

# FREE-STANDING BUILDING OPPORTUNITY

**1665 Richmond Road  
Williamsburg,  
VA 23185**

## Property Features:



### **Excellent Location**

Dedicated signalized intersection, offering exclusive monument signage



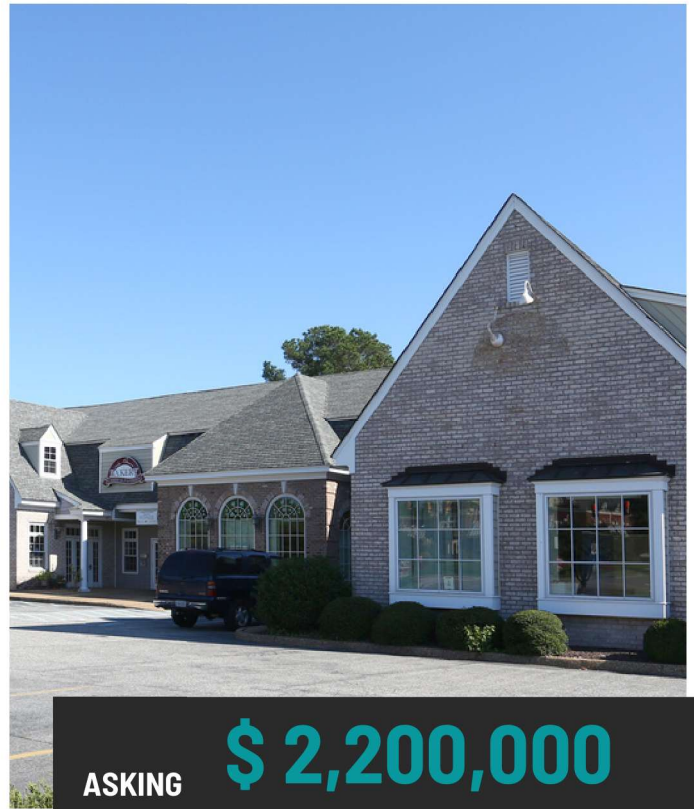
### **Traffic Counts**

Richmond Road 23,093 VPD (2023)



### **Area Tenancy**

College of William & Mary (approximately + 9,000 students), Colonial Williamsburg, Williamsburg Premium Outlets, Hilton Garden Inn, Residence Inn by Marriot, Fords Colony (2,600+ homes), ALDI, The Shops at High Street (Movie Tavern Williamsburg, Orange Theory Fitness, Five Guys) & more!



ASKING  
PRICE

**\$ 2,200,000**  
**\$ 25 psf NNN**

**This approximately  
8,617 square foot free-  
standing retail building  
is situated on approx.  
0.986 acre.**

**FOR SALE  
OR LEASE**



Contact Us  
**757-898-7890**

Visit Our Website  
**[www.retailadvisors.us](http://www.retailadvisors.us)**





**1665 RICHMOND ROAD  
WILLIAMSBURG,  
VA 23185**

Located at a signalized intersection on Richmond Road, this **Free-standing retail building**, is located in one of Williamsburg’s most prominent retail/restaurant areas, which is home to a plethora of hotels, local restaurants and retailers, serving the residents and tourists of Williamsburg!



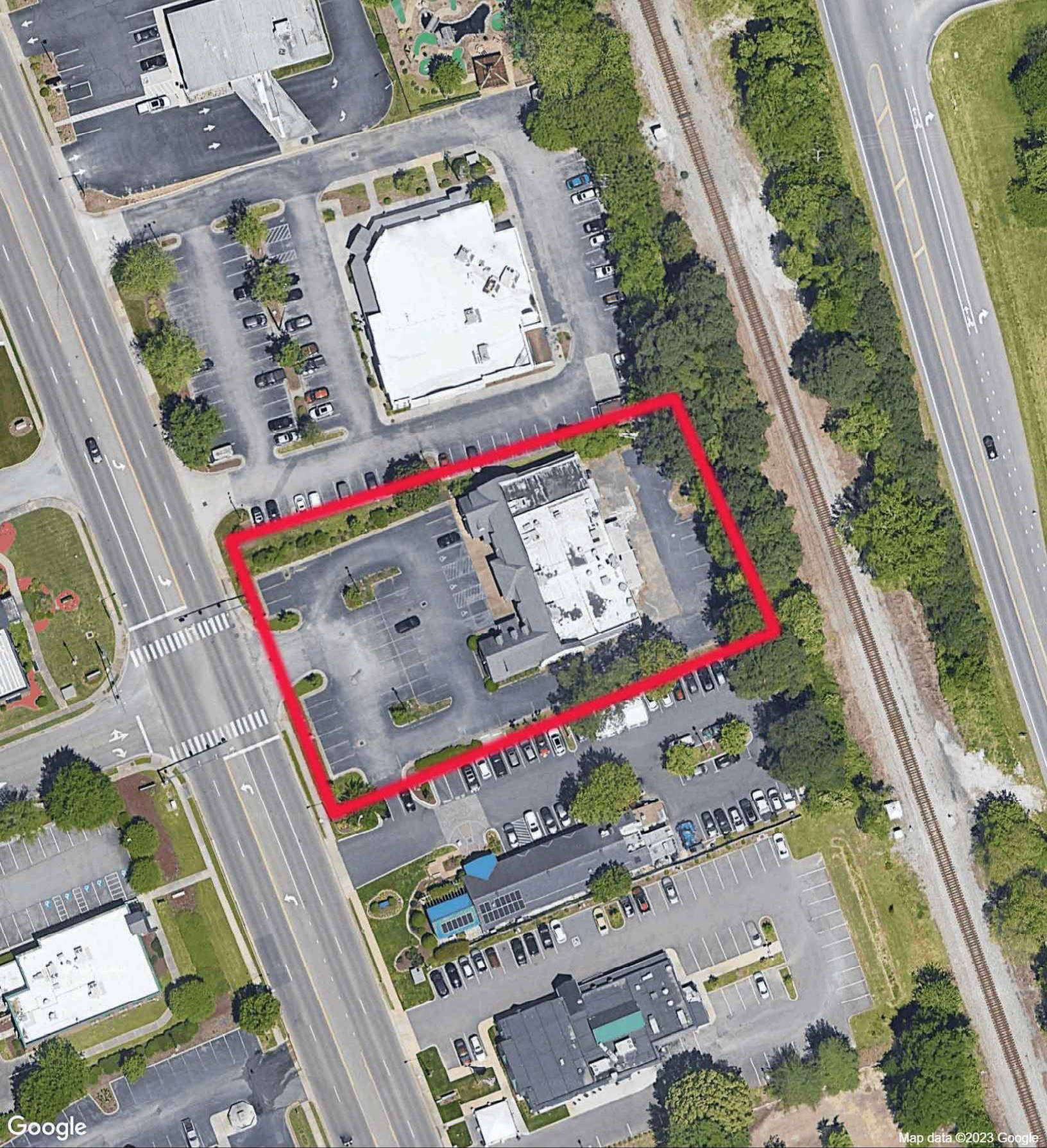
**Demographic Summary**

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
2023 Estimated Population:	5,973	18,233	40,347
2023 Est. Median HH Income:	\$70,827	\$77,051	\$92,097
2023 Est. Total Employees:	2,686	13,123	21,812

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**1665 Richmond Road**

**Williamsburg, VA 23185**

*January 2023*







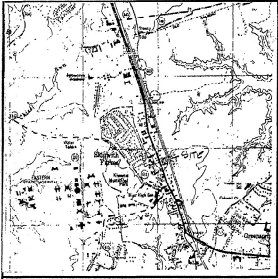
**1665 Richmond Road**

**Williamsburg, VA 23185**

January 2023



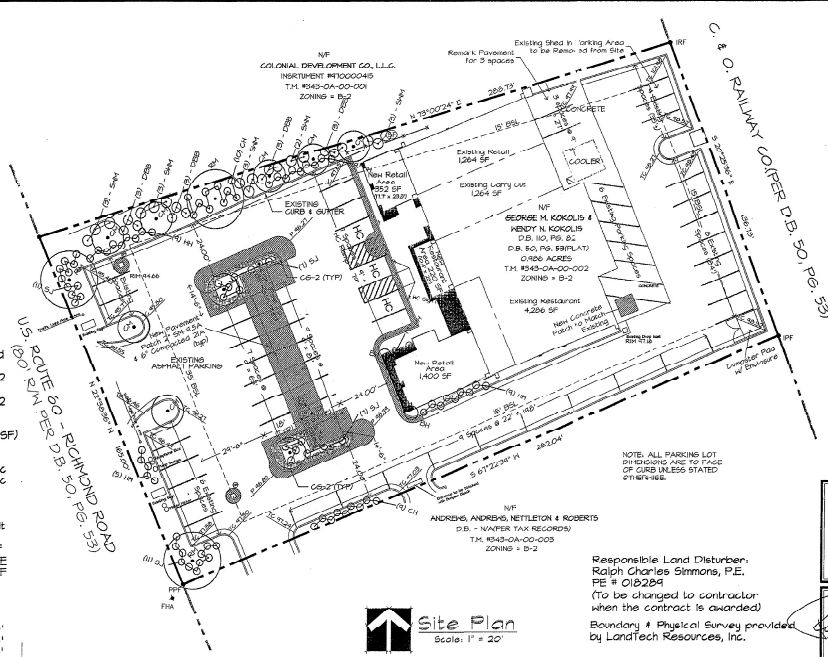




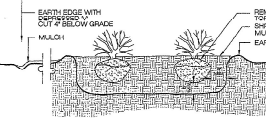
**Vicinity Map**  
Scale: 1" = 200'

**Statistics**

Address: 1665 Richmond Road  
 Zoning: Tourist Business District, B-2  
 Tax Map: 343-0A-00-002  
 Site Area: 0.486 Acres (42,950 SF)  
 Utilities: Water, Sewer, Public  
 Ordinance Limits: Four Stor - 45' Ht  
 Existing Building: 6,814 SF  
 New Addition: 1,468 SF  
 Total Building: 8,282 SF  
 Site Statistics: 4.30' OFFICE, 10.00' COMM, 5.00' S.I.  
 Setbacks: Front Yard (ROW) 33', Side Yard 0/15', Rear Yard 15'  
 Parking: Required Parking: 21 Spaces (Retail), 40 Spaces (Restaurant), 1 Space (Office). Total Spaces: 62 Spaces. Handicap Spaces: 3 Spaces. Van Accessible Handicap Spaces: 1 Space. Parking Provided: 62 Spaces. Van Accessible Handicap Spaces: 3 Spaces.  
 Impervious Area: Building Footprint: 0.14 Acres (6,282 SF) - 14.26%. Parking/Driveway: 0.62 Acres (26,665 SF) - 62.03%. Total Impervious Area: 0.821 Acres (35,267 SF) - 82.11%.  
 Open Space: Required: 0.20 Acres (8,540 SF) - 20%. Provided: 0.20 Acres (8,605 SF) - 20.03%.  
 Total Disturbed Area: 0.14 Acres. Wetlands Area Disturbed: None.



**Site Plan**  
Scale: 1" = 20'



**Shrub Planting Bed**  
NTS

Water and sewer service connections are existing and no further connections are required for domestic uses. The new building will be sprinkled, and new fire connection is provided in design.

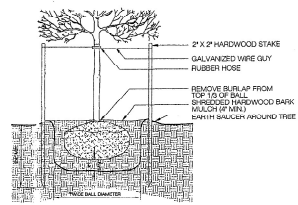
Responsible Land Disturber:  
Ralph Charles Simmons, P.E.  
PE # 015284  
(To be changed to contractor when the contract is awarded)  
Boundary & Physical Survey provided by Landtech Resources, Inc.

**PLANTING SCHEDULE**

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
JSE25	8	OUTTERRER REDDRY RED MAPLE	Acer rubrum 'Outtetter Reddy'	1 1/2" CAL 50% BARK
GM	6	GRAPE MYRTLE	Loganstroemia indica	6" HEIGHT - 2 1/2" DIAM. MULTI-STEM
CH	11	CARISSA HOLLY	Ilex cornuta 'Carissa'	18"-24" HEIGHT, CONT. OR B&B
BH	2	BURFORD HOLLY	Ilex cornuta 'Burfordii'	18"-24" HEIGHT, CONT. OR B&B
HH	41	HELLER HOLLY	Ilex cornuta 'Helleri'	18"-24" HEIGHT, CONT. OR B&B
DBB	12	DWARF BURNING BUSH	Echinops alatus 'Compacta'	24"-30" HEIGHT, CONT. OR B&B
SHPT	14	SOUTHERN MAHARILE	Myrica caroliniana	18"-24" HEIGHT, CONT. OR B&B
SJ	50	SARMENT JUNIPER	Juniperus chinensis 'Sargolite'	18"-24" HEIGHT, CONT. OR B&B

**Table of Contents**

- C1 Site Plan
- C2 Demolition Plan
- C3 Erosion & Sediment Control Notes



**Tree Planting to 3" Caliper**  
NTS

**Maple Tree Restaurant**  
Cover Sheet and Site Plan  
Williamsburg, Virginia

3 Rev	Revised Per Staff Comments	10/16/02
2 Rev	Revised Per Staff Comments	10/16/02
1 Rev	Revised Per Engineer	10/16/02
0	Original	10/16/02

**Simmons Engineering, Inc.**  
Civil Engineering Design And Consulting

Williamsburg Business Center  
5000 New Point Road, Suite 3201  
Williamsburg, VA 23102  
Voice: (757) 255-5000  
Fax: (757) 255-3758  
E-mail: rcs@simmonseng.com

Date: October 15, 2002  
Project #: 02-167  
Sheet No: C1

FILED: OFFICE 10/22/02  
APPROVED: 10/16/02

**REGISTERED PROFESSIONAL ENGINEER**  
Ralph Charles Simmons, P.E.  
No. 015284  
Exp. 12/31/03

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**W. LIAMSBURG ENVIRONMENTAL GROUP, INC.**  
Environmental Consultants

3000 Eastern Drive  
Williamsburg, Virginia 23108  
(757) 255-6600  
2102 Blue and Orange Drive, Suite 100  
Richmond, Virginia 23225  
(804) 887-6474  
4400 Lakeside Drive, Suite 100  
Suffolk, Virginia 23066  
(757) 458-1500

# Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Retail Advisors, Inc.  
 Lat/Lon: 37.2949/-76.7247

<b>1665 Richmond Rd</b>	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
<b>Williamsburg, VA 23185</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2022 Estimated Population	5,259	17,439	39,835
2027 Projected Population	5,444	18,025	41,376
2020 Census Population	5,371	17,246	38,748
2010 Census Population	4,463	15,265	35,048
Projected Annual Growth 2022 to 2027	0.7%	0.7%	0.8%
Historical Annual Growth 2010 to 2022	1.5%	1.2%	1.1%
2022 Median Age	43.7	35.1	41.2
<b>Households</b>			
2022 Estimated Households	2,280	5,981	15,429
2027 Projected Households	2,312	6,170	15,934
2020 Census Households	2,289	5,876	14,879
2010 Census Households	1,859	5,118	13,248
Projected Annual Growth 2022 to 2027	0.3%	0.6%	0.7%
Historical Annual Growth 2010 to 2022	1.9%	1.4%	1.4%
<b>Race and Ethnicity</b>			
2022 Estimated White	64.5%	51.2%	63.6%
2022 Estimated Black or African American	16.3%	15.0%	14.4%
2022 Estimated Asian or Pacific Islander	11.1%	27.0%	14.9%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2022 Estimated Other Races	7.9%	6.5%	6.9%
2022 Estimated Hispanic	6.2%	5.9%	5.9%
<b>Income</b>			
2022 Estimated Average Household Income	\$59,577	\$83,291	\$101,017
2022 Estimated Median Household Income	\$56,495	\$65,226	\$80,873
2022 Estimated Per Capita Income	\$26,763	\$30,250	\$39,927
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.9%	1.5%
2022 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.6%	3.5%
2022 Estimated High School Graduate	21.9%	21.4%	17.1%
2022 Estimated Some College	18.3%	18.0%	16.5%
2022 Estimated Associates Degree Only	7.4%	7.7%	8.2%
2022 Estimated Bachelors Degree Only	24.4%	24.0%	27.2%
2022 Estimated Graduate Degree	21.9%	22.4%	26.0%
<b>Business</b>			
2022 Estimated Total Businesses	218	1,250	2,224
2022 Estimated Total Employees	3,077	14,408	23,100
2022 Estimated Employee Population per Business	14.1	11.5	10.4
2022 Estimated Residential Population per Business	24.1	13.9	17.9

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