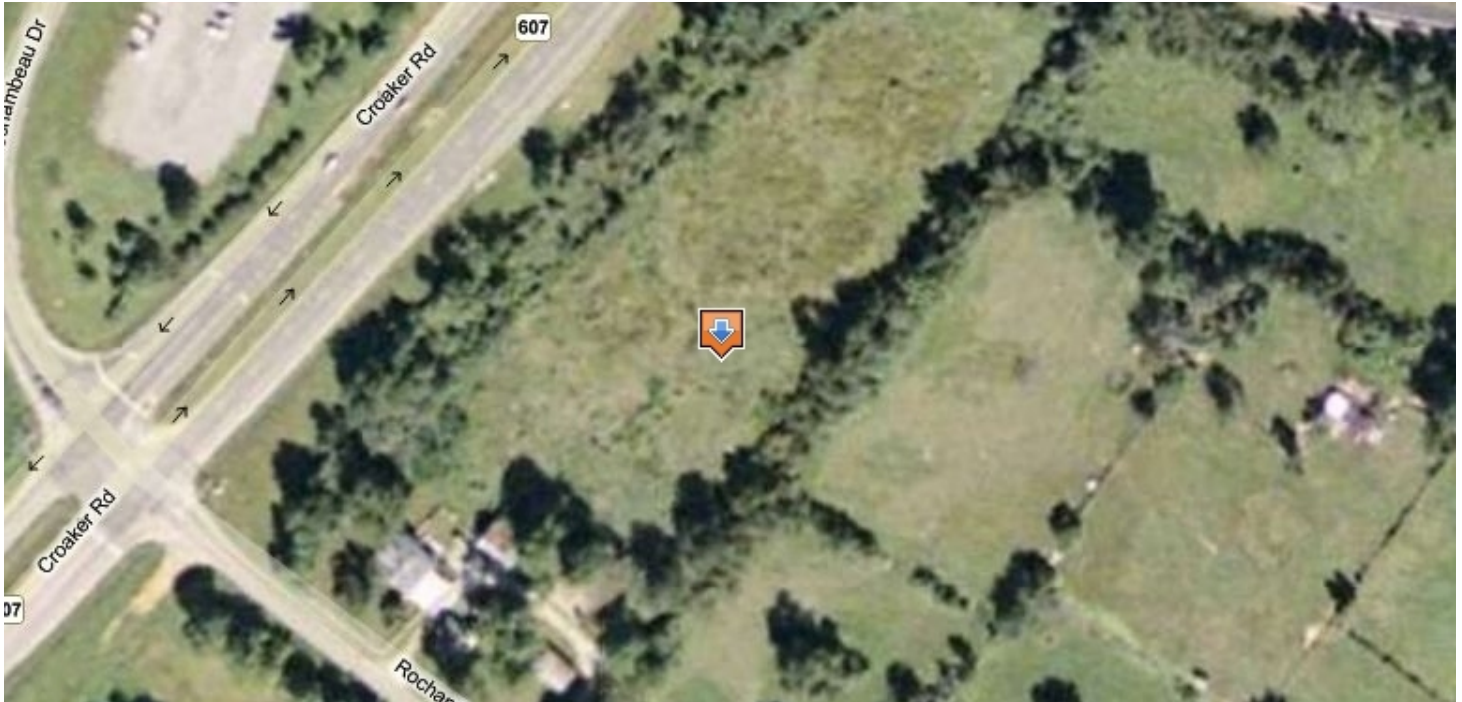


LOT FOR SALE

4392 ROCHAMBEAU DRIVE

Williamsburg, VA 23188



PROPERTY DESCRIPTION

This 4-acre commercial parcel is located at the high-traffic intersection of Rochambeau Drive and Croaker Road, just off I-64. Zoned **Economic Opportunity (EO)**, the property offers a wide range of development possibilities, including:

- Convenience Stores and Gas Stations- Hotels
- Convenience Stores and Gas Stations
- Hotels and Restaurants
- Retail Food Stores
- Wineries and Greenhouses
- Building Supply Storage
- Veterinary Services

The property is also within James City County's **Primary Service Area (PSA)**, allowing for easy access to public water and sewer connections. Additional land may be available for purchase to expand your development project.

OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	4.16 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	12,371	41,492	58,465
Total Population	31,351	105,868	148,635
Average HH Income	\$113,713	\$120,523	\$122,716

John Wilson
(757) 880-9085

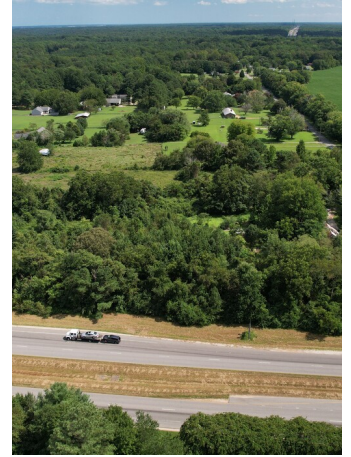
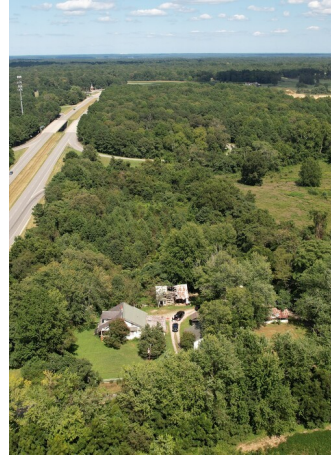
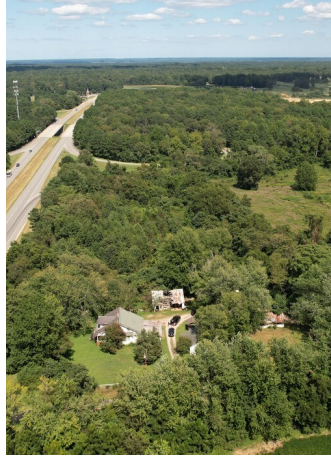


COLDWELL BANKER
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LOT FOR SALE

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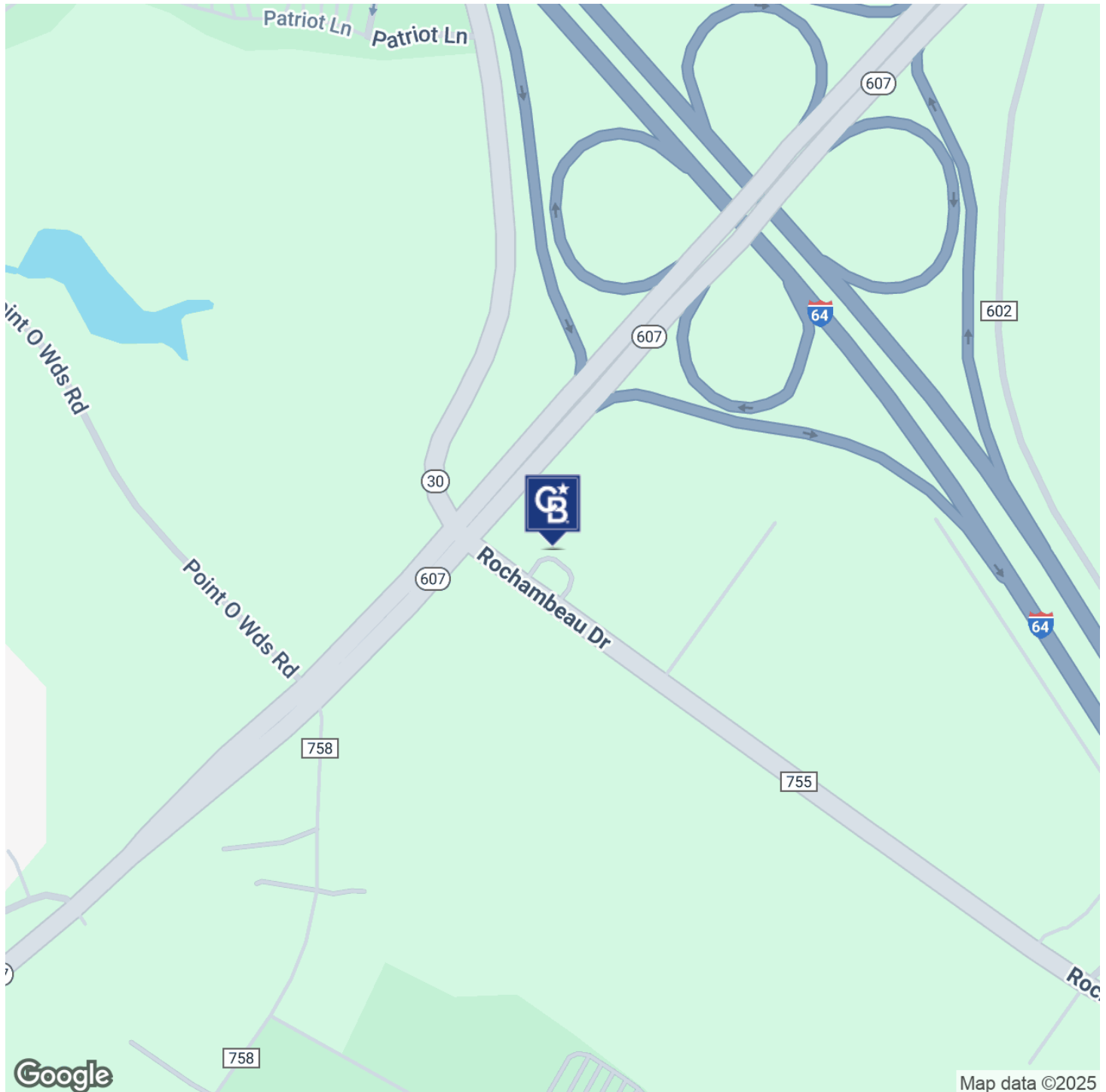


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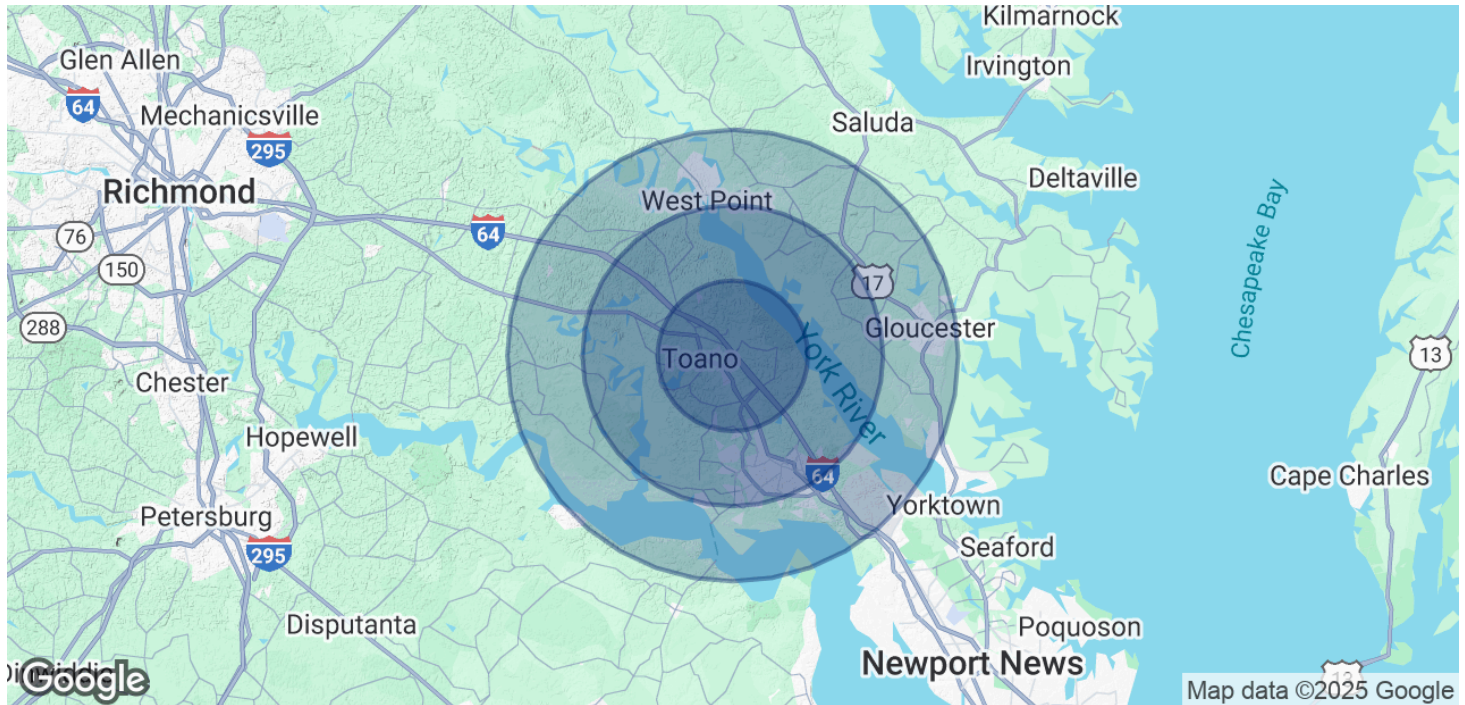


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LOT FOR SALE

4392 ROCHAMBEAU DRIVE

Williamsburg, VA 23188



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	31,351	105,868	148,635
Average Age	44	44	45
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	12,371	41,492	58,465
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$113,713	\$120,523	\$122,716
Average House Value	\$444,195	\$475,672	\$469,885

Demographics data derived from AlphaMap

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