

**PREMIER DEVELOPMENT
OPPORTUNITY**

1408
RICHMOND
ROAD

**1.03 ACRES OF RETAIL
DOMINANT LAND**

WILLIAMSBURG, VIRGINIA

33,000 VPD RICHMOND ROAD/BYPASS

EXCLUSIVE AGENT



**CUSHMAN &
WAKEFIELD**

THALHIMER



1408
RICHMOND
ROAD

OPPORTUNITY

LAND	1.03 ACRES
ACCESS	Signalize intersection
ZONING	Retail
FRONTAGE	105' on Richmond Road
PARKING	Abundant
OTHER	Signage Opportunities
AVAILABLE	Immediately
ASKING PRICE	Upon Request
JOIN RETAIL NEIGHBORS	Another Broken Egg Café, Orange Theory Fitness, Aldi, Plaza Azteca, Movie Tavern, Primis Bank, Chipotle, Manhattan Bagel, The Shops at High Street, several hotels, and more

- Located at the busiest intersection in the City of Williamsburg
- Well-maintained property that is positioned between the Quality Suites, Comfort Inn, and Fairfield Marriot
- This location has a traffic count of nearly 33,000 vehicles per day on Richmond Road offering high visibility with 105 feet of frontage
- Adjacent to High Street surrounded by 250,000 SF of commercial space, 600 residential units and three hotels (423 rooms)

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RICHMOND ROAD/BYPASS - 33,000 VPD



Conceptual Banquet and Event center with 21,400 SF, can be built to host the Williamsburg Sports and Events Center groups, William and Mary functions and Colonial Williamsburg functions. Wedding Venue, corporate events, meeting space are among some of the projected uses.



FRONT ENTRY PERSPECTIVE

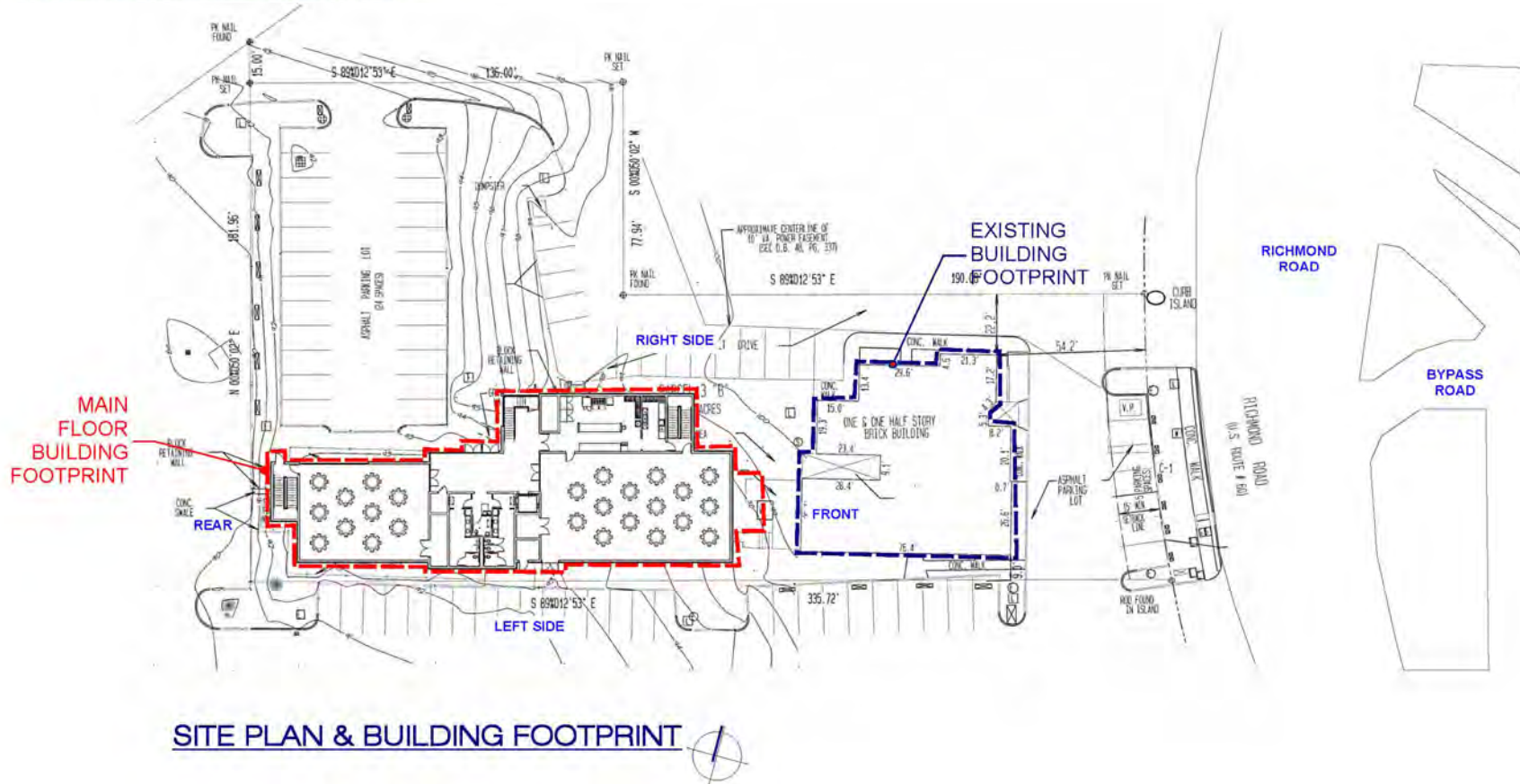


RAMP PERSPECTIVE

DEDICATED LOADING
AREA FOR DELIVERIES
& EVENTS AT GRADE



RIGHT ENTRY PERSPECTIVE



SITE PLAN & BUILDING FOOTPRINT



AERIAL PERSPECTIVE

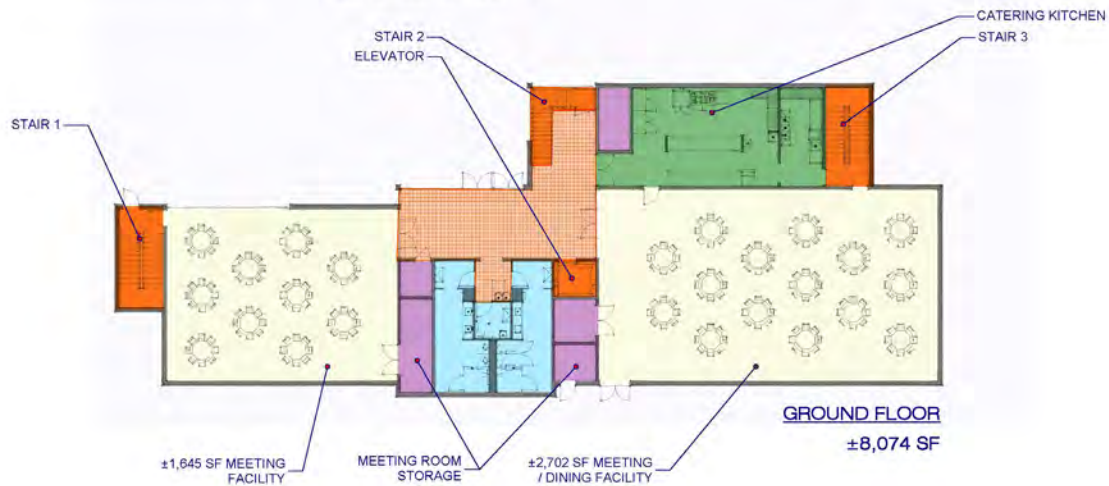
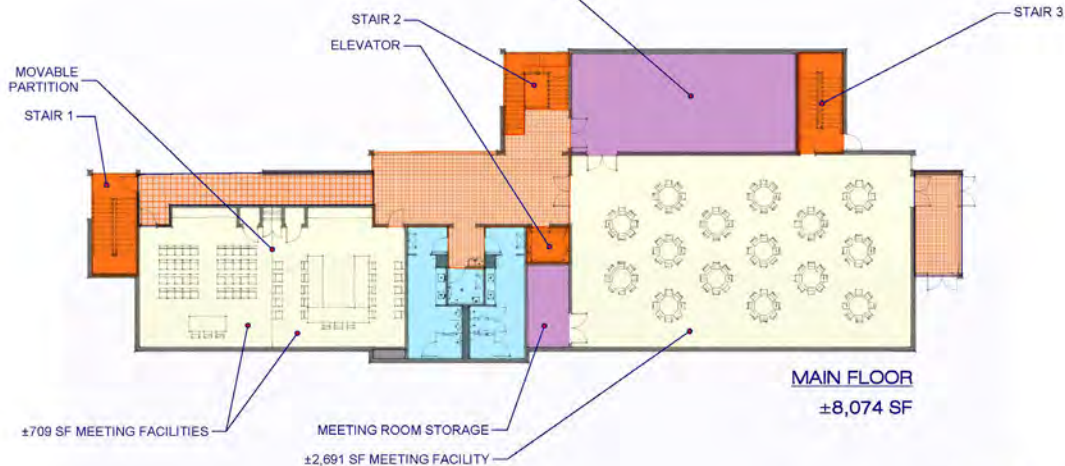
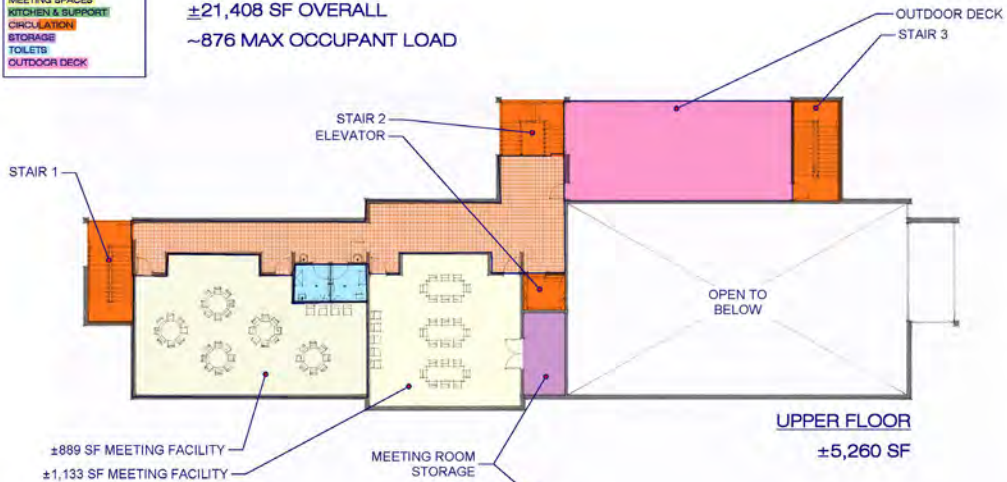


COLOR KEY:

- MEETING SPACES
- KITCHEN & SUPPORT
- CONF. ROOMS
- STORAGE
- TOILETS
- OUTDOOR DECK

BUILDING DATA:

±21,408 SF OVERALL
~876 MAX OCCUPANT LOAD





LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



FOUNTAIN PERSPECTIVE



PLAZA PERSPECTIVE



REAR PERSPECTIVE



LEFT PERSPECTIVE



BUSES & PLAZA PERSPECTIVE



CONVENTION CENTER & FAIRFIELD MARRIOTT HOTEL PERSPECTIVE



PERSPECTIVE FROM ABOVE



LEFT & FRONT PERSPECTIVE FROM FAIRFIELD MARRIOTT HOTEL

1408 RICHMOND ROAD DEVELOPMENT
01/14/2026
HM 45064



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NEW CONCEPTS & ENDLESS POSSIBILITIES

[EXAMPLE]

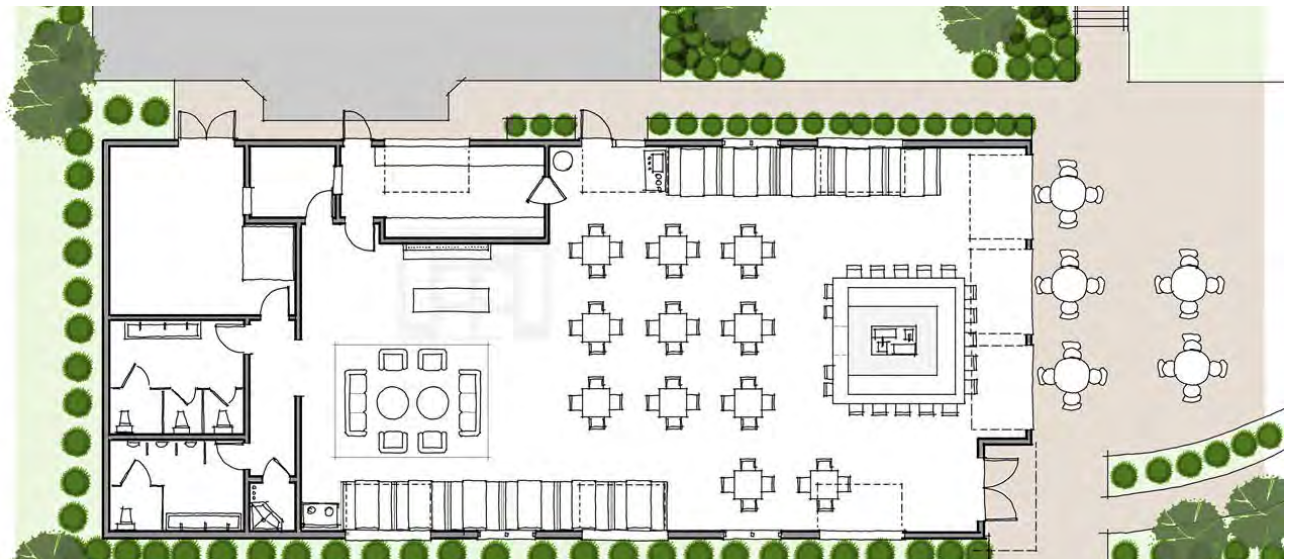
TAPHOUSE / BREWERY



CONCEPTUAL SITE PLAN



CONCEPTUAL FLOOR PLAN







1408

**RICHMOND
ROAD**

MORE THAN
16K POPULATION
1.3M COMMUTERS
NEARLY 10K STUDENTS
\$1B TOURISM SPENDING
**MILLIONS OF TOURISTS
VISIT WILLIAMSBURG
VIRGINIA ANNUALLY**



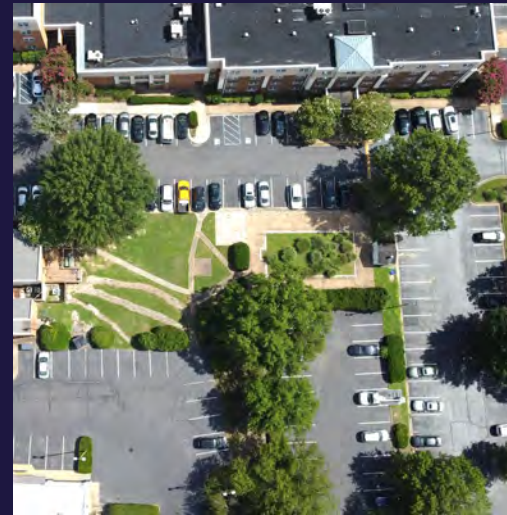
				
1 MILE	6,294 POPULATION	\$62,087 MEDIAN HHI	2.2% UNEMPLOYMENT RATE	19.6% 25.2% EDUCATION <small>(High School Graduate/ 4+ Years Degree)</small>
3 MILE	39,883 POPULATION	\$84,724 MEDIAN HHI	4.8% UNEMPLOYMENT RATE	17.3 27.3% EDUCATION <small>(High School Graduate/ 4+ Years Degree)</small>
5 MILE	81,424 POPULATION	\$102,749 MEDIAN HHI	4.0% UNEMPLOYMENT RATE	16.8% 28.7% EDUCATION <small>(High School Graduate/ 4+ Years Degree)</small>

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The property is in the heart of Williamsburg, Virginia just minutes from Busch Gardens, Riverside Hospital, and Anheuser Busch and two world-class institutions, the College of William & Mary (6,236 students) and the Colonial Williamsburg Foundation which provide the area's largest demand drivers in proximity. This area offers a labor supply pool of over one million people within a 45-minute drive.

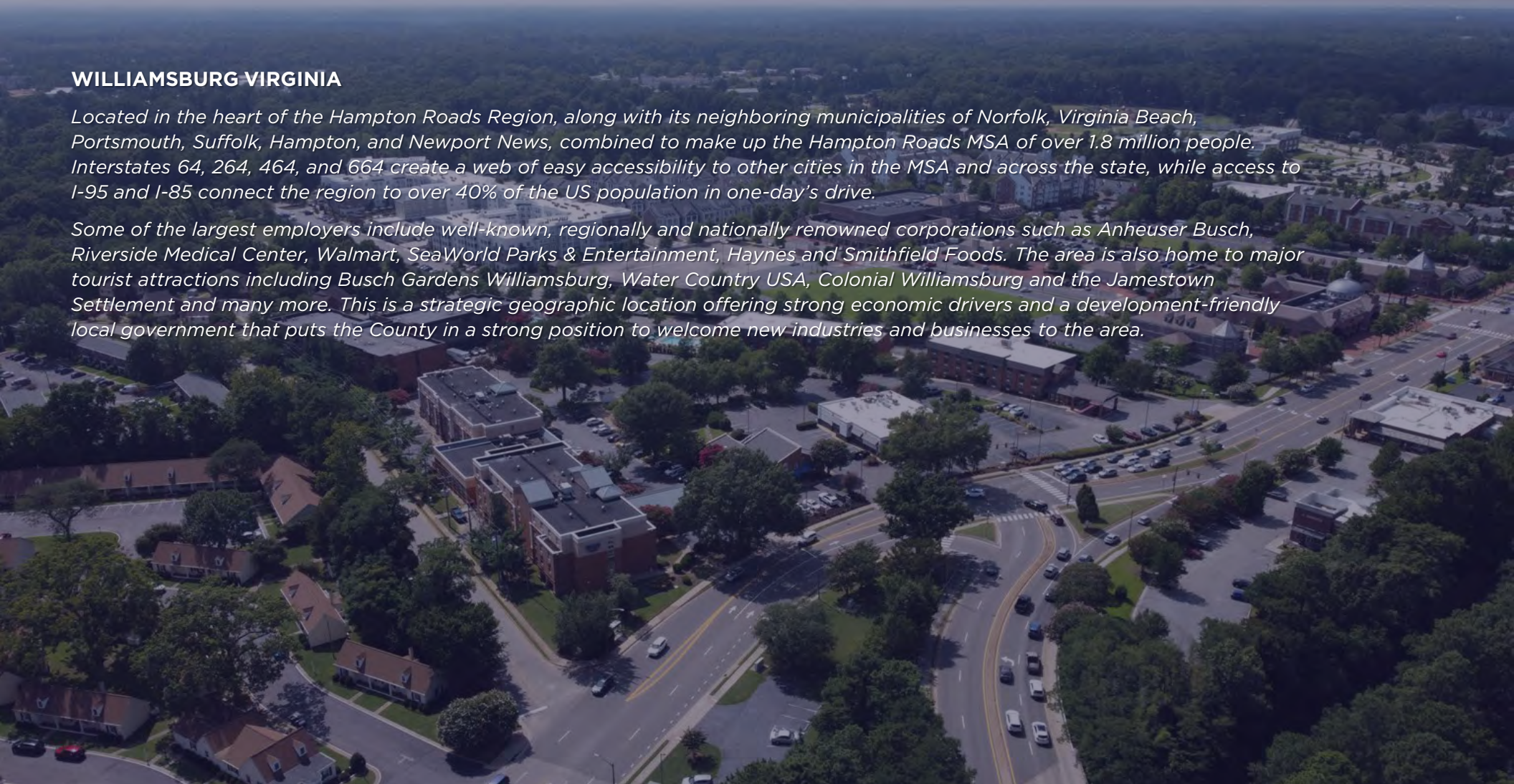
This market averages nearly \$1 billion in annual tourism spendings and has a workforce that consists of 1.3 million within commuting distance of the City, offering residents a variety of occupational and career choices. The majority of the 700 area business establishments fall into the realm of retail trade or accommodations and food services catering to 6-8 million visitors annually.



WILLIAMSBURG VIRGINIA

Located in the heart of the Hampton Roads Region, along with its neighboring municipalities of Norfolk, Virginia Beach, Portsmouth, Suffolk, Hampton, and Newport News, combined to make up the Hampton Roads MSA of over 1.8 million people. Interstates 64, 264, 464, and 664 create a web of easy accessibility to other cities in the MSA and across the state, while access to I-95 and I-85 connect the region to over 40% of the US population in one-day's drive.

Some of the largest employers include well-known, regionally and nationally renowned corporations such as Anheuser Busch, Riverside Medical Center, Walmart, SeaWorld Parks & Entertainment, Haynes and Smithfield Foods. The area is also home to major tourist attractions including Busch Gardens Williamsburg, Water Country USA, Colonial Williamsburg and the Jamestown Settlement and many more. This is a strategic geographic location offering strong economic drivers and a development-friendly local government that puts the County in a strong position to welcome new industries and businesses to the area.



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