

# EXCELLENT RETAIL LOCATION

7500 RICHMOND RD SUITE D

Williamsburg, VA 23188



## PROPERTY DESCRIPTION

This center unit is located in the Shops at Norge Crossing. Anchor tenants include, Tractor Supply, and O'Reilly Auto Parts, and the corporate offices of a regional bank that will be opening soon. This Unit faces Richmond Road that has a traffic count of over 22,000 daily trips. Richmond Road is the major commuter corridor for James City County and, is the fastest growth corridor in the area as well. The 2815 sf unit is currently a Snap Fitness Center but would be perfect for any retail business, i.e. Gym, general retail, , gift shop, dry cleaner, UPS/FedEx Store, Print Shop, Card Store. It is complimented well by existing stores in the Center, i.e.: Allstate Insurance, Coffee Shop, Nail Salon, Restaurant, Chinese Take out restaurant.

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	8
Available SF:	2,950 SF
Lot Size:	1.79 Acres
Building Size:	2,815 SF
Zoning:	B1 GENERAL
APN:	23-2 01-0-0071-E

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	12,920	43,016	60,859
Total Population	29,864	97,755	138,951
Average HH Income	\$82,716	\$91,839	\$90,855

**David Burks**  
804 366 2754



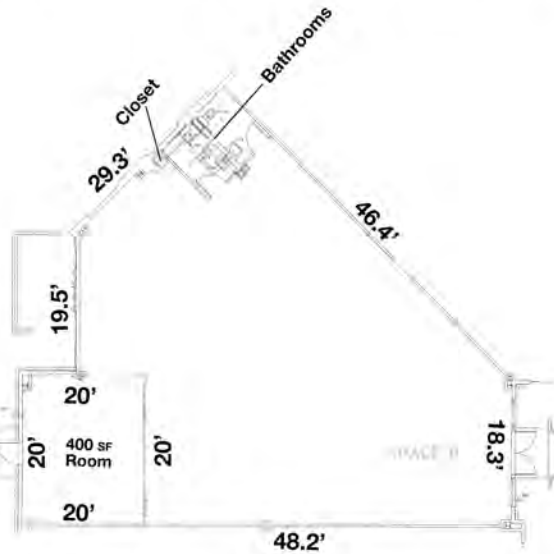
**COLDWELL BANKER  
COMMERCIAL**  
BROOKS REAL ESTATE

# LEASE

**7500 RICHMOND RD SUITE D**  
7500 Richmond Rd Suite D Williamsburg, VA 23188



**NORGE CROSSING - 7500 Richmond Road, Williamsburg, Virginia**



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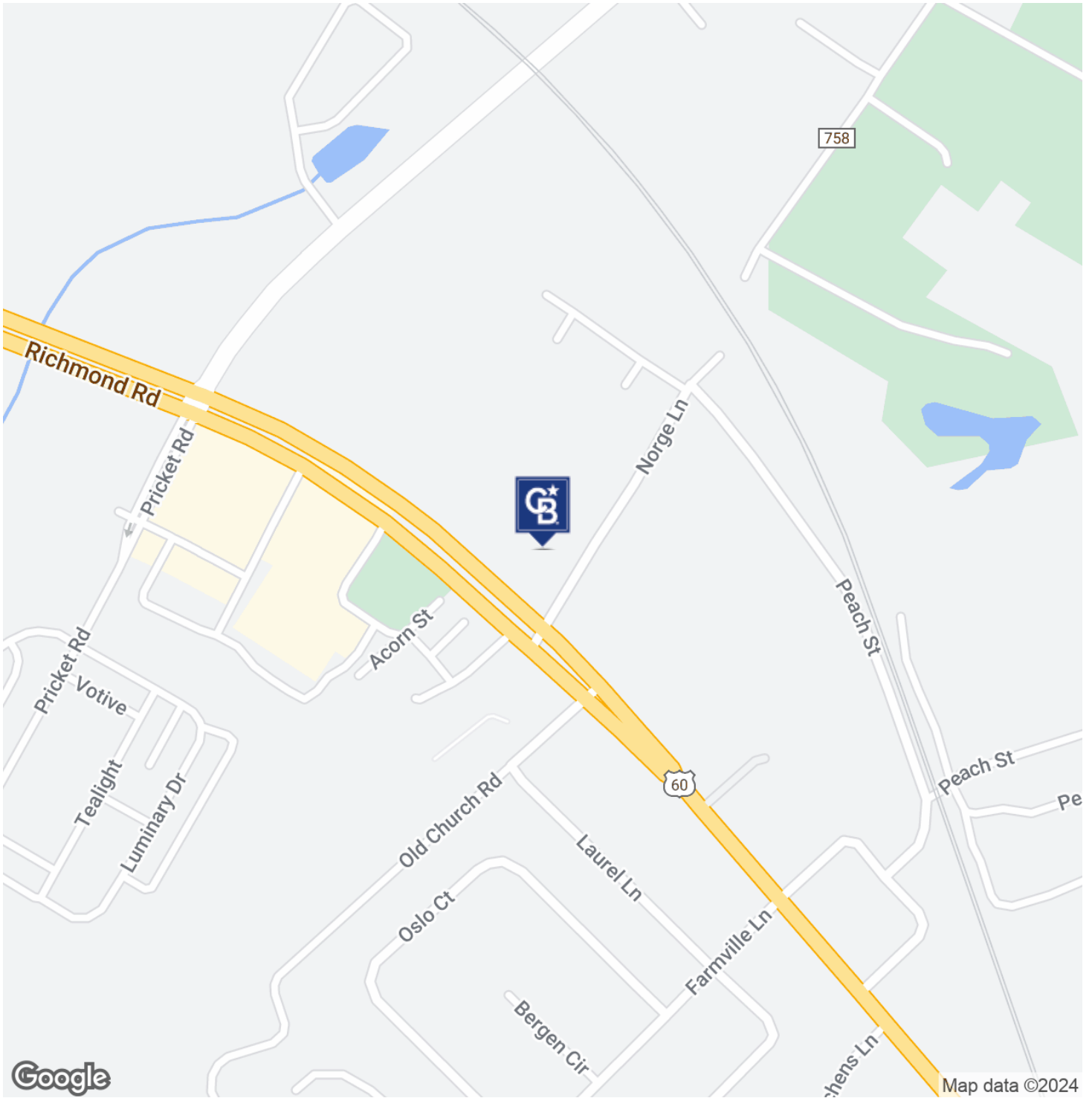
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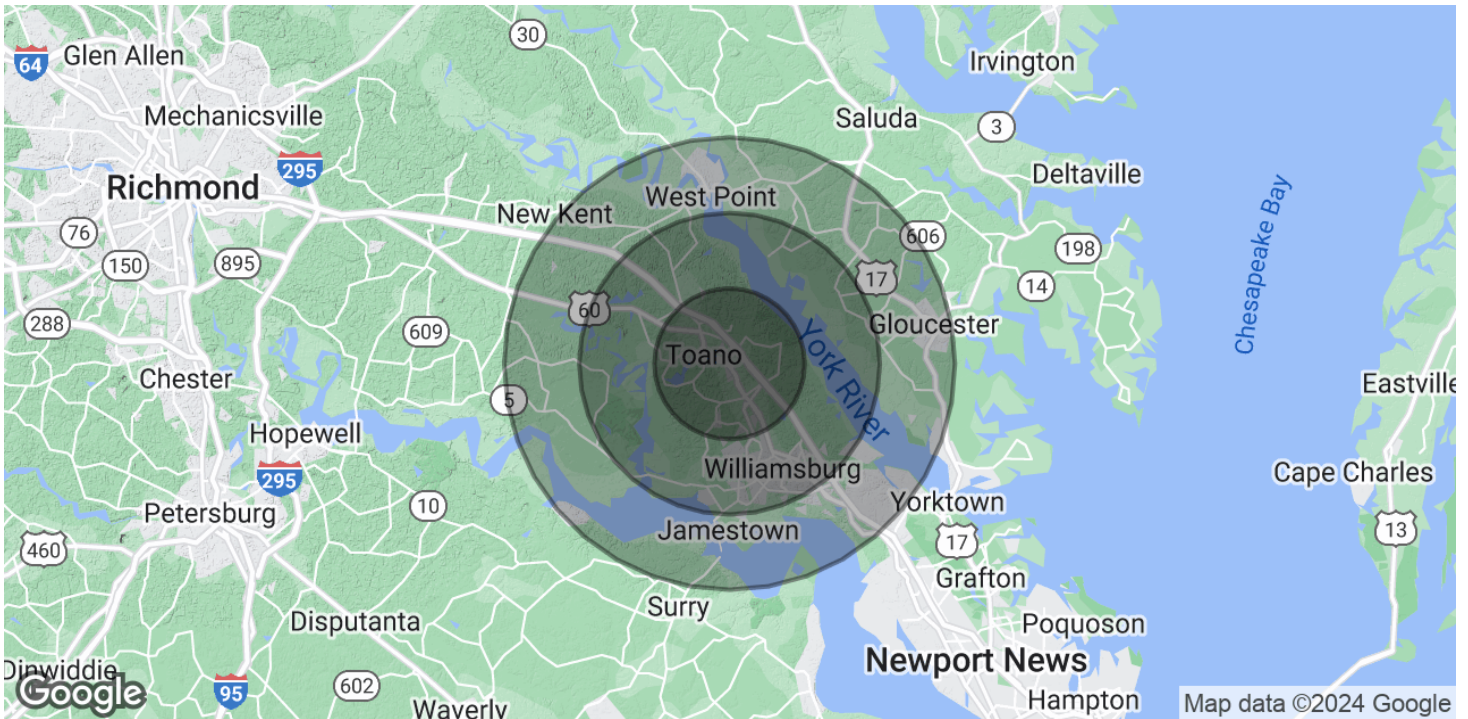
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	29,864	97,755	138,951
Average Age	44.5	44.5	44.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	12,920	43,016	60,859
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$82,716	\$91,839	\$90,855
Average House Value	\$316,345	\$343,571	\$328,785

\* Demographic data derived from 2020 ACS - US Census

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