

FOR LEASE

EVENT SPACE AT THE FOUNDRY AT WILLIAMSBURG

6945 Pocahontas Trl | Williamsburg, VA 23185



S.L. NUSBAUM
REALTY CO.



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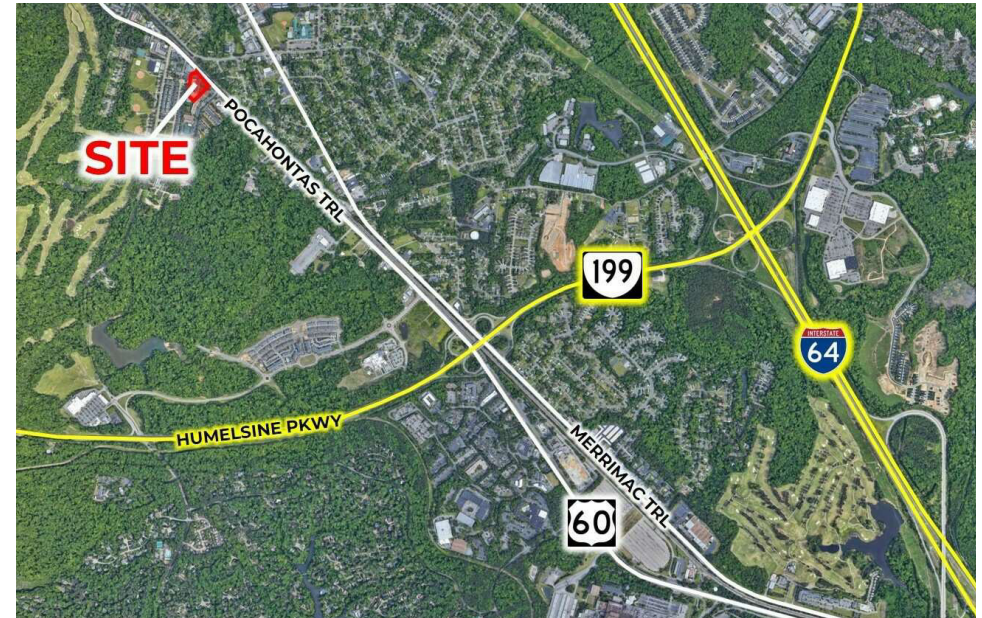
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agents
Available SF:	35,225 SF
Lot Size:	8.23 Acres
Zoning:	B1

LINKS

Redoubt Ridge at Quarterpath

Greater Williamsburg Sports & Event Center

Former Yankee Candle

Interior Photos

PROPERTY OVERVIEW

Opportunity to Lease Space in a Historic Building Repurposed for Modern Commercial and Residential Use

PROPERTY HIGHLIGHTS

- Previously a full-service hotel, this property is now being transformed into a dynamic mixed-use destination
- Commercial kitchen available with FF&E (walk-in coolers/freezers, dishwashers, hood, etc.)
- 126 new apartment units on-site, creating a built-in customer base for retail, dining, or service users
- High-visibility location along Pocahontas Trail near the Williamsburg city line
- Ample on-site parking and convenient access for local residents and visitors

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	11,090	23,454	34,901
Total Population	30,269	58,108	88,123
Daytime Population	40,656	73,766	99,567
Average HH Income	\$134,092	\$130,946	\$131,384

SITE PLAN

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EXTERIOR PHOTOS

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TRADE AREA

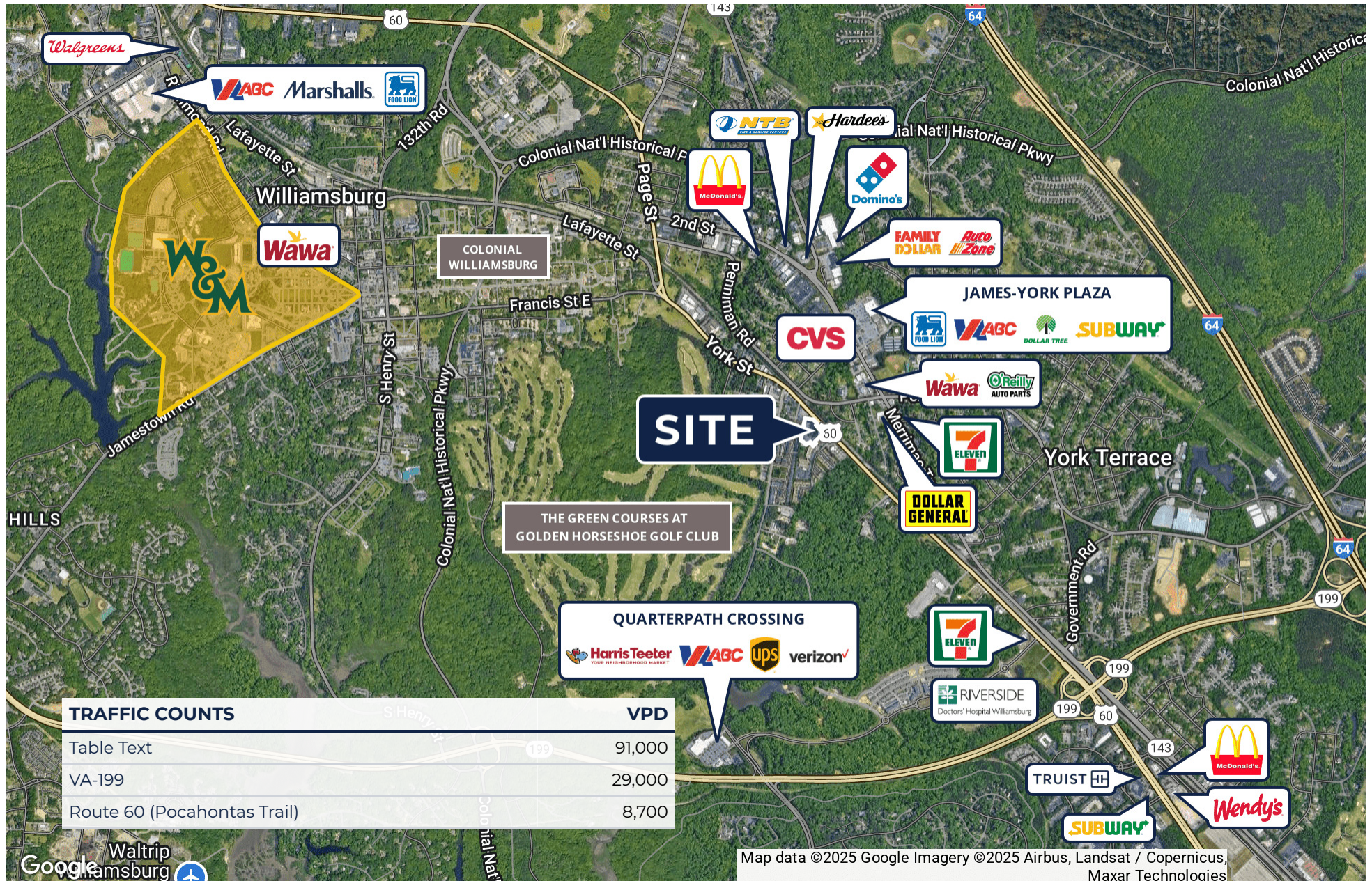
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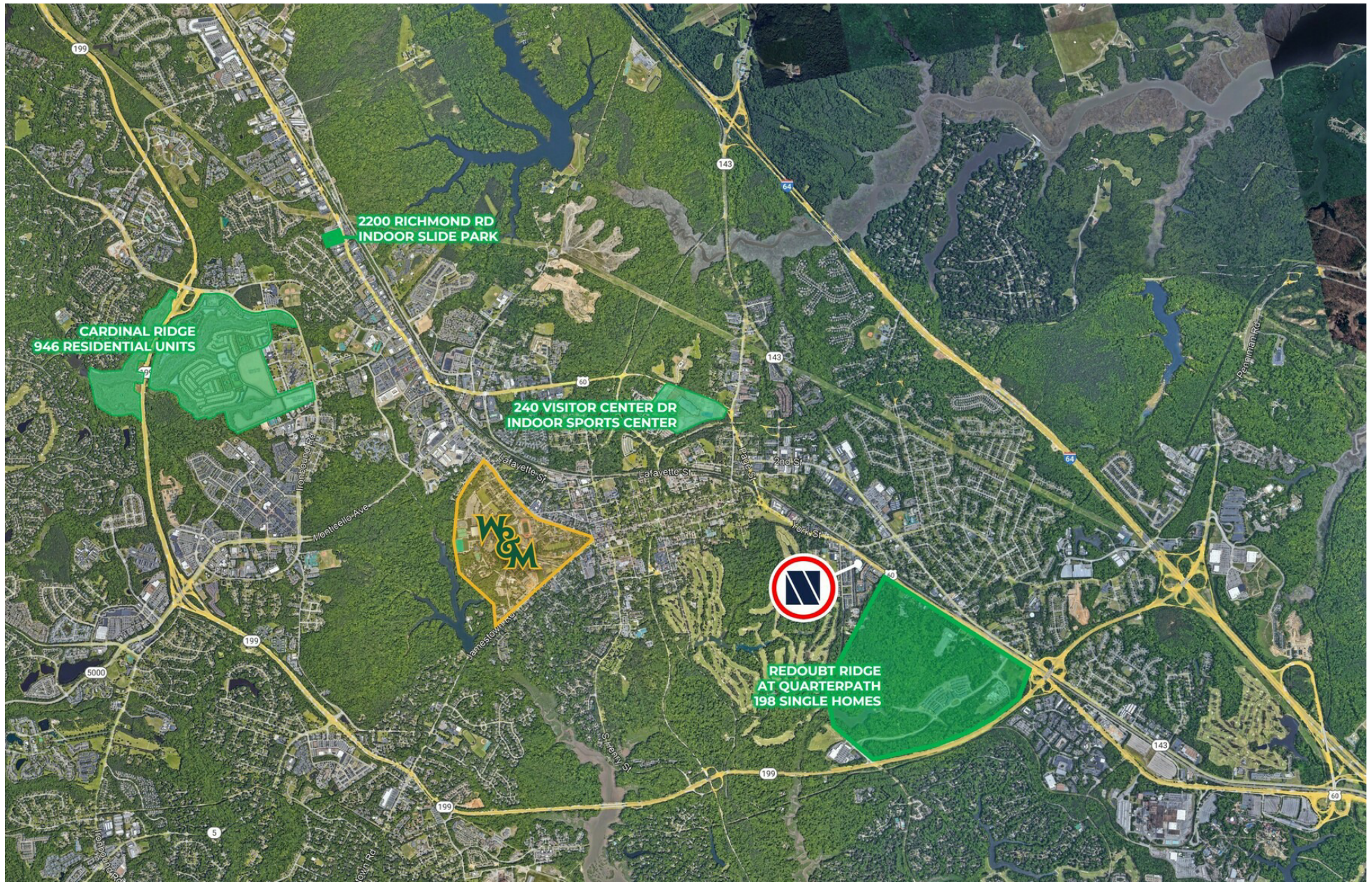
AREA DEVELOPMENT

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CONTACT INFORMATION

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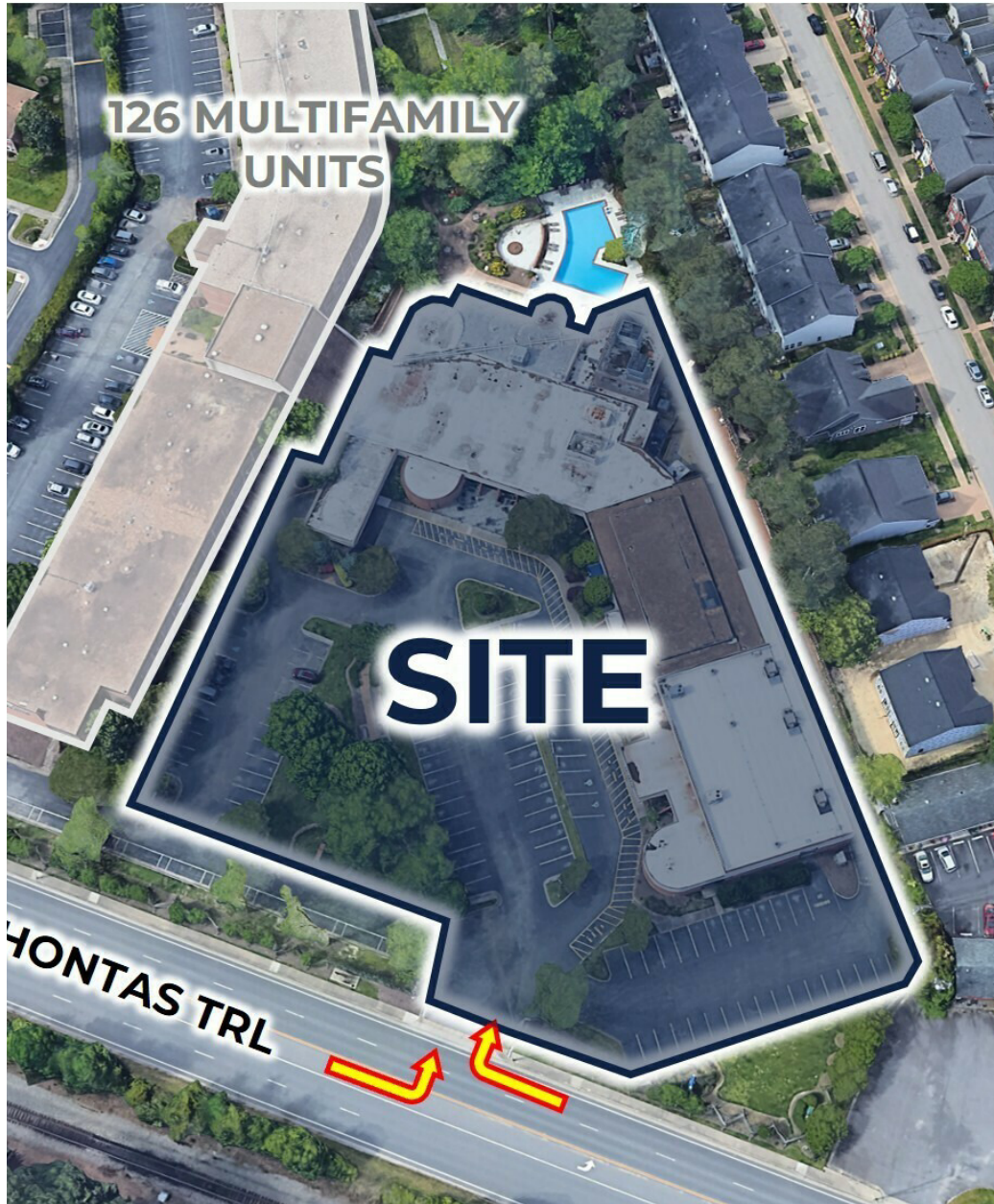
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