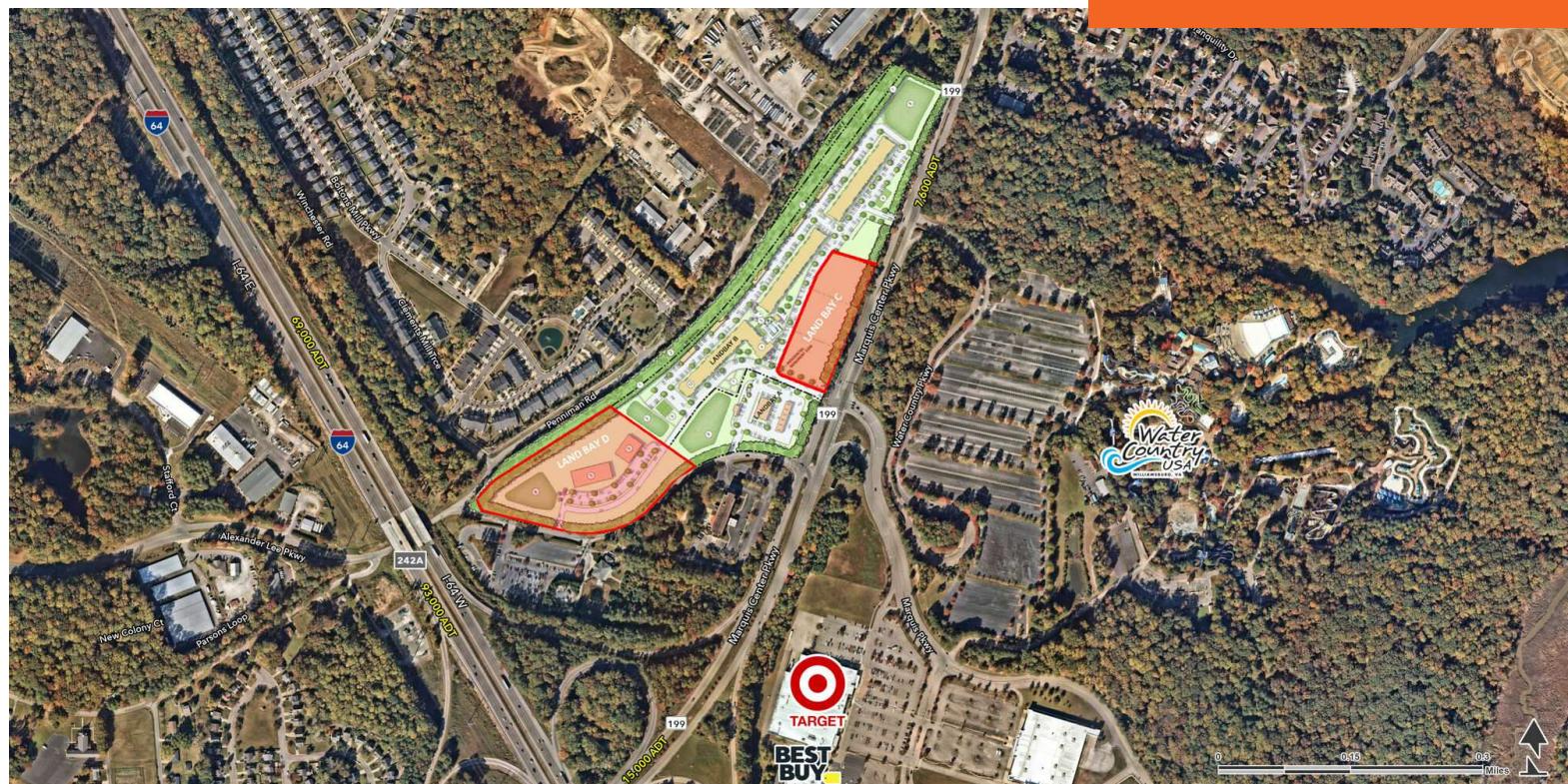


# MARQUIS CROSSING

200 WATER COUNTRY PKWY, WILLIAMSBURG, VA 23185

FOR SALE

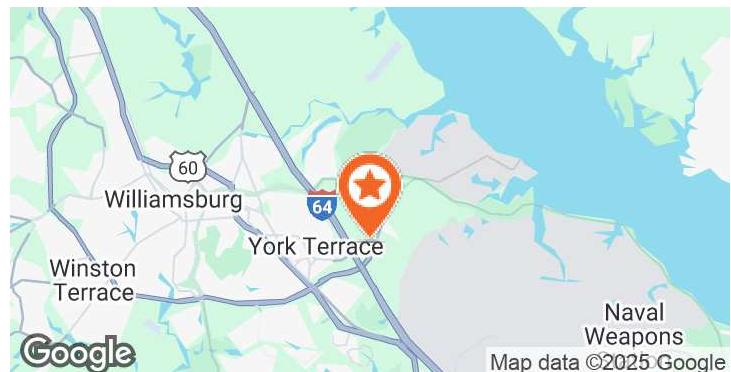


## LOCATION DESCRIPTION

Tremendous interstate access. Part of mixed use development of new town homes and apartments.

## PROPERTY HIGHLIGHTS

- Individual pad sites (0.8-8 acres)
- Adjacent to new regional gas/c store
- Traffic Count (ADT): I-64 - 69,000
- Easy access to interstate
- Lighted intersection
- Directly across from Water Country USA - Avg attendance is 743,000 people/ year; 4th most attended water park in the country
- Close to Busch Gardens, Colonial Williamsburg, Yorktown via Colonial National Highway



 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	19,139	37,854	71,951
Total Households	7,781	13,685	28,356
Median HH Income	\$101,684	\$88,388	\$91,784
Average HH Income	\$141,400	\$128,982	\$128,376

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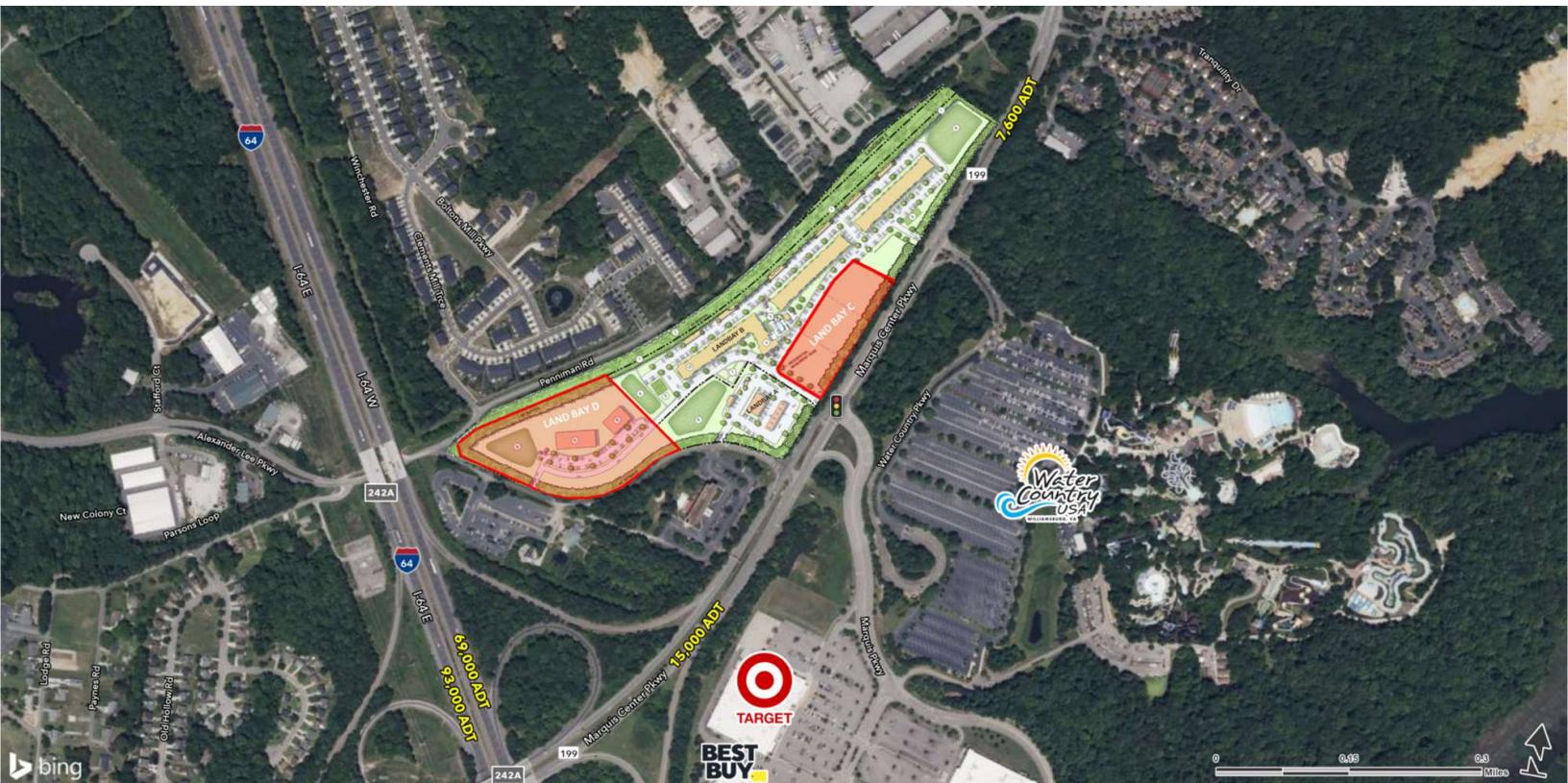
540.270.6770

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