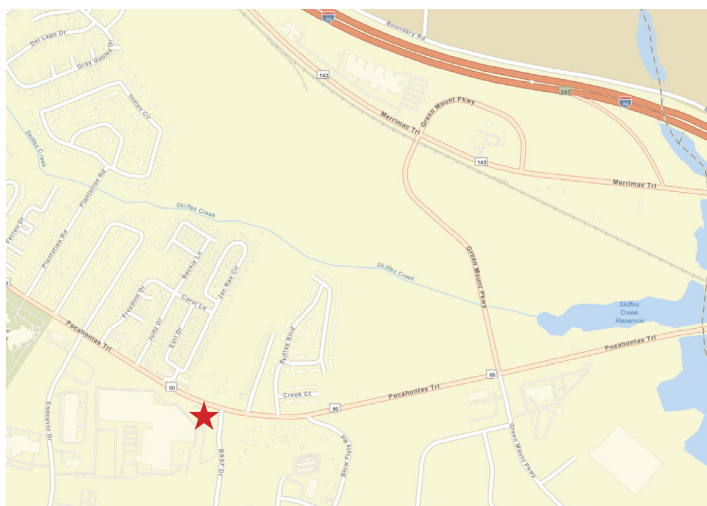




BERKSHIRE HATHAWAY
HomeServices
Towne Realty
COMMERCIAL DIVISION

RESTAURANT WITH DRIVE-THRU
8953 POCAHONTAS TRAIL
Williamsburg, VA 23185

FOR SALE



BERKSHIRE HATHAWAY
HomeServices
Towne Realty

COMMERCIAL DIVISION

JANET MOORE, CCIM

D: 804.467.9491

O: 757.645.4500

JANET.MOORE@BHHSTOWNE.COM

PROPERTY FEATURES

- Fully equipped restaurant with drive thru window in place
- 1 acre parcel; 1,600 SF | Zoned B1 General Business
- Located on Route 60 connecting Williamsburg to Newport News; just 1 mile from Green Mount Parkway
- Proximity to James River Industrial Park and 3 minutes from Busch Gardens
- All FF&E conveys; 12' hood, several refrigeration units, 3 compartment sink, 2 fryers, gas stove/griddle and more
- Plenty of space to create outdoor seating area
- Ample parking
- City water/sewer and natural gas at site

Join nearby businesses: Dollar General, 7-Eleven, Mi-Casa Latin Restaurant, Citgo, Walmart & Hanes Distribution Centers, Carter Machinery, Storage Sense and more

TRAFFIC COUNTS: 9,900 VPD POCAHONTAS TRAIL
88,000 VPD I-64

DEMOGRAPHICS	5 MI	7 MI	10 MI
POPULATION	31,297	93,250	102,542
HOUSEHOLDS	11,303	35,951	41,116
AVERAGE HH INCOME	\$66,883	\$68,752	\$78,812
DAYTIME POPULATION	30,867	94,570	97,624

WWW.JANETMOORECCIM.COM

FULLY EQUIPPED KITCHEN WITH 12' HOOD



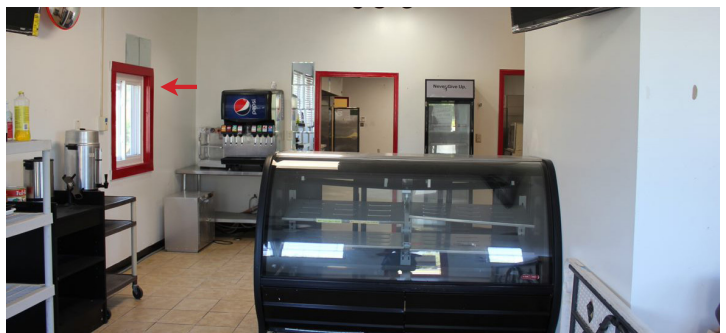
SEVERAL REFRIGERATION/FREEZER UNITS & ICEMAKER



3 COMPARTMENT SINK



OFFICE OR DRY STORAGE ROOMS IN REAR



PICK-UP/DRIVE-THRU WINDOW



BERKSHIRE HATHAWAY

HomeServices

Towne Realty

COMMERCIAL DIVISION

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BERKSHIRE HATHAWAY HOMESERVICES TOWNE REALTY COMMERCIAL DIVISION | 4135 IRONBOUND ROAD WILLIAMSBURG, VIRGINIA 23188



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