

LAND FOR SALE

6895 RICHMOND RD
Williamsburg, VA 23188



PROPERTY DESCRIPTION

6895 Richmond Road presents a significant opportunity to acquire a nearly 22-acre parcel of land along the area's largest commercial and commuter corridor. This property is adjoining to the largest senior (55+) community, Colonial Heritage, in the area. The property is located on a major growth corridor. Zoned for Mixed-Use (MU), providing investors with multiple development options, including retail master plan, capitalizing on the area's high density residential and commercial. Consumers are consistently drawn to the area for retirement, convenient living. Easy access to both Richmond and Norfolk via I-64. Preliminary retail shopping center plans available upon request. This property is available for purchase. (This property is not zoned for multifamily use).

PROPERTY HIGHLIGHTS

- MIXED USE (MU) ZONED

- POSITIONED ON THE AREAS LARGEST GROWTH AND COMMUTER CORRIDOR

- ADJOINS COLONIAL HERITAGE, 1,400-ACRE 55+ COMMUNITY

OFFERING SUMMARY

Sale Price:	\$8,242,287
Lot Size:	21.97 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	16,139	43,695	62,538
Total Population	38,782	110,158	159,090
Average HH Income	\$113,417	\$122,653	\$120,849

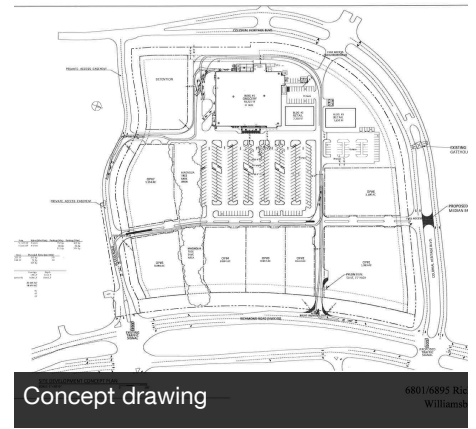
John Wilson
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6895 Richmond Road
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Concept rendering



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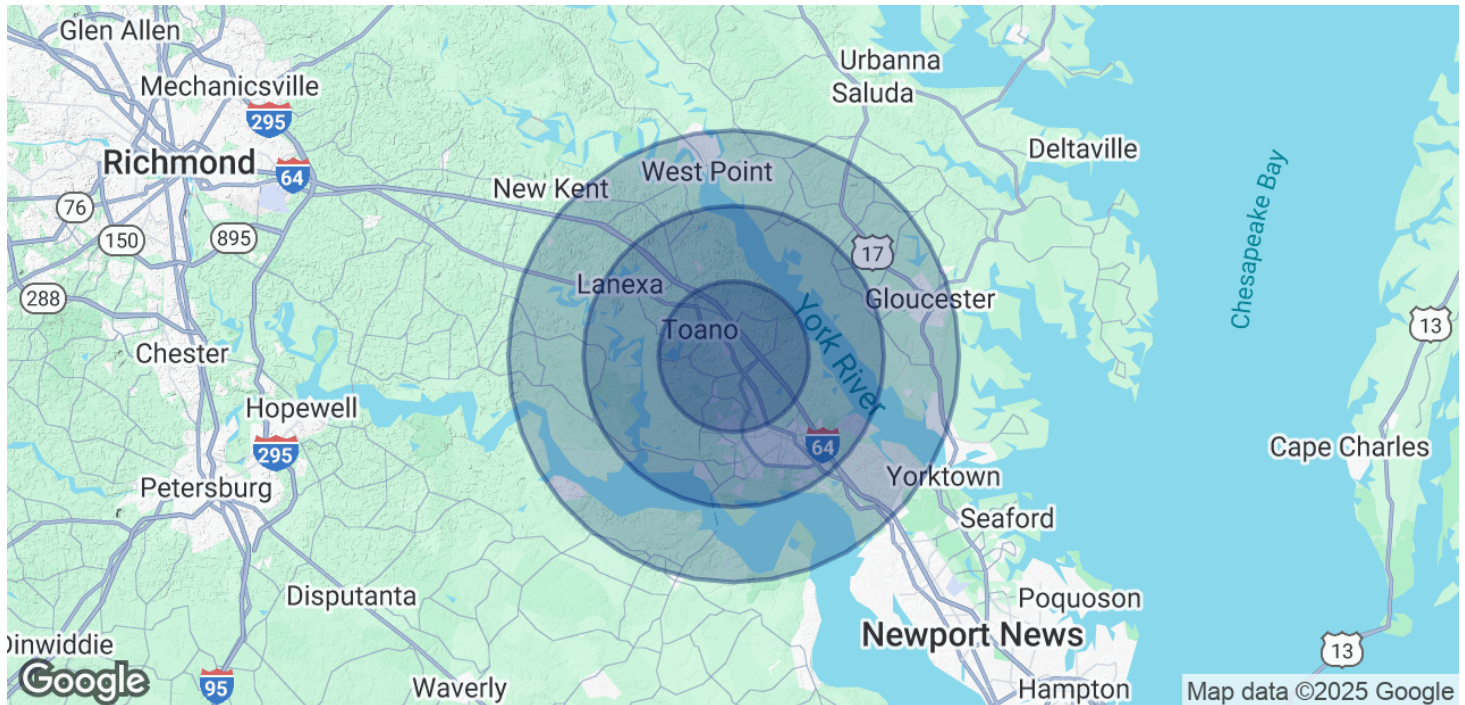


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	38,782	110,158	159,090
Average Age	46	45	44

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	16,139	43,695	62,538
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$113,417	\$122,653	\$120,849
Average House Value	\$457,575	\$494,608	\$461,265

Demographics data derived from AlphaMap

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