

Cedar Valley Shops

Route 199 & Mooretown Rd.,
Williamsburg, VA



KAHN DEVELOPMENT EAST
Where Retail Comes To Life™



• 1,470 - 2,100 SF AVAILABLE

• Only One Outparcel Remaining

- Cedar Valley: 400,000 sq ft regional center anchored by Lowe's (163,000 sf) Wal-Mart (210,000 sf) Shops (26,000 sf)
- Highly visible outparcel at fully signalized intersection
- 16,600 housing units in the immediate area
- Located across from the Williamsburg Pottery
- Adjacent to the New Sentara Williamsburg Regional Medical Center
- Next to Great Wolf Lodge - \$30 million dollar indoor water park resort
- Located off I-64 at the 199 & Mooretown Road interchange ... two major roads used by visitors to Colonial Williamsburg... second largest tourist attraction in Virginia.

WILLIAMSBURG TRADE AREA:

- 105,300

AVG. HOUSEHOLD INCOME:

- \$58,400, 3 miles

TRAFFIC COUNT:

- 71,000: I-64
- 38,000: Route 199
- 18,000: Mooretown Road



Sigma National, Inc
1213 Mall Drive
Richmond, VA 23235
(804) 423-5335 :: Fax: (804) 423-5339
www.sigmanational.com

CONTACT

Wilson Davis
Tred Spratley

(804) 423-5335 x301
(804) 423-5335 x320

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New Media Systems, LLC
804.350.3650
www.newmediasystems.net

Information contained within is deemed reliable, but is not guaranteed, subject to prior leasing.



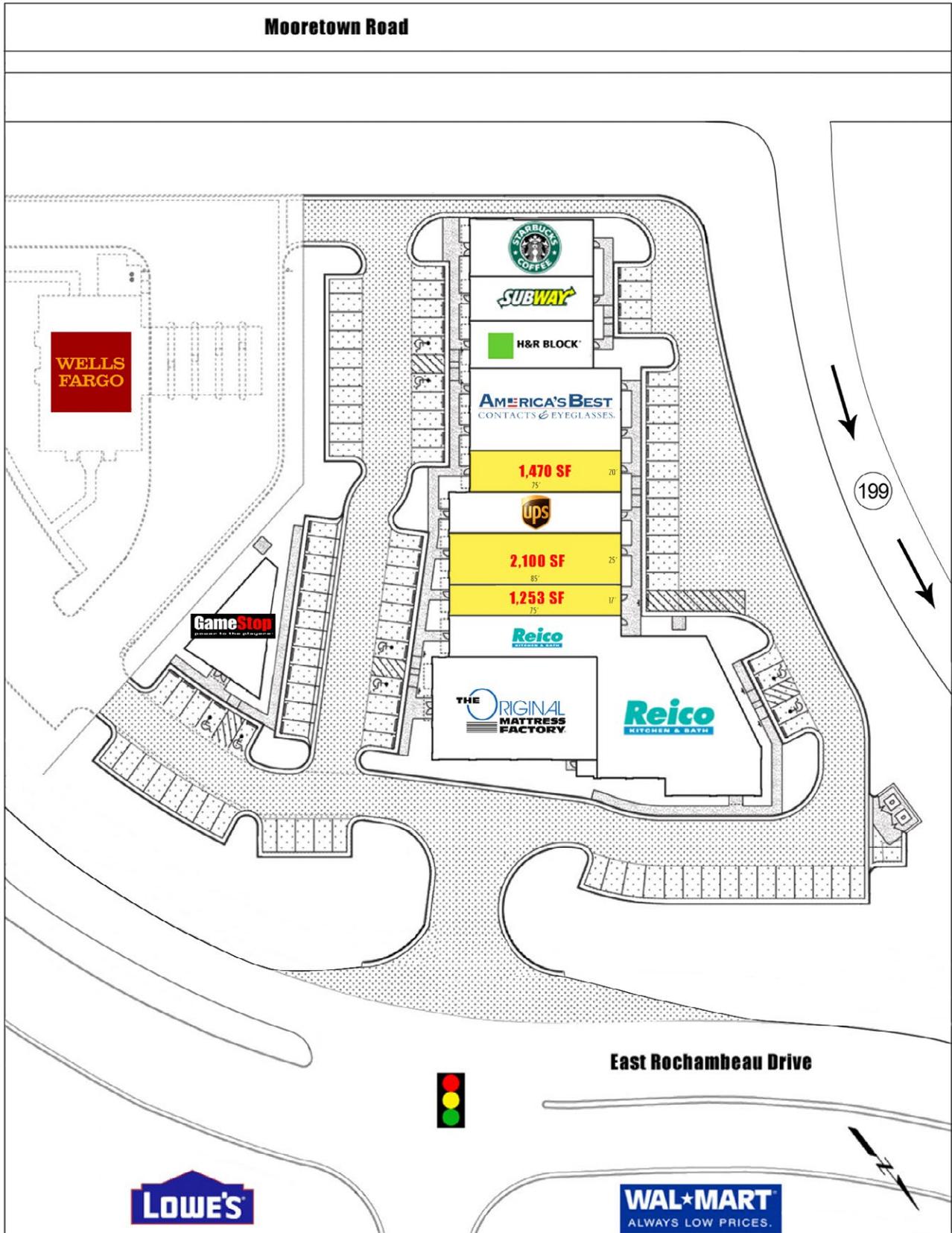
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