Retail Advisors — *Assembling the Retail World*

FREE-STANDING RESTAURANT W/ A DRIVE-THRU OPPORTUNITY

1993 Richmond Road
Williamsburg,
VA 23185

ASKING PRICE **$1,600,000.00**
$25 psf NNN

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, High Street Mixed Use, 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!

Offering full access, this approximately 3,495 sqft. free-standing former QSR is situated on approx. 1.09 AC.   All furniture, fixtures and equipment will be available.

FOR SALE OR LEASE

Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us

1993 RICHMOND ROAD WILLIAMSBURG, VA 23185

Situated along Richmond Road, this **Free-standing former Fast-food restaurant**, is located in one of Williamsburg's most prominent retail/restaurant areas, which is home to a plethora of hotels, local resturants and retailers, serving the residents and toursits of Williamsburg!
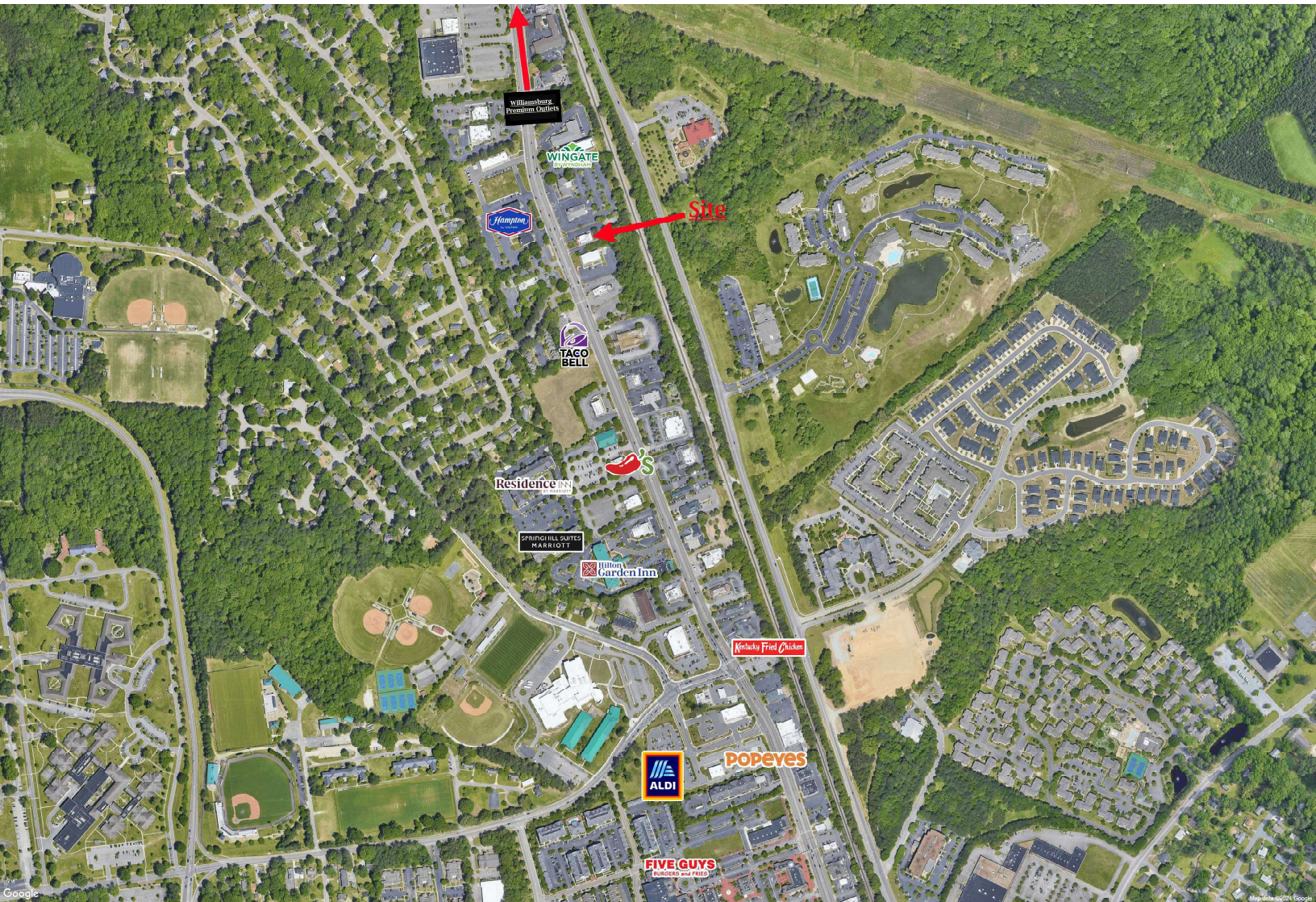
Demographic Summary

	1 mile	2 miles	3 miles
2023 Estimated Population:	4,656	16,957	38,114
2023 Est. Median HH Income:	$68,958	$74,403	$91,359
2023 Est. Total Employees:	2,280	11,676	22,083

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1993 Richmond Road

Williamsburg, VA

May 2024

Williamsburg Premium Outlets

WINGATE BY WYNDHAM

Hampton

Site

TACO BELL

Chili's

Residence INN MARRIOTT

SPRINGHILL SUITES MARRIOTT

Hilton Garden Inn

Kentucky Fried Chicken

ALDI

POPEYES

FIVE GUYS BURGERS and FRIES

Retail Advisors

Google

WINGATE BY WYNDHAM

Google

Map data ©2023 Google

Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Retail Advisors, Inc.
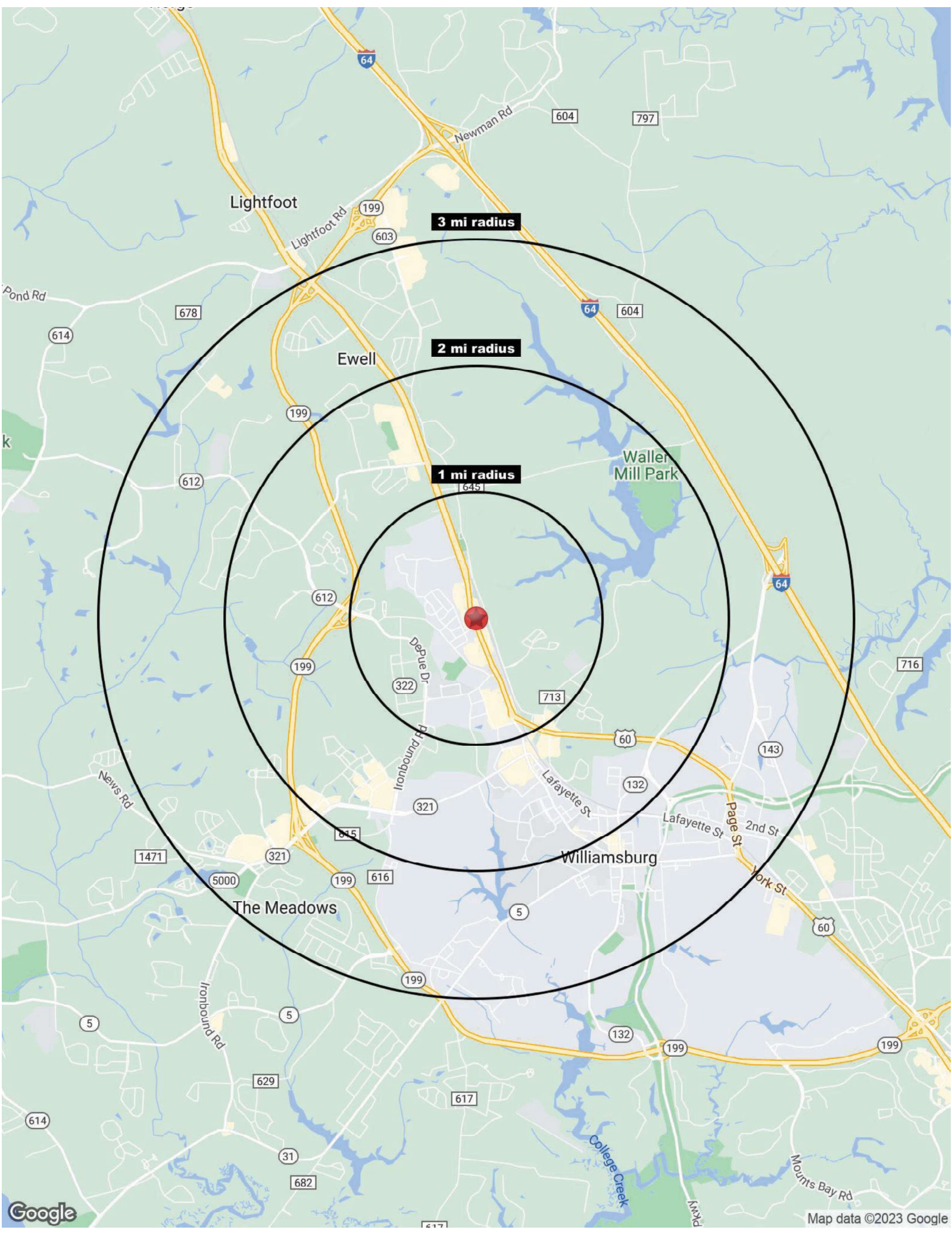Lat/Lon: 37.2982/-76.7265

1993 Richmond Rd **Williamsburg, VA 23185**	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	4,656	16,957	38,114
2028 Projected Population	5,850	19,073	41,562
2020 Census Population	4,569	15,950	36,543
2010 Census Population	3,855	14,021	33,114
Projected Annual Growth 2023 to 2028	5.1%	2.5%	1.8%
Historical Annual Growth 2010 to 2023	1.6%	1.6%	1.2%
2023 Median Age	38.4	37.7	41.0
Households			
2023 Estimated Households	2,155	6,661	15,037
2028 Projected Households	2,708	7,653	16,564
2020 Census Households	2,001	6,010	13,951
2010 Census Households	1,657	5,153	12,460
Projected Annual Growth 2023 to 2028	5.1%	3.0%	2.0%
Historical Annual Growth 2010 to 2023	2.3%	2.3%	1.6%
Race and Ethnicity			
2023 Estimated White	62.8%	56.2%	62.1%
2023 Estimated Black or African American	18.5%	17.4%	14.8%
2023 Estimated Asian or Pacific Islander	8.2%	18.3%	15.4%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2023 Estimated Other Races	10.3%	7.9%	7.5%
2023 Estimated Hispanic	8.5%	6.9%	6.4%
Income			
2023 Estimated Average Household Income	$92,514	$102,425	$123,388
2023 Estimated Median Household Income	$68,958	$74,403	$91,359
2023 Estimated Per Capita Income	$43,268	$41,552	$49,568
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.6%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.7%	4.4%	3.3%
2023 Estimated High School Graduate	22.9%	21.4%	18.7%
2023 Estimated Some College	18.5%	17.8%	16.0%
2023 Estimated Associates Degree Only	7.4%	7.6%	7.5%
2023 Estimated Bachelors Degree Only	27.6%	24.8%	27.5%
2023 Estimated Graduate Degree	19.0%	22.3%	25.3%
Business			
2023 Estimated Total Businesses	185	1,147	2,169
2023 Estimated Total Employees	2,280	11,676	22,083
2023 Estimated Employee Population per Business	12.3	10.2	10.2
2023 Estimated Residential Population per Business	25.2	14.8	17.6