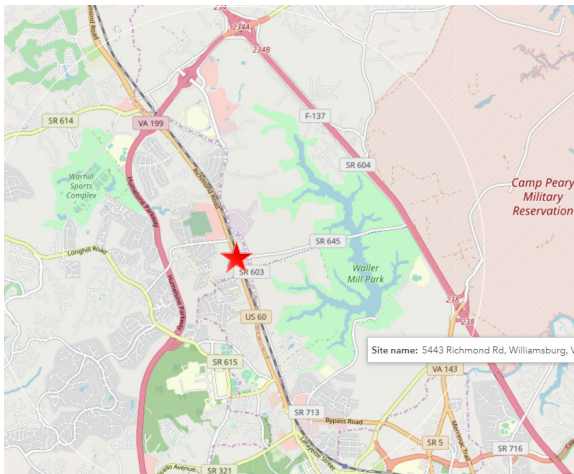


RETAIL SITE

FOR SALE



5443 RICHMOND ROAD | WILLIAMSBURG VA 23188



BERKSHIRE HATHAWAY

HomeServices

Towne Realty

COMMERCIAL DIVISION

JANET MOORE, CCIM

D: 804.467.9491

O: 757.645.4500

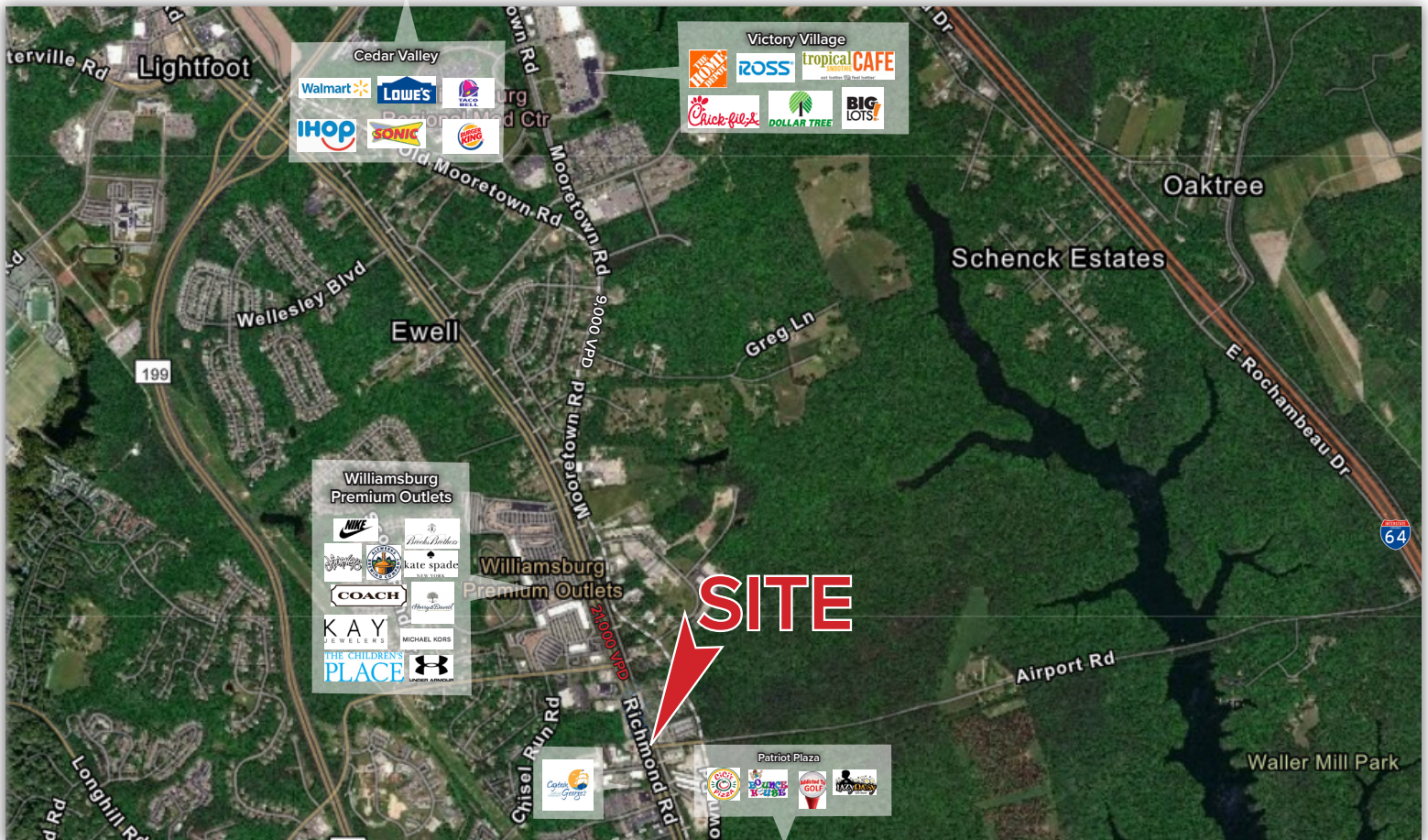
JANET.MOORE@BHHSTOWNE.COM

Property Features

- **Property available for sale in its current use as C-Store and fuel pumps**
- Tanks will convey with sale at an additional price; four 10K fiberglass tanks with fiberglass piping; 90-91" in diameter; installed 1988
- Store sales/volume is not available, nor is the business for sale; property only
- 1,841 SF building on 1.12 AC located at traffic signal with median break on Route 60 with pylon sign
- Site offers two access points: one at signal, plus a right-in/right-out
- Zoned B-1 in James City County; water, sewer, electric and gas at site
- Located on Williamsburg's primary commercial corridor, just 7 minutes from Route 199, with proximity to Williamsburg Premium Outlets, multiple restaurants/ breweries, hotels and retail establishments

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	4,039	27,174	65,594
AVERAGE HH INCOME	\$64,683	\$85,738	\$99,085
DAYTIME POPULATION	3,863	25,380	44,808



5 Mile Radius

COMMUNITY PROFILE

66,878 1.3% 2.4 48.5 42.6 \$76,043 \$166,014 \$334,460 17% 61% 23%

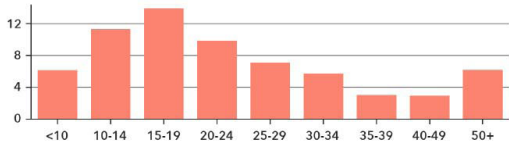
Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+

18.3%
Service Workers

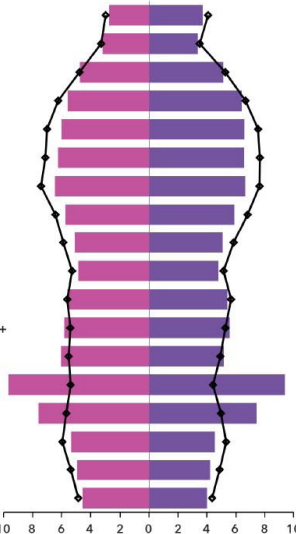
12.3%
Blue Collar Workers

69.4%
White Collar Worker

Mortgage as Percent of Salary



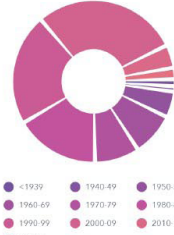
Age Profile: 5 Year Increments



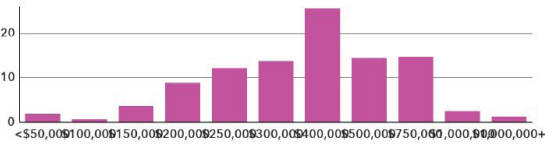
Home Ownership



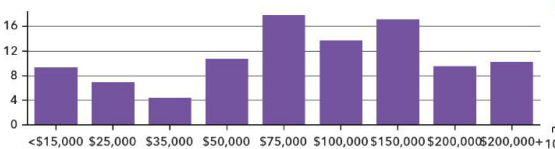
Housing: Year Built



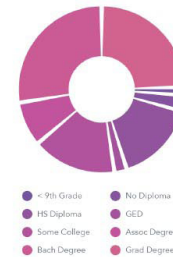
Home Value



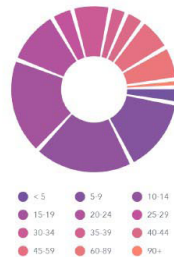
Household Income



Educational Attainment



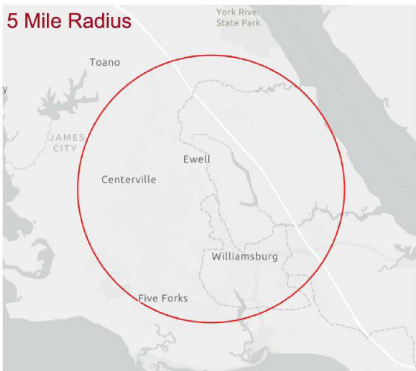
Commute Time: Minutes



Dots show comparison to James City County

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2018 and 2023

5 Mile Radius



POPULATION TRENDS AND KEY INDICATORS

66,878 25,907 2.41 42.6 \$76,043 \$334,460 150 131 49

Population Households Avg Size Household Median Age Median Household Income Median Home Value Wealth Index Housing Affordability Diversity Index

MORTGAGE INDICATORS

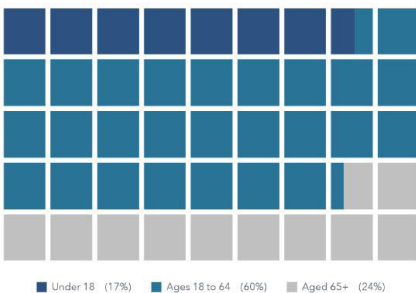


\$12,436
Avg Spent on Mortgage & Basics



18.4%
Percent of Income for Mortgage

POPULATION BY AGE



POPULATION BY GENERATION



11.5%
Greatest Gen:
Born 1945/Earlier



24.0%
Baby Boomer:
Born 1946 to 1964



17.0%
Generation X:
Born 1965 to 1980



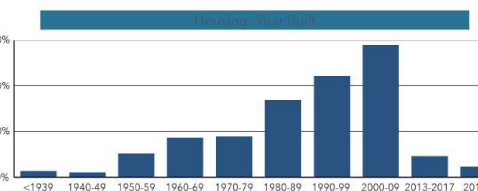
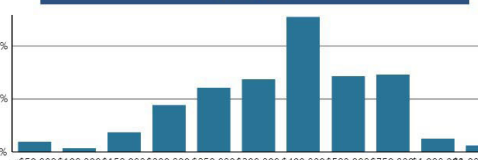
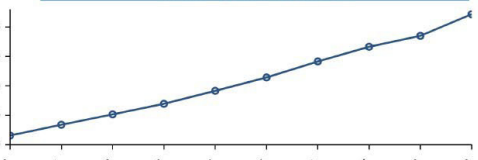
21.0%
Millennial:
Born 1981 to 1998



23.1%
Generation Z:
Born 1999 to 2016



3.4%
Alpha: Born
2017 to Present



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri

