

COMMERCIAL BUILDING FOR SALE

7435 RICHMOND RI

Williamsburg, VA 2318



PROPERTY DESCRIPTION

This newly renovated 1,844 sf building is zoned B-1, General Business, and currently set up as a showroom, but the buildout is appropriate for most any business. Many updates completed in the past year to include new roof, water heater, paint inside and out, new floor coverings, and an updated restroom. The HVAC system is three years old, all other upgrades completed last year. This property is located in the largest growth corridor in the county, as well as the busiest commercial corridor. Excellent 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

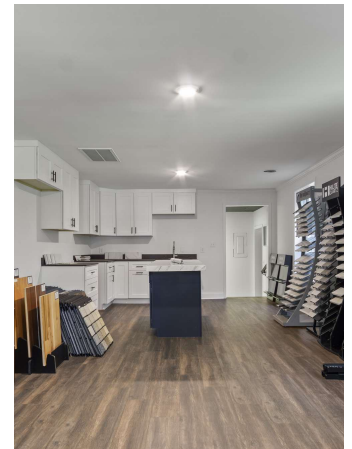
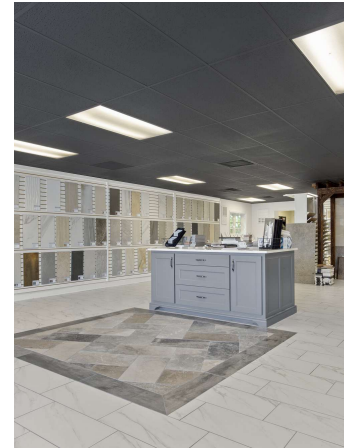
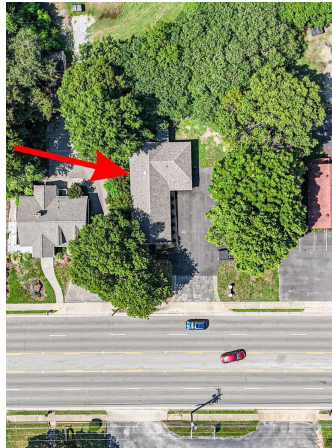
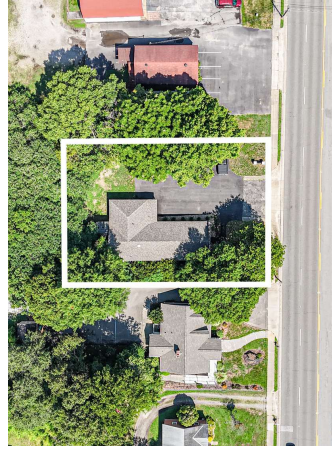
John Wilson
(757) 880-9085



**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

COMMERCIAL PROPERTY FOR SALE

7435 RICHMOND RD
Williamsburg, VA 23188



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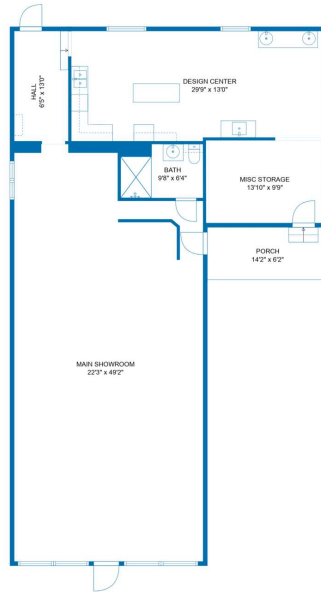


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SALE

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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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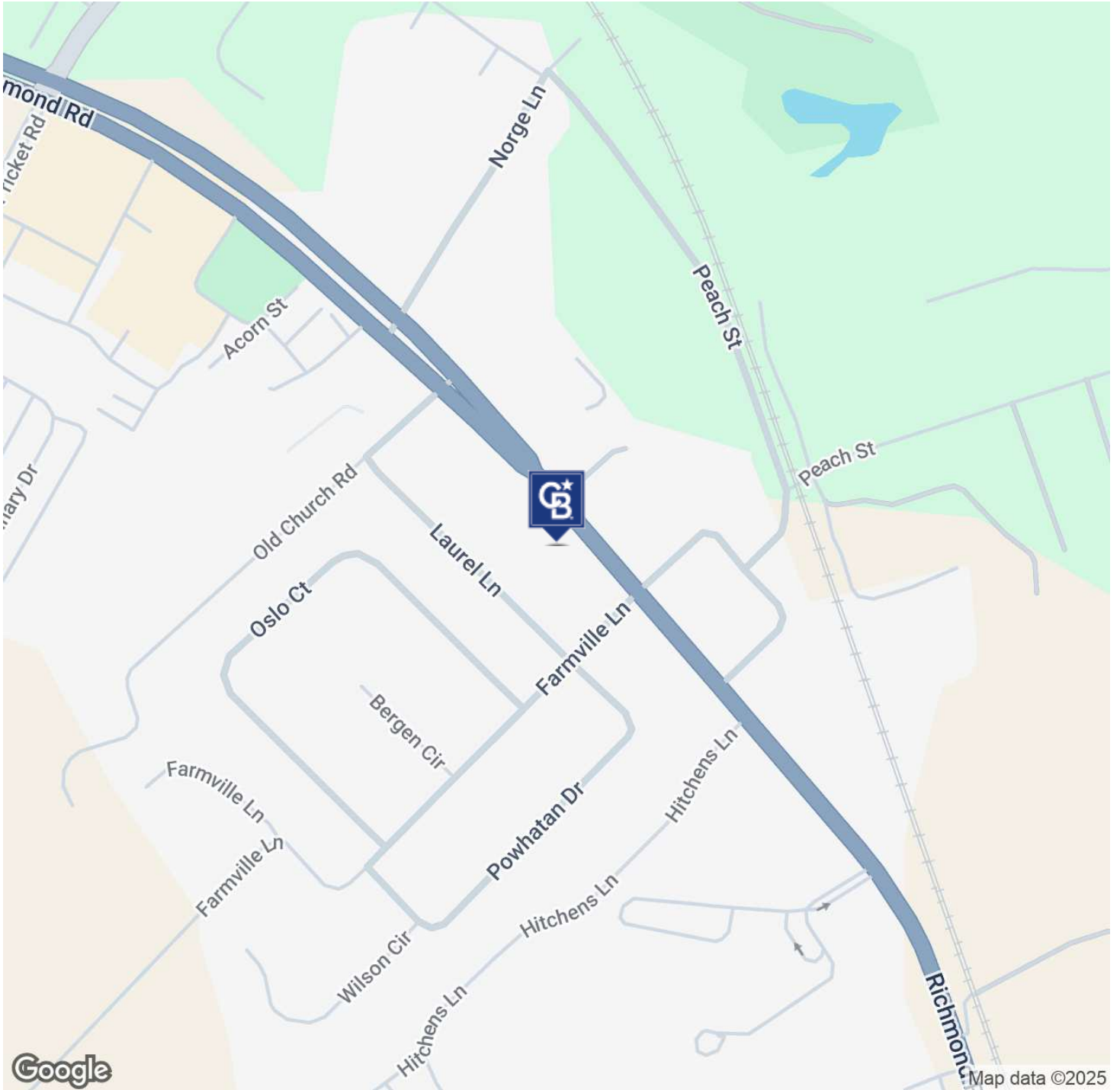
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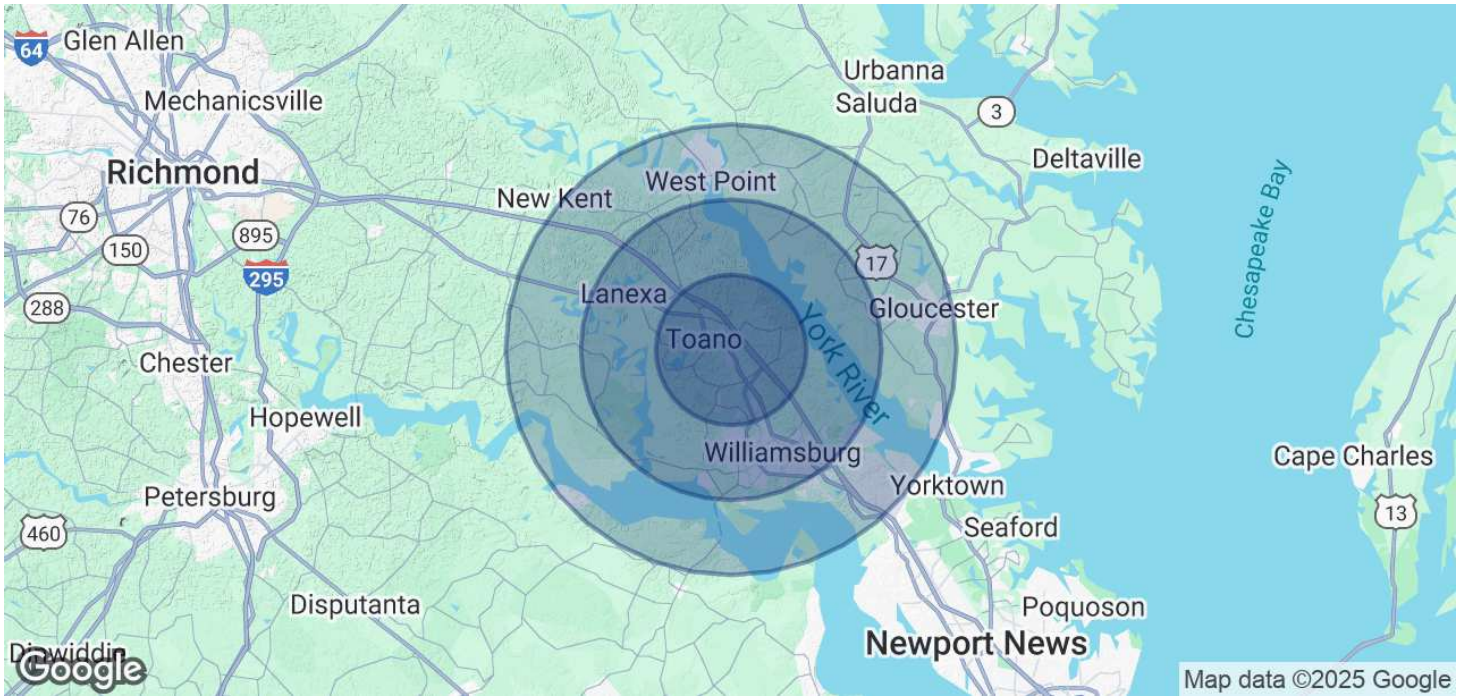


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	32,995	111,355	148,911
Average Age	45	45	45
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	13,230	44,066	58,885
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$115,735	\$123,099	\$122,657
Average House Value	\$454,894	\$494,287	\$469,630

Demographics data derived from AlphaMap

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