

OFFICE/WAREHOUSE/RETAIL FOR LEASE

NORGE CROSSING • RICHMOND ROAD & CROAKER ROAD • WILLIAMSBURG, VA



PROPERTY FEATURES

- \pm 30,000 SF of office/warehouse/retail space adjacent to Chesapeake Payment Systems. Available space can be subdivided.
- Located at the corner of the signalized intersection of Richmond Road and Croaker Road with easy access to I-64 via Croaker Road (Exit 231).
- Norge Crossing is anchored by Tractor Supply and Chesapeake Payment Systems.
- Directly across Richmond Road is The Village At Candle Station, a planned \pm 52 acre mixed use development, comprised of 208 residential units, and \pm 30,000 SF of commercial space.
- Other area retailers include O'Reilly Auto Parts, CVS, Food Lion, C&F Bank and Old Point National Bank.



AVAILABLE SPRING 2021



Commercial Real Estate Brokerage
423 N. Boundary Street, Suite 200
Williamsburg, VA 23185
www.rjsassocs.com

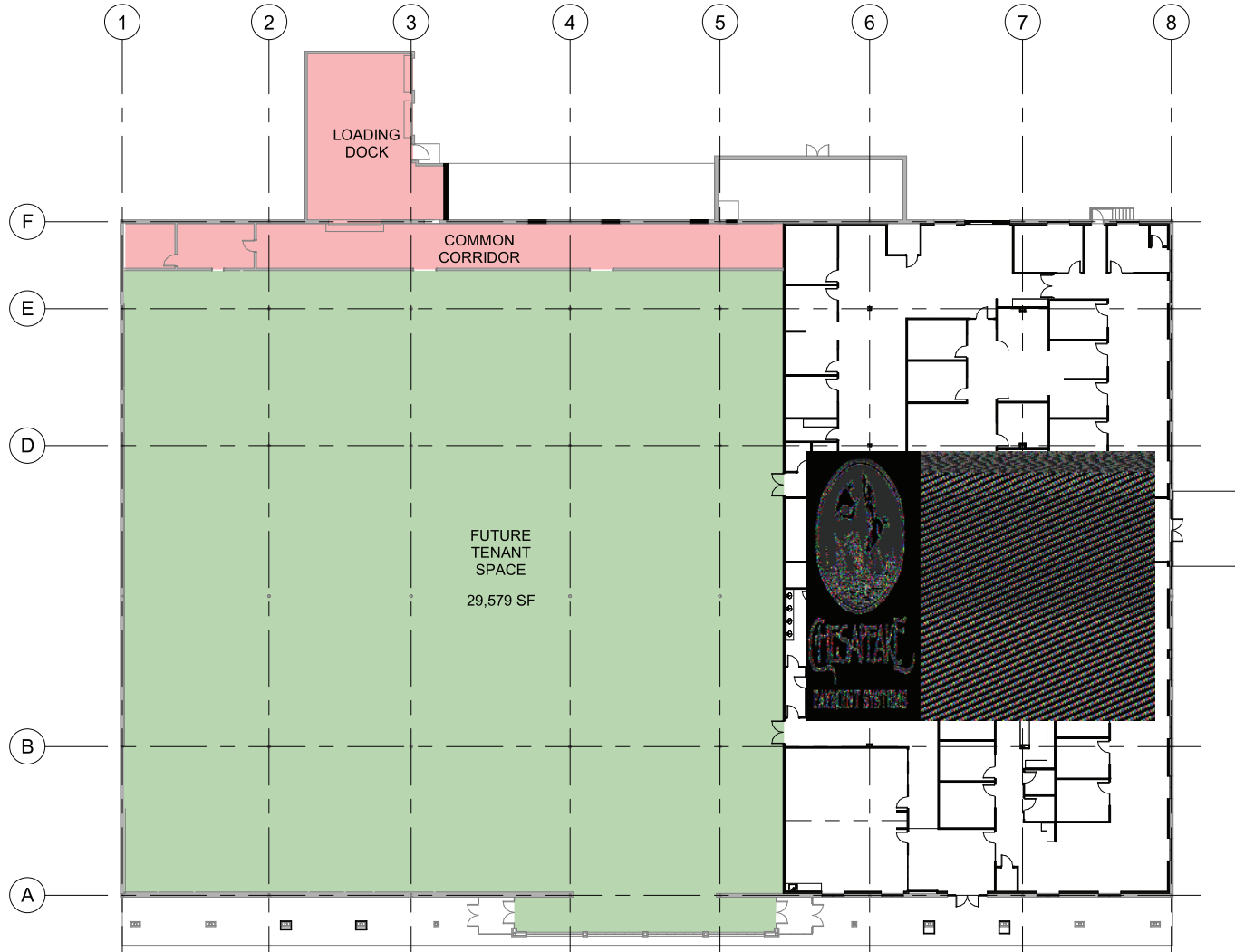
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LEASING PLAN



HIGHLIGHTS

- Rental Rate: Call For Rental Rate
- Square Footage: 5,000 - 30,000 SF
- Parking Spaces: \pm 170
- Zoning: B-1
- Ceiling Height: Minimum clear height: 16 FT 8 IN
- Access to Loading Dock



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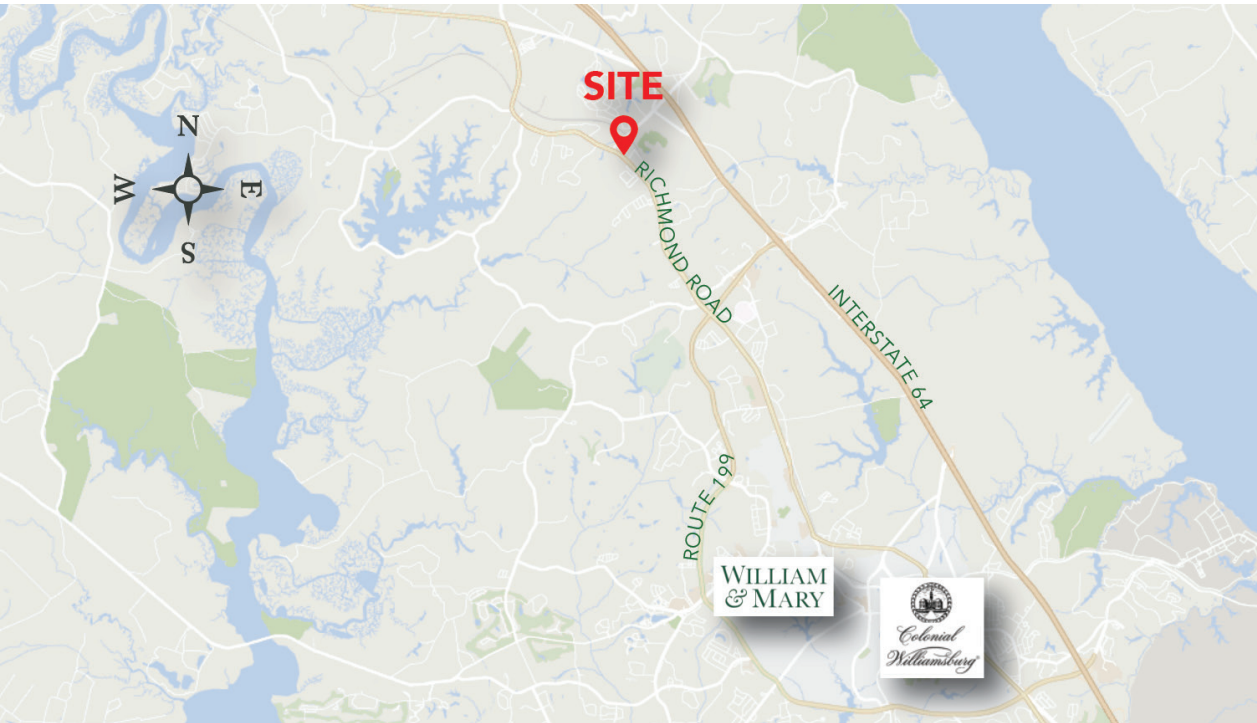


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MAP

- \pm 2 Miles Southwest of Interstate 64 via Croaker/ I64 interchange
- \pm 3 Miles Northwest from Rt. 199 & Rt. 60 intersection
- Traffic Counts: \pm 21,000 vehicles per day along Richmond Road

\pm 10,000 vehicles per day along Croaker Road

\pm 71,000 vehicles per day along Interstate 64 at Exit 231

DEMOGRAPHICS

| | 3 MILE | 5 MILE | 7 MILE |
|---------------------------------|-----------------|-----------------|-----------------|
| POPULATION: | 12,864 | 32,255 | 49,737 |
| HOUSEHOLDS: | 5,015 | 12,528 | 19,930 |
| MEDIAN HOUSEHOLD INCOME: | \$78,836 | \$74,493 | \$75,981 |



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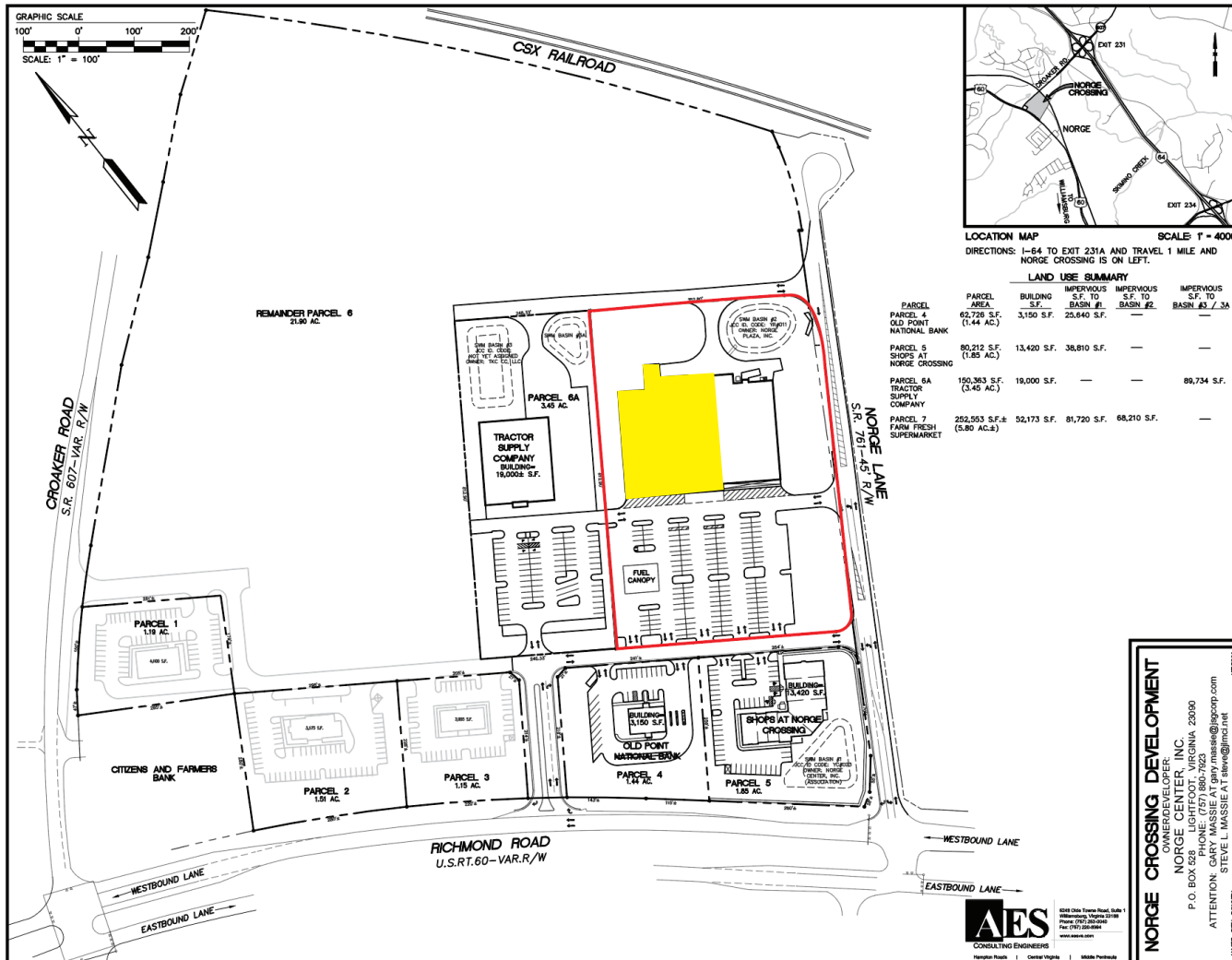
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SITE LAYOUT NORGE CROSSING SHOPPING CENTER



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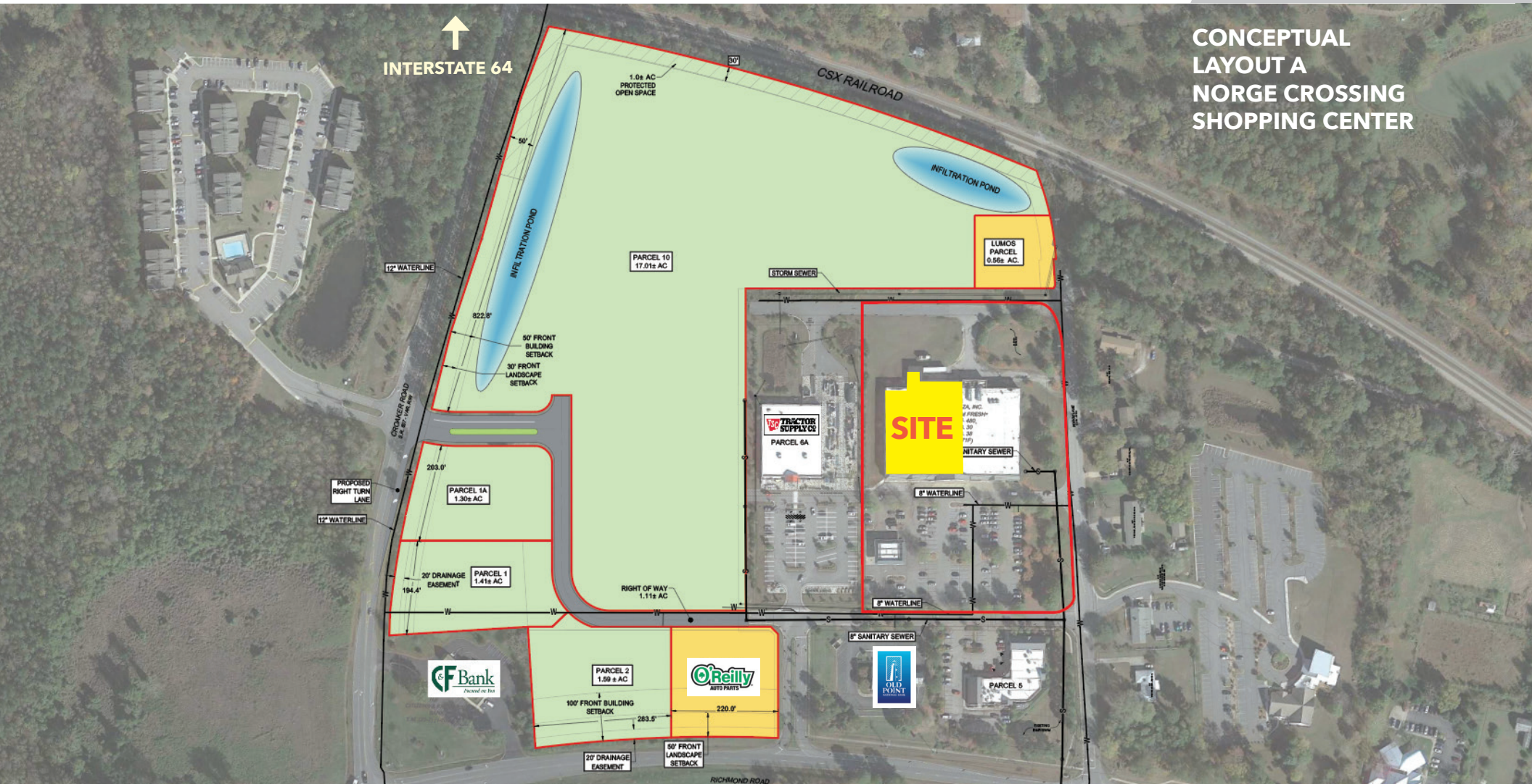
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CONCEPTUAL LAYOUT A NORGE CROSSING SHOPPING CENTER



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