

FOR SALE

14311 AND 14315 WILCOX NECK RD

Charles City, VA 23030



OFFERING SUMMARY

Sale Price:	\$449,500
Commercial SF:	3,500 SF
Residential SF:	1,600 SF
Lot Size:	0.75 Acres
Price / SF:	\$88.14
Zoning:	Business
Market:	Williamsburg

PROPERTY OVERVIEW

Introducing a prime opportunity for entrepreneurs and/or investors—a 3,500 SF Free Standing commercial building on a 0.75 AC lot with road frontage at the corner of Wilcox Neck Rd and John Tyler Memorial Hwy. This property is strategically located in close proximity to Williamsburg, James City County, and New Kent County adjacent to the VA Capital Bike Trail. The property offers the ideal canvas for a retail, service, or contracting business venture.

The generously sized commercial building includes an office area in the front and can be configured to accommodate 1, 2 or 3 separate commercial tenants. The exterior parking area can be easily fenced in for an additional 9,000 SF of exterior storage. 2 Additional storage sheds. Public Water and Sewer. Zoned for Business, this property presents a versatile foundation for visionary entrepreneurs seeking to establish a prominent presence in the Williamsburg area.

INCOME PRODUCING RESIDENTIAL HOME - The residential component of the property is currently rented through July 2026 for \$1,500/month (producing \$18,000/year income). The home features 3 bedrooms and 2 bathrooms. Primary suite includes an oversized walk-in closet and a large soaking tub in the bathroom. Public Water and Sewer.

Sold as a Portfolio ONLY.

James Kourmadas
(708) 476-1995

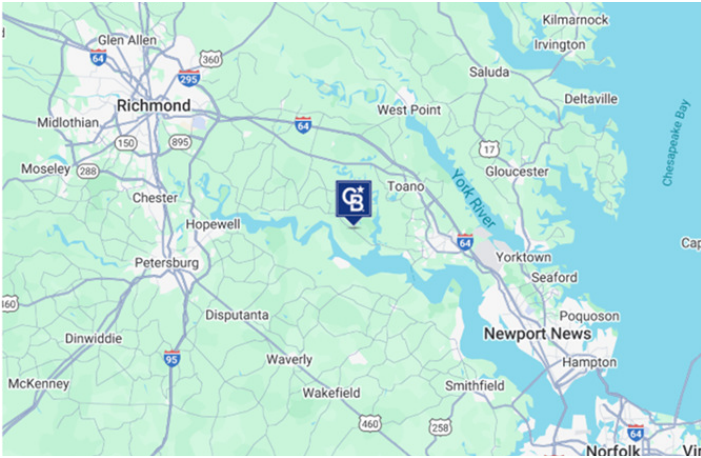


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COMMERCIAL**
BROOKS REAL ESTATE

SALE

14311 AND 14315 WILCOX NECK RD

Charles City, VA 23030



PROPERTY HIGHLIGHTS

- Located conveniently between Richmond and Williamsburg
- 0.75 AC Lot
- 3,500 SF Free Standing Commercial Building
- 1,600SF income producing Single Family Home
- 2 Additional Storage Sheds
- 6ft x 8ft Pylon Sign visible from John Tyler Memorial Hwy
- 9,000 SF Exterior Parking or Materials Storage
- Property served by Public Water and Sewer
- Zoned for Business
- Prime location convenient to Williamsburg, James City County, New Kent
- Ideal for retail, service or contracting venture
- Commercial building is configurable for 1 to 3 tenants
- Versatile foundation for any commercial business venture



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COMMERCIAL BUILDING 14311 WILCOX NECK RD

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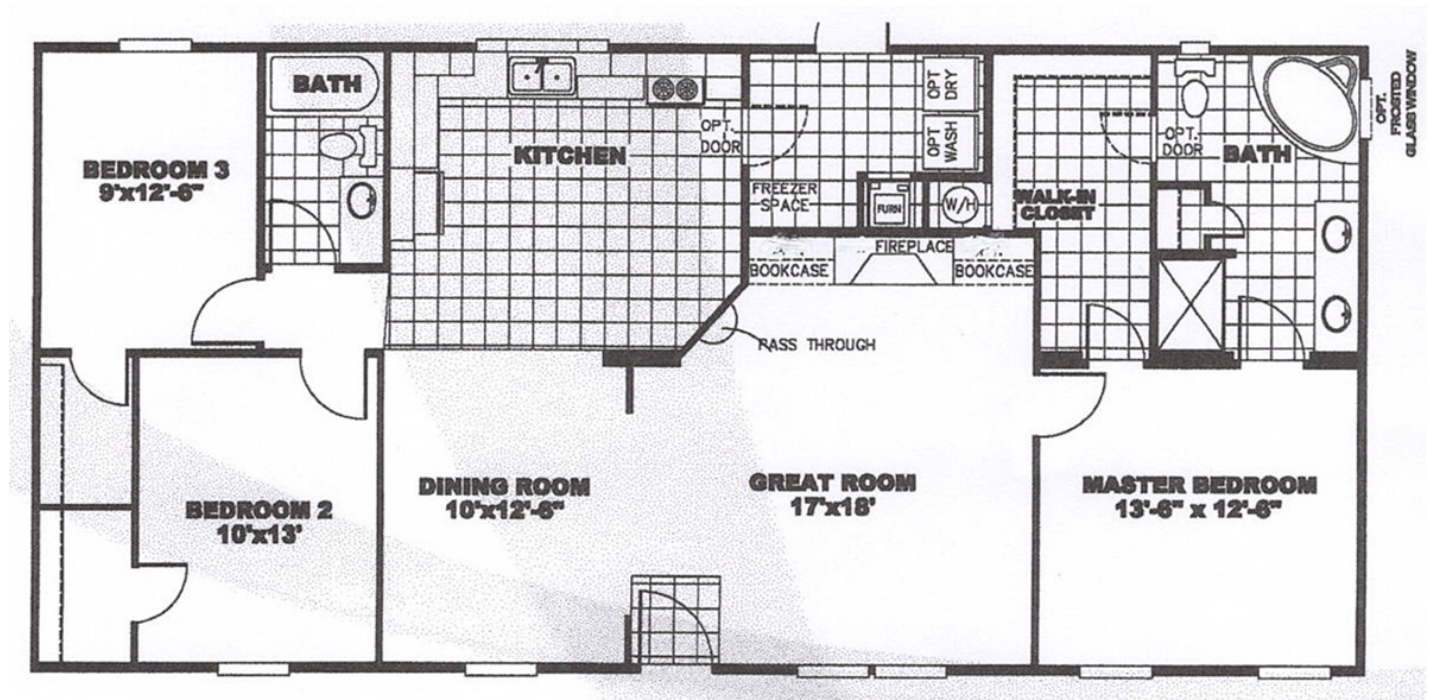


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RESIDENTIAL HOME

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Charles City, VA 23030



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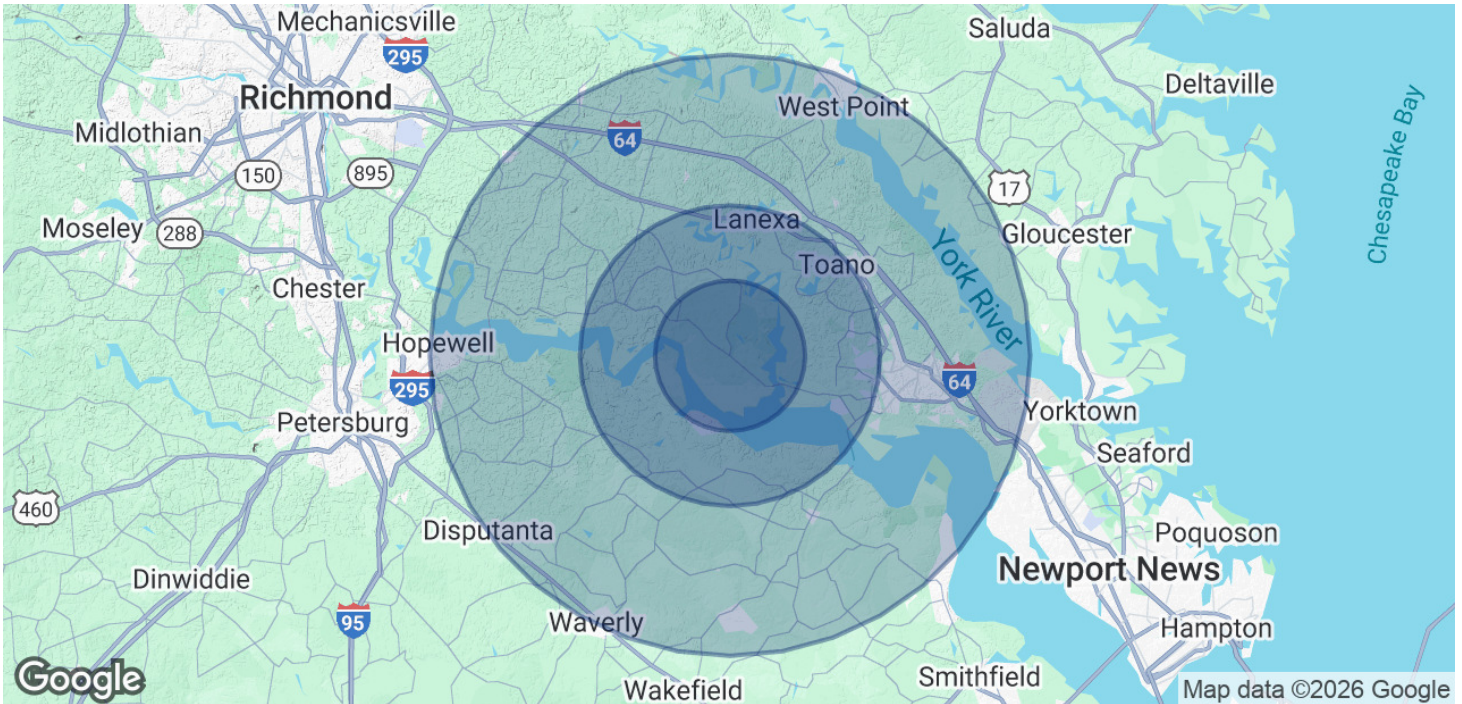


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DEMOGRAPHICS

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POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	1,177	40,470	180,995
Average Age	51	47	44

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	520	16,642	71,974
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$124,215	\$116,126	\$118,215
Average House Value	\$560,792	\$498,169	\$431,891

Demographics data derived from AlphaMap

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