

±26 ACRES FOR SALE

THE VILLAGE CENTER | I-64 AND ROUTE 30 (9505 OLD STAGE RD)
Toano, VA 23168



BERKSHIRE
HATHAWAY
HOMESERVICES

RW TOWNE
REALTY



COMMERCIAL DIVISION

S.L. NUSBAUM
REALTY CO.



NATHAN SHOR
Senior Vice President
O. 804.944.2399
C. 804.539.7404
nshor@slnusbaum.com

JOHN WESSLING, SR., CCIM
Senior Vice President | Partner
O. 757.640.2412
jwessling@slnusbaum.com

EXECUTIVE SUMMARY

THE VILLAGE CENTER | I-64 AND ROUTE 30 (9505 OLD STAGE RD)
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SELECT PERMITTED USES:

Hotel | Retail Stores | Convenience Stores with Fuel | Grocery Stores | Restaurants

PROPERTY DESCRIPTION

The Village Center is a strong interstate location with over 2,500 feet of frontage along I-64 and 3,500 feet on Route 30 with easy access from Exit 227. It also shares another major intersection with the Stonehouse residential community. In upper James City County, the site is midway between Hampton Roads and Richmond MSAs.

PURCHASE PRICE	CONTACT AGENT FOR PRICE
GROSS ACREAGE	±26 Acres
ZONING	Special User Permit under the current B-1 Zoning category for General Business District
SITE ACCESS	Located directly off Exit 227 on I-64 with two access points from Route 30
TRAFFIC COUNT	59,000 VPD at I-64 and Barnes Road; 12,000 at Route 30 (Old Stage Road)
PARCEL NUMBERS	0440100002, 0440100003, 0440100008, 0440100009, 0430100018

EXIT 227 ON I-64 AND ROUTE 30

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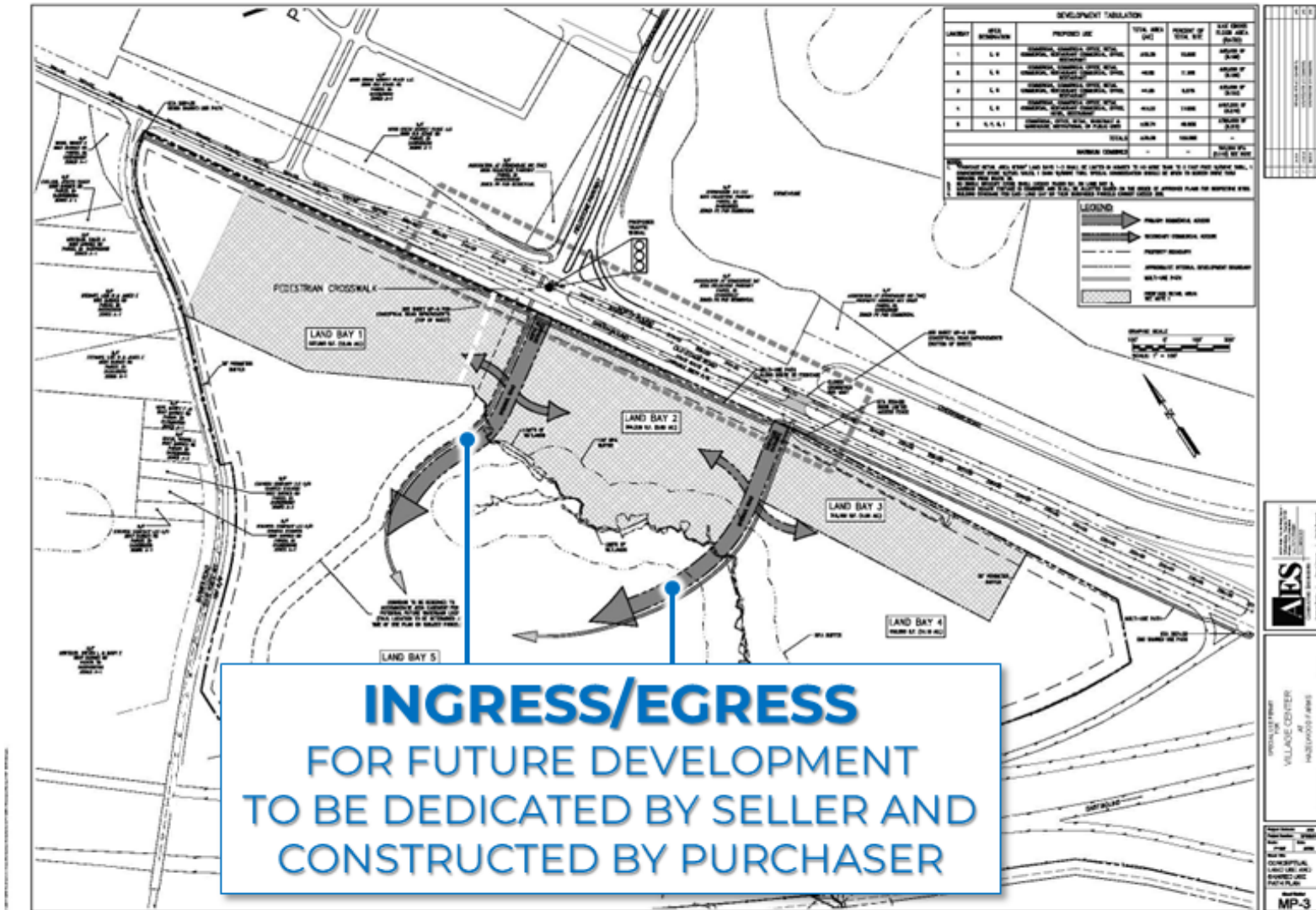


SITE PLAN DETAIL

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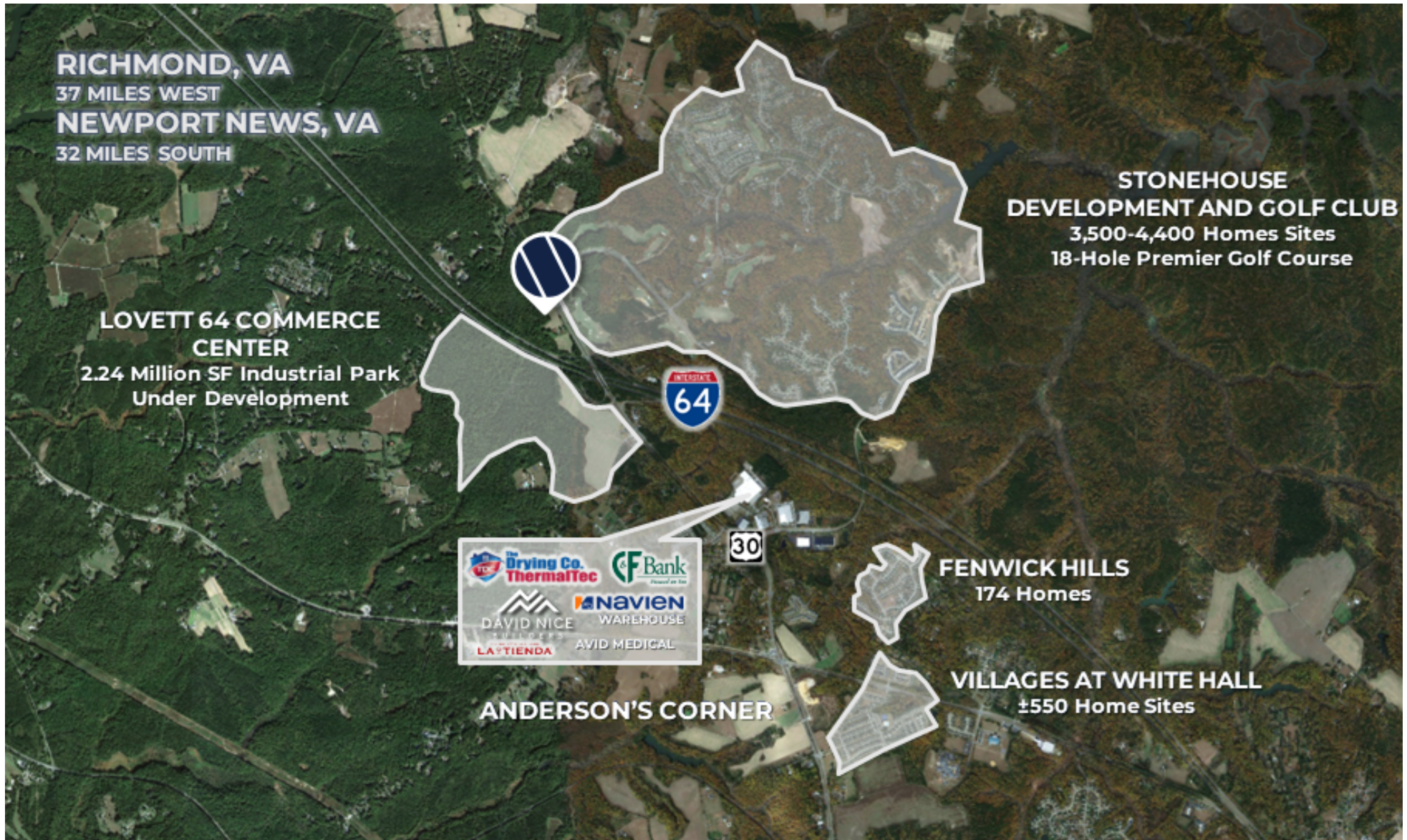


SURROUNDING DEVELOPMENT

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NEARBY POINTS OF INTEREST

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AREA RETAIL

APPROXIMATELY 9 MILES FROM SITE
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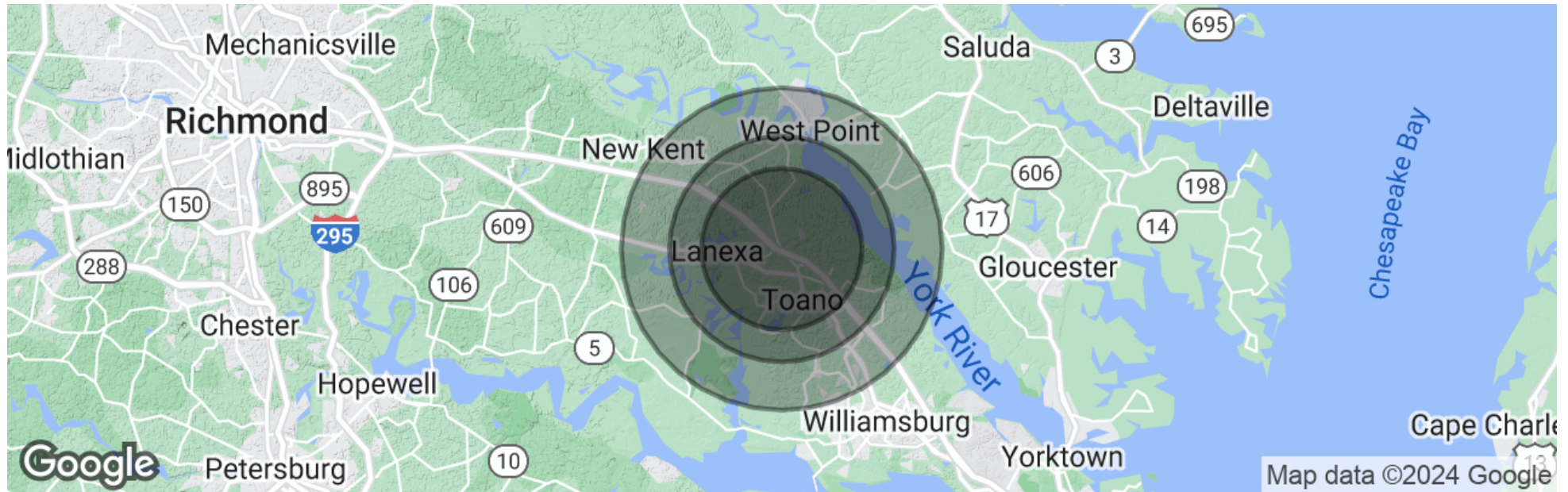


DEMOGRAPHICS MAP & REPORT

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POPULATION	5 MILES	7 MILES	10 MILES
Total Population	13,867	23,049	50,972
Average Age	42.3	43.9	45.6
Average Age (Male)	41.9	42.6	44.2
Average Age (Female)	42.3	45.6	47.0
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	5,261	9,058	22,512
# Of Persons Per HH	2.6	2.5	2.3
Average HH Income	\$93,736	\$91,972	\$84,269
Average House Value	\$321,308	\$318,035	\$321,017

2020 American Community Survey (ACS)

CONTACT INFORMATION

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