LAND FOR SALE

6895 RICHMOND RD

Williamsburg, VA 23188



PROPERTY DESCRIPTION

6895 Richmond Road presents a significant opportunity to acquire a nearly 22-acre parcel of land along the area's largest commercial and commuter corridor. This property is adjoining to the largest senior (55+) community, Colonial Heritage, in the area. The property is located on a major growth corridor. Zoned for Mixed-Use (MU), providing investors with multiple development options, including retail master plan, capitalizing on the area's high density residential and commercial. Consumers are consistently drawn to the area for retirement, convenient living. Easy access to both Richmond and Norfolk via I-64. Preliminary retail shopping center plans available upon request. This property is available for purchase. (This property is not zoned for multifamily use).

OFFERING SUMMARY

Sale Price:	\$8,242,287
Lot Size:	21.97 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	16,139	43,695	62,538
Total Population	38,782	110,158	159,090
Average HH Income	\$113,417	\$122,653	\$120,849

John Wilson (757) 880-9085



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SALE

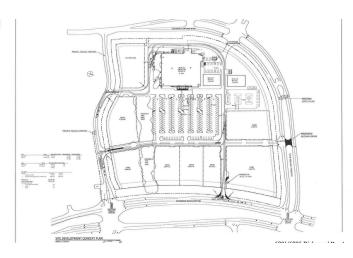
6895 RICHMOND RD

6895 Richmond Rd Williamsburg, VA 23188











6801/6895 Richmond Road Williamsburg, VA



/6895 Richmond Road Williamsburg, VA





/6895 Richmond Road Williamsburg, VA



/6895 Richmond Road Villiamsburg, VA

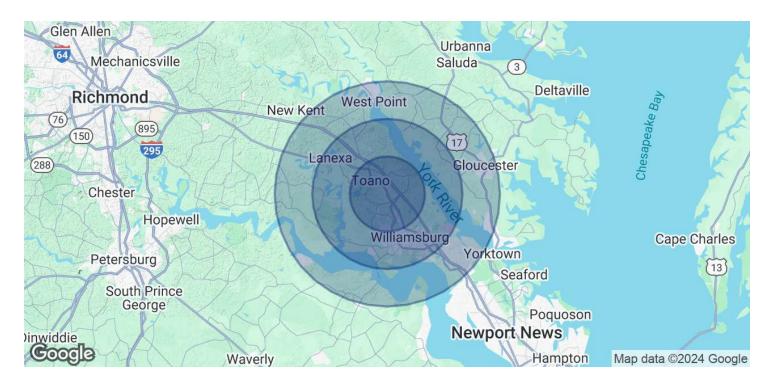


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5 MILES	10 MILES	15 MILES
38,782	110,158	159,090
46	45	44
5 MILES	10 MILES	15 MILES
16,139	43,695	62,538
2.4	2.5	2.5
\$113,417	\$122,653	\$120,849
\$457,575	\$494,608	\$461,265
	38,782 46 5 MILES 16,139 2.4 \$113,417	38,782 110,158 46 45 5 MILES 10 MILES 16,139 43,695 2.4 2.5 \$113,417 \$122,653

Demographics data derived from AlphaMap

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