

COMMERCIAL BUILDING FOR SALE

7435 RICHMOND RI
Williamsburg, VA 2318



PROPERTY DESCRIPTION

This newly renovated 1844 sqft building is zoned B-1 General Business and currently set up as a contractor showroom but is wide open and ready for your individual business. Property selling as is where is but has had many updates completed in the past year to include new roof, water heater, paint inside and out, ceiling and floors redone and complete bathroom overhaul, see photos. The HVAC system is about 3 years old, everything else was done last year. Wonderful location in downtown Norge. This property is located in the largest growth corridor in James City County, as well as it is in the midst of the largest commercial corridor in James City County. Traffic count is 23,000 +/- vehicles a day, an intense commuter corridor. Good frontage on Richmond Road. Standalone facility is a rare find. Excellent location for a small business, and a nice investment as well.

OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	12,653 SF
Building Size:	1,844 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	13,230	44,066	58,885
Total Population	32,995	111,355	148,911
Average HH Income	\$115,735	\$123,099	\$122,657

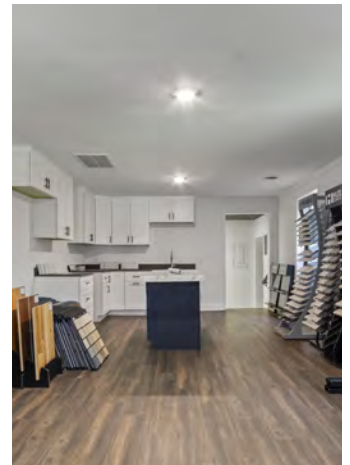
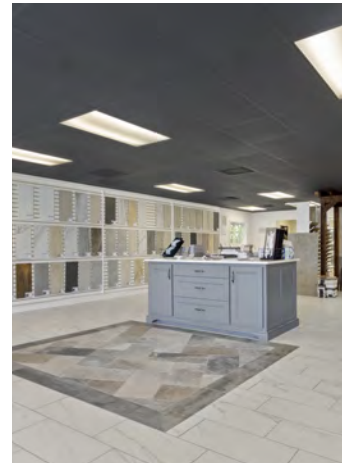
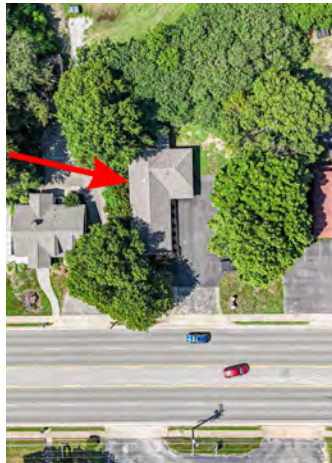
John Wilson
757 345 5060



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COMMERCIAL**
BROOKS REAL ESTATE

COMMERCIAL PROPERTY FOR SALE

7435 RICHMOND RD
Williamsburg, VA 23188



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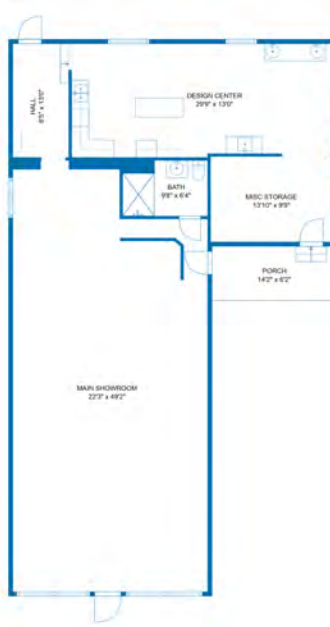


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SALE

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7435 Richmond Rd Williamsburg, VA 23188



Measurements are deemed reliable but not guaranteed.

LEGEND

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	N/A

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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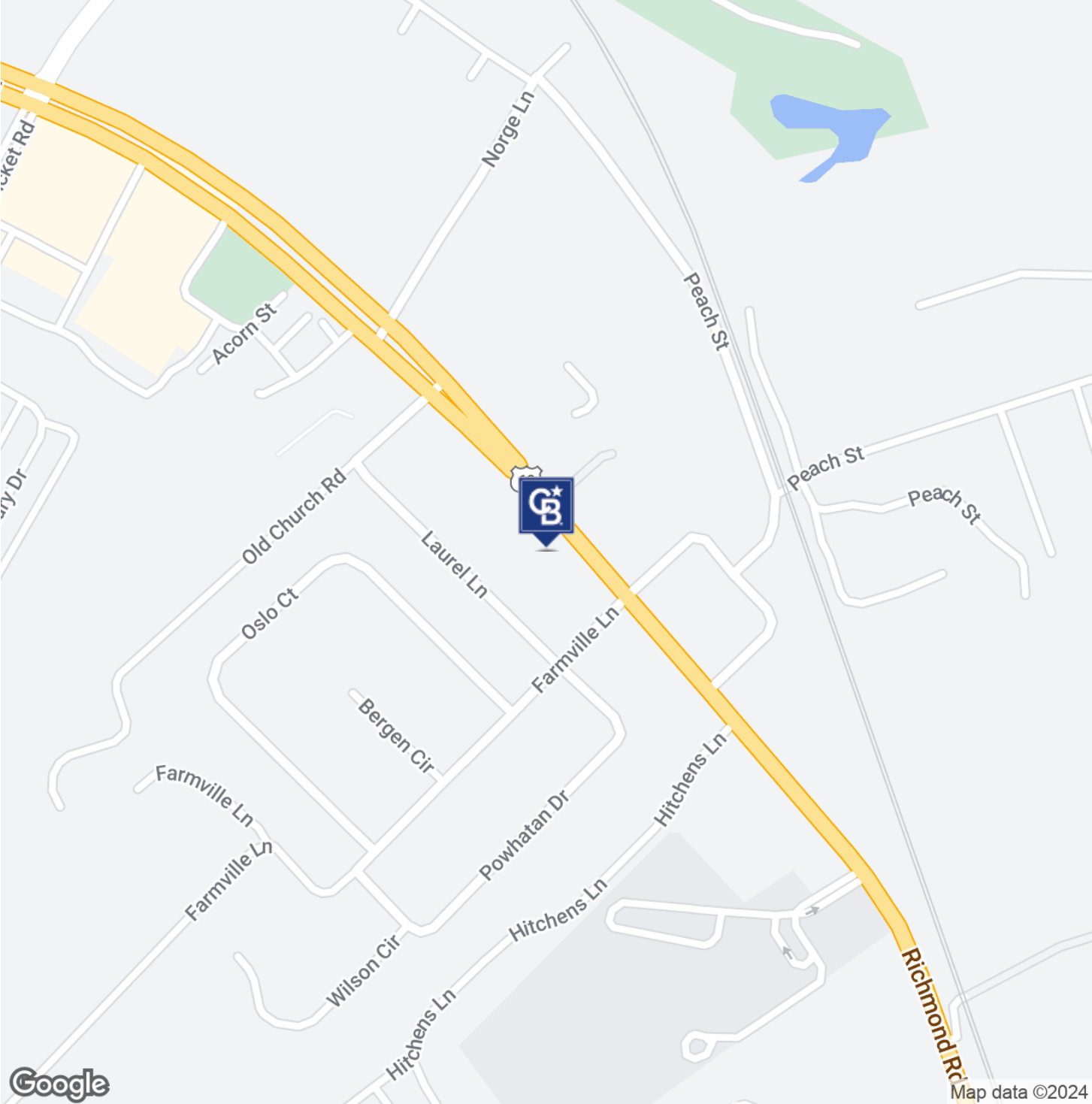
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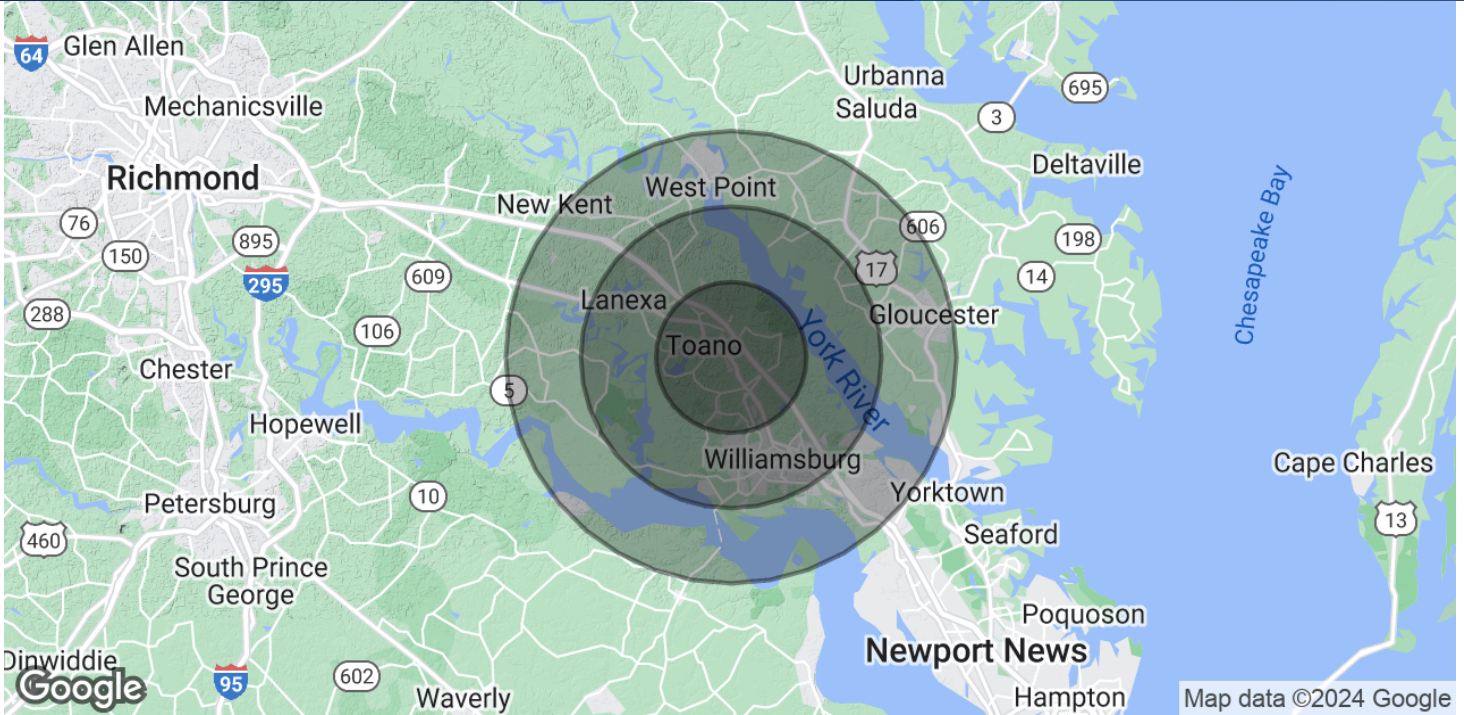
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	32,995	111,355	148,911
Average Age	45	45	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	13,230	44,066	58,885
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$115,735	\$123,099	\$122,657
Average House Value	\$454,894	\$494,287	\$469,630

Demographics data derived from AlphaMap

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