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119-209 Village Avenue, Yorktown, VA

The Villages at Kiln Creek

The Villages at Kiln Creek is situated along Victory Boulevard, a primary east-west route connecting Interstate 64 to Poquoson. The shopping center enjoys a diverse blend of retail, dining, and medical office spaces, offering convenient access to nearby markets, all within a two-minute drive from I-64.

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Accelerating success.

Property Overview

SF Available	3,375 SF Space Available
Lease Rate	Negotiable
Lot Size	7.92 Acres
Total RBA	45,255 SF
Zoning	GB (General Business)
Traffic Counts	37,000 VPD on Village Avenue

Highlights



Shadow anchored by highest trafficked Kroger in Hampton Roads



3,375 SF space available for lease



Convenient access to I-64



Only 30 minutes to Virginia Beach & 20 minutes to Downtown Norfolk



\$116K average household income (1 mile)



Norfolk International Airport less than 30 minutes away



Surrounding Retailers



Property Site Plan



Shopping Center Tenants & Availability

1	Venue 4 All Occasions	5,500 SF	7	Amirtha Curry	1,875 SF
2	Nation Nails & Spa	1,200 SF	8	Yamachen Sushi	3,750 SF
3	Parks Orthodontics	2,400 SF	9	Guitar Center	3,375 SF
4	Westview Financial Services	1,830 SF	10	Riverside Primary Care Center	10,825 SF
5	Available	3,375 SF	11	Parks Orthodontics PC	5,200 SF
6D	Foxy Roxy Grooming	1,500 SF	12	Kumon Math Reading Center	2,925 SF
6E	Prim & Proper Salon	1,500 SF			



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