

FREESTANDING COMMERCIAL & RESIDENTIAL BUILDING FOR SALE

OLD CHICKAHOMINY HOUSE

1211 JAMESTOWN ROAD, WILLIAMSBURG, VIRGINIA 23185



REAL ESTATE ONLY SALE



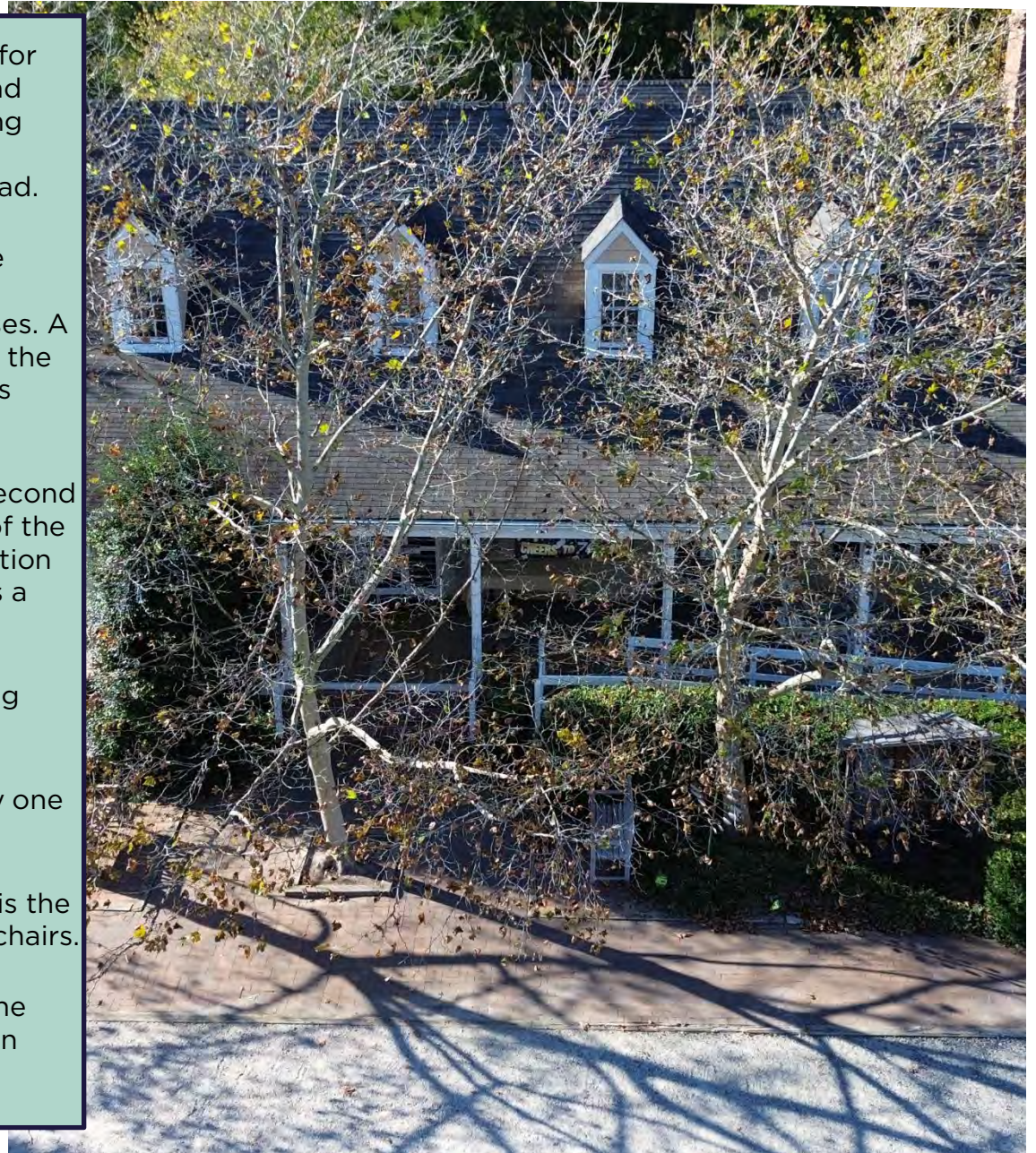
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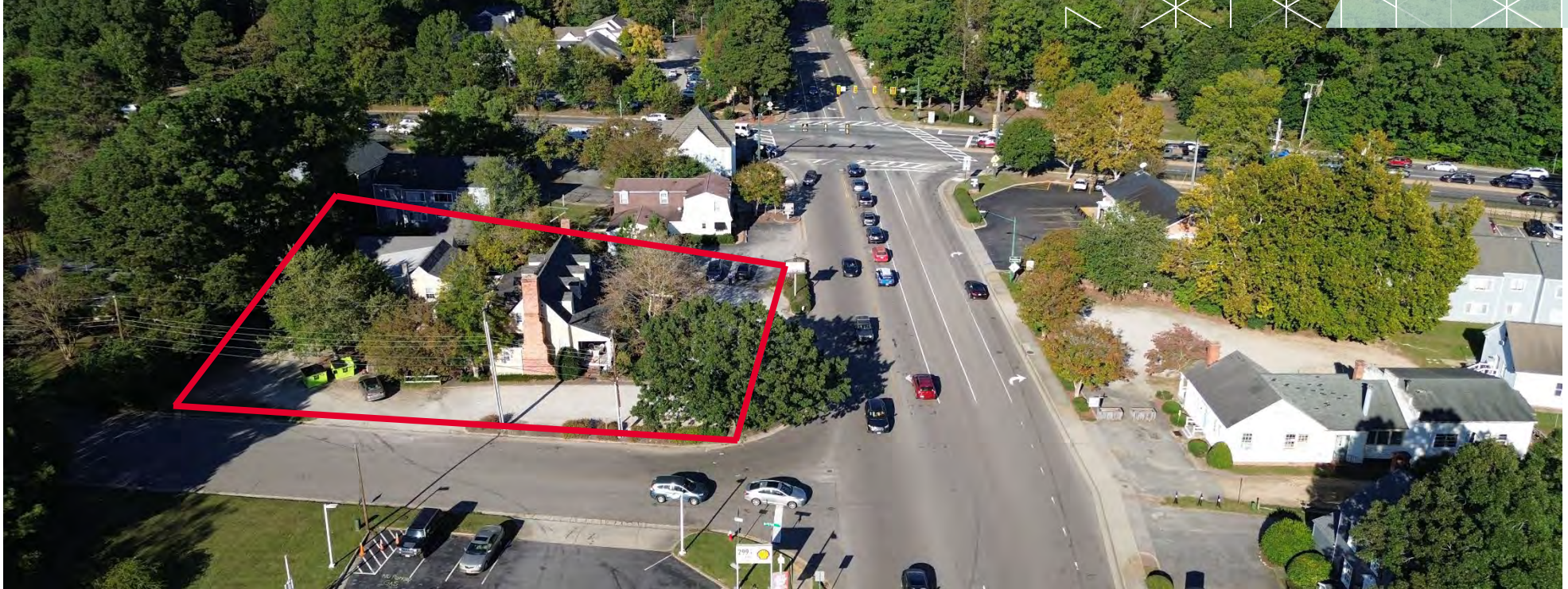
1211 JAMESTOWN ROAD

Williamsburg, VA

- Cushman & Wakefield Thalhimer is pleased to offer for sale the iconic Old Chickahominy House. Built around ±1960 this landmark comprises two buildings totaling approximately ±6,700sf and is located off the busy signalized intersection of Rt 199 and Jamestown Road.
- The purchase of this property represents the unique opportunity to own a multi-purpose building accommodating both commercial and residential uses. A prospective buyer may want to continue to operate the property as a family restaurant or explore other uses such as boutique medical office or retail.
- A rare component of this property is the walk-up, second floor, two-bedroomed living apartment at the rear of the building. This could either offer on-site accommodation for an owner user or an additional income stream as a rental property.
- This property includes a detached workshop building that can be utilized for a variety of uses or storage.
- The property is in James City County approximately one mile from the College of William & Mary campus.
- The only personal property to convey with the sale is the kitchen equipment and the dining room tables and chairs.
- The property is being sold as real estate only with the buildings vacant and no tenants (or rental income) in place



PROPERTY HIGHLIGHTS



PROPERTY FEATURES

Building Size:	approx. ±6,700 SF	Year Built:	approx. ±1960 and ±1980
Sale Price:	\$950,000 (real estate only)	Zoning:	B1 General Business
First Floor:	approx. ±3,250 SF (kitchen, dining and retail)	Current Use:	Old Chickahominy House Restaurant and Boutique Retail Shop
Lower Level:	approx. ±1,000 SF (office or retail)	Conceptual Future Uses:	Restaurant, Office, Specialty Medical, Retail or Hospitality
Second Floor:	approx. ±1,000 SF (office or retail)	Location:	Just off busy signalized intersection of Jamestown Rd. and Rt. 199
Walk-Up Second Floor Residential Apartment:	approx. ±850 SF	Road Frontage:	Approximately ±135 FT on Jamestown Road
Workshop Building/Garage:	approx. ±600 SF (plus second floor mezzanine)	Traffic Counts:	approx. 15,000 VPD on Jamestown Rd. 35,000 VPD on Rt. 199

INTERIOR PHOTOS:

KITCHEN & RESIDENTIAL APARTMENT



INTERIOR PHOTOS:

DINING & RETAIL AREAS

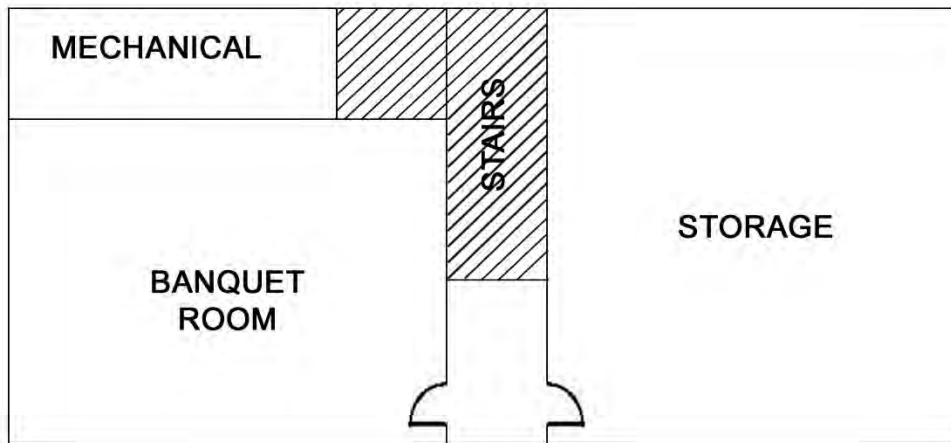


EXTERIOR PHOTOS

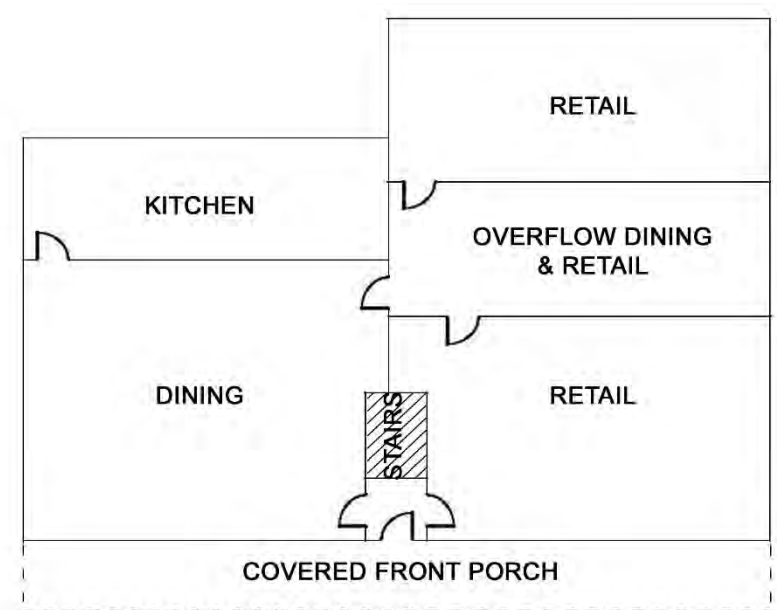


FLOOR PLANS

LOWER LEVEL



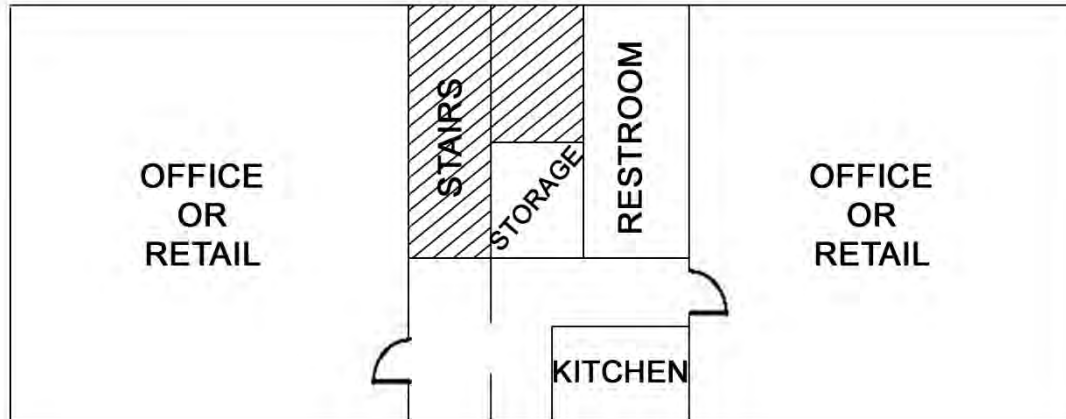
FIRST FLOOR / GROUND FLOOR



FLOOR PLANS

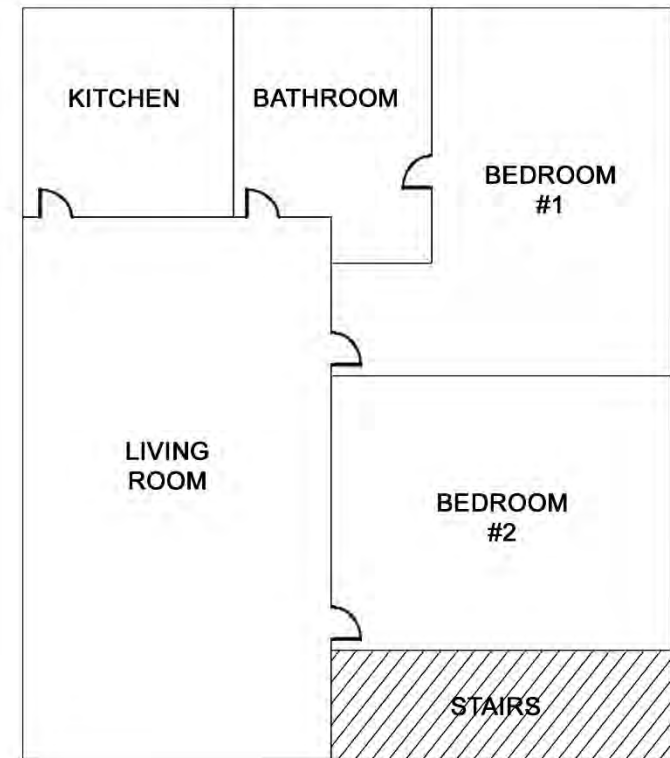
SECOND FLOOR

(FRONT OF BUILDING)

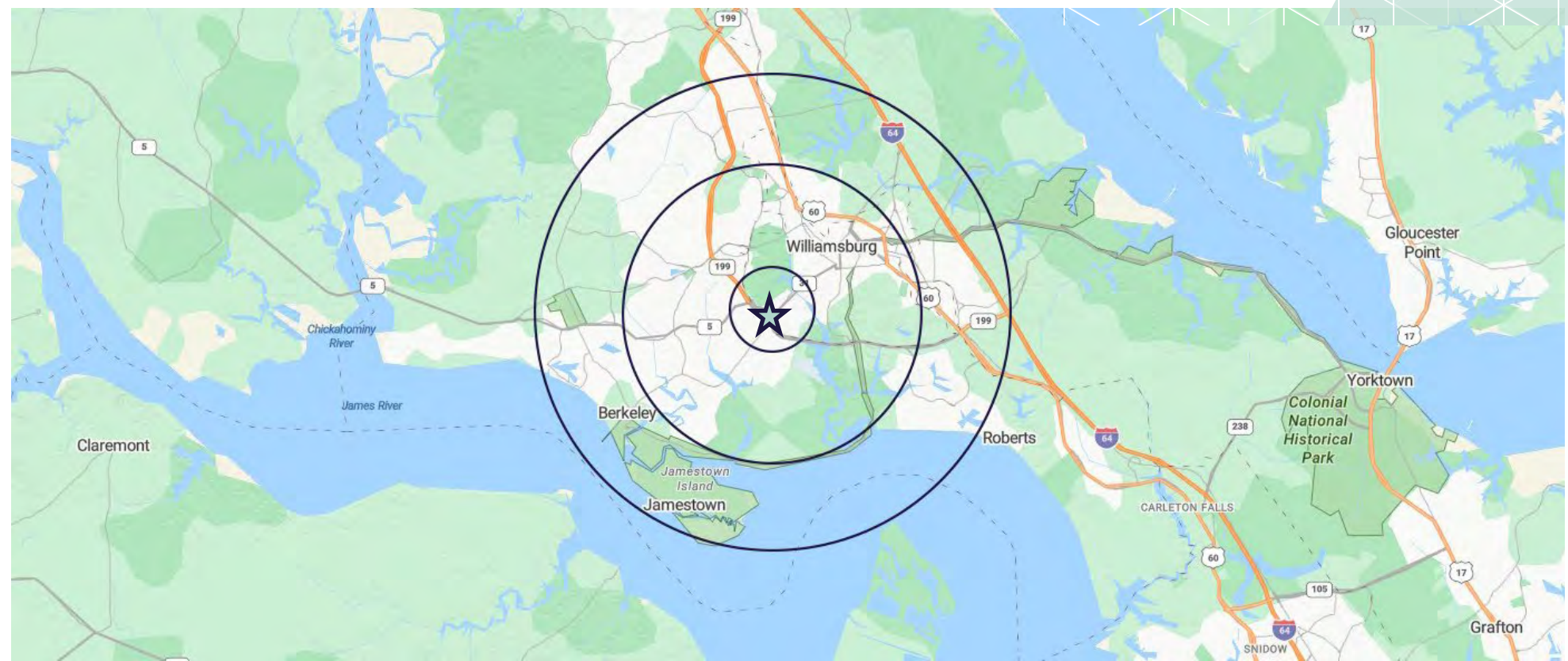


RESIDENTIAL APARTMENT

(SECOND FLOOR - BACK OF BUILDING)



LOCATION STRENGTHS



ANNUAL DEMOGRAPHICS	1 mile	3 mile	5 mile
2025 Population	3,824	37,671	78,345
Median Age	50.2	41.0	44.3
Avg HH Income	\$136,806	\$137,207	\$135,853

DRIVE TIME

12 min
AND **5.8** MILES TO WILLIAMSBURG
PREMIUM OUTLETS

14 min
AND **6.6** MILES TO WATER
COUNTRY USA

11 min
AND **3.2** MILES TO COLONIAL
WILLIAMSBURG

13 min
AND **6.8** MILES TO BUSCH GARDENS



FOR MORE INFORMATION, CONTACT:

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