

**RESTAURANT OPPORTUNITY**  
**5269 John Tyler Memorial Highway**  
**Williamsburg, Virginia 23185**

- **3,900 Square Foot Restaurant for Lease in Williamsburg**
- **Neighborhood Center Outparcel, 0.91 Acre Lot, 39 Parking Spaces,**
- **Excellent Visibility From Humelsine Parkway / State Route 199**



# The Offering

Twiddy Realty (“Twiddy”), on behalf of Owner, is pleased to present the restaurant leasing opportunity for the 3,900 Square Foot full-service restaurant located at the exit of the Williamsburg Crossing Shopping Center in Williamsburg, Virginia (the “Subject Property”).

The offering presents the opportunity to lease a prime location 2.5 miles from downtown Williamsburg and the College of William and Mary, centrally located in the vibrant Williamsburg market. With visibility from Humelsine Parkway / SR 199 and approximately 300 feet of frontage along the exit from Williamsburg Crossing Shopping Center, this location is visible from the main throughfare for local traffic in Williamsburg.

Subject Property is a large outparcel with a well-maintained, 3,900 square foot, full-service restaurant including 39 parking spaces, outdoor seating, bar and kitchen in a bustling, well-established Neighborhood Center.



# LOCATION HIGHLIGHTS



## WILLIAMSBURG CROSSING SHOPPING CENTER

- 149,872 SF Total Shopping Center GLA
- Grocery Anchored: Food Lion, 50,362 SF
- 720 Parking Spaces
- Dedicated Turn Lane, Signalized Entrance
- Zoned B-1
- Built 1989
- Renovated 2000
- Immediate Accessibility to William & Mary, Colonial Williamsburg and New Town
- Visible from 199, which averages 35,000 vehicles per day

# OPPORTUNITY HIGHLIGHTS

- Turnkey restaurant opportunity visible from busy 199 intersection within longstanding and revitalized Williamsburg Crossing Neighborhood Center
- 0.91 acre, fully-serviced outparcel, centrally located in Williamsburg with immediate access to William & Mary, Colonial Williamsburg and New Town
- Subject Property is in excellent condition, with full bar, kitchen, outdoor seating, custom finishings and 39 dedicated parking spaces



## OFFERING PRICE

\$25.00 / SF / Year  
 NNN (Tax \$1.68 / SF, Insurance \$0.64 / SF, all expenses paid by Tenant)



## TOTAL RENTABLE AREA

3,900 SF, 0.91 Acres, 39 Parking Spaces



## COST

+/- \$97,500 annual base rent plus  
 +/- \$9,048 annual taxes and insurance

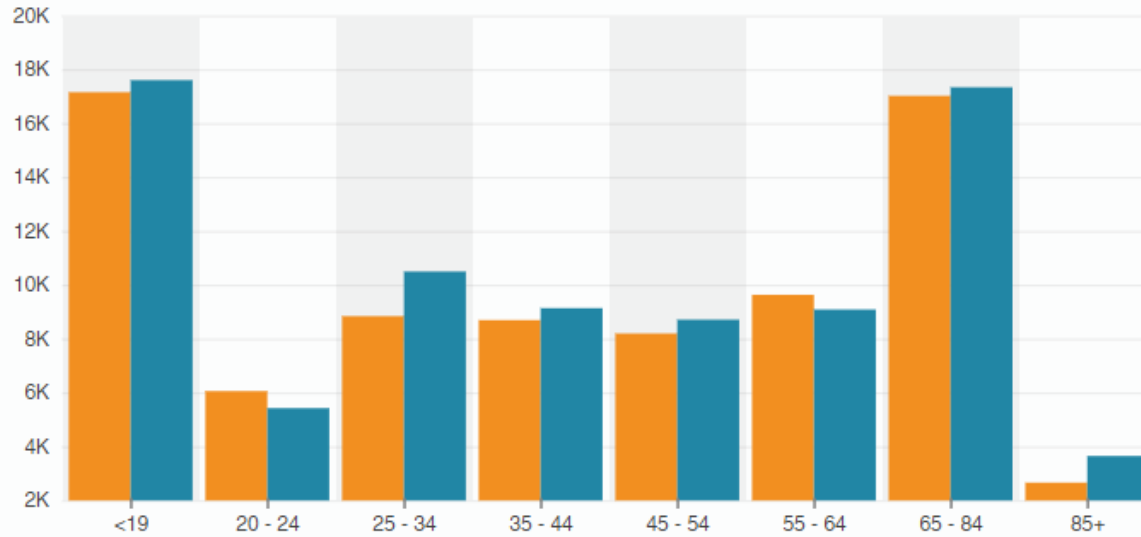


## LEGAL DESCRIPTION

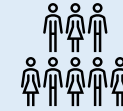
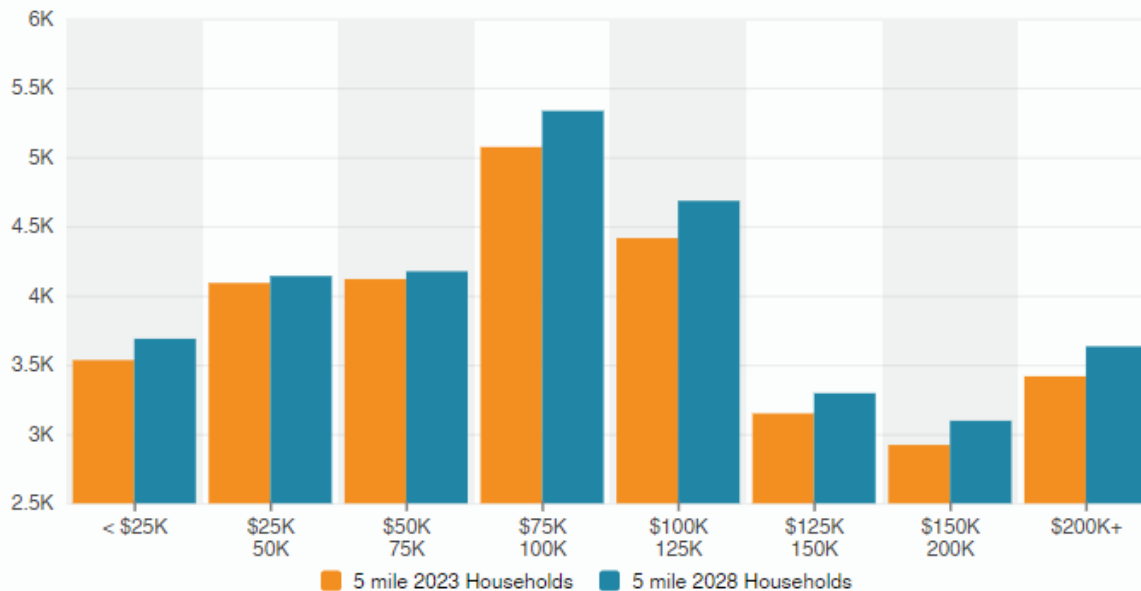
James City County  
 Parcel ID: 48-1 22-0-0003  
 Zoning: B1 General

# DEMOGRAPHICS

Population By Age



Household Income



## POPULATION

108,058 within 10-mile radius



## GROWTH

19% growth in population since 2010 within 10-mile radius, 16% increase within 2-mile radius

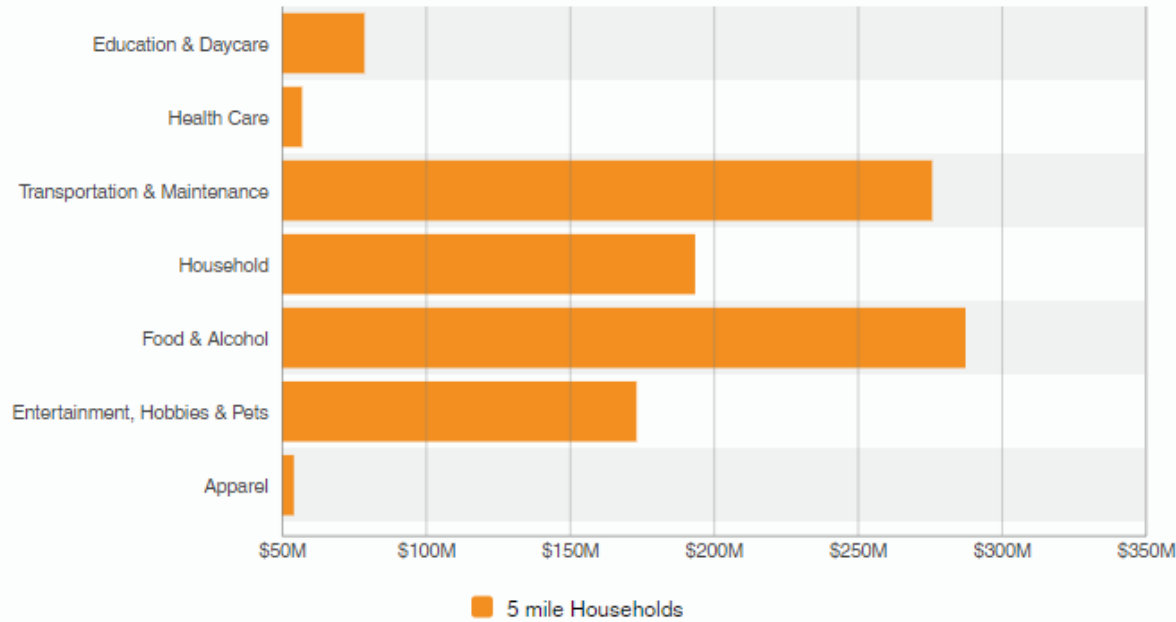


## ECONOMY

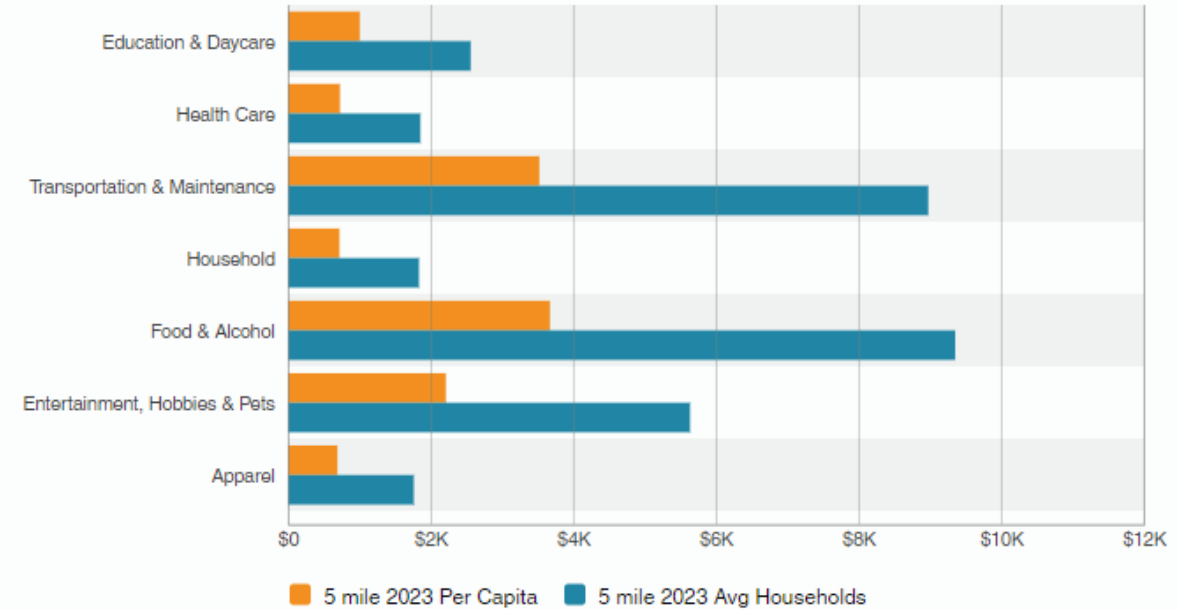
\$109,592 Avg. Household Income within 10-mile radius, \$106,227 Avg. Household Income within 2-mile radius

# CONSUMER SPENDING

Consumer Spending



Per Capita & Avg Household Spending





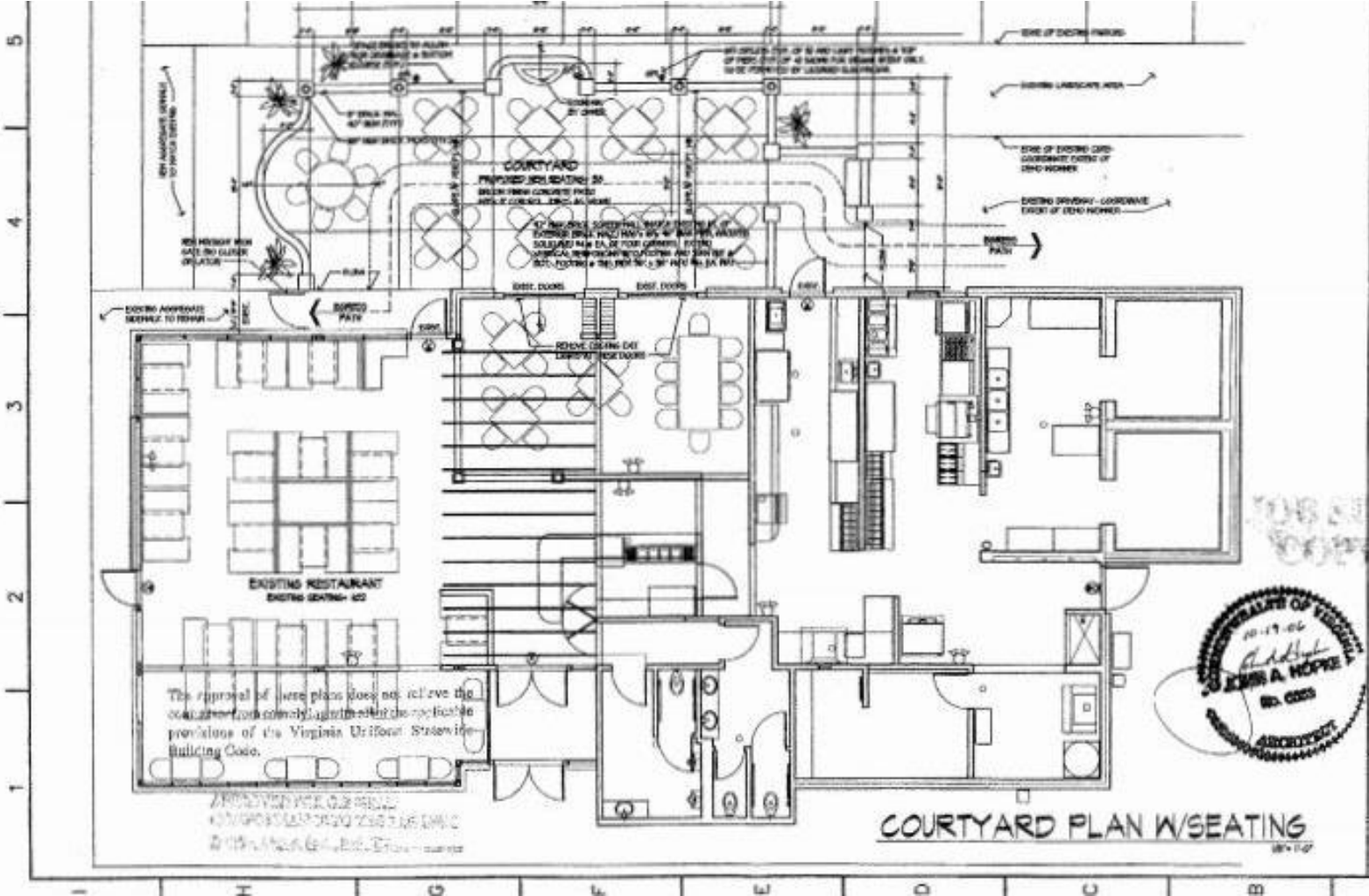






EXIT





**COURTYARD PLAN W/SEATING**  
08-11-07

Project Number	10-17-06
Scale	AS SHOWN
Drawn	J. HOPPE
Reviewed	J. HOPPE
Permitted	08-11-07
Sheet	1 of 1
Project Name	VICTORIA'S GARDEN COURTYARD PLAN WITH SEATING
Client	HOPKE & ASSOCIATES, INC. ARCHITECTURE / PLANNING / INTERIORS 1100 JAMESON ROAD, SUITE C WILMINGTON, VA 23185 (757) 250-1100
Sheet ID	A1.1

# CONTACT INFORMATION

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