



Retail Advisors

Assembling the Retail World

FREE-STANDING PROPOSED REDEVELOPMENT OPPORTUNITY

**2005 Richmond Road
Williamsburg,
VA 23185**

Property Features:



Excellent Location

Easy access and great visibility from Richmond Road.



Traffic Counts

Richmond Road 21,182 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

\$ 1,600,000
\$ 25 psf NNN

This approximately 5,794 square foot free-standing former restaurant is situated on approx. 0.7 acre. All furniture, fixtures and equipment will be available.

**FOR SALE
OR LEASE**



Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us





**2005 RICHMOND ROAD
WILLIAMSBURG,
VA 23185**

Situated along Richmond Road, this **Free-standing former restaurant**, 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!

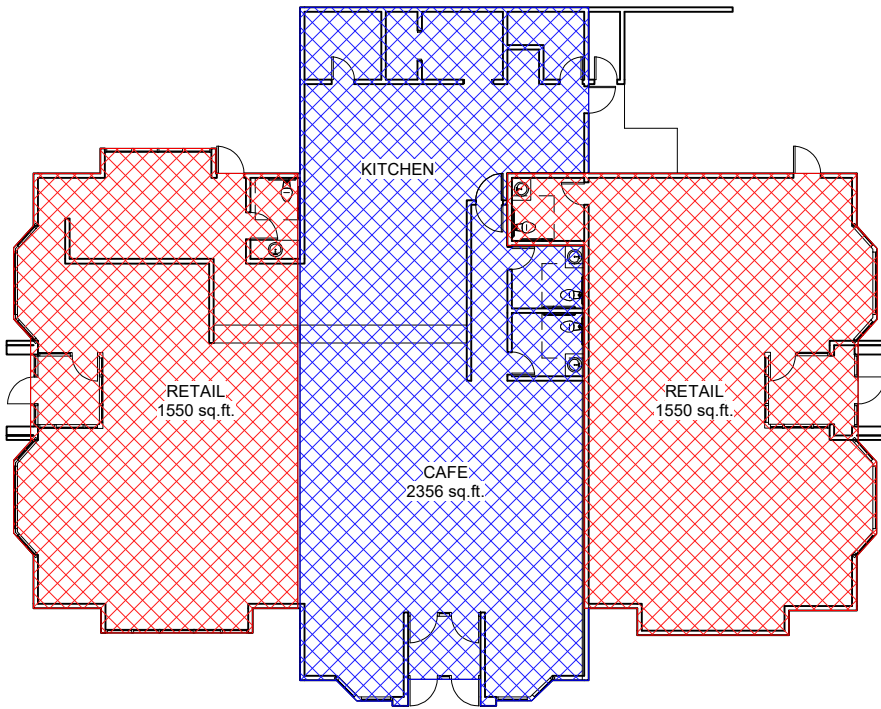


Demographic Summary

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
2024 Estimated Population:	4,842	18,364	39,641
2024 Est. Median HH Income:	\$63,365	\$66,953	\$85,701
2024 Est. Total Employees:	1,937	11,850	21,989

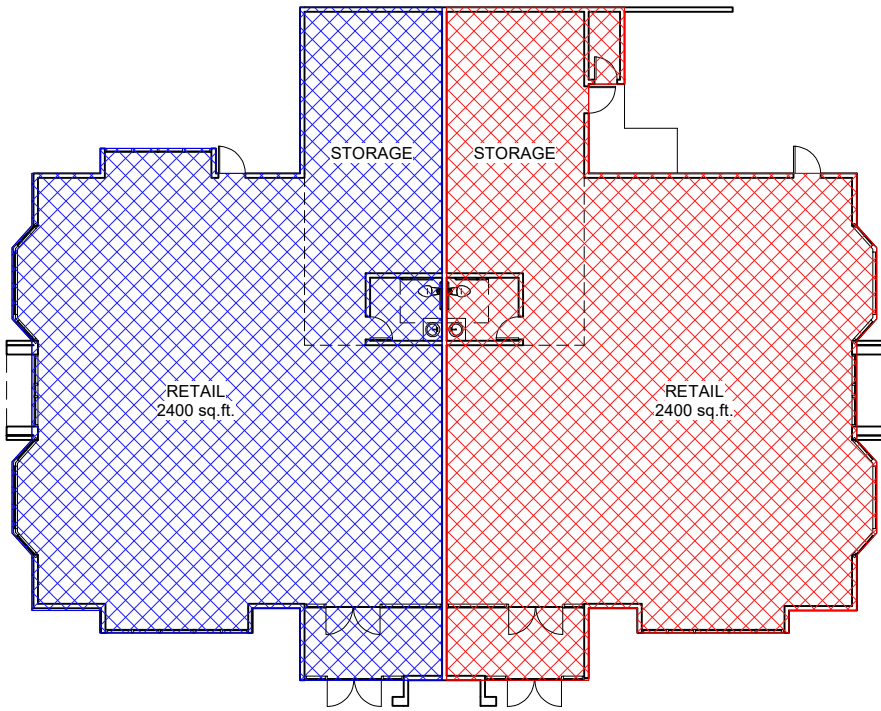
Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us 



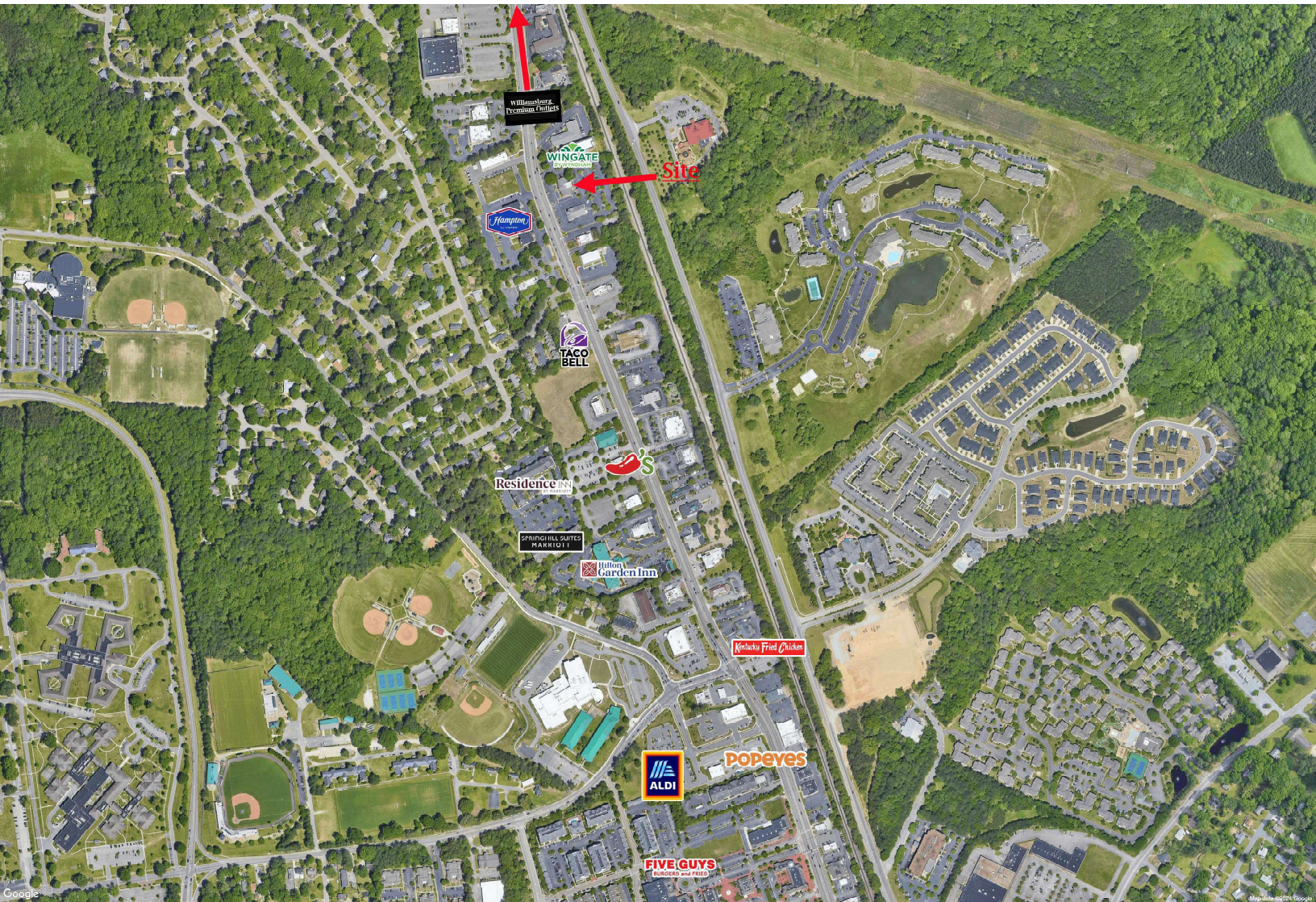
PANOS PROPERTY
 2005 RICHMOND RD., WILLIAMSBURG, VIRGINIA 23185
OPTION A





PANOS PROPERTY
2005 RICHMOND RD., WILLIAMSBURG, VIRGINIA 23185
OPTION B





2005 Richmond Road

Williamsburg, VA

May 2024



WINGATE
BY WYNDHAM

Hampton
BY HILTON

Google

Map data ©2023 Google

©2023 Sites USA All Rights Reserved

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Logos are for identification purposes only and may be trademarks of their respective companies.

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

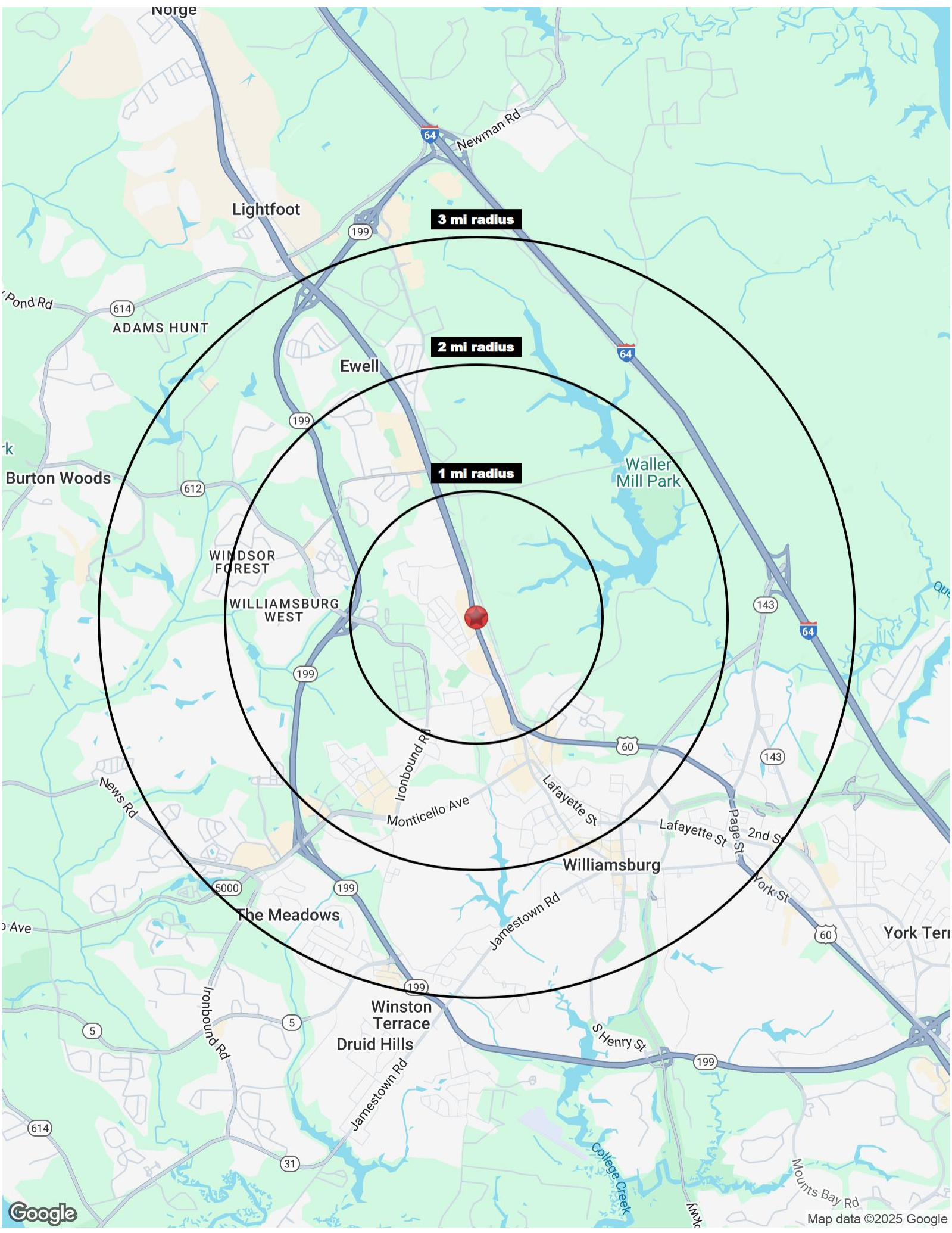


Retail Advisors, Inc.
 Lat/Lon: 37.299/-76.7269

2005 Richmond Rd Williamsburg, VA 23185	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	4,842	18,364	39,641
2029 Projected Population	5,739	20,134	42,178
2020 Census Population	4,357	16,110	35,953
2010 Census Population	3,660	14,194	32,597
Projected Annual Growth 2024 to 2029	3.7%	1.9%	1.3%
Historical Annual Growth 2010 to 2024	2.3%	2.1%	1.5%
2024 Median Age	32.8	35.5	38.7
Households			
2024 Estimated Households	2,339	7,259	15,718
2029 Projected Households	2,806	8,198	17,085
2020 Census Households	1,923	6,068	13,717
2010 Census Households	1,587	5,223	12,252
Projected Annual Growth 2024 to 2029	4.0%	2.6%	1.7%
Historical Annual Growth 2010 to 2024	3.4%	2.8%	2.0%
Race and Ethnicity			
2024 Estimated White	66.3%	59.9%	64.6%
2024 Estimated Black or African American	17.8%	27.4%	22.9%
2024 Estimated Asian or Pacific Islander	6.2%	4.6%	4.5%
2024 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2024 Estimated Other Races	9.4%	7.8%	7.8%
2024 Estimated Hispanic	7.9%	6.9%	6.7%
Income			
2024 Estimated Average Household Income	\$97,071	\$98,256	\$117,763
2024 Estimated Median Household Income	\$63,365	\$66,953	\$85,701
2024 Estimated Per Capita Income	\$47,244	\$40,090	\$47,552
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.5%	1.3%
2024 Estimated Some High School (Grade Level 9 to 11)	4.1%	4.8%	3.1%
2024 Estimated High School Graduate	16.4%	21.7%	18.4%
2024 Estimated Some College	19.6%	19.5%	17.0%
2024 Estimated Associates Degree Only	8.2%	7.6%	8.2%
2024 Estimated Bachelors Degree Only	29.5%	23.8%	27.2%
2024 Estimated Graduate Degree	21.6%	21.3%	24.7%
Business			
2024 Estimated Total Businesses	159	1,177	2,153
2024 Estimated Total Employees	1,937	11,850	21,989
2024 Estimated Employee Population per Business	12.2	10.1	10.2
2024 Estimated Residential Population per Business	30.4	15.6	18.4

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



3 mi radius

2 mi radius

1 mi radius