

SPACE FOR LEASE

4391 IRONBOUND ROAD

Williamsburg, VA 23188



PROPERTY DESCRIPTION

This commercial space is located in a desirable area near New Town in Williamsburg, offering a fantastic opportunity for businesses looking for affordability in a prime location. The property provides a flexible layout suitable for various business needs and is attractively priced to allow for budget-friendly setup. With convenient access, ample parking, and proximity to shops and dining, this space offers the benefits of a great location at a highly competitive rate, ideal for businesses seeking value in Williamsburg's vibrant commercial scene.

OFFERING SUMMARY

Lease Rate:	\$10.25 - 12.00 SF/yr (MG)
Available SF:	725 - 1,485 SF
Building Size:	4,197 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	32,163	42,440	77,211
Total Population	79,994	106,740	197,121
Average HH Income	\$118,851	\$123,419	\$112,621

Beth Hinson
(757) 345-5076

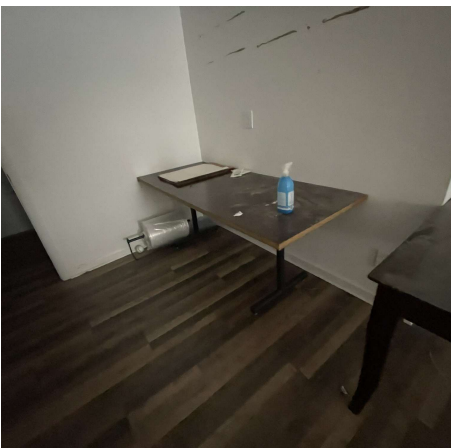


**COLDWELL BANKER
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	725 - 1,485 SF	Lease Rate:	\$10.25 - \$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
F/G	Available	1,070 SF	Modified Gross	\$10.25 SF/yr	-
A	Available	1,485 SF	Modified Gross	\$12.00 SF/yr	-
B	Available	1,485 SF	Modified Gross	\$12.00 SF/yr	-
D	Available	725 SF	Modified Gross	\$10.25 SF/yr	-

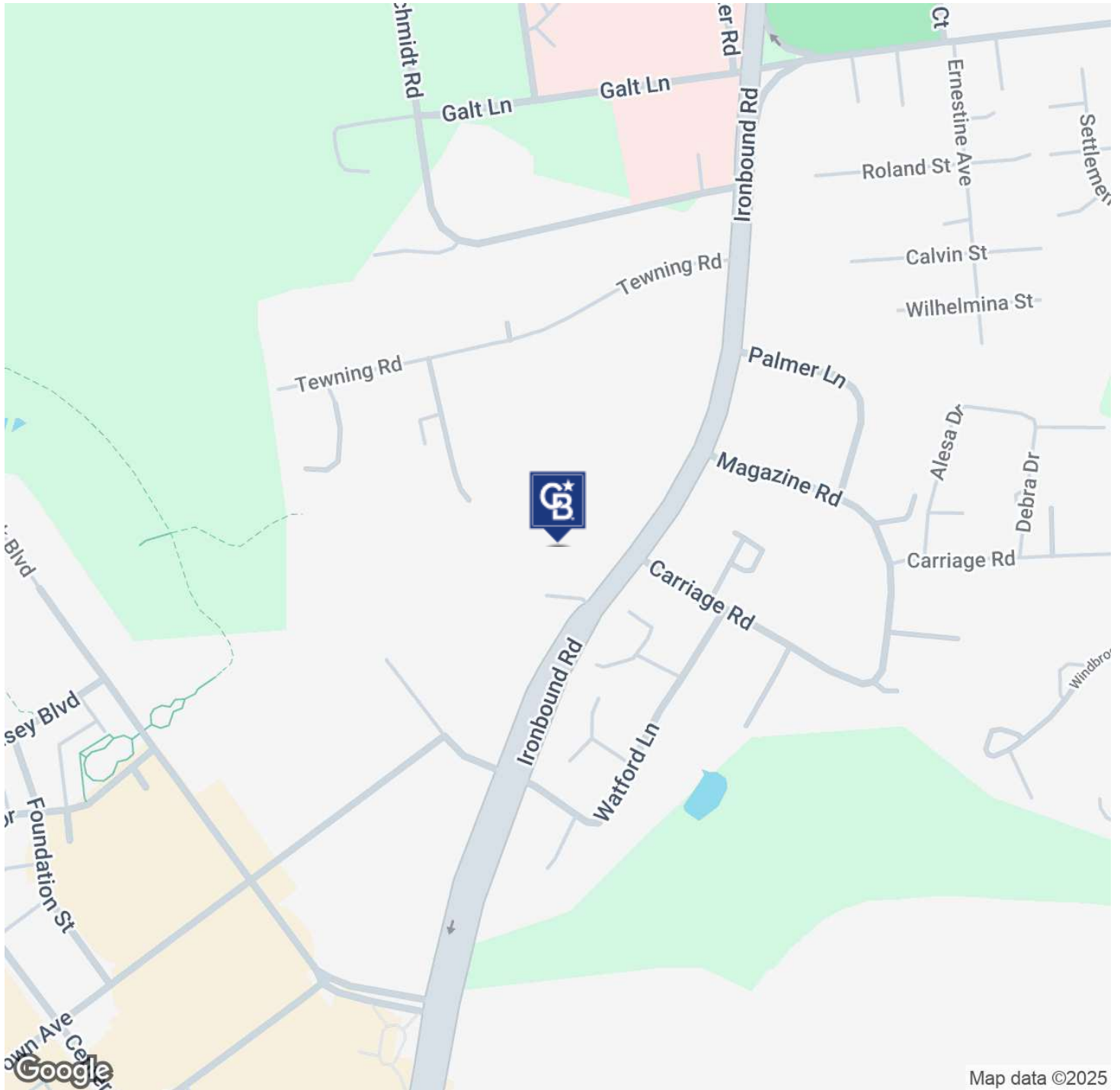
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Map data ©2025

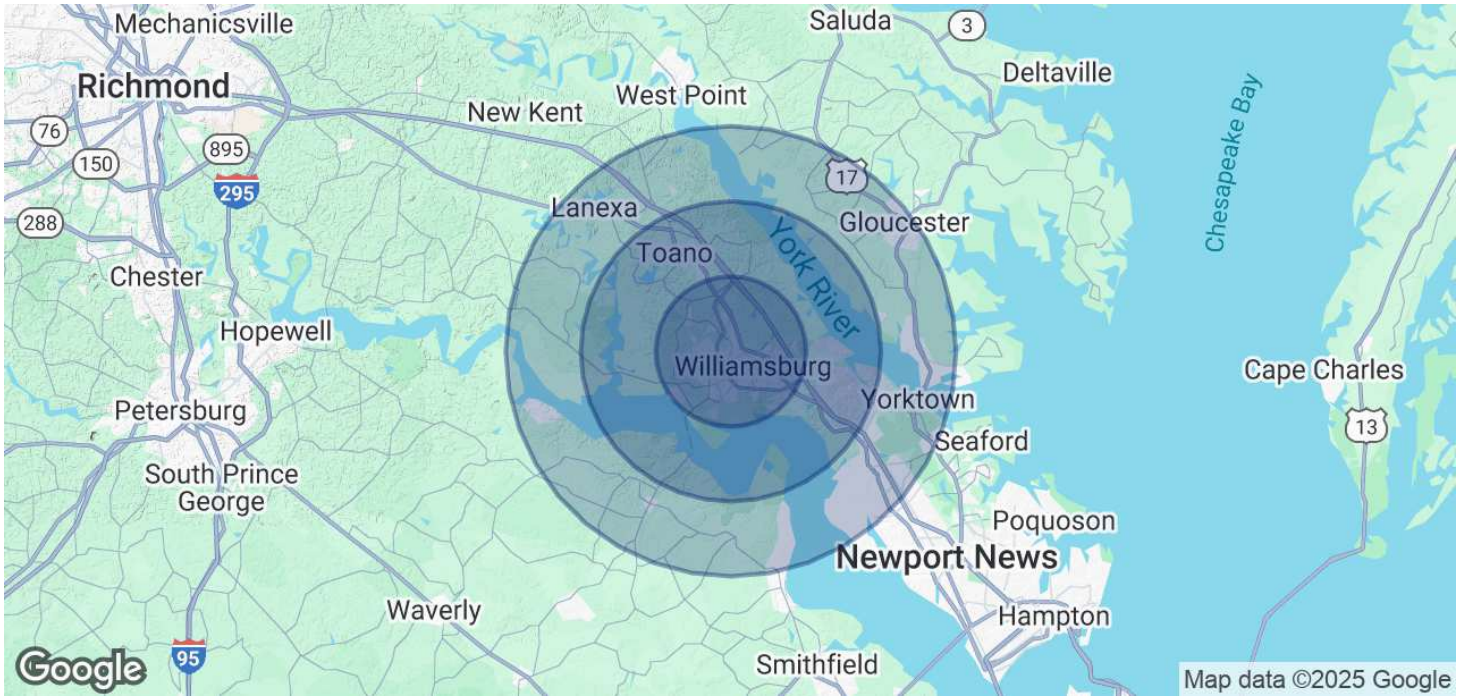
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	79,994	106,740	197,121
Average Age	45	45	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	32,163	42,440	77,211
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$118,851	\$123,419	\$112,621
Average House Value	\$492,165	\$492,849	\$416,597

Demographics data derived from AlphaMap

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