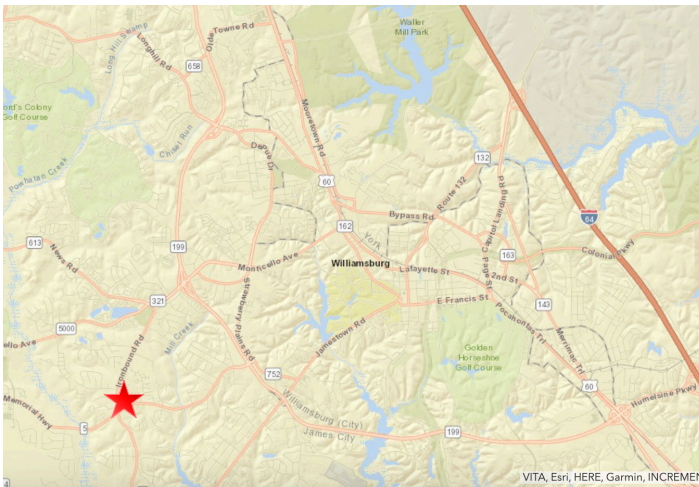


RETAIL

FOR LEASE



4510A JOHN TYLER HIGHWAY | WILLIAMSBURG VA 23185



PROPERTY FEATURES

- STRATEGICALLY LOCATED AT THE INTERSECTION JOHN TYLER HIGHWAY AND IRONBOUND ROAD IN JAMES CITY COUNTY
- GREAT VISIBILITY AND ACCESS WITH PROXIMITY TO ROUTE 199
- APPROXIMATELY 1,400 SF (22'X64') WITH OVERHEAD DOOR
- IDEAL FOR FOOD, RETAIL OR NEIGHBORHOOD OFFICE USERS
- NEARBY TENANTS INCLUDE: HARRIS TEETER (STARBUCKS), RITE-AID, ACE HARDWARE AND MANY MORE
- RENT \$15.00/SF - NET OF UTILITIES

TRAFFIC COUNT 11,373



BERKSHIRE HATHAWAY

HomeServices

Towne Realty

COMMERCIAL DIVISION

JANET MOORE, CCIM

D: 804.467.9491

O: 757.645.4500

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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,638	34,689	61,818
HOUSEHOLDS	1,863	13,569	24,197
AVERAGE HH INCOME	\$124,743	\$128,493	\$118,097
DAYTIME POPULATION	4,196	33,591	68,185

TENANT LIST

CHESAPEAKE BANK, CHINA WOK, KRAV MAGA, NEW 2 YOU THRIFT STORE, CREATIVE CONCEPTS HAIR DESIGN, TWO SISTERS PIZZERIA, STUDIO A FITNESS, HOPE IN HOME CARE, CLIP-IT-UP, AND LADDA TAILOR SHOP

