

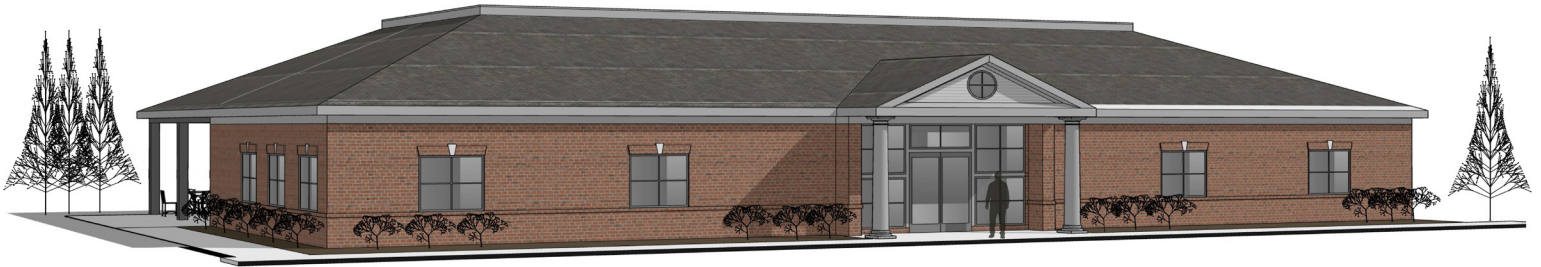
COMMERCIAL REAL ESTATE SERVICES

INVESTMENT SALES AND LEASING

**BERKSHIRE
HATHAWAY**
HOMESERVICES

RW TOWNE
REALTY

COMMERCIAL DIVISION



Proposed Building Design

KEY FEATURES

- 4 Buildings offering a variety of sizes:
 - ❖ Building A 6,000 SF **Under contract**
 - ❖ Building B 2,500 – 5,760 SF
 - ❖ Building C 1,800 SF available | 5,400 SF at LOI
 - ❖ Building D 2,500 – 7,800 SF
 - ❖ Building E 2,500 – 7,750 SF
 - ❖ Or 10,000 – 14,000 SF Build-to-Suit
- Multiple custom build to suit opportunities for owners or tenants
- Call for Pre-Sale Pricing!
- Experienced Williamsburg developer: RobertsonLiebler Development Group



ASHBY BUSINESS PARK

FOR SALE | LEASE

100 Ashby Park Drive | Williamsburg, VA 23188

Condominium Development

New condominium development near Sentara Hospital in Williamsburg with convenient access to I-64 and Route 199/ Humelsine Parkway. Multiple build-to-suit options available, ranging in size from 1,800 to 14,000 SF.



To Learn More, Contact:

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4135 Ironbound Road, Williamsburg, VA 23188 | janetmooreccim.com | 757.645.4500

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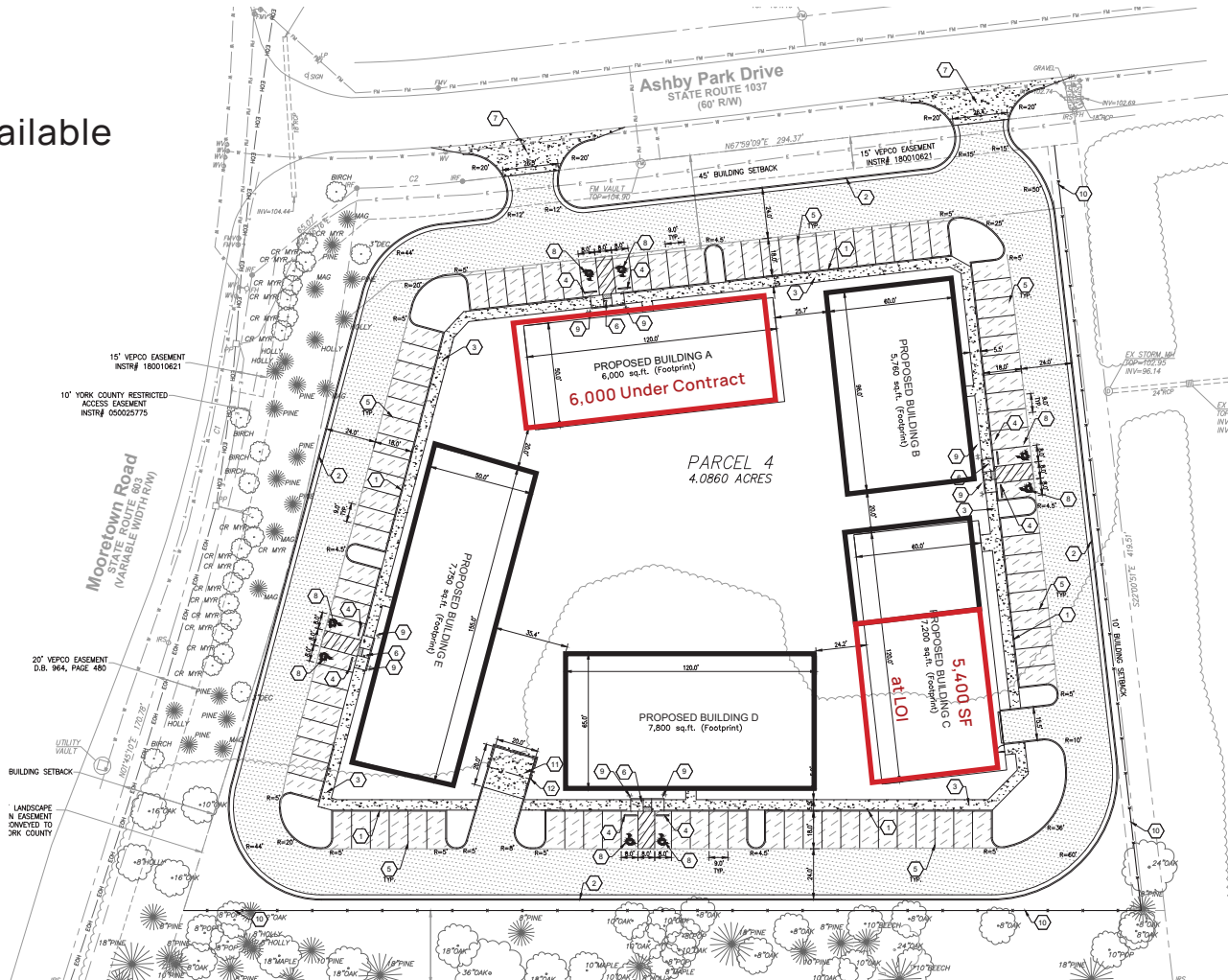
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— Available



4 ACRE SITE



DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	2,211	24,508	60,748
HOUSEHOLDS	817	10,631	24,129
AVERAGE HOUSEHOLD INCOME	\$102,395	\$86,988	\$99,680
DAYTIME POPULATION	2,818	25,856	71,181

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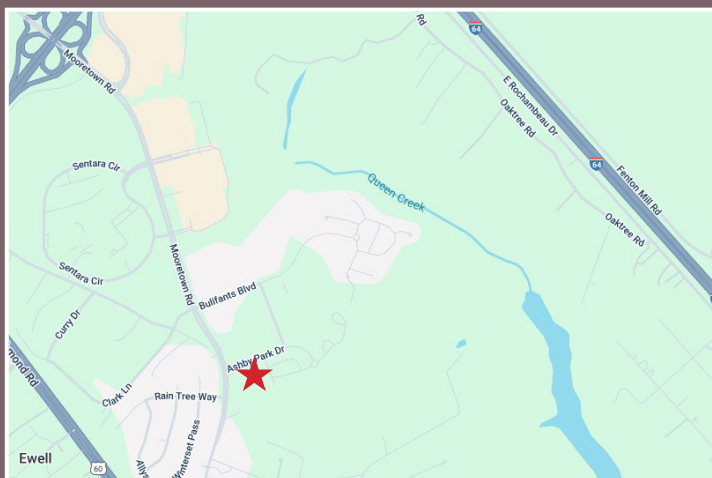
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LOCATION FEATURES

- Prime visibility on Mooretown Road
- ± 1.00 mile to I-64 | ± 2.1 mile to Rte.199
- Two ingress/egress points into site
- 170.78' of frontage on Mooretown Road and 294.34' on Ashby Park Drive
- 8,500 VPD Mooretown Road

4135 Ironbound Road, Williamsburg, VA 23188 | Office: 757.220.9500



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