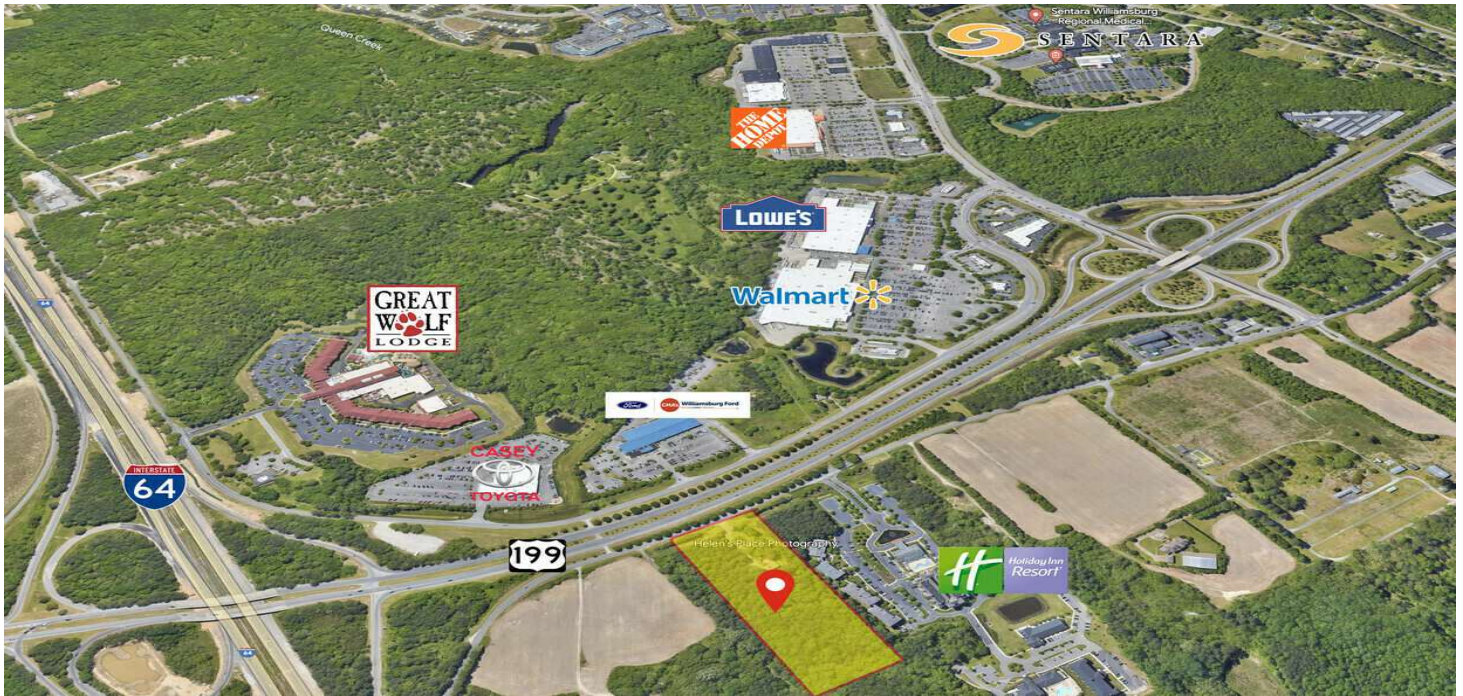


LIGHTFOOT PROPERTY FOR SALE

1205 LIGHTFOOT RD
Williamsburg, VA 23188



VIDEO

PROPERTY DESCRIPTION

3.1 acres of Commercial Land, in York County, and zoned Economic Opportunity (EO). Well located, immediate access to Route 199 and I64 exchange. Level parcel on the front side, more topo and green space to the rear. This property has the space to increase the development and use. The 4,000 +/- square feet structure can be repurposed for many uses. The zoning and location to services and access is the value in this offering. With Virginia Beach to the East just an hour's drive away and Richmond to the West accessible within 45 minutes, this location offers unparalleled connectivity to major urban centers. Furthermore, conceptual plans have already been submitted to York County for a multi-structure industrial facility on the surrounding 250+/- acres, presenting additional growth and income opportunities for potential buyers.

OFFERING SUMMARY

Sale Price:	\$985,000
Number of Units:	6
Lot Size:	3.1 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	17,651	47,214	64,621
Total Population	36,876	106,725	148,432
Average HH Income	\$79,353	\$94,439	\$88,772

David Burks
(804) 366-2754

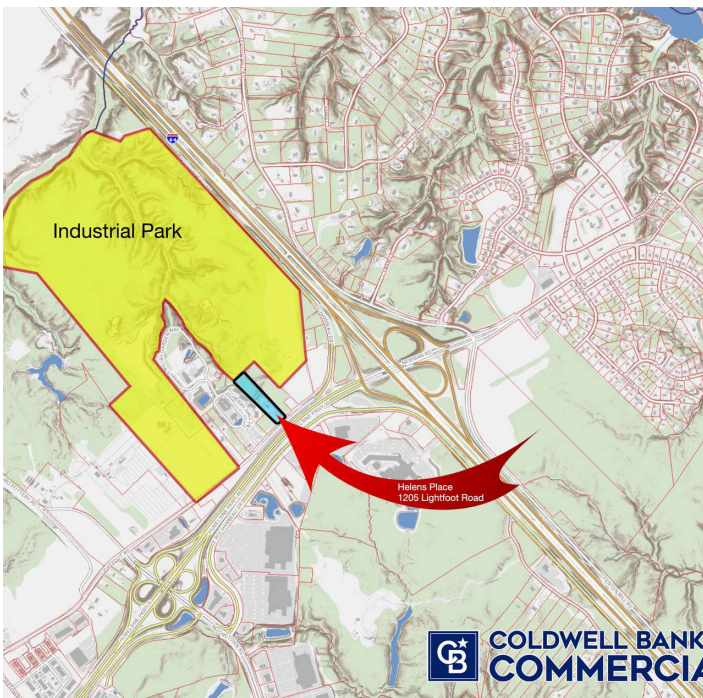
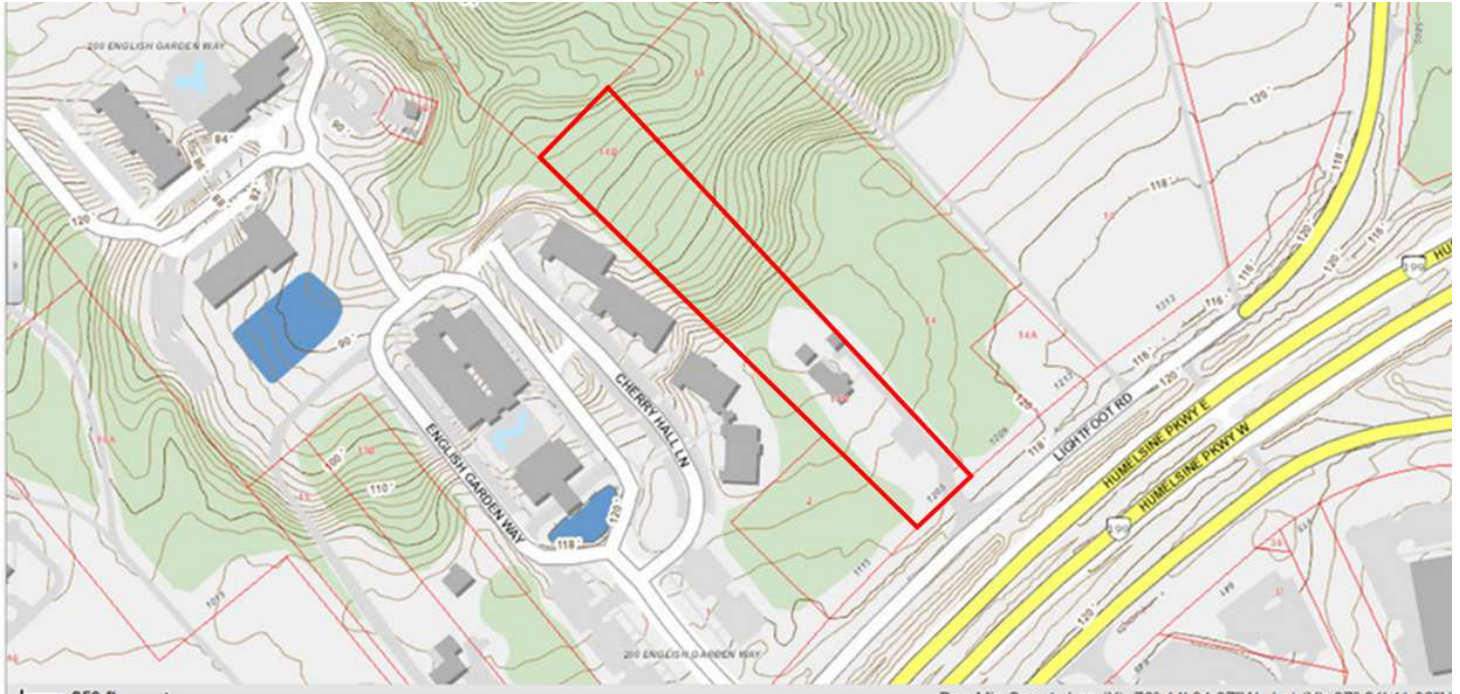
John Wilson
(757) 880-9085



**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

LIGHTFOOT PROPERTY FOR SALE

1205 LIGHTFOOT RD
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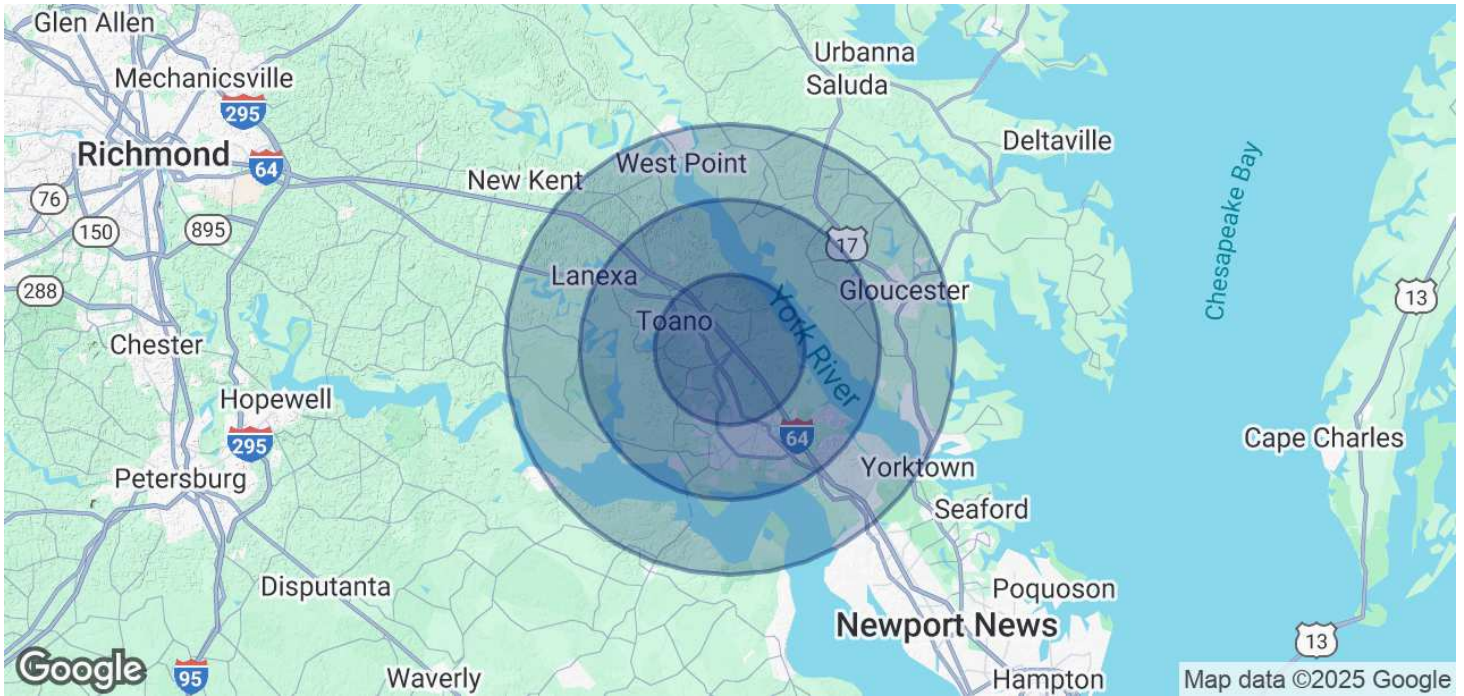
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LIGHTFOOT PROPERTY FOR SALE

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Williamsburg, VA 23188



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	36,876	106,725	148,432
Average Age	46.8	45	43.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	17,651	47,214	64,621
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$79,353	\$94,439	\$88,772
Average House Value	\$324,167	\$348,526	\$321,272

2020 American Community Survey (ACS)

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