

FOR SALE & LEASE

FORMER YANKEE CANDLE FACTORY

2200 Richmond Rd | Williamsburg, VA 23185



S.L. NUSBAUM
REALTY CO.



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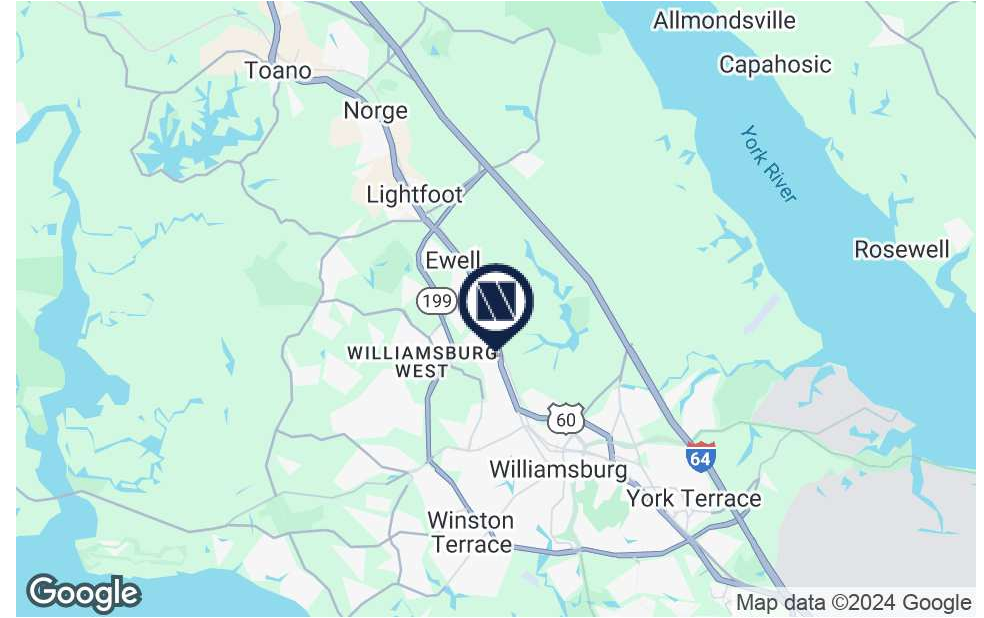
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	\$6,250,000
Lease Rate Upstairs:	\$10.00/SF/NNN
Lease Rate Downstairs:	\$15.00/SF/NNN
Acres:	6.63
Price / SF:	\$96.29
Year Built:	2005
Zoning:	B-2

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Daytime Population	5,694	52,429	82,917
Total Households	2,342	14,499	31,238
Average HH Income	\$88,669	\$116,044	\$125,567

PROPERTY OVERVIEW

64,908 free-standing retail opportunity on 6.63 acres

PROPERTY HIGHLIGHTS

- Fully conditioned
- 20,000 SF of 2nd floor warehouse with 22' clear ceilings
- 3,269 SF office space on 2nd floor
- Loading Dock (4 bay doors), 2 with dock levelers
- 15,000 lb Capacity freight elevator
- Equipped with 2,800-amp electrical service
- Fantastic access and visibility with ±350 feet of frontage on Richmond Rd (15,000 VPD)
- 5/1000 Parking ratio

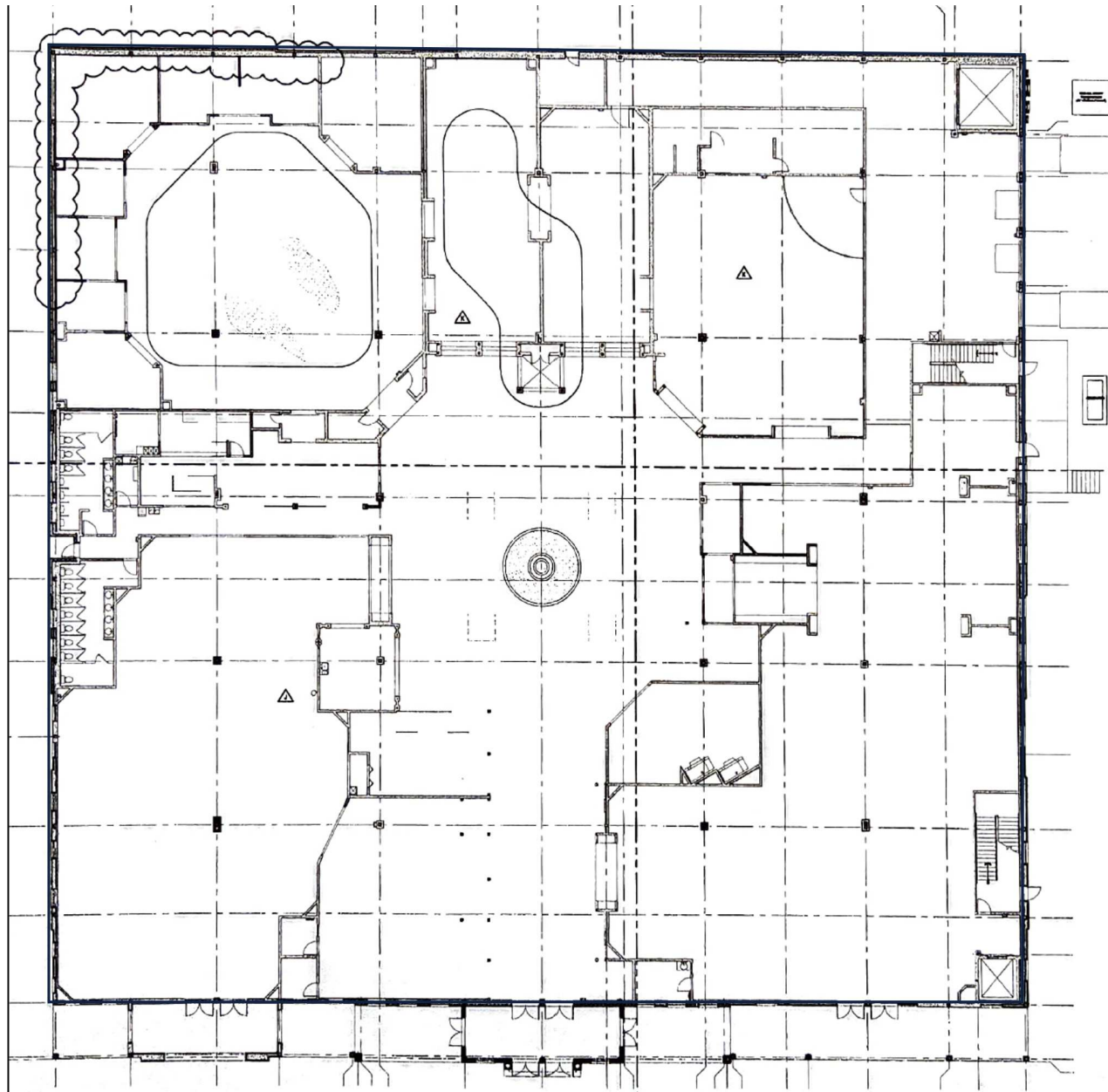
1ST FLOOR

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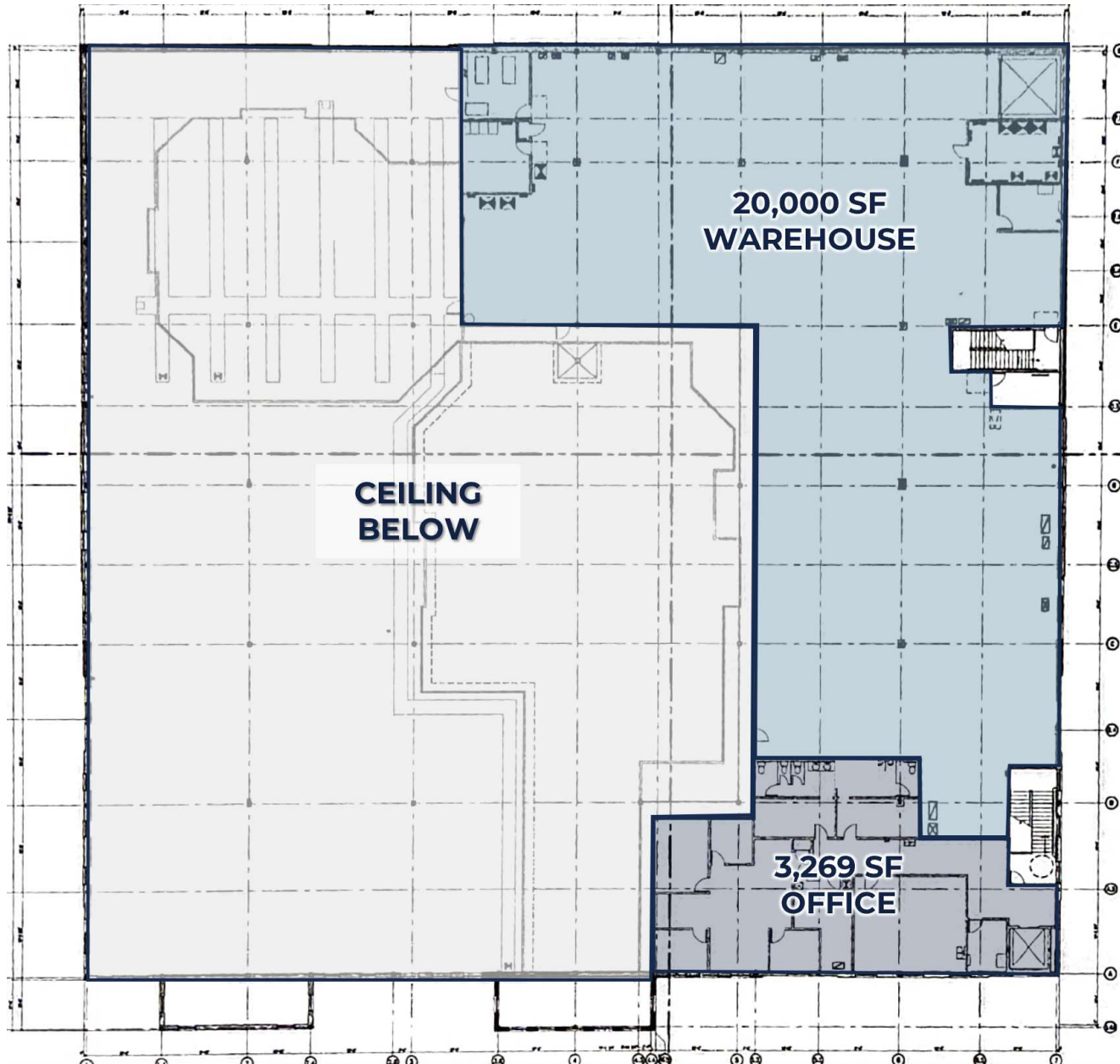
2ND FLOOR

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TRADE AREA

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CONTACT INFORMATION

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RETAIL ADVISORS

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