

# 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. The property also includes a 1,600 SF single family home nestled comfortably at the back of the parcel. This property is strategically located in close proximity to Williamsburg, James City County, and New Kent County. The property offers the ideal canvas for a retail, service, or contracting business venture with onsite housing for the ideal live-work lifestyle.

The generously sized commercial building includes an office area in the front and can be configured to accommodate 1, 2 or 3 separate 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.

The residential component of the property 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. Can be used by the property owner for living quarters, a caretaker for the property, or as an income producing rental property.

**James Kourmadas**  
(708) 476-1995

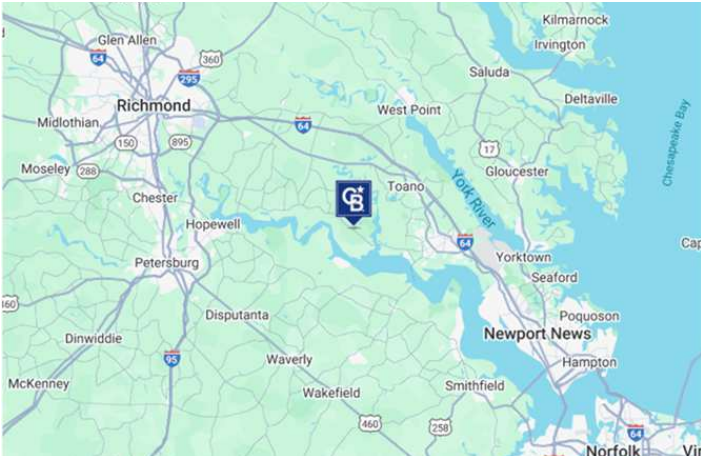


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# SALE

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### PROPERTY HIGHLIGHTS

- Located conveniently between Richmond and Williamsburg
- 0.75 AC Lot
- 3,500 SF Free Standing Commercial Building
- 1,600 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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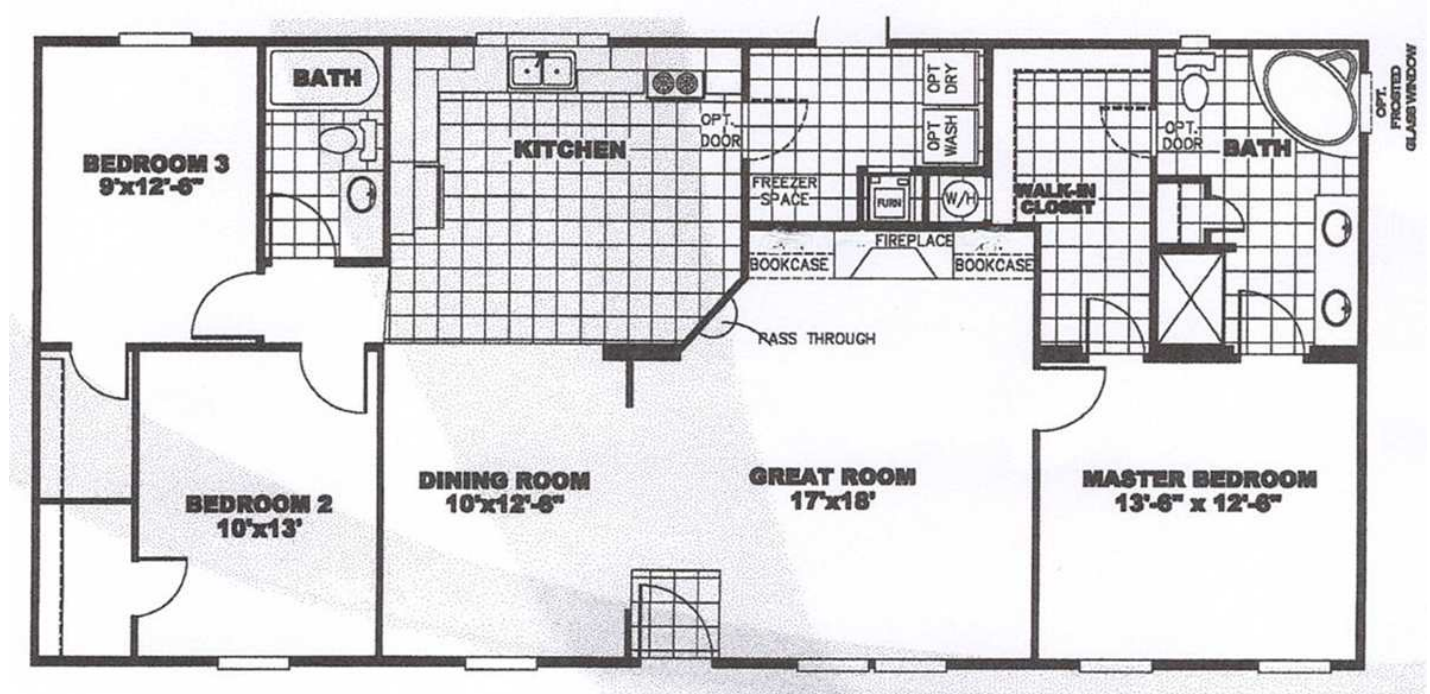
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# RESIDENTIAL HOME

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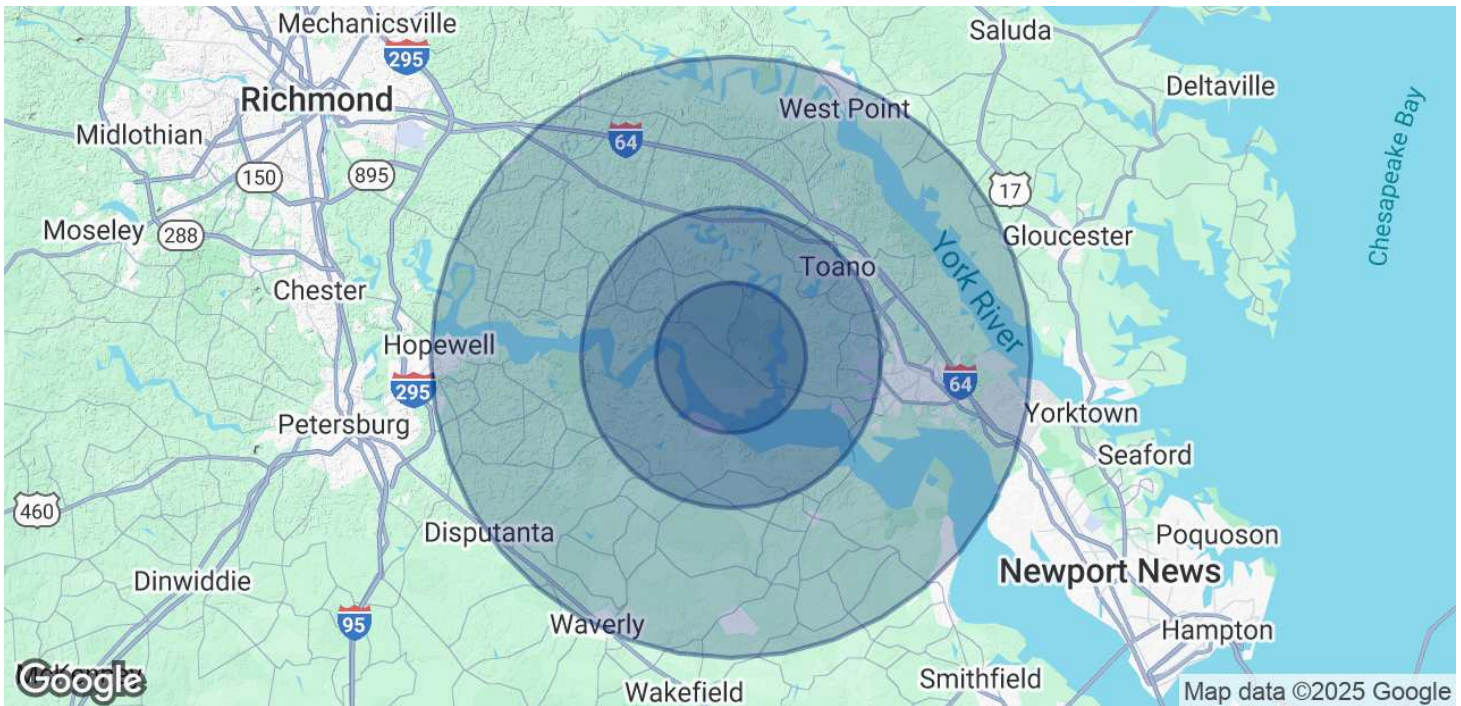
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# DEMOGRAPHICS

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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	1,177	40,470	180,995
Average Age	51	47	44
Average Age (Male)	52	46	43
Average Age (Female)	51	48	45

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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