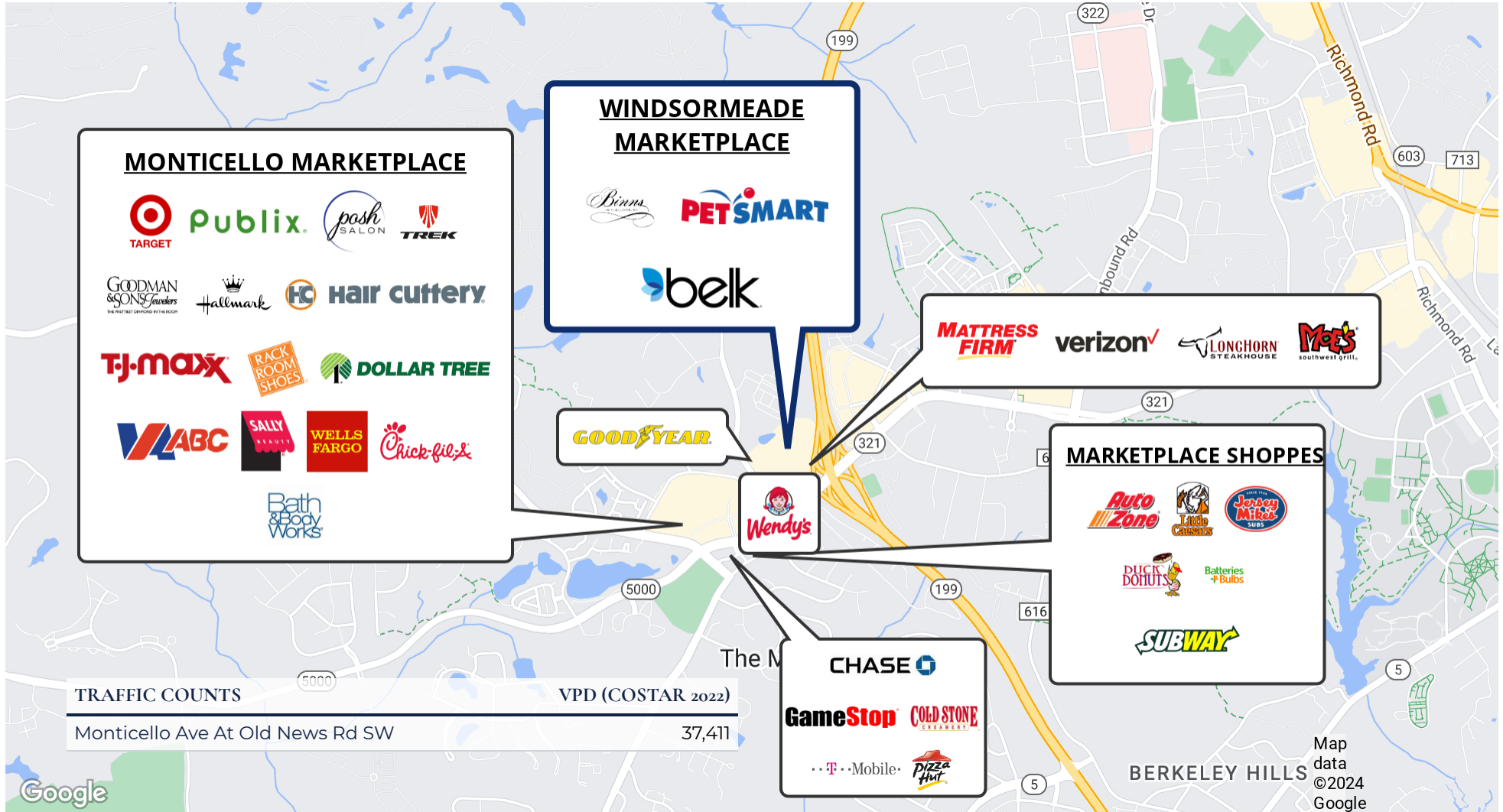
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AREA RETAIL

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ADDITIONAL PHOTOS

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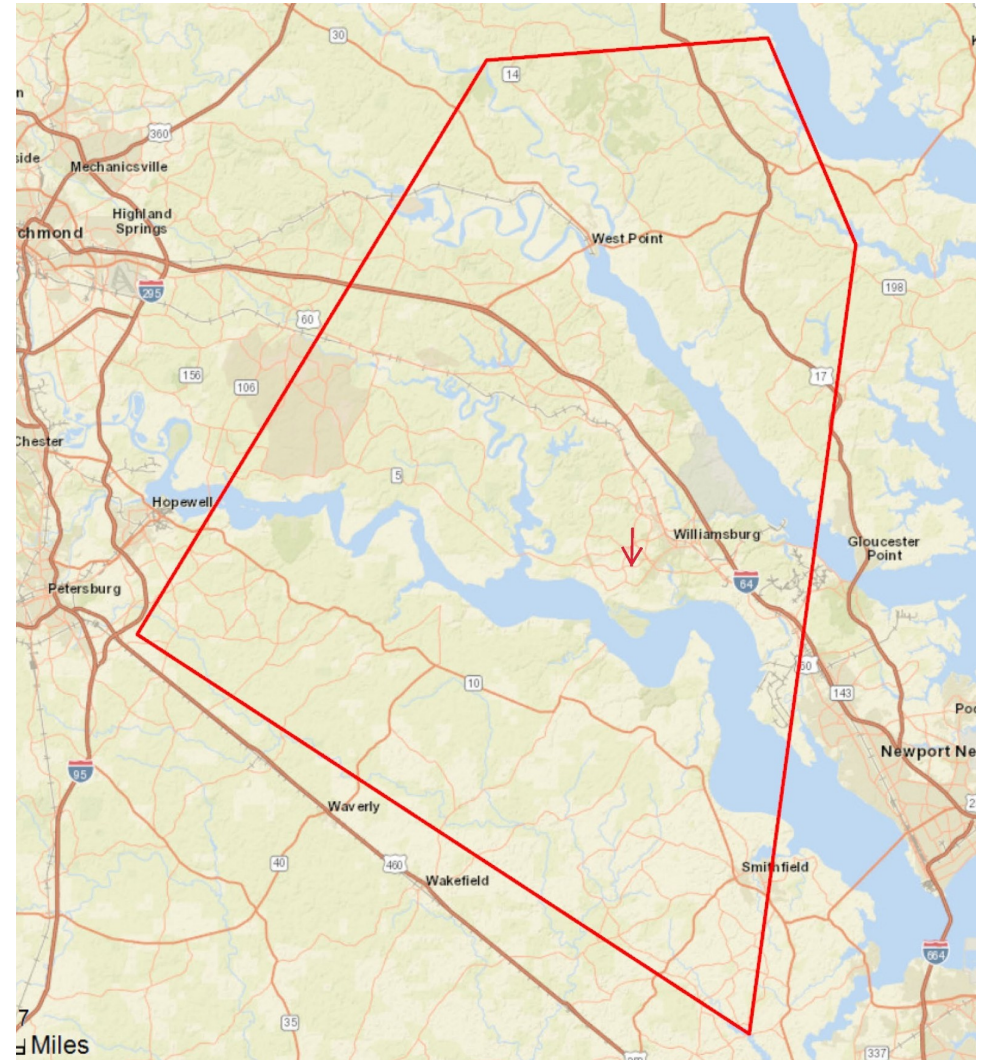
DEMOGRAPHICS MAP & REPORT

4800-4970 MONTICELLO AVE.
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DEMOGRAPHICS OVERVIEW

	POLYGON
Total Population	187,527
Average Age	43.3
Total Households	70,922
# Of Persons Per HH	2.51
Average HH Income	\$93,986

* Demographics Derived From 2019 ESRI Data



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CONTACT ME



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