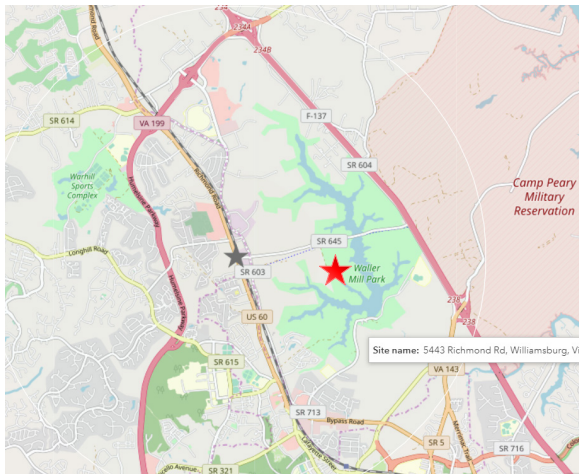


# RETAIL SITE

# FOR LEASE



## 5443 RICHMOND ROAD WILLIAMSBURG VA 23188



### PROPERTY FEATURES

- PROPERTY MUST BE REPURPOSED; DELIVERY WILL INCLUDE REMOVAL OF FUEL TANKS AND DEQ CLEARANCE
- 1,841 SF BUILDING ON 1.12 AC LOCATED AT TRAFFIC SIGNAL WITH MEDIAN BREAK ON ROUTE 60
- 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
- SEE RENDERING ABOVE FOR POTENTIAL REPURPOSING OPTION



**BERKSHIRE HATHAWAY**  
HomeServices

Towne Realty

COMMERCIAL DIVISION

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### 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



