



JOIN THESE RETAILERS



Great Clips



RETAIL FOR SUBLEASE

- Junior anchor space of +/- 44,814 SF available at Village Square at Kiln Creek, which is centrally located on the Peninsula in Yorktown between I-64 and Route 17.
- The property is anchored by Kroger, AutoZone, Dollar Tree, Uno Pizzeria & Grill, VA ABC, Chick-Fil-A, Panda Express, Taco Bell and more.
- Village Square at Kiln Creek enjoys traffic counts in excess of 47,000 cars per day and a population of over 172,000 people residing within five miles.
- Property is available for long-term sublease.
- Two lighted entrances

JASON FLIPPO

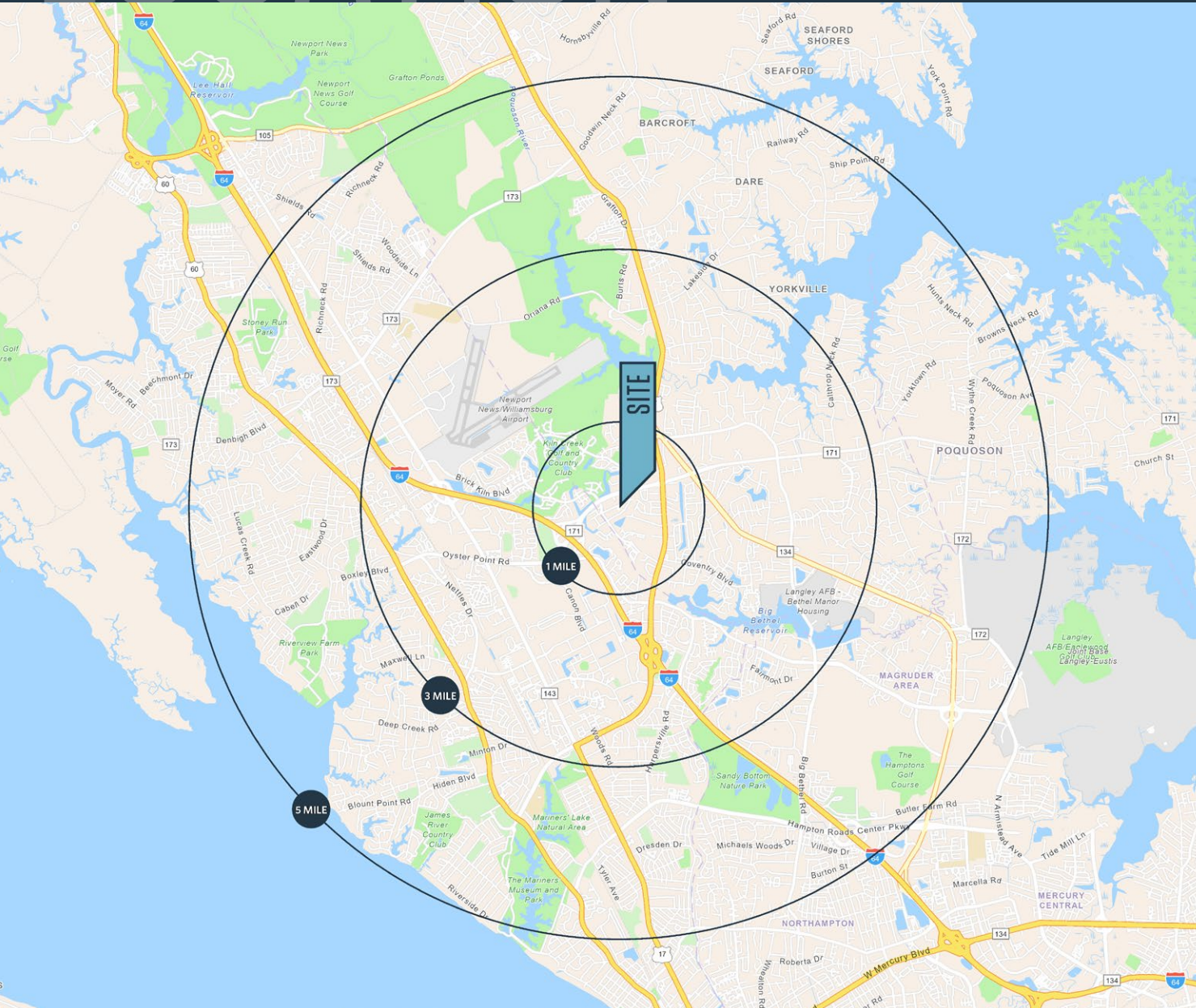
jflippo@klnb.com | 202-285-6988

klnb.com

LOCATION

5007 VICTORY BLVD

YORKTOWN, VA 23693, YORK COUNTY



PROPERTY HIGHLIGHTS:

+/-44,814 SF

Zoning: C-3 (Community Business District)

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
6,342	70,155	180,175
Daytime Population		
8,162	75,804	163,429
Households		
2,558	29,562	73,484
Average HH Income		
\$122,968	\$106,908	\$108,158

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Victory Blvd [VA 171]	47,387 ADT
I-64	150,062 ADT

JASON FLIPPO

jflippo@klnb.com | 202-285-6988

klnb



YORKTOWN, VA 23693, YORK COUNTY





5007 VICTORY BLVD

YORKTOWN, VA 23693, YORK COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

JASON FLIPPO

jflippo@klnb.com

202-285-6988

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.