

Village Square at Kiln Creek

5005-5007 Victory Boulevard
Yorktown, VA 23693



Broker Contact:
Mark Pendleton
(757) 486-1000 TTY 711





Why Choose Village Square at Kiln Creek?

171,000

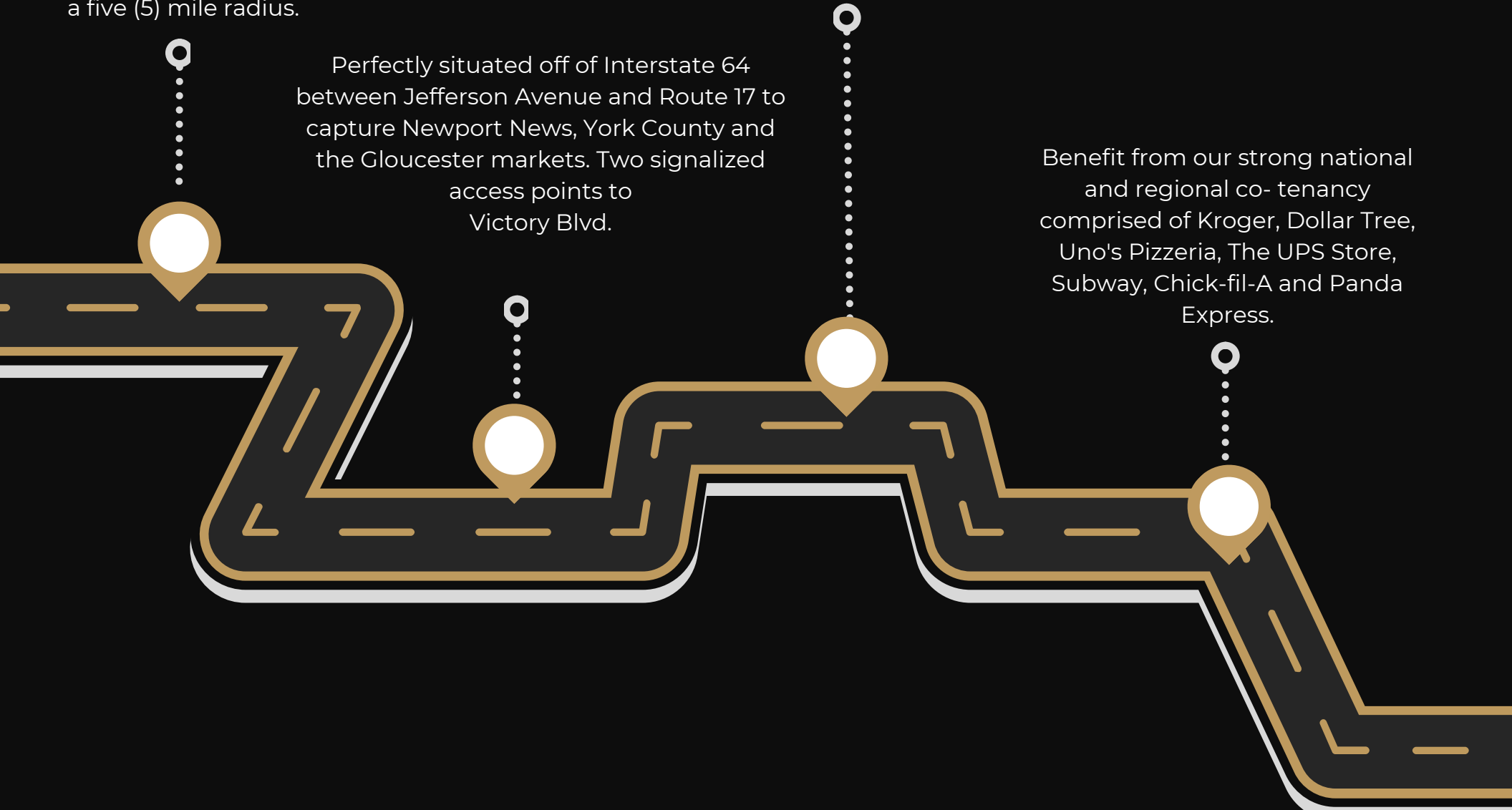
Over 171,000 potential customers reside within a five (5) mile radius.

48,000

Great exposure from over 48,000 cars a day.

Perfectly situated off of Interstate 64 between Jefferson Avenue and Route 17 to capture Newport News, York County and the Gloucester markets. Two signalized access points to Victory Blvd.

Benefit from our strong national and regional co-tenancy comprised of Kroger, Dollar Tree, Uno's Pizzeria, The UPS Store, Subway, Chick-fil-A and Panda Express.





Kroger
CROSS MARKET



STOP

Doritos

Doritos

STOP



Center Location:
5005-5007 Victory Boulevard
Yorktown, VA 23693

Size:
267,021 SF

Parking:
1,723 Spaces

Rental Rate:
Contact Agent

Estimated CAM, Taxes & Insurance:
\$2.75/SF

Space Available:

BLDG 5005 Unit A3	1,400 SF
BLDG 5007 Unit E	7,026 SF

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MAJOR TENANTS



DOLLAR TREE



OUTPARCEL







AVAILABLE 7,026 SF



AVAILABLE 1,400 SF



Victory Blvd.

Village Square at Kiln Creek

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Village Square at Kiln Creek Tenants

Village Square at Kiln Creek 5005 Victory Blvd.

Suite #	Tenant
A1-A2	Food Craft
A3	AVAILABLE 1,400 SF
A4	Expo Nails
A5	9 Round
B	Kero Sushi
C	The Whale Tea
D	VA ABC
E	Ace's Nutrition
F	Pawpular Pets Dog Grooming
G	Manhattan Hair
H	Addicted to Golf
I	Cho's Cleaners
J	Subway

Village Square at Kiln Creek 5007 Victory Blvd.

Suite #	Tenant
5007-2	Kroger
A	Dollar Tree
C	The UPS Store
D1	Great Clips
D2	Escape Room
E	AVAILABLE 7,026 SF
F1	HobbyTown
F2	The Lazy Daisy
G	Sylvan Learning Center
H	Uno Pizzeria

Outparcel Tenants

Chick-Fil-A
Taco Bell
Kroger Fuel Center
Hardees
Panda Express



OUR MISSION

Guided by our beliefs and values, The Breeden Company seeks to create and promote inspiring communities. We strive to grow our business with the same honesty and integrity we use to develop and manage our projects. Every day, we hold true to these values:

BELIEF

We believe our success will always lie in our integrity.

RELATIONSHIPS

We believe every relationship is our most important one.

ENTREPRENEURIAL

We believe in inspiring creativity and innovation.

EXPERTISE

We believe in hiring and training the best.

DILIGENCE

We believe the smallest detail is of the greatest importance.

ENTHUSIASM

We believe in serving passionately and positively.

NO EXCUSES

We believe in finding solutions, not problems.

WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2023).



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The Breeden Company
560 Lynnhaven Parkway
Virginia Beach, VA 2345(2
757) 486.1000 TTY 711

Village Square at Kiln
Creek is proudly designed,
developed & managed by



www.TheBreedenCompany.com