



3,168 SF  
Space Available  
For Lease

**George Fox**

Executive Vice President  
+1 757 217 1898  
george.fox@colliers.com

**Steve Weinstein**

Associate  
+1 757 640 8238  
steve.weinstein@colliers.com

# 1006 Richmond Road Williamsburg, VA

First floor retail with second floor being redeveloped into apartments

Up to 3,168 sf of retail/office space in a newly renovated building with a rare drive-thru component. The 1st floor space is conveniently situated below brand-new residential apartments with excellent visibility along Richmond Road. The property is within walking distance to the main campus of William & Mary, the football stadium, and the bulk of student housing. The property is less than a mile from Colonial Williamsburg, and less than five miles to other top tourist destinations like Jamestown, Yorktown, Busch Gardens, and Water Country USA.

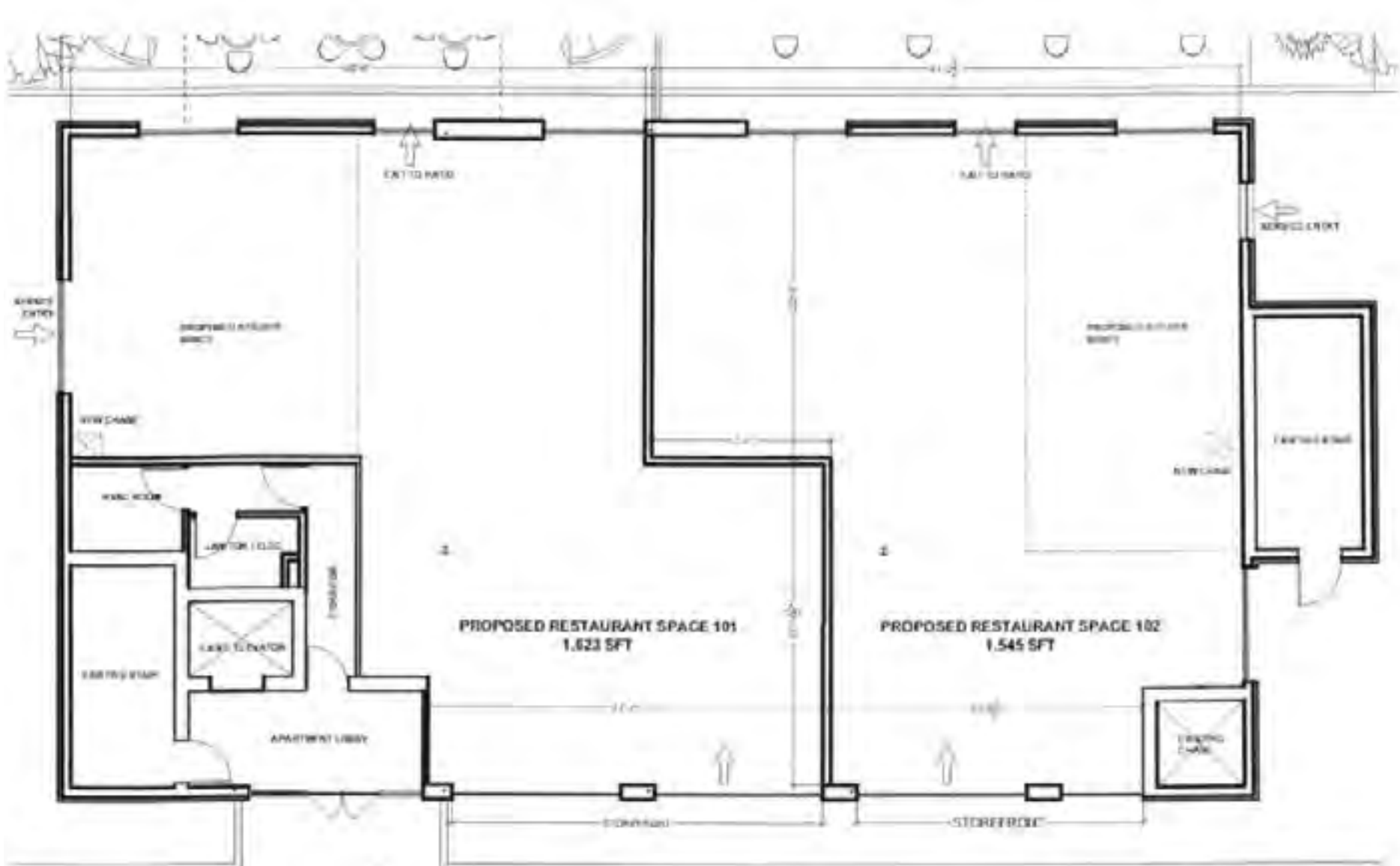
Accelerating success.

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150 W. Main Street  
Suite 1100  
Norfolk, VA 23510  
Main: +1 757 490 3300  
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# Site Plan



# Property Photos



# Aerial (Northeast)



**EARTH  
FARE**

MIDTOWN ROW

**ABC** **Marshalls**

**FOOD LION**

MONTICELLO RD

RICHMOND RD



# Aerial (Southwest)



W&M RICHMOND HALL  
(87 ROOMS)

RICHMOND RD



# Market Overview



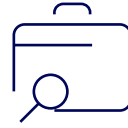
Total Population  
within 3-Miles

40,000+



3-Mile Average  
household income

\$150,648



Daytime Workers  
within 3-Miles

53,174

Demographics	1 Mile	3 Mile	5 Mile
Daytime Population	18,117	53,174	89,091
Total Population	9,384	40,745	79,098
Average Household Income	\$98,292	\$123,156	\$130,493



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