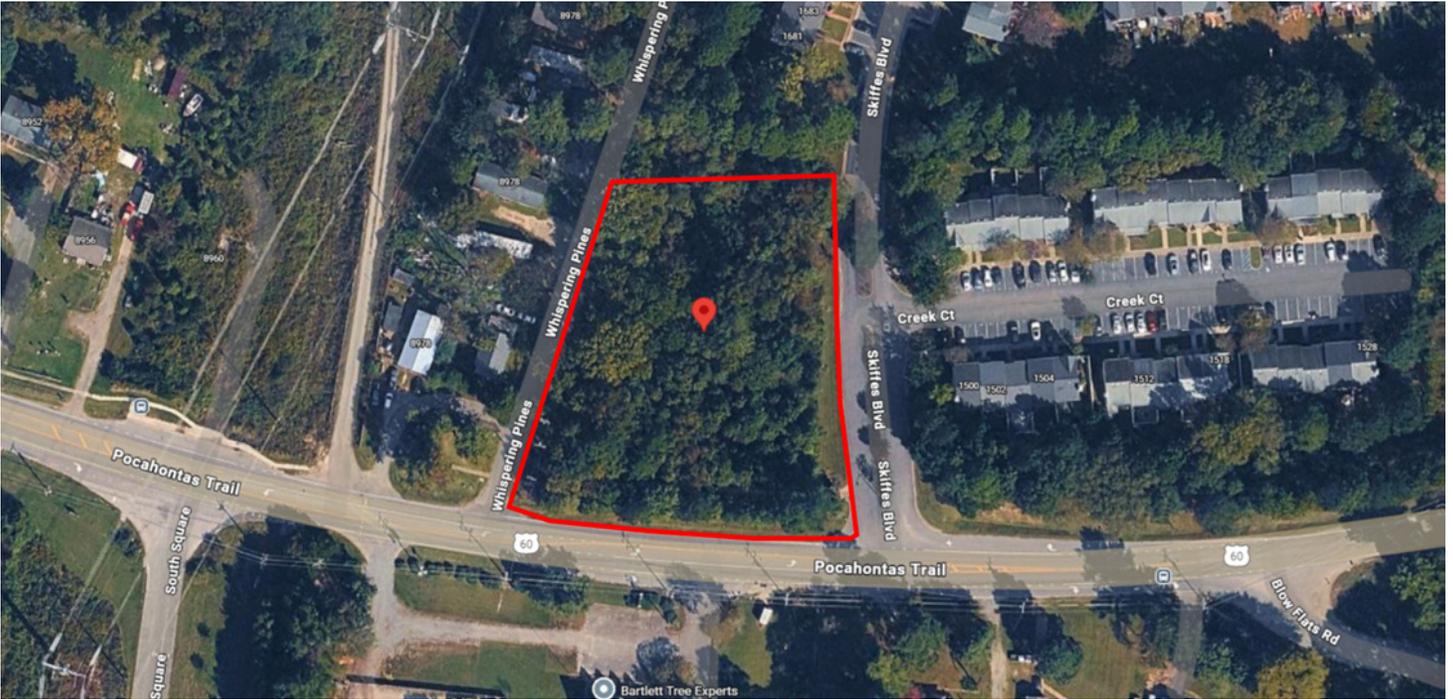


FOR SALE

8988 POCAHONTAS TRAIL

8988 Pocahontas Trail Williamsburg, VA 23185



PROPERTY DESCRIPTION

Discover the perfect land lot to build your business at 8988 Pocahontas Trail. Prime location with excellent access to both Williamsburg and Newport News. Approximately 37,000 SF building envelope which allows for a 7,500 SF building with ample parking. B-1 Zoning allows for variety of commercial including: Retail, Convenience Store, Restaurant, Contractor offices, Janitorial Service, Automotive Repair & Service, Laundry & Dry Cleaning, Gym/Exercise Center, Kennels & Animal Boarding, Wholesale warehouse, Light Industrial Assembly.

PROPERTY HIGHLIGHTS

- Prime location in Williamsburg, VA
- 15 minutes to Newport News
- 278 feet of road frontage on Pocahontas Trail
- B1 Zoning for versatile use
- Level building lot for easy development
- Access/Egress along Skiffes Blvd

OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	1.42 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	306	479	1,079
Total Population	883	1,407	3,409
Average HH Income	\$69,728	\$69,748	\$72,514

James Kourmadas
(708) 476-1995

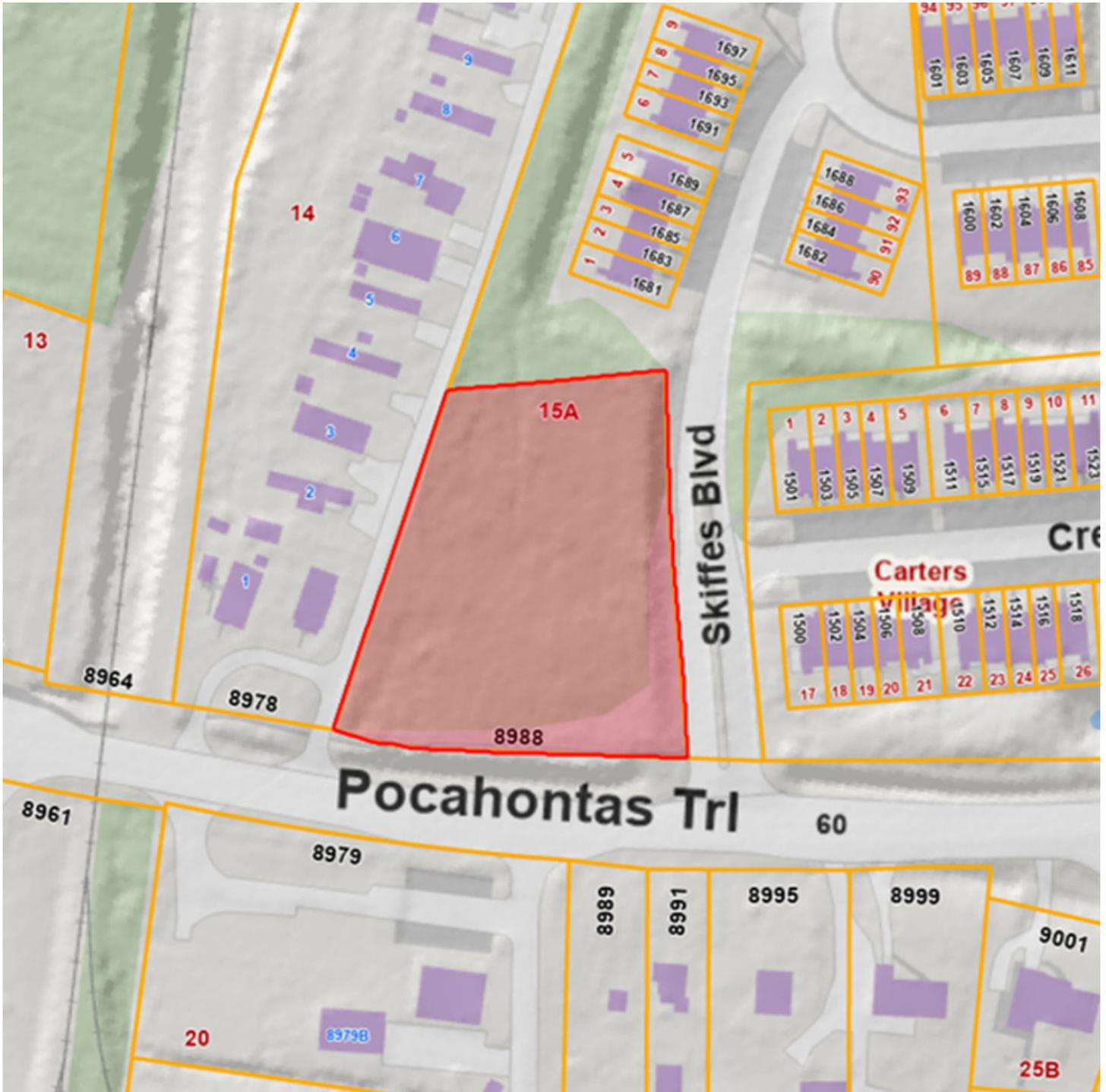


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PARCEL

8988 POCAHONTAS TRAIL

8988 Pocahontas Trail Williamsburg, VA 23185



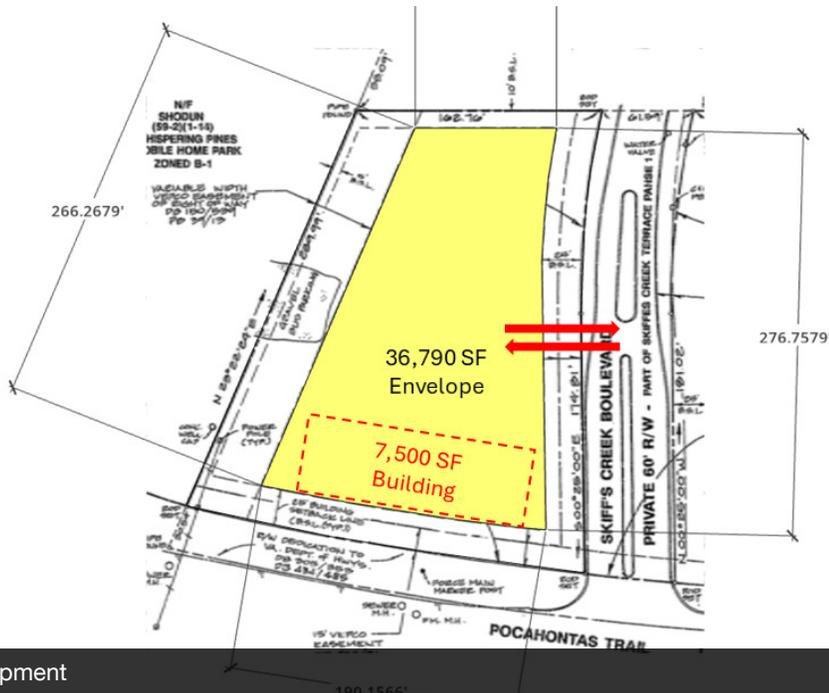
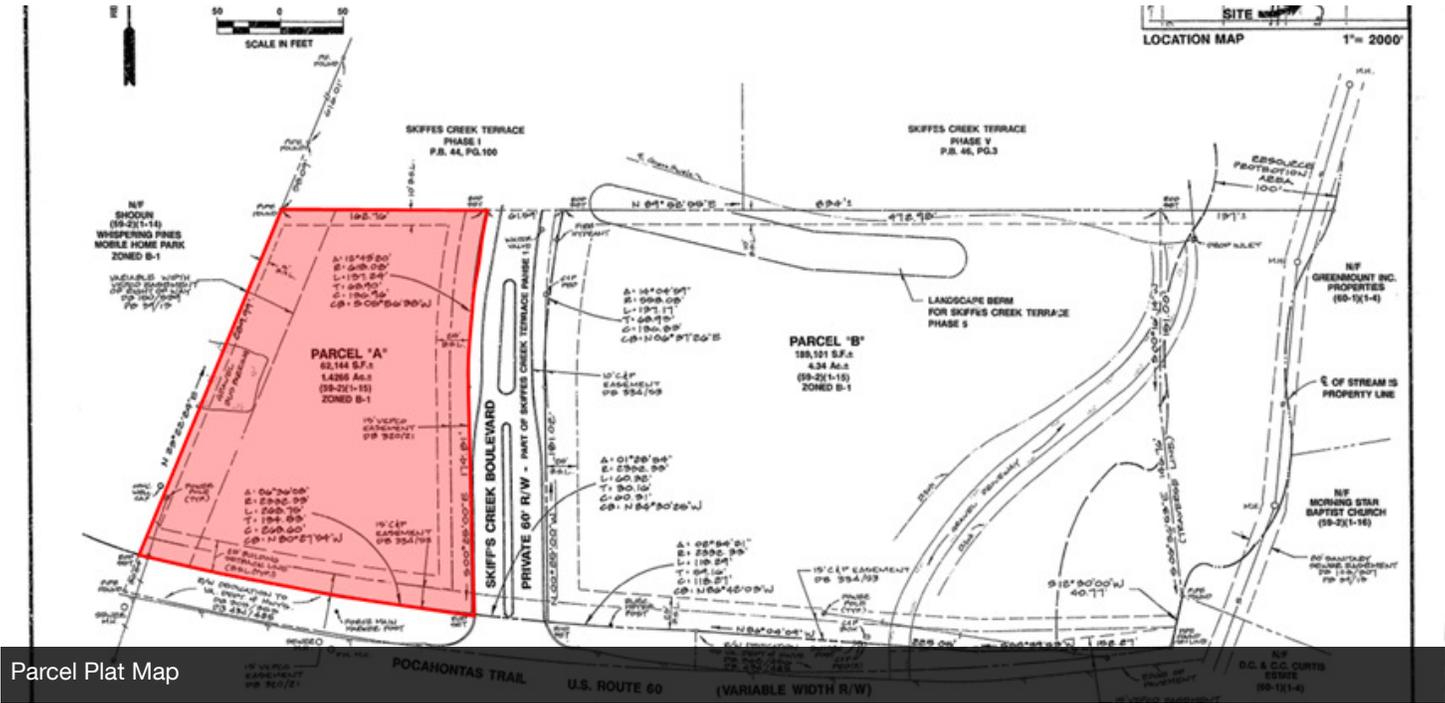
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SITE

8988 POCAHONTAS TRAIL
8988 Pocahontas Trail Williamsburg, VA 23185



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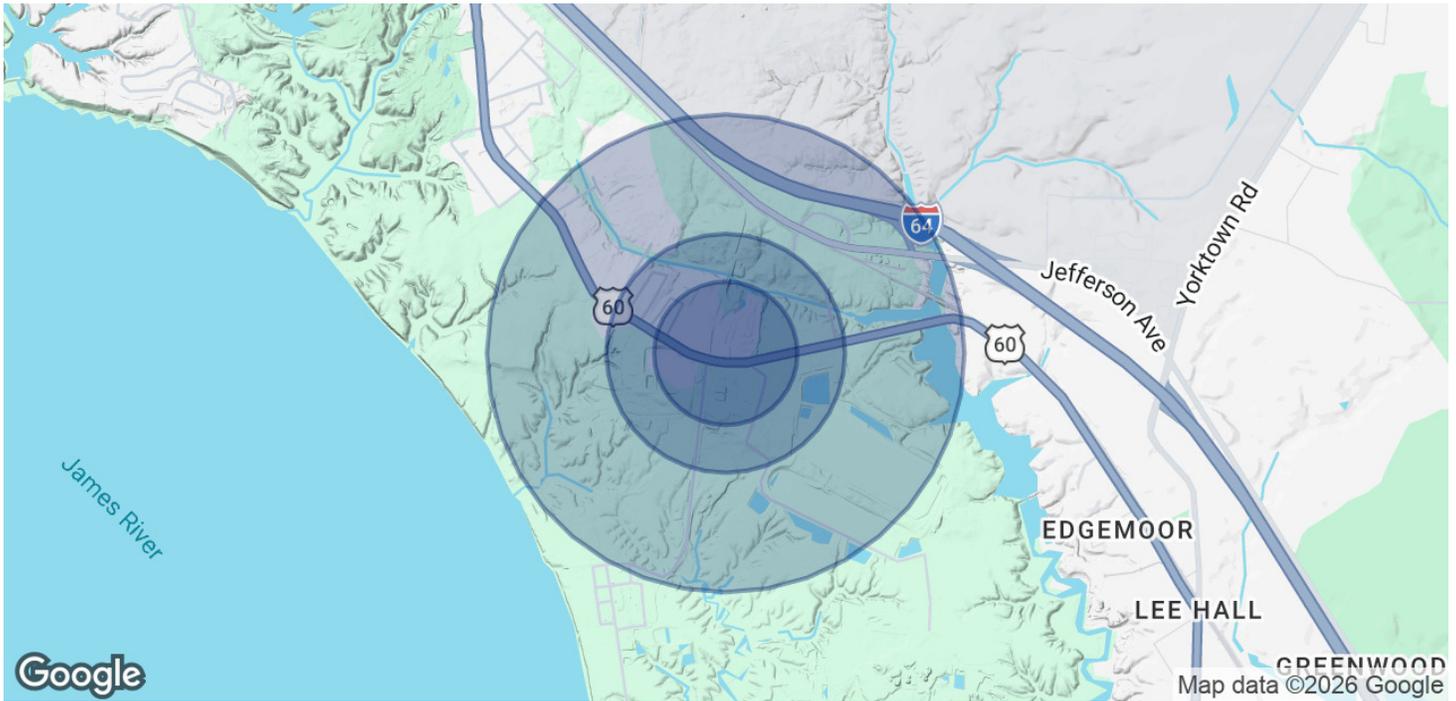


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DEMOGRAPHICS

8988 POCAHONTAS TRAIL

8988 Pocahontas Trail Williamsburg, VA 23185



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	883	1,407	3,409
Average Age	37	36	36
Average Age (Male)	35	35	35
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	306	479	1,079
# of Persons per HH	2.9	2.9	3.2
Average HH Income	\$69,728	\$69,748	\$72,514
Average House Value	\$193,951	\$190,295	\$194,615

Demographics data derived from AlphaMap

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