

MIDTOWN ROW





MIDTOWN ROW

- Gateway to Williamsburg:
 - Adjacent to the College of William & Mary
 - Within 1 mile of Colonial Williamsburg and Merchant's Square.
 - Proximity to Simon Outlets, Busch Gardens, Water Country and part of the Historic Triangle.
 - Main & Main and unbeatable visibility (27,300 VPD)
- Extension of William & Mary campus and the center of retail & entertainment experience for the university.
- 240 apartments with 624 residents.
- National Anchors: Earth Fare, Food Lion, Marshalls and Ace Hardware.
- Legacy restaurants achieving in excess of \$650 psf in annual sales.
- New Class A retail hub to host unique activations and entertainment plus community programs consistently all year round.



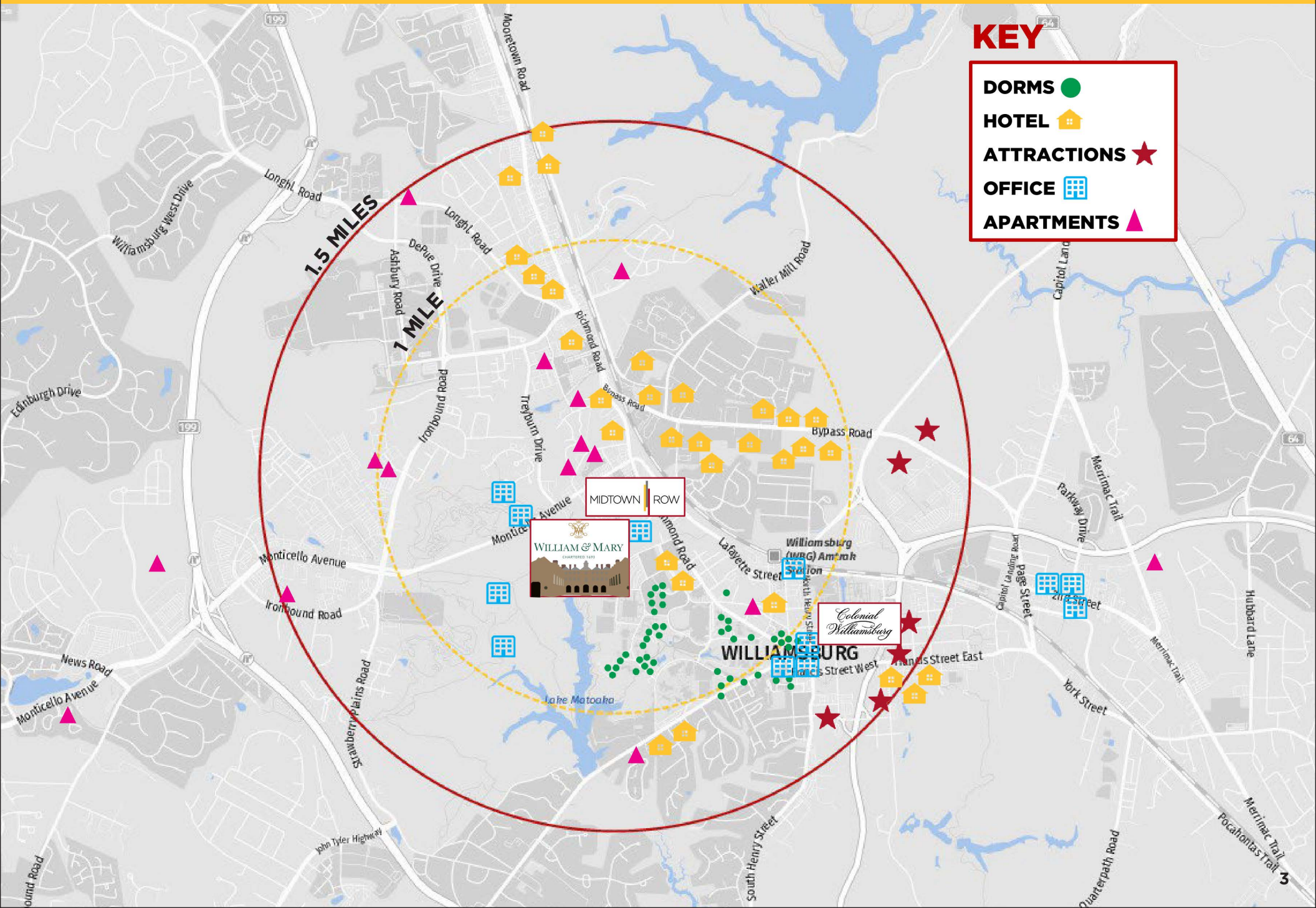
REGIONAL

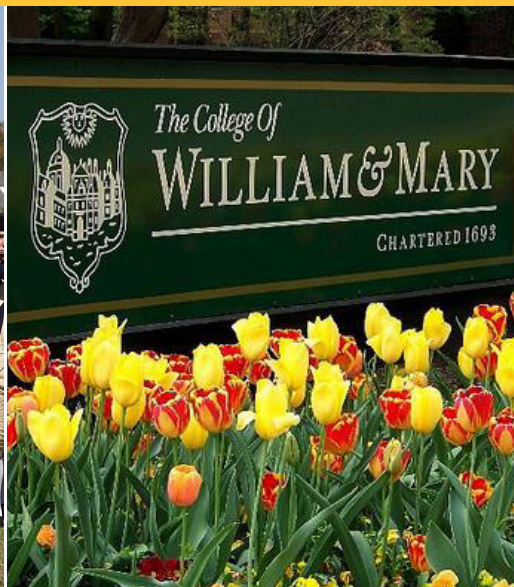
- 6+ million annual visitors to the region
- \$1.3B+ annual tourism expenditures.
- 4 seasons market due to the college population and tourism.
- Over 900 hotel rooms per 10,000 people or 6 times the national average including timeshares.
- 68,000 daytime employees within 3 miles, major employers include:
- City of Williamsburg, College of William & Mary, Colonial Williamsburg, Anhauser Busch, CIA, Fort Eustis and Newport News Shipbuilding. 5 of the top 10 employers in the area are within a 15 min drive.

WILLIAMSBURG

- Part of the greater Hampton Roads MSA, 33rd largest MSA (1.7 million people) in the US includes Newport News, Norfolk, Chesapeake, Portsmouth, Suffolk, Hampton and Virginia Beach.
- Economic Development Alliance and City of Williamsburg tax benefits and incentives available.

NEARBY AMENITIES





Williamsburg Premium Outlets

Busch Gardens

WILLIAMSBURG COMMUNITY & TOURIST DATA

- Large presence of the Department of Defense, the student body at the College of William & Mary, and the 5 million plus annual visitors to the region
- 5 million+ visitors annually, generating revenues of more than \$1.25 billion
- 8,000 area timeshares which are historically 95% occupied, largely by DoD employees coming to work at Camp Peary
- 9,571 students at the College of William & Mary makes a large contribution to the percentage sales of Midtown Row
- 43,000 daytime DoD and CIA employees working at Camp Peary 4 miles away who live year-round on base
- Hampton Roads MSA, which has 1.8 million people and additional military operations include Naval Weapons Station Yorktown, Joint Bases Langley-Eustis, Naval Station Norfolk, Naval Station Oceana, and others, increasing the population by an additional 200K people.

1 MILE

Estimated Population* (2024)	11,149
Population Growth 2024-2029	2.0%
Average Household Income	\$87,039
Total Housing Units (2024)	3,516
Daytime Population	42,592
Total Retail Expenditure	\$110M
Daytime Employees	43,789

3 MILE

Estimated Population* (2024)	43,695
Population Growth 2024-2029	1.8%
Average Household Income	\$107,493
Total Housing Units (2024)	17,391
Daytime Population	68,645
Total Retail Expenditure	\$575M
Daytime Employees	70,325

5 MILE

Estimated Population* (2024)	82,600
Population Growth 2024-2029	1.8%
Average Household Income	\$111,145
Total Housing Units (2024)	32,940
Daytime Population	83,695
Total Retail Expenditure	\$1.1B
Daytime Employees	86,848

THE CURRENT AT MIDTOWN

www.currentmidtown.com

MIDTOWN ROW

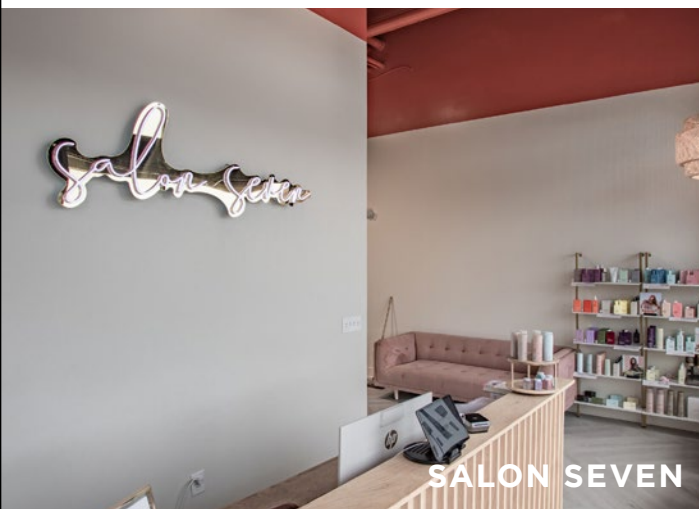
The Current Midtown are the newest apartments in Williamsburg, VA. The building offers 240 units accommodating up to 624 residents and fully leased through 2025.



Midtown Row's merchandising strategy is a highly curated mix of food & beverage and retail tenants complementing our vision and experience for the project.

RETAIL DRIVERS INCLUDE:

CHEF-DRIVEN RESTAURANTS | HIGHEST QUALITY RETAIL | AUTHENTIC EXPERIENCE
LOCAL/REGIONAL OPERATORS | ARTISAN & CRAFT MAKERS | NEIGHBORHOOD CONVENIENCE
RELEVANT & HIP OFFERINGS | NICHE AND INTENTIONAL RETAIL | SELECT NATIONAL RETAILERS





* JUST SIGNED!

BUILDINGS 1-4		
SUITE	SIZE	TENANT
BUILDING 2		
2101	2,000 SF	Grit Coffee
2103	1,342 SF	AVAILABLE
2105	1,976 SF	Pedego
2107	648 SF	Insomnia Cookies
2109	854 SF	House of Seven Scalp & Hair Spa
2111 - 2113	4,808 SF	LOI
BUILDING 3		
3101	2,095 SF	AVAILABLE
3103	1,798 SF	AVAILABLE
3105	1,021 SF	AVAILABLE
3107	1,718 SF	AVAILABLE
3109	1,993 SF	AVAILABLE
3111	2,208 SF	AVAILABLE
3113	1,986 SF	Salon Seven
3115	2,477 SF	AVAILABLE
3117	1,746 SF	AVAILABLE
3119	3,194 SF	Super Chix
BUILDING 4		
4101-4103	3,703 SF	VooDoo Brewing Co. *
4105	1,674 SF	AVAILABLE
4107-4109	2,065 SF	The Whale Tea * NOW OPEN!
4111	1,239 SF	AVAILABLE
4113	4,114 SF	AVAILABLE
4111-4113	5,352 SF	AVAILABLE
4115	2,364 SF	California Tortilla
4117	1,329 SF	AVAILABLE
4119	3,004 SF	LOI
4121	2,065 SF	AVAILABLE
4123	2,071 SF	Naz's Halal *

BUILDINGS 6-9		
BUILDING UNIT	SIZE	TENANT
BUILDING 6 6A	2,100 SF	Meadows
BUILDING 7 7A	21,858 SF	Marshall's
BUILDING 7 7B	1,572 SF	Queen Nails & Spa
BUILDING 7 7C/7D	4,792 SF	Plato's Closet *
BUILDING 7 7E	1,970 SF	Cook's Burger Bar
BUILDING 7 7F	5,808 SF	VA ABC
BUILDING 7 7G	6,677 SF	Sal's By Victor
BUILDING 8	32,500 SF	Food Lion
BUILDING 9 9B	6,637 SF	Comfort Medical Supply *
BUILDING 9 9A	11,548 SF	Riverside

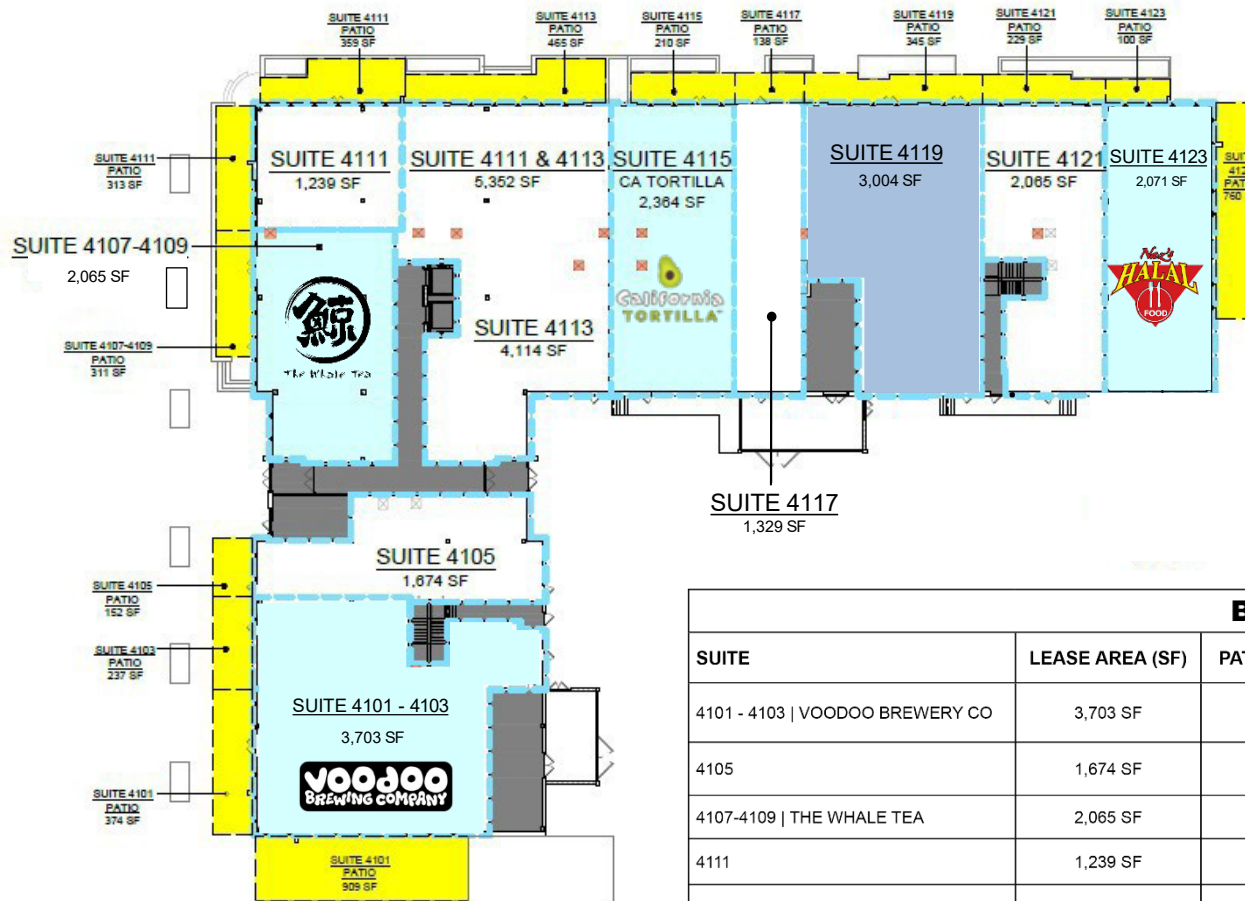
BUILDING 10		
UNIT	SIZE	TENANT
220A Ground Level	2,044 SF	AVAILABLE
220B Ground Level	2,644 SF	AVAILABLE
218B	1,187 SF	Tiny Textures
218A	1,365 SF	Glo Fiber OPENING SOON!
214A&B	4,012 SF	LOI
210	17,163 SF	Ace Hardware
208A	18,019 SF	Grocery Outlet *
208B	6,726 SF	AT LEASE
204	3,150 SF	Amiraj
202B	998 SF	City Nails
202A	1,000 SF	Great Clips
200B	2,929 SF	Bonanza Social Kitchen
200A	2,571 SF	Fedex
PAD SITE	PAD SITE	Rita's

KEY:

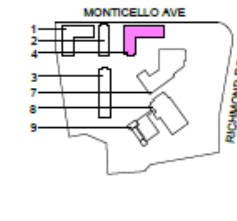
Executed Lease

LOI

At Lease



KEY PLAN



LEGEND

- DEMISING WALL
- PROPERTY LINE
- OUTDOOR PATIO
- NON-RETAIL BASE BUILDING
- MEASURING LINE FOR AREA
- KITCHEN EXHAUST DUCT CHASE
- RESIDENTIAL EXHAUST DUCT CHASE
- LEASED SPACE

BUILDING 4

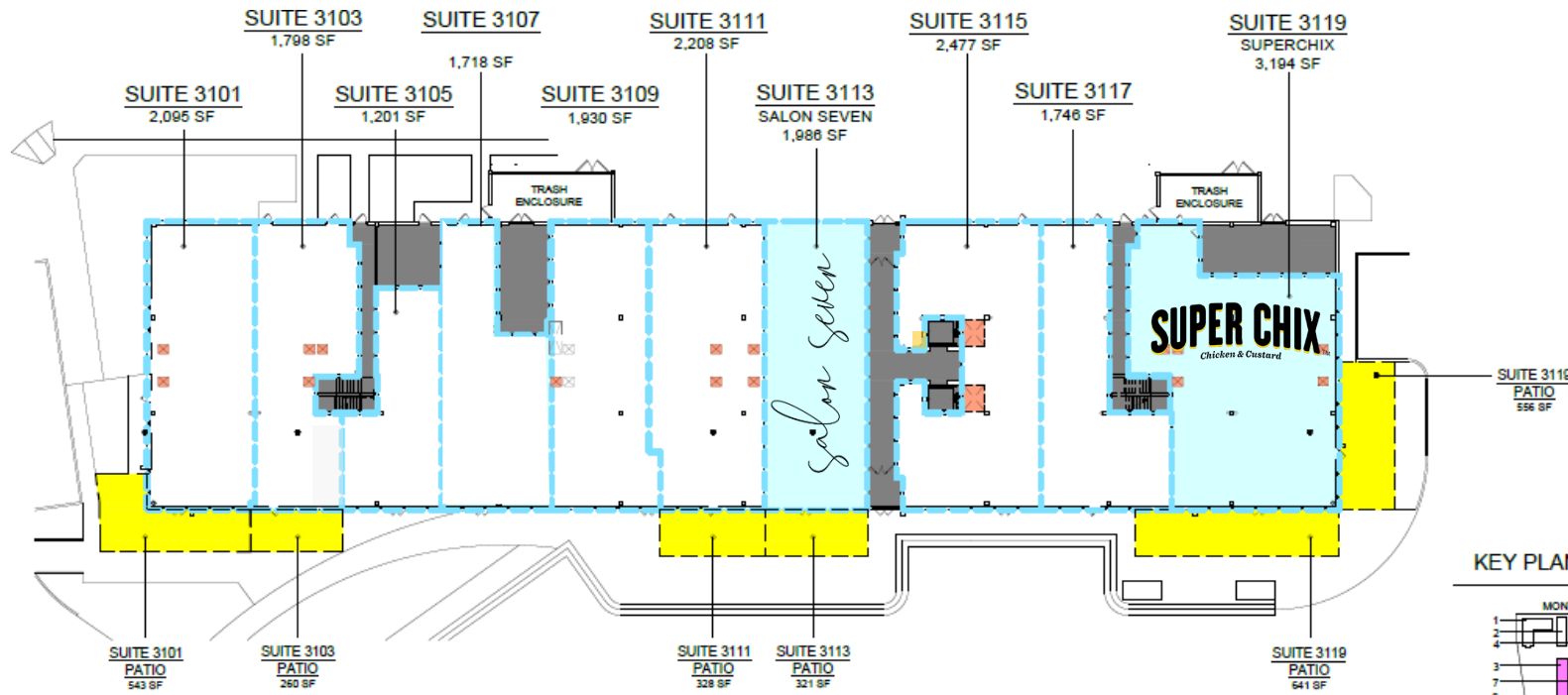
SUITE	LEASE AREA (SF)	PATIO AREA (SF)	STREET FRONTAGE	CLEAR HEIGHT	KITCHEN EXHAUST
4101 - 4103 VODOO BREWERY CO	3,703 SF	1,657 SF 237 SF	37'-1" 23'-7"	18'-6" 18'-6"	YES
4105	1,674 SF	152 SF	15'-4"	18'-6"	NO
4107-4109 THE WHALE TEA	2,065 SF	311 SF	58'-0"	17'-1"	YES
4111	1,239 SF	672 SF	70'-7"	17'-1"	NO
4113	4,114 SF	465 SF	53'-4"	17'-1"	YES
4111 - 4113	5,352 SF	1,137 SF	123'-11"	17'-1"	YES
4115 CALIFORNIA TORTILLA	2,364 SF	210 SF	31'-7"	14'-6"	YES
4117	1,329 SF	138 SF	17'-9"	14'-6"	YES
4119	3,004 SF	345 SF	49'-8"	14'-6"	NO
4121	2,065 SF	229 SF	31'-5"	14'-6"	YES
4123 NAZ'S HALAL	2,071 SF	760 SF	59'-5"	14'-6"	YES

KEY:

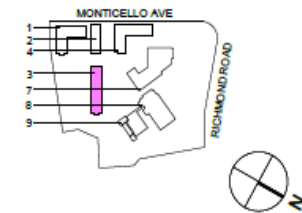
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NOTE: ALL SHAFTS ARE V.I.F.

BUILDING 3

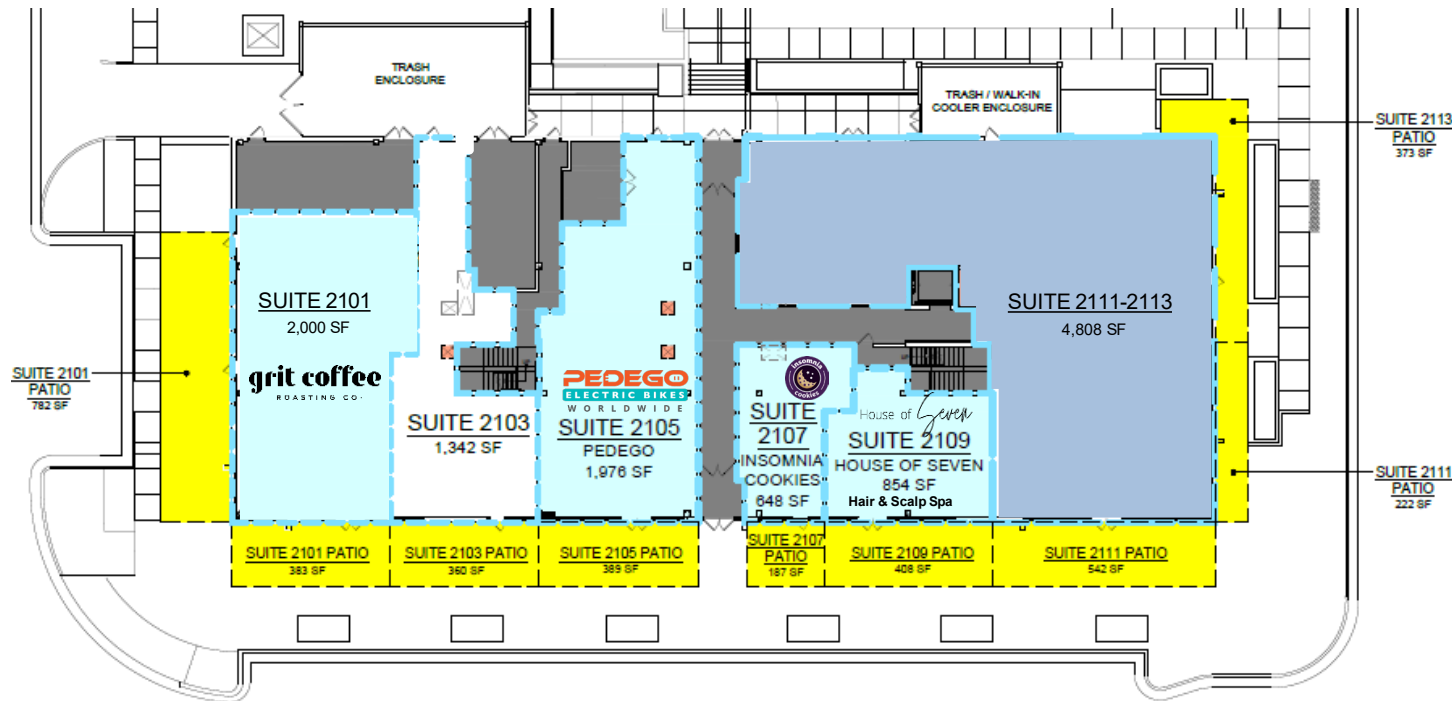
SUITE	LEASE AREA (SF)	PATIO AREA (SF)	STREET FRONTAGE	CLEAR HEIGHT	KITCHEN EXHAUST
3101	2,095 SF	543 SF	26'-2"	17'-0"	YES
3103	1,798 SF	260 SF	24'-0"	17'-0"	YES
3105	1,201 SF	N/A	25'-11"	17'-0"	NO
3107	1,718 SF	N/A	28'-6"	17'-0"	NO
3109	1,930 SF	N/A	28'-2"	17'-0"	NO
3111	2,208 SF	328 SF	27'-1"	17'-0"	YES
3113 SALON SEVEN	1,986 SF	321 SF	26'-7"	17'-0"	NO
3115	2,477 SF	N/A	35'-3"	17'-0"	YES
3117	1,746 SF	N/A	34'-0"	17'-0"	NO
3119 SUPERCHIX	3,194 SF	1,198 SF	43'-0"	17'-0"	YES

KEY:

Executed Lease

LOI

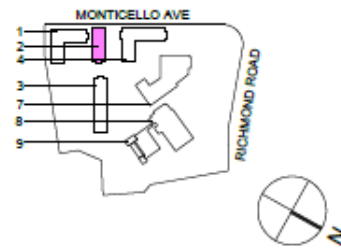
At Lease



LEGEND

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KEY PLAN



BUILDING 2

SUITE	LEASE AREA (SF)	PATIO AREA (SF)	STREET FRONTAGE	CLEAR HEIGHT	KITCHEN EXHAUST
2101 GRIT COFFEE	2,000 SF	1,165 SF	30'-8"	17'-0"	YES
2103	1,342 SF	360 SF	29'-11"	17'-0"	NO
2105 PEDEGO	1,976 SF	389 SF	31'-2"	17'-0"	NO
2107 INSOMNIA COOKIES	648 SF	187 SF	15'-0"	17'-0"	NO
2109 HOUSE OF SEVEN	854 SF	408 SF	32'-8"	17'-0"	NO
2111	3,080 SF	764 SF	67'-6"	17'-0"	YES
2113	1,728 SF	373 SF	39'-4"	17'-0"	YES

BUILDING 6 - 9

BSV Colonial Owner LLC

MIDTOWN ROW

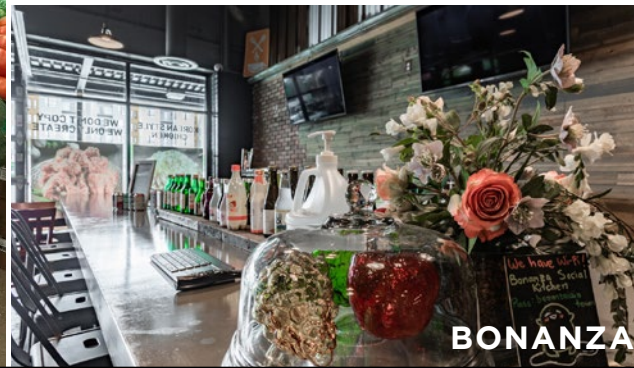


BUILDING/UNIT	SIZE	TENANT
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BUILDING 10

BSV Lamonticello Owner LLC

MIDTOWN ROW



UNIT	SIZE	TENANT
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220B Ground Level	2,644 SF	Available
218B	1,187 SF	Tiny Textures
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204	3,150 SF	Amiraj
202B	998 SF	City Nails
202A	1,000 SF	Great Clips
200B	2,929 SF	Bonanza Social Kitchen
200A	2,571 SF	Fedex
PAD SITE	PAD SITE	Rita's

MTR: BUILDING COMMUNITY THROUGH EVENTS & CULTURE

MIDTOWN ROW

Our onsite Marketing Manager enables cross promotion to the extended Williamsburg community by:

- Organize and implement a comprehensive events calendar all year-round utilizing green space, the stage, and common areas.
- Develop and execute a comprehensive marketing plan for the project in coordination with individual retailers. Emphasis is on cross marketing throughout the project and the extended community.



Fl(our)ish
Britt Flood



Papilio Glaucus
Silas Baker



Tulips and Lanterns
Iker Murone



Peace Quilt
Steve Prince

Corporate Sponsor
of Williamsburg's
Largest Networking
Event



**April & October
2025**



Adoptable Dog Yoga

Yoga Session
on the Village Green to
benefit The Heritage
Humane Society

June 2025



Blood Drives

Hosting Red Cross Blood
Drives twice a year. Always
fully booked.

Spring & Fall 2025

MUSIC IN MIDTOWN



Free Monthly Concerts on the
Village Green Stage
2nd Thursday of the Month

May-September 2025



Free Event Hosted by Midtown
Row. Estimated 5,000 attendees!

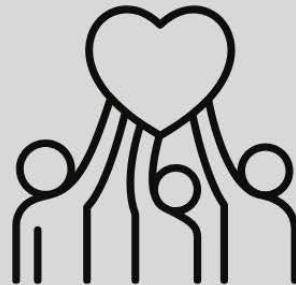
November 2025

RETAIL EVENTS!



Branded marketing events
supporting Midtown Row
businesses

Year-Round



Hosting
Community
& Charity
Events
Year-Round



Art Gallery Events

Hosting globally recognized
artwork in the Current
Midtown Clubhouse

Year-Round

**Midtown Row
Website**



**The Current
Residential**



**Williamsburg
Economic
Development**



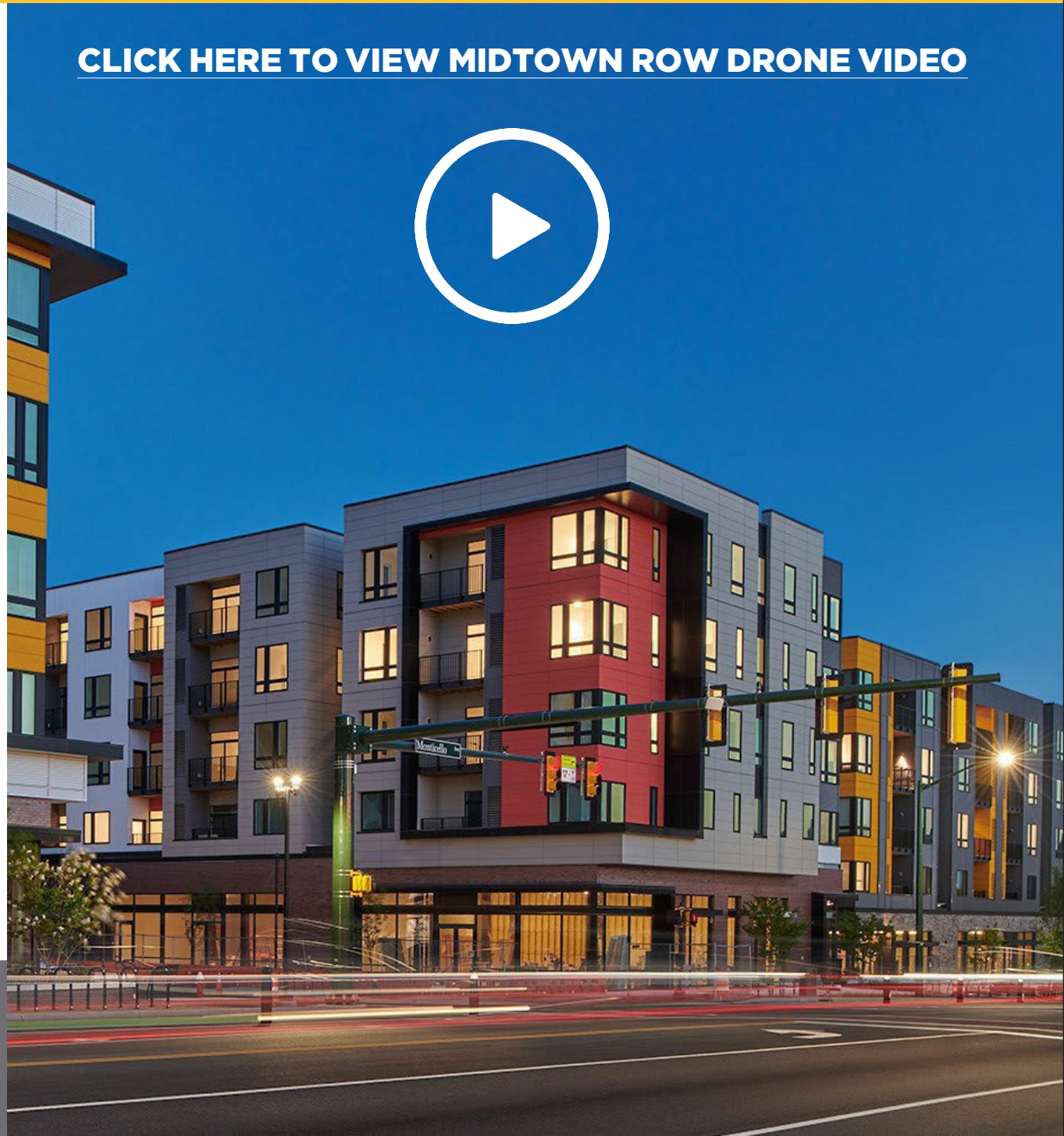
**Broad Street
Realty, Inc.**



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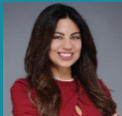
The gateway to Williamsburg, Virginia,
connecting residents, the community,
students and tourists.



LEASING



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