



3,754 SF
Space Available
For Lease with
2,900 SF Patio

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1006 Richmond Road Williamsburg, VA

First floor retail with second floor being redeveloped into apartments

Up to 3,754 sf (can be subdivided) of retail/office space with 2,900 sf patio in a newly renovated building with a rare drive-thru component. The 1st floor space is conveniently situated below brand-new residential apartments with excellent visibility along Richmond Road. The property is within walking distance to the main campus of William & Mary, the football stadium, and the bulk of student housing. The property is less than a mile from Colonial Williamsburg, and less than five miles to other top tourist destinations like Jamestown, Yorktown, Busch Gardens, and Water Country USA.

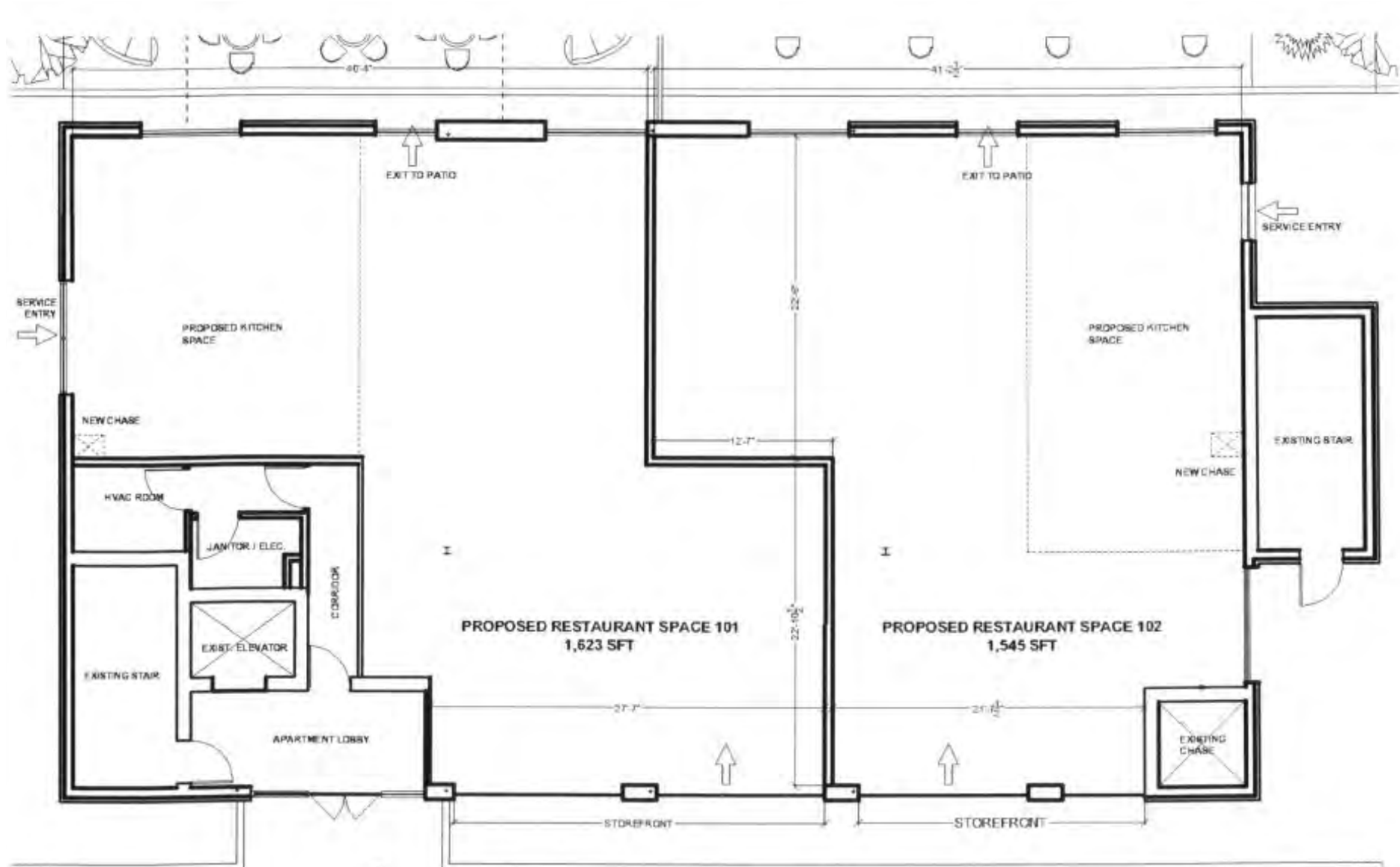
Accelerating success.

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Site Plan



Property Photos



Aerial (Northeast)



**EARTH
FARE**
HEALTHY FOOD FOR EVERYONE

MIDTOWN ROW

ABC Marshalls

FOOD LION

MONTICELLO RD

RICHMOND RD

Aerial (Southwest)



W&M RICHMOND HALL
(87 ROOMS)

RICHMOND RD

Market Overview



Total Population
within 3-Miles

40,000+



3-Mile Average
household income

\$150,648



Daytime Workers
within 3-Miles

53,174

Demographics

	1 Mile	3 Mile	5 Mile
Daytime Population	18,117	53,174	89,091
Total Population	9,384	40,745	79,098
Average Household Income	\$98,292	\$123,156	\$130,493



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