

OUTPARCEL FOR SALE

2800 RICHMOND ROAD
Williamsburg, VA 23185



S.L. NUSBAUM
REALTY CO.



TYLER JACOBSON

Senior Vice President | Partner
O. 757.640.5435
tjacobson@slnusbaum.com

MARTIN MURDEN

Partner | Commercial Brokerage
O. 757.640.2265
C. 757.333.1523
mmurden@slnusbaum.com

SAM RAPOPORT

Vice President | Partner
O. 757.640.5438
srapoport@slnusbaum.com

EXECUTIVE SUMMARY

2800 RICHMOND ROAD
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OFFERING SUMMARY

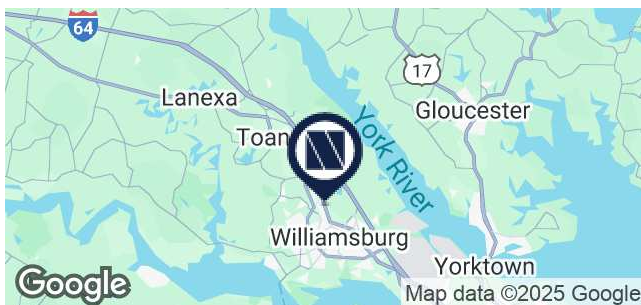
Sale Price:	\$500,000
Lot Size:	1.425 Acres
Zoning:	B-2
Traffic Count (Richmond Road):	15,000 VPD

PROPERTY OVERVIEW

This approximately 1.5-acre parcel is available on Richmond Road adjacent to the former Yankee Candle Factory. The site is situated about halfway between the Great Wolf Lodge and Colonial Williamsburg along the main retail corridor in this submarket.

PROPERTY HIGHLIGHTS

- Situated in a high-traffic area with excellent visibility and accessibility
- 6.63-acre adjacent site available for separate purchase, offering the potential to combine for a total of approximately ±8 acres
- Full ingress and egress, providing unrestricted entry and exit to the site for optimal accessibility
- ±1 mile south of the ±450,000 square foot Williamsburg Premium Outlets, which was ranked the #8 Outlet Mall in the industry by the publication Value Retail News.
- ±1.5 miles north from The College of William & Mary and ±2 miles from Colonial Williamsburg.



LOCATION MAP

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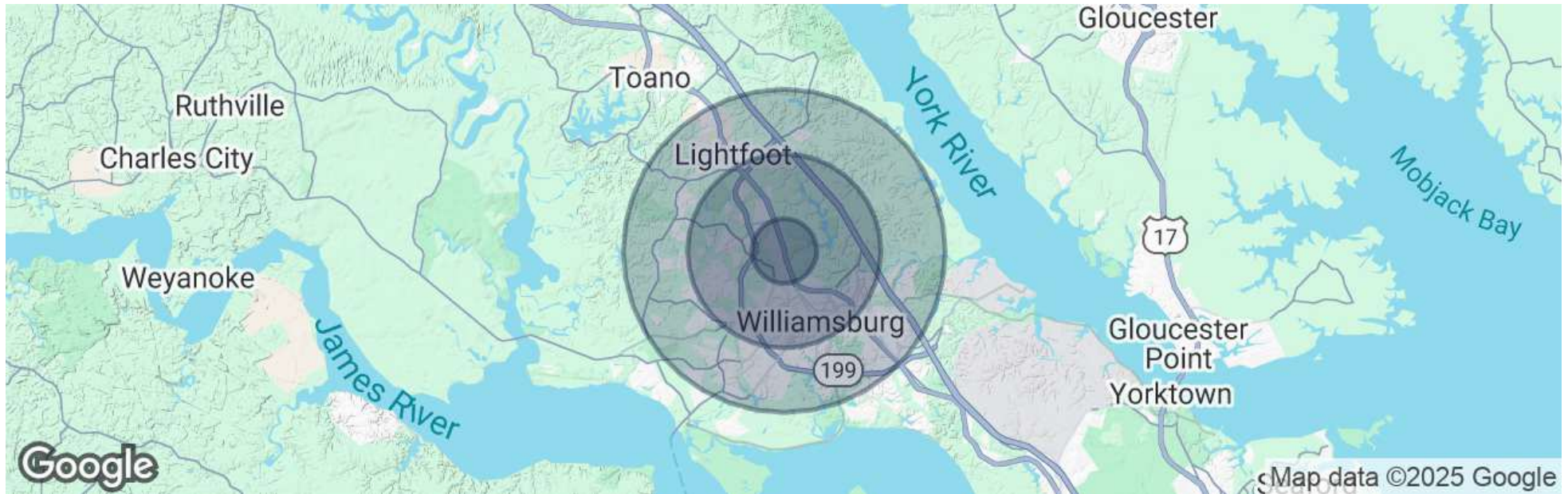


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,096	37,065	71,908

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,550	14,638	29,164
# Of Persons Per HH	2	2.5	2.5
Average HH Income	\$94,529	\$109,688	\$116,339
Average House Value	\$350,511	\$475,639	\$482,869

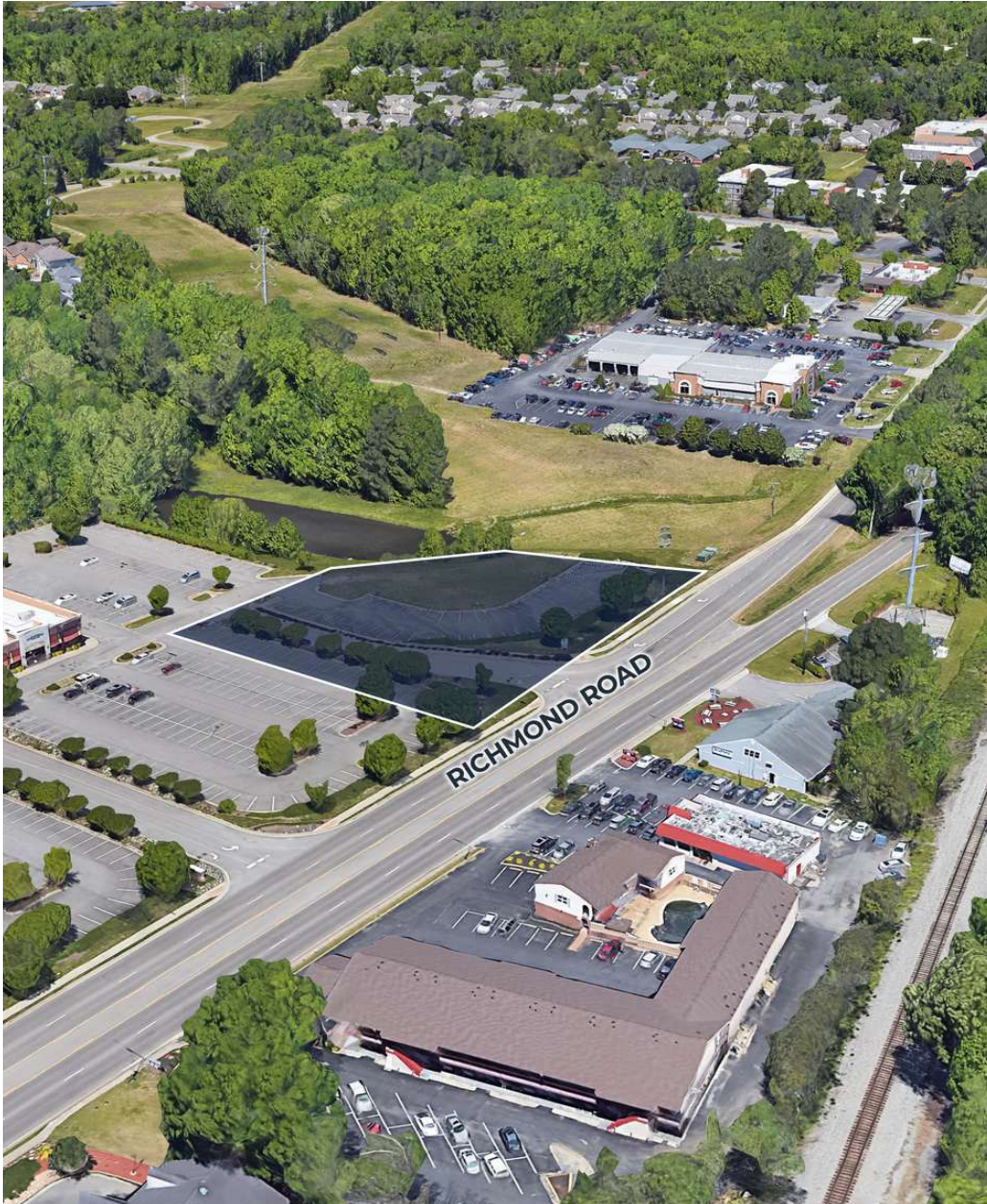
Demographics data derived from AlphaMap

CONTACT INFORMATION

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