

LAND FOR SALE

615 E. ROCHAMBEAU DRIVE

WILLIAMSBURG, VIRGINIA

Robert J. Singley, Jr

Phone: 757.229.3139

rjsjr@rjsassocs.com

www.rjsassocs.com

423 N. Boundary Street, Suite 200

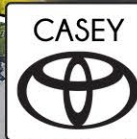
Williamsburg, Virginia 23185

RJS
& ASSOCIATES, INC.



601 E. ROCHAMBEAU DR
±21.5 ACRES

Walmart
Supercenter



E. ROCHAMBEAU DR

199

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PROPERTY FEATURES

- The property is conveniently located off of Interstate 64 and Route 199 in the Lightfoot area of Williamsburg. This area has become a regional retail hub for the Williamsburg market and its neighboring counties.
- The property is situated between Williamsburg Ford and the Great Wolf Lodge along Rochambeau Road.
- Super Wal-Mart, Lowe's, Home Depot, the Williamsburg Pottery, and the new Sentara Williamsburg Regional Medical Center are all within one mile of the property.

2023 DEMOGRAPHICS



Population

3 Mile	19,060
5 Mile	44,220
7 Mile	77,872



Median Household Income

3 Mile	\$83,643
5 Mile	\$88,154
7 Mile	\$94,520



Households

3 Mile	8,133
5 Mile	18,938
7 Mile	30,862

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**GREAT
WOLF
LODGE**

CASEY



ROSS



LOWE'S
Home Improvement Warehouses

Walmart
Supercenter

WILLIAMSBURG
Ford

Sentara
REGIONAL
MEDICAL CENTER

PROPERTY HIGHLIGHTS

Acreage:	± 21.5 acres
Zoning:	EO, Economic Opportunity
Utilities:	Public water and sewer available to the site
Price:	\$ 1,800,000

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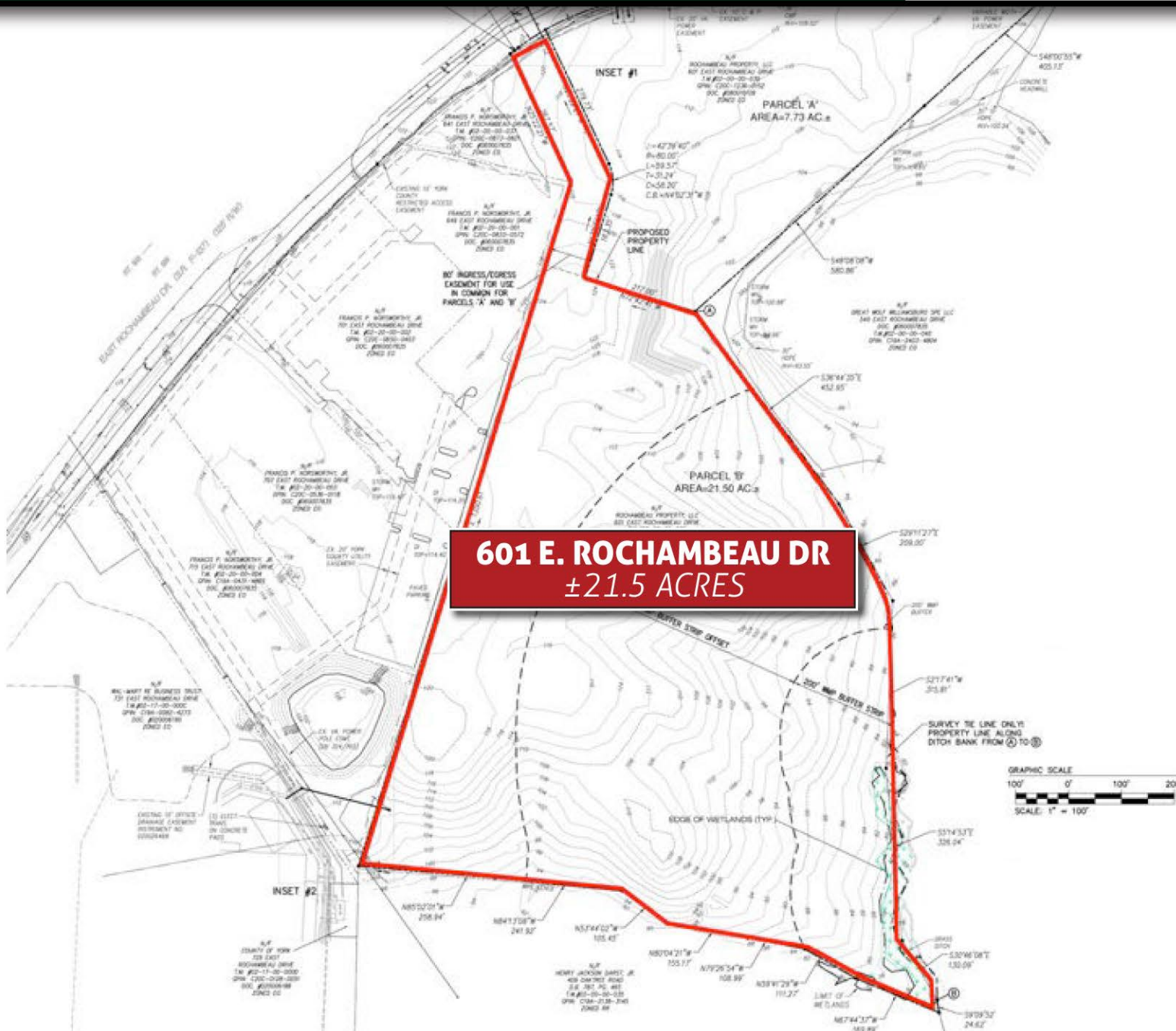
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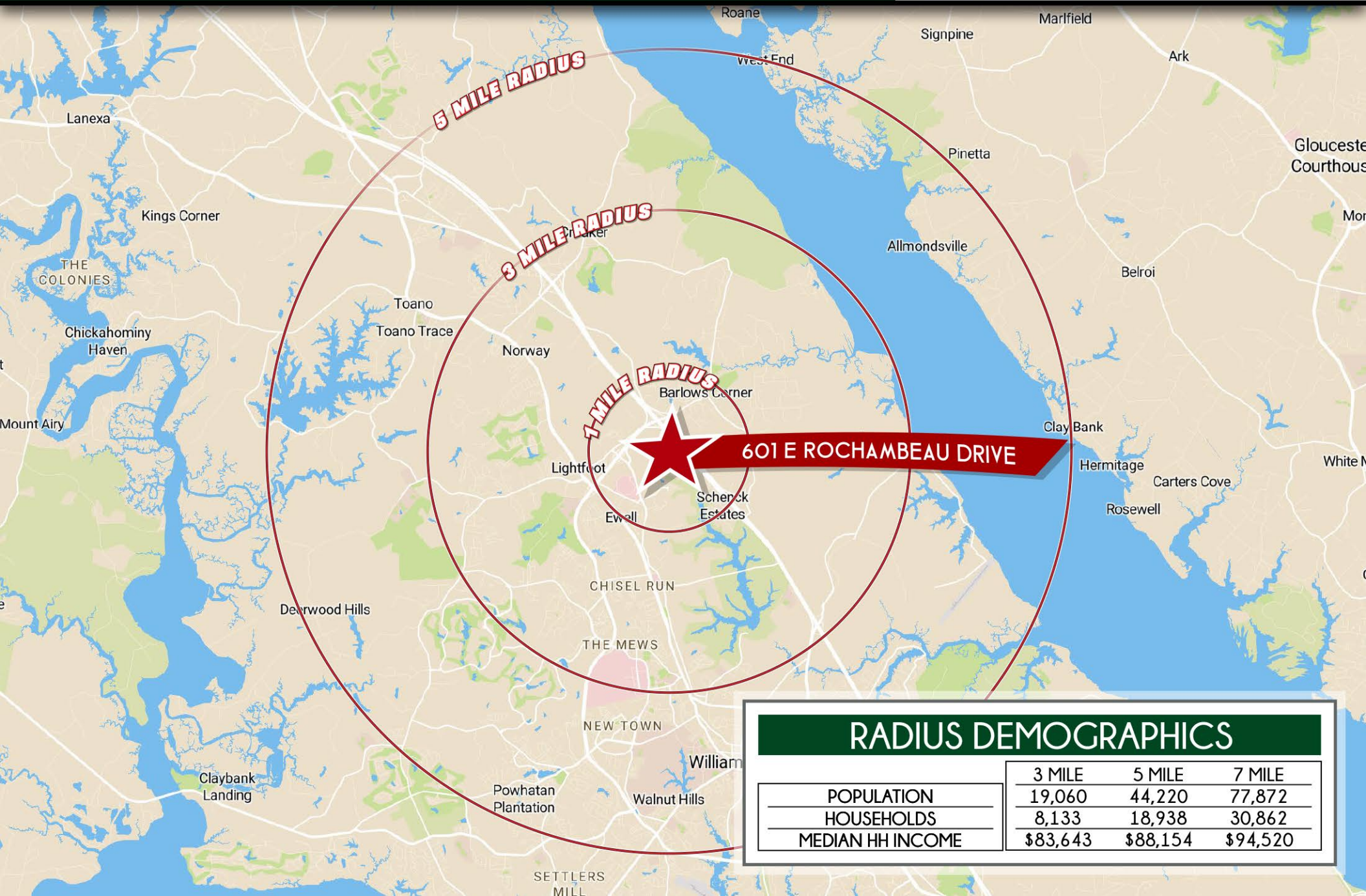
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RADIUS DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	19,060	44,220	77,872
HOUSEHOLDS	8,133	18,938	30,862
MEDIAN HH INCOME	\$83,643	\$88,154	\$94,520



**FOR MORE
INFORMATION
PLEASE CONTACT**

ROBERT J. SINGLEY, JR. CCIM

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