

Colonial Williamsburg
3-MILES, <10-MIN. DRIVE

WILLIAM & MARY
<3-MILES, <10-MIN. DRIVE

CLUB WYNDHAM
GOVERNOR'S GREEN

RIPLY'S
Believe It or Not!
Bank of America

CHRISTMAS
WISKEY

ALDI SPRINGHILL SUITES
BY MARRIOTT
Residence INN BY MARRIOTT CVS
chili's Miller Garden Inn

COOK-OUT

TACO BELL

RICHMOND RD
20,000 VPD



WILLIAMSBURG DEVELOPMENT SITE

1993, 1995 & 2005 RICHMOND RD • WILLIAMSBURG, VA

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CLUB WYNDHAM
GOVERNOR'S GREEN

THE RESERVE
SUBDIVISION

CLUB WYNDHAM
KINGSGATE

THE WHITWORTH
APARTMENTS

RIPLEY'S
Believe It or Not!

BUILDING B
4,878 SF • 1.48 AC

BUILDING A
3,495 SF • 1.10 AC

BUILDING C
5,795 SF • 0.70 AC

WINGATE
BY WYNDHAM
#3 WINGATE BY
WYNDHAM IN STATE*

RICHMOND RD
20,000 VPD

Hampton Inn
#5 HAMPTON INN &
SUITES STATE*



\$4,100,000
LIST PRICE



14,168
TOTAL GLA (SF)
3 BUILDINGS



1976 & 1978
YEAR BUILT



3.28
LOT SIZE (AC)
3 PARCELS



GB
ZONING



3
NO. BUILDINGS



3
NO. PARCELS

INVESTMENT HIGHLIGHTS



Three (3) Parcels | One Owner
14,168 Sq Ft Total | 3.28 Acres



GB (General Business) Zoning: Retail, Medical,
& Some Residential Uses Permitted



Excellent Visibility | 450 Ft of Frontage
Richmond Rd: Historic Highway



Nearby Major Retailers: National Hospitality
Brands, Food Lion, Olive Garden, CVS, Aldi



Adjacent to #3 Wingate in State*
Facing #5 Hampton Inn in State*



77,000+ Residents in 5-Mile Radius
\$118,000+ Avg. HH Income in 3-Mile Radius



Three (3) Vacant Single-Tenant Buildings
Restaurant Market Rent: \$25NNN



Near New Developments: Williamsburg Sports
& Event Center, MidTown Row Development, &
Residential Communities



Meticulous Building Maintenance



Nearby Tourism Destinations: Colonial
Williamsburg, Busch Gardens, Water Country USA



160+ Current Parking Spaces
Cross-Access Parking with Hotel



3-Miles to Downtown Williamsburg & College
of William & Mary (9,000+ Enrollment)

PROPERTY OVERVIEW



A



B



C

\$4,100,000

LIST PRICE

14,168

TOTAL GLA (SF)
3 BUILDINGS

3.28

LOT SIZE (AC)
3 PARCELS

**SELLER INTENDS TO SELL AS A PORTFOLIO.
CONTACT BROKER FOR INDIVIDUAL PRICING.**

BUILDING A

Property Address	1993 Richmond Rd, Williamsburg, VA
Parcel ID	10000836
Total GLA (SF)	3,495
Lot Size (Acres)	1.10
Year Built	1978
Zoning	GB, General Business

BUILDING B

Property Address	1995 Richmond Rd, Williamsburg, VA
Parcel ID	10000855
Total GLA (SF)	4,878
Lot Size (Acres)	1.48
Year Built	1976
Zoning	GB, General Business

BUILDING C

Property Address	2005 Richmond Rd, Williamsburg, VA
Parcel ID	10000857
Total GLA (SF)	5,795
Lot Size (Acres)	0.70
Year Built	1978
Zoning	GB, General Business

GENERAL BUSINESS ZONING

GB—GENERAL BUSINESS DISTRICT.

(a)Statement of intent. The GB district is intended to provide opportunities for a broad range of commercial activities. Many of these uses are characterized by the need for large amounts of outdoor display and storage of goods or materials, significant parking and loading space requirements, a dependency on truck traffic, and, in general, an activity level and aesthetic character which set them apart from the types of uses permitted in the lower intensity commercial districts. The GB district is intended for application in areas designated for general commercial and tourist commercial development by the comprehensive plan but with specific attention to the suitability of such areas and their surroundings for accommodating the demands and impacts of high intensity commercial development.

PERMITTED USES
Tourists Home, Bed and Breakfast
Senior Housing
Plant and Nursery or Greenhouse
Animal Hospital, Vet Clinic, Commercial Kennel
Farmers Market
Meeting Halls, Recreational, Social Uses or Private Clubs
Pre-School Child Care, Nursery School
Elementary, Intermediate, High School and/or Vo-Tech and Related Support Facilities
Places of Worship
Medical Care Facility, Including General Care Hospital, Trauma Center
Emergency Care/First-Aid Centers of Clinic
Conference Center
Post Office
Museum
Government Offices
Libraries
Public Safety Facilities
Government Park and Recreation Facilities
Cemetery
County Jail
Temporary Construction Workers Parking

PERMITTED USES
Theater
Health, Exercise, Fitness Centers
Bowling Alley
Indoor Family Amusement Center
Skating Rink
Golf Driving Range
Art Gallery
Wearing Apparel Store
Appliance Sales
Auction House
Convenience Store
Grocery Store
Florist
Hardware, Paint Store
Household Furnishings, Furniture
Hobby, Craft Store
Jewelry Store
Lumberyard
Drug Store
Sporting Goods Store
Toy Store
ABC Store

PERMITTED USES
Office Equipment and Supplies
Pet Store
Optical Goods
Department, Variety, Discount Store
Second Hand, Used Merchandise
Home Improvement Center
Broadcasting Studio
Barber/Beauty
Apparel Services
Photographic Studio
Banks, Financial Institutions
Offices
Restaurants
Catering Kitchen/services
Professional Pharmacy
Auto Body Work
Bus or Rail Terminal
Taxi or Limousine Service
Neighborhood Shopping Center
Community or Regional Shopping Center
Specialty Shopping Center
Office Park

SITE PLAN



#3 WINGATE BY WYNDHAM IN STATE

CROSS PARKING ACCESS WITH HOTEL ON ALL DRIVE AISLES AND SPACES - REA AVAILABLE

C

B

A



A 1993 RICHMOND ROAD 3,495 SF • 1.10 AC

B 1995 RICHMOND ROAD 4,878 SF • 1.48 AC

C 2005 RICHMOND ROAD 5,795 SF • 0.70 AC

 RICHMOND RD
20,000 VPD

*SOURCE: PLACER AI FOOT TRAFFIC, 2026



Harris Teeter
PET SUPPLIES PLUS

Walmart
B!
ROSS
LOWE'S

WARHALL HIGH SCHOOL

**GRANDE OAK APARTMENTS
NEW CONSTRUCTION**

Sentara
WILLIAMSBURG REGIONAL
MEDICAL CENTER

WILLIAMSBURG PREMIUM OUTLETS
A SIMON CENTER

#2 PREMIUM OUTLETS IN VA*
<2-MILES, 5-MIN. DRIVE

BANANA REPUBLIC FACTORY
NIKE Factory Store
TALBOTS OUTLET
STARBUCKS
PUMA OUTLET
SOMA
sunglass hut
ZALES
BENJERRY'S

RICHMOND RD
20,000 VPD

HUMELSINE PKWY
28,000 VPD

**WILLIAMSBURG
DEVELOPMENT SITE**



**CAMP PEARY
"THE FARM"
CIA TRAINING FACILITY**

**BURGESSES QUARTERS
NEW CONSTRUCTION**

**WALLER MILL SUBDIVISION
NEW CONSTRUCTION**

**HAMPTON MANOR OF
WILLIAMSBURG ASSISTED LIVING
NEW CONSTRUCTION**

Colonial Williamsburg
3-MILES, <10-MIN. DRIVE

Publix
belk
Michaels
TARGET
PET SMART
TJ-maxx
HomeGoods
TRADER JOE'S
THE FRESH MARKET

Staples
Marshalls
ACE Hardware
FOOD LION

**GREATER WILLIAMSBURG
SPORTS & EVENTS CENTER
UNDER CONSTRUCTION**
200,000 SF, OPENING 2026

**DOWNTOWN
WILLIAMSBURG**

**MANOR ON THE GREEN
APARTMENTS
NEW CONSTRUCTION**

**BERKELEY
MIDDLE SCHOOL**

WILLIAM & MARY
9,800+ ENROLLMENT
<3-MILES, <10-MIN. DRIVE

**MIDTOWN ROW DEVELOPMENT
UNDER CONSTRUCTION**
MIXED-USE, 410,000 SF TOTAL
RESIDENTIAL + RETAIL + OFFICE

*SOURCE: PLACER AI FOOT TRAFFIC, 2026

Colonial Williamsburg
3-MILES, <10-MIN. DRIVE

WILLIAM & MARY
<3-MILES, <10-MIN. DRIVE

CVS MCDONALD'S ALDI
JAMES BLAIR MIDDLE SCHOOL DISCOUNT TIRE POPEYES

Publix bek Michaels
TARGET PETSMART TRADER JOES THE FRESH MARKET
TJ-maxx HomeGoods

CLUB WYNDHAM
GOVERNOR'S GREEN

OLLIE'S GOOD STORY CREW
Ashley FURNITURE

RIPLEY'S Believe It or Not!
Bank of America

CHRISTMAS WORLD

Residence INN BY MARRIOTT
SPRINGHILL SUITES BY MARRIOTT Hilton Garden Inn
chili's

SAS TACO BELL

LA TERRAZA

Hampton Inn
#5 HAMPTON INN & SUITES STATE*

 RICHMOND RD
20,000 VPD

*SOURCE: PLACER AI FOOT TRAFFIC, 2026



Hampton Inn
#5 HAMPTON INN & SUITES STATE*

Firestone

Olive Garden
ITALIAN SPICED

CARRABBA'S
ITALIAN GRILL
#1 CARRABBA'S IN 30-MI. RADIUS*

WILLIAMSBURG
CHRYSLER DODGE JEEP RAM

WINGATE
BY WYNDHAM
#3 WINGATE BY WYNDHAM IN STATE*

RICHMOND RD
20,000 VPD



*SOURCE: PLACER AI FOOT TRAFFIC, 2026

WINGATE
BY WYNDHAM
#3 WINGATE BY
WYNDHAM IN STATE*

**CLUB
WYNDHAM**
GOVERNOR'S GREEN



**Hampton
Inn**
#5 HAMPTON INN &
SUITES STATE*

 **RICHMOND RD**
20,000 VPD



CARRABBA'S
ITALIAN GRILL
#1 CARRABBA'S IN
30-MI. RADIUS*

FOOD LION

**WILLIAMSBURG
PREMIUM OUTLETS**
A SIMON CENTER

BANANA REPUBLIC
FACTORY

NikeFactoryStore

WING
OUTLET

SOMA

● sunglasses hut

TALBOTS
OUTLET

STARBUCKS

ZALES

BEN & JERRY'S

#2 PREMIUM OUTLETS IN VA*
<2-MILES, 5-MIN. DRIVE

**WILLIAMSBURG
CHRYSLER DODGE
JEEP RAM**

OUTBACK
STEAKHOUSE*

Olive Garden
ITALIAN GARDENS

WINGATE
BY WYNDHAM
#3 WINGATE BY
WYNDHAM IN STATE*

Firestone

Hampton Inn
#5 HAMPTON INN &
SUITES STATE*

RICHMOND RD
20,000 VPD

*SOURCE: PLACER AI FOOT TRAFFIC, 2026

BUILDING A 1993 RICHMOND RD



3,495

TOTAL GLA (SF)

1978

YEAR BUILT

1.78

LOT SIZE (AC)

ARBY'S OPERATOR DISCONTINUED ALL LOCATIONS IN THE STATE IN 2022

BUILDING B 1995 RICHMOND RD



4,878
TOTAL GLA (SF)

1976
YEAR BUILT

1.48
LOT SIZE (AC)

OWNER STILL OPERATING - BUILDING TO BE DELIVERED VACANT



BUILDING C 2005 RICHMOND RD



5,795

TOTAL GLA (SF)

1978

YEAR BUILT

0.70

LOT SIZE (AC)

OWNER DISCONTINUED OPERATIONS IN 2023



RECENT AREA DEVELOPMENT 3-MILE RADIUS



PROJECT NAME	PROJECT TYPE	PROJECT STATUS	PROJECT NOTES	DATE COMPLETED	
1	Flex Building	Flex	Proposed	8,700 SF, Storefront Entrance, Rear Roll-Up Doors	2027
2	Burgesses Quarters	Residential	Completed	97 Apartment Condos	2023
3	Manor on the Green	Residential	Completed	106 Apartment Units	2024
4	Midtown Row Development	Mixed-Use	Under Construction	410,000 Total SF, Retail + Residential	2026
5	Greater Williamsburg Sports & Events Center	Tourism	Under Construction	200,000 Total SF, 72 Courts	2026
6	Governor's on North Henry	Residential	Completed	162 Apartment Units	2024
7	Wawa	Retail	Completed	6,000 SF Service Station	2025
8	Chipotle + Stirp Center	Retail	Under Construction	Freestanding Chipotle + 7,612 SF Retail Strip	2027
9	Panda Express	Retail	Completed	Freestanding Panda Express	2025
10	Grande Oak	Residential	Completed	147 Apartment Units	2025
11	Retail Strip	Retail	Under Construction	8,000 SF Strip Center	2026
12	Waller Mill Subdivision	Retail	Completed	123 Single-Family Homes	2025
13	Tidal Wave Auto Spa	Retail	Completed	3,600 SF Car Wash, 1.36 Acres	2023
14	Hampton Manor of Williamsburg Assisted Living	Residential	Completed	Independent Living, Assisted Living, & Memory Care Community	2025

RECENT AREA DEVELOPMENT HIGHLIGHTS



MIDTOWN ROW DEVELOPMENT

A new mixed-use development in Williamsburg, VA with Broad Street Realty will replace the former Williamsburg Shopping Center to create a new retail, residential, and entertainment district in the heart of the city. The project includes four new mixed-use buildings and a parking garage, totaling approximately 350,000 SF of residential and indoor/outdoor amenity space comprised of 240 units, with the ability to accommodate over 630 residents. 60,000 SF of vibrant ground-floor retail space will activate the streetscape serving the residents, local community and the adjacent College of William and Mary.

<2-MILES
FROM SUBJECT PROPERTY

410,000
TOTAL SQUARE FEET

240
RESIDENTIAL UNITS

60,000
RETAIL SQUARE FEET

GREATER WILLIAMSBURG SPORTS & EVENT CENTER

The City of Williamsburg, James City County, and York County have partnered to build and operate a regional sports center through the Historic Triangle Recreational Facilities Authority on property adjacent to the Colonial Williamsburg Visitor Center in the City of Williamsburg. It is on track to open in 2026.

The Greater Williamsburg Sports & Events Center is designed to offer an outstanding venue for sports tourism, a multibillion-dollar industry, generating new visitors, longer stays, and return visits. But the venue is also designed to address our local recreational needs. The sports center will be used for local programs Mondays through Thursdays and will be open to regional and national tournaments Fridays through Saturdays.



<2-MILES
FROM SUBJECT PROPERTY

200,000
TOTAL SQUARE FEET

100,000
SQUARE FEET TURF

72
TOTAL COURTS

MARKET OVERVIEW



WILLIAM & MARY

William & Mary, founded in 1693, is a premier public research university that is widely recognized for its outstanding academic reputation, beautiful campus and vibrant community. As a “Public Ivy” – one of only eight in the nation – William & Mary offers a world-class education at an exceptional value. It is the second oldest college in the United States. The university is a major economic contributor in the City, employing approximately 3,000 full- and part-time faculty and staff, enrolling 8,900 students and owning about 22.6% of the City’s land area.

#11

BEST VALUE PUBLIC SCHOOL
THE PRINCETON REVIEW 2025

115+

MAJORS & MINORS

8,900+

2025 ENROLLMENT

Colonial Williamsburg

Colonial Williamsburg Foundation is a 301-acre outdoor history museum with more than 600 original and reconstructed houses, outbuildings, shops, taverns, and public buildings. Known worldwide for its preservation and interpretation of the nation’s founding, Colonial Williamsburg is the City’s largest taxpayer and tourism driver. The Foundation owns 25.8% of the City’s land area and employs about 1,500 people.

\$223 MILLION

2024 OPERATING REVENUE

6+ MILLION

ANNUAL VISITORS

MARKET OVERVIEW

Founded in 1632, Williamsburg was the first – and for a long time, the only – municipality in Virginia, making it the political, educational, and social center of the largest and wealthiest of the 13 colonies. Williamsburg sits along Interstate 64 corridor midway between Richmond and Norfolk/Virginia Beach – at the center of the Eastern Virginia region, which has a population of more than 2.5 million.

The City of Williamsburg’s economy is largely supported by tourism and education, with two world-class institutions, William & Mary and the Colonial Williamsburg Foundation, at the core. The majority of the 700 business establishments within the City either fall into the retail trade or accommodation/food services category, which cater to the 6-8 million annual area visitors.

For 2024, the Virginia Tourism Corporation reported \$35.1 billion in direct visitor spending in the state, of which 19% (\$6.9 billion) was spent in the Coastal Virginia-Hampton Roads region, and 3.9% (\$1.353 billion) in the greater Williamsburg area.

The major tourist attraction, Colonial Williamsburg, sold 533,700 tickets in 2019. Over the past 10 years (2013 - 2023), undergraduate enrollment at the renowned William & Mary increased 11.2% while graduate enrollment increased 38%. The influx of students brings creativity, energy, and intelligence to our vibrant City.

Source: Williamsburg Economic Development, 2026

MAJOR EMPLOYERS



DEMOGRAPHIC SUMMARY

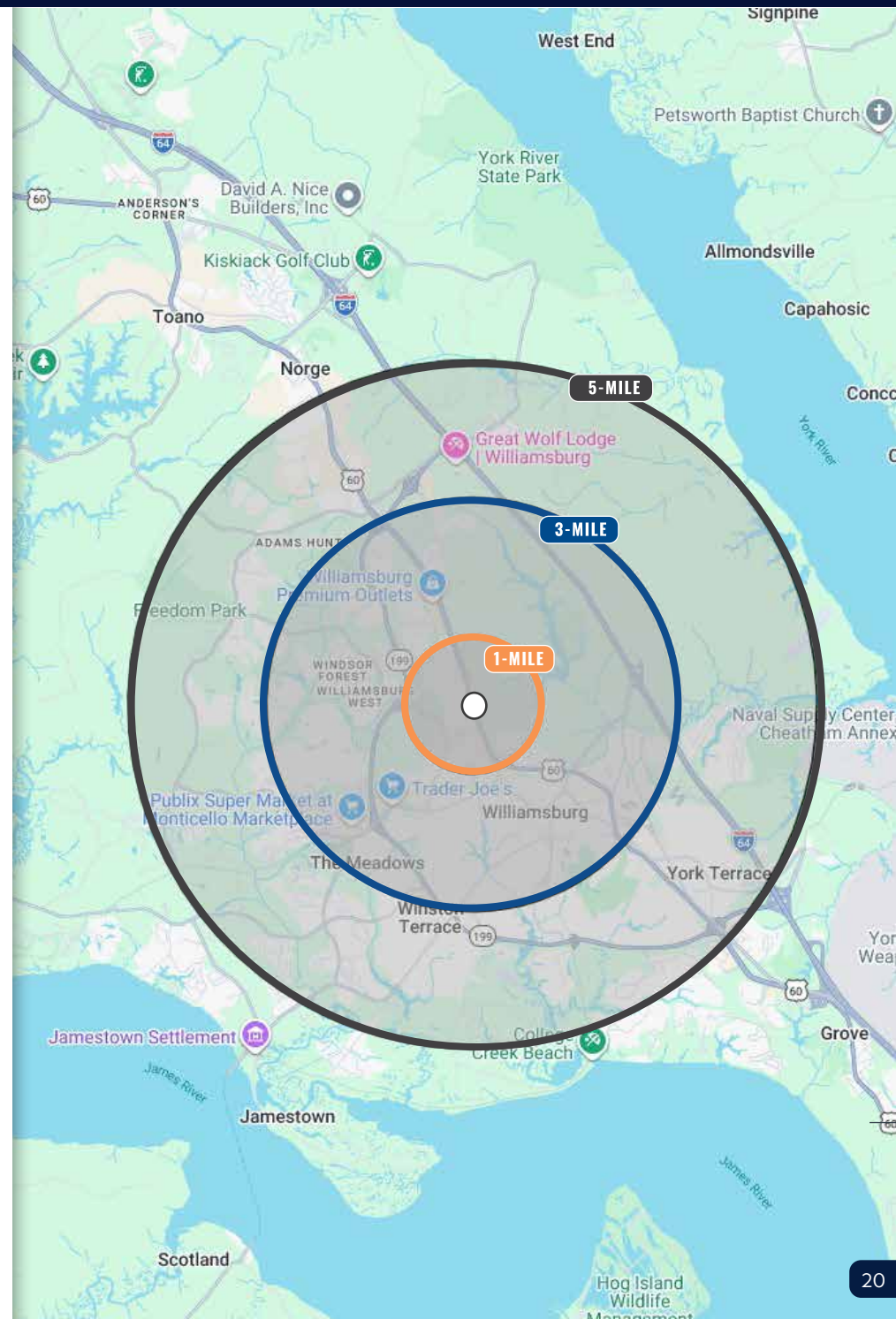
POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECTION	5,134	38,640	78,332
2025 ESTIMATE	5,086	38,328	77,266

DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2025 ESTIMATE	8,890	54,724	95,042

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2030 PROJECTIONS	2,337	14,965	31,675
2025 ESTIMATE	2,288	14,716	31,074

OWNER OCCUPIED HOUSING	1 MILE	3 MILE	5 MILE
2030 OWNER OCCUPIED HOUSING UNITS	36.32%	48.94%	61.82%
2030 RENTER OCCUPIED HOUSING UNITS	48.72%	39.15%	29.32%
2025 OWNER OCCUPIED HOUSING UNITS	36.27%	48.89%	61.66%
2025 RENTER OCCUPIED HOUSING UNITS	48.86%	39.27%	29.49%

2025 EST. HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
\$200,000 or More	7.97%	14.83%	16.07%
\$150,000 - \$199,999	7.85%	12.03%	13.39%
\$100,000 - \$149,999	19.37%	20.02%	23.37%
\$75,000 - \$99,999	10.11%	10.71%	11.11%
\$50,000 - \$74,999	16.09%	13.39%	13.37%
\$35,000 - \$49,999	13.35%	9.66%	7.59%
\$25,000 - \$34,999	7.44%	6.40%	4.96%
\$15,000 - \$24,999	7.52%	5.16%	4.58%
\$10,000 - \$14,999	1.74%	1.96%	1.48%
UNDER \$9,999	8.57%	5.85%	4.08%
EST. AVERAGE HOUSEHOLD INCOME	\$96,595	\$118,030	\$127,898
EST. MEDIAN HOUSEHOLD INCOME	\$69,049	\$90,328	\$103,230
EST. MEDIAN HOUSEHOLD INCOME	\$45,944	\$48,885	\$53,088



[CLICK HERE FOR COMPLETE DEMOGRAPHIC REPORT](#)



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