

COMING SOON

NORDSTROM  
**RACK**



# SETTLER'S MARKET

5020-5225 Settlers Market Boulevard | Williamsburg, VA 23787

**TSCG**

## PROPERTY DESCRIPTION

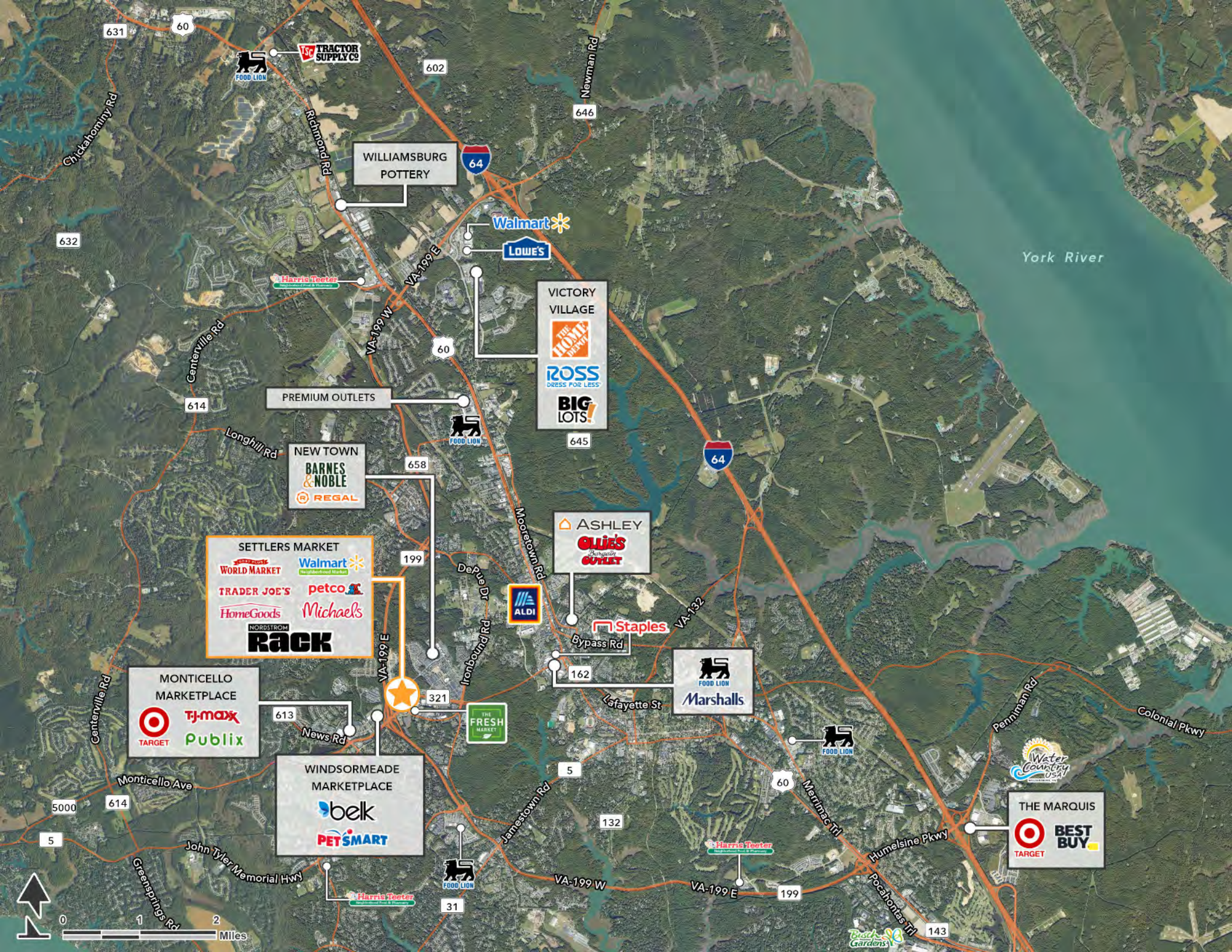
Major momentum at the dominant shopping center in Williamsburg. Join the power of our newest tenant, Nordstrom Rack, along with best-in class nationals: Trader Joe's, HomeGoods, Michaels, Petco, Five Below along with many more!

## PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE** 1,207 SF - 9,250 sf
- Premier Location within growing market
- Superior tenant mix and destination retailers
- Most visited neighborhood center within 15-mile radius
- Convenient access to entire market
- Close to Colonial Williamsburg, Busch Gardens, Water Country USA and William & Mary University

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
 2024 Population	46,127	81,275	94,430
 2024 Daytime Population	55,974	86,846	101,738
 2024 Average HH Income	\$127,223	\$129,415	\$135,358
 2024 Median HH Income	\$91,380	\$97,083	\$101,463
 2024 Households	18,499	32,788	38,225



WILLIAMSBURG  
POTTERY



Walmart

LOWE'S

VICTORY VILLAGE  
THE HOME DEPOT  
ROSS  
DRESS FOR LESS  
BIG LOTS!

PREMIUM OUTLETS

NEW TOWN  
BARNES & NOBLE  
REGAL

SETTLERS MARKET  
WORLD MARKET  
Walmart  
TRADER JOE'S  
petco  
HomeGoods  
Michaels  
NORDSTROM  
RACK

ASHLEY  
CLUE'S  
Bargain  
OUTLET

ALDI

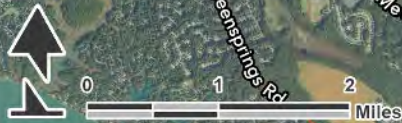
Staples

MONTICELLO MARKETPLACE  
TARGET  
TJ-maxx  
Publix

Marshall's

WINDSORMEADE MARKETPLACE  
belk  
PETSMART

THE MARQUIS  
TARGET  
BEST BUY



# SITE PLAN



# TENANT ROSTER

SUITE	TENANT NAME	SPACE SIZE
1	Riverside Health	11,250 SF
2	World Market	18,465 SF
3a	Nordstrom Rack	* 24,537 SF
3b	Available	8,600 SF
4	Ulta	10,700 SF
5	Available	4,885 SF
6	Old Navy	14,975 SF
9	Michael's	17,094 SF
10	Noodles	2,750 SF
11	Club Pilates	1,516 SF
12	Small Cakes	1,344 SF
13	Spineless Reads	1,160 SF
14-15	Chicken Salad Chick	3,439 SF
16	Menchie's Frozen Yogurt	1,419 SF
17	Available	1,600 SF

SUITE	TENANT NAME	SPACE SIZE
18	Available	1,207 SF
19	Visionworks	2,763 SF
20	Which Wich	2,126 SF
21	CAVA	2,800 SF
22	At Lease	2,671 SF
23	Available	9,250 SF
26	Petco	12,500 SF
27	Truist	10,700 SF
28	Hound's Tale	5,471 SF
29	Long & Foster	4,710 SF
30	Trader Joe's	12,000 SF
32	Vitamin Shoppe	2,500 SF
33	StretchLab	1,617 SF
34	Navy Federal	3,000 SF

\* Approximate SF





# CONTACT EXCLUSIVE LEASING AGENTS



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