EXCLUSIVE AGENT

CUSHMAN & WAKEFIELD | THALHIMER

OPPORTUNITY

LAND	1.03 ACRES
ACCESS	Signalize intersection
ZONING	Retail
FRONTAGE	105’ on Richmond Road
PARKING	Abundant
OTHER	Signage Opportunities
AVAILABLE	Immediately
ASKING PRICE	Upon Request
JOIN RETAIL NEIGHBORS	Another Broken Egg Café, Orange Theory Fitness, Aldi, Plaza Azteca, Movie Tavern, Primis Bank, Chipotle, Manhattan Bagel, The Shops at High Street, several hotels, and more

- Located at the busiest intersection in the City of Williamsburg
- Well-maintained property that is positioned between the Quality Suites, Comfort Inn, and Fairfield Marriot
- This location has a traffic count of nearly 33,000 vehicles per day on Richmond Road offering high visibility with 105 feet of frontage
- Adjacent to High Street surrounded by 250,000 SF of commercial space, 600 residential units and three hotels (423 rooms)

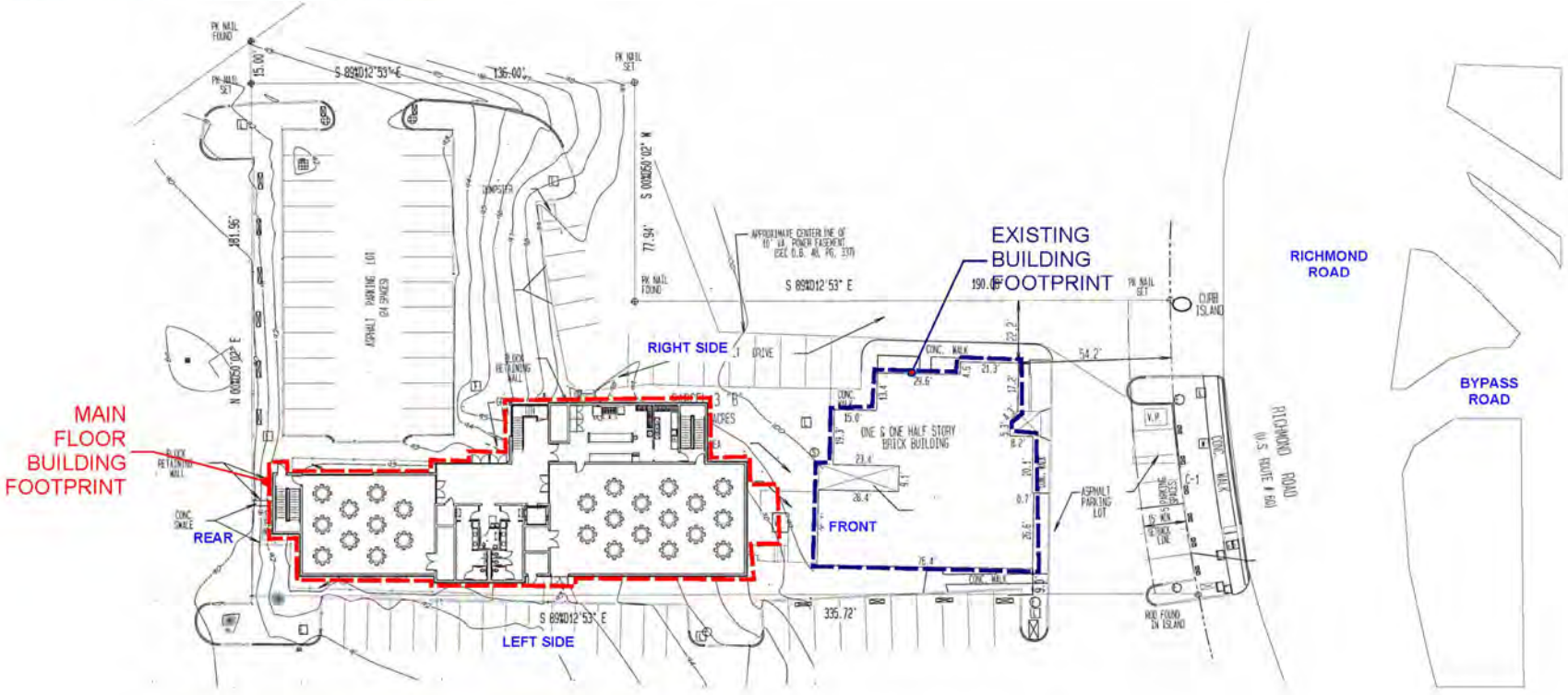
1408
RICHMOND
ROAD
RICHMOND ROAD/BYPASS - 33,000 VPD
ONLY

Conceptual Banquet and Event center with 21,400 SF, can be built to host the Williamsburg Sports and Events Center groups, William and Mary functions and Colonial Williamsburg functions. Wedding Venue, corporate events, meeting space are among some of the projected uses.

FRONT ENTRY PERSPECTIVE

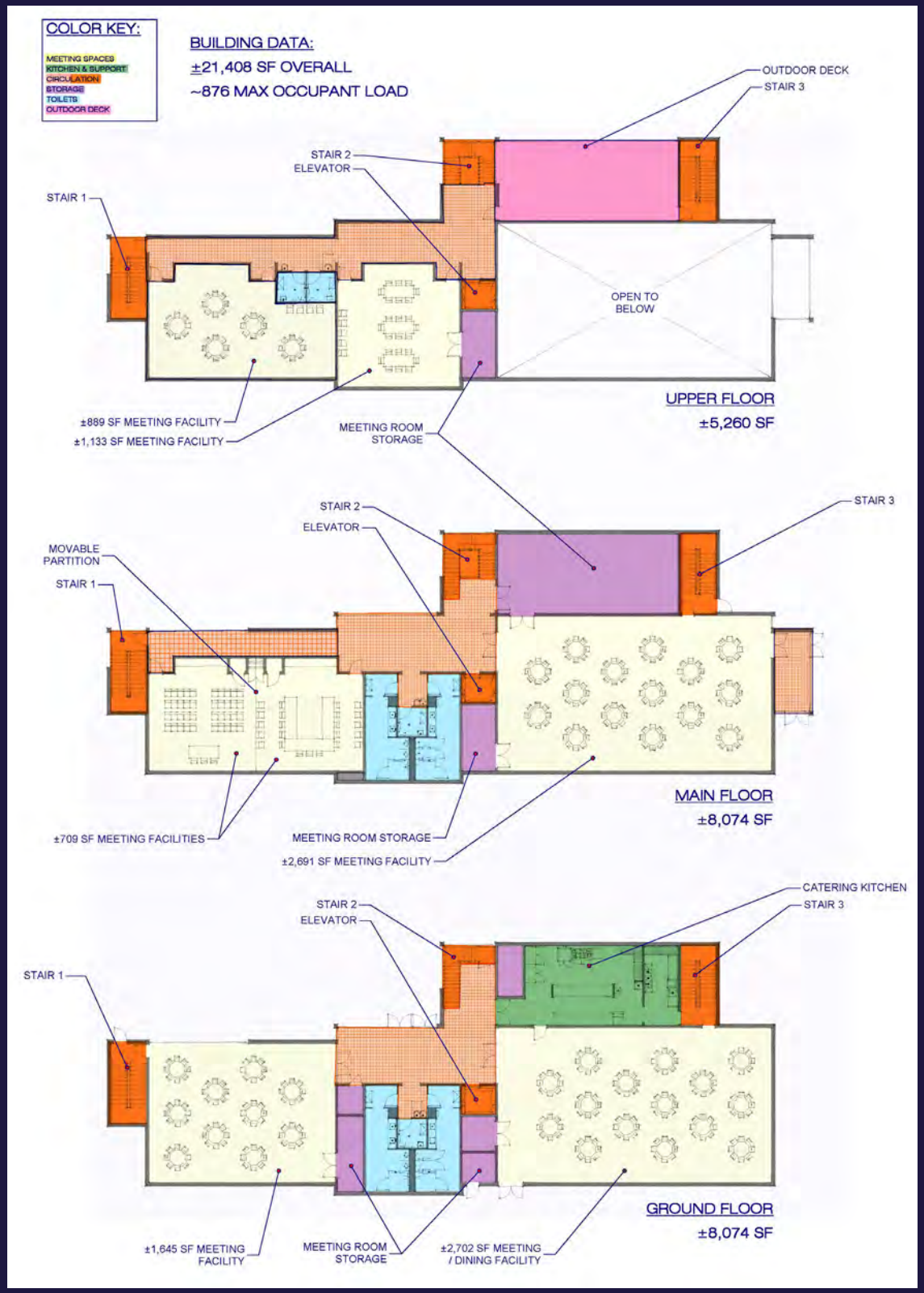
RAMP PERSPECTIVE

RIGHT ENTRY PERSPECTIVE



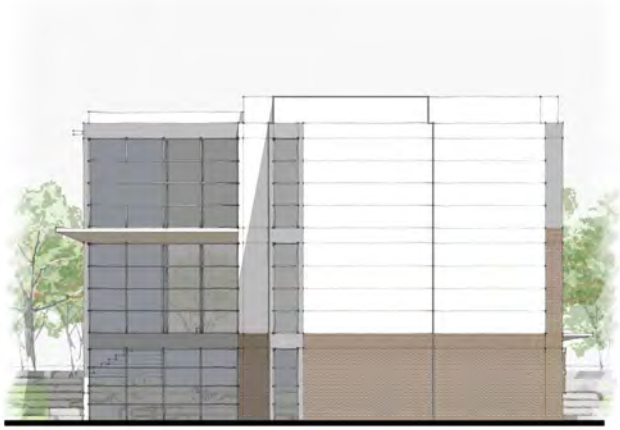
SITE PLAN & BUILDING FOOTPRINT

AERIAL PERSPECTIVE


COLOR KEY:
MEETING SPACES
KITCHEN & SUPPORT
CIRCULATION
STORAGE
TOILETS
OUTDOOR DECK
BUILDING DATA:
±21,408 SF OVERALL
~876 MAX OCCUPANT LOAD
OUTDOOR DECK
STAIR 3
STAIR 2
ELEVATOR
STAIR 1
OPEN TO BELOW
±889 SF MEETING FACILITY
±1,133 SF MEETING FACILITY
MEETING ROOM STORAGE
UPPER FLOOR
±5,260 SF
STAIR 2
ELEVATOR
STAIR 3
MOVABLE PARTITION
STAIR 1
±709 SF MEETING FACILITIES
MEETING ROOM STORAGE
±2,691 SF MEETING FACILITY
MAIN FLOOR
±8,074 SF
CATERING KITCHEN
STAIR 2
ELEVATOR
STAIR 3
STAIR 1
±1,645 SF MEETING FACILITY
MEETING ROOM STORAGE
±2,702 SF MEETING / DINING FACILITY
GROUND FLOOR
±8,074 SF

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

FOUNTAIN PERSPECTIVE

PLAZA PERSPECTIVE

REAR PERSPECTIVE

LEFT PERSPECTIVE

BUSES & PLAZA PERSPECTIVE

CONVENTION CENTER & FAIRFIELD MARRIOTT HOTEL PERSPECTIVE

PERSPECTIVE FROM ABOVE

LEFT & FRONT PERSPECTIVE FROM FAIRFIELD MARRIOTT HOTEL

1408 RICHMOND ROAD DEVELOPMENT

01/14/2026

HH 45064

HOPKE | HARRISON INC.
ARCHITECTURE ◦ PLANNING ◦ INTERIORS

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Williamsburg, VA 23185
757.229.1100 Telephone
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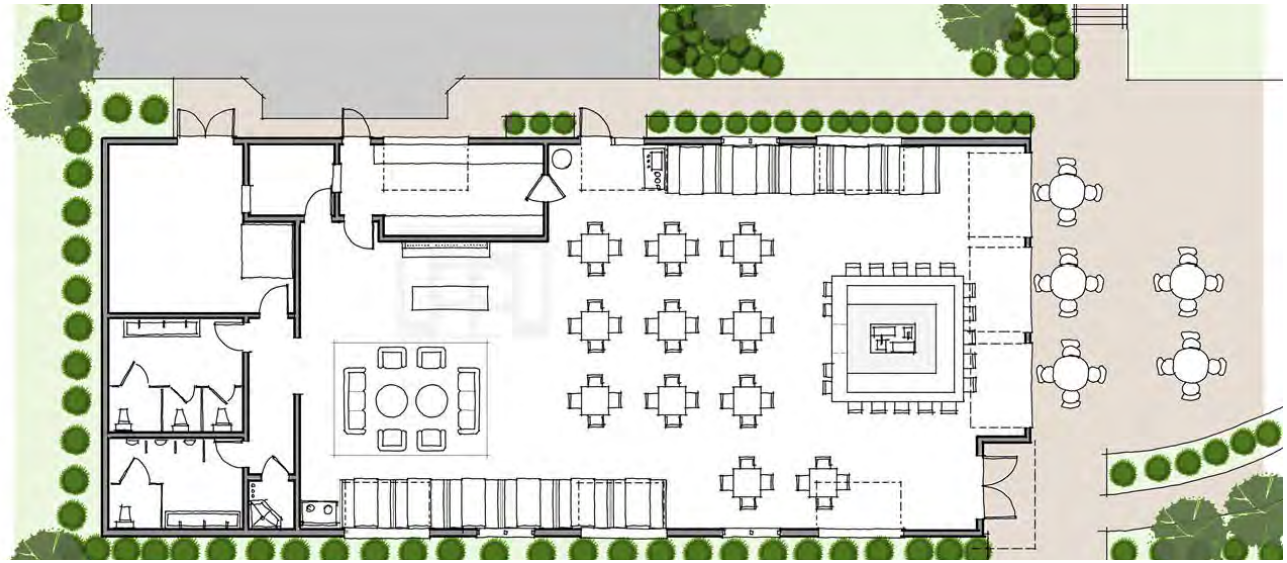
NEW CONCEPTS & ENDLESS POSSIBILITIES

[EXAMPLE]

TAPHOUSE / BREWERY

CONCEPTUAL SITE PLAN

CONCEPTUAL FLOOR PLAN



1408
RICHMOND ROAD

MORE THAN
16K POPULATION
1.3M COMMUTERS
NEARLY 10K STUDENTS
$1B TOURISM SPENDING
MILLIONS OF TOURISTS VISIT WILLIAMSBURG VIRGINIA ANNUALLY

Busch Gardens

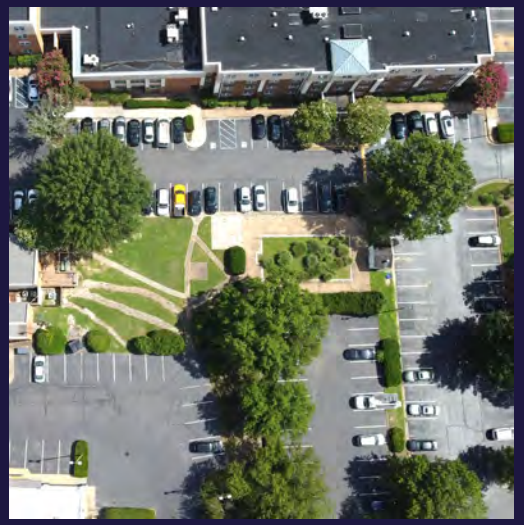
Colonial Williamsburg

1 MILE	6,294 POPULATION	$62,087 MEDIAN HHI	2.2% UNEMPLOYMENT RATE	19.6% | 25.2% EDUCATION (High School Graduate/ 4+ Years Degree)
3 MILE	39,883 POPULATION	$84,724 MEDIAN HHI	4.8% UNEMPLOYMENT RATE	17.3 | 27.3% EDUCATION (High School Graduate/ 4+ Years Degree)
5 MILE	81,424 POPULATION	$102,749 MEDIAN HHI	4.0% UNEMPLOYMENT RATE	16.8% | 28.7% EDUCATION (High School Graduate/ 4+ Years Degree)

1408 RICHMOND ROAD

The property is in the heart of Williamsburg, Virginia just minutes from Busch Gardens, Riverside Hospital, and Anheuser Busch and two world-class institutions, the College of William & Mary (6,236 students) and the Colonial Williamsburg Foundation which provide the area's largest demand drivers in proximity. This area offers a labor supply pool of over one million people within a 45-minute drive.

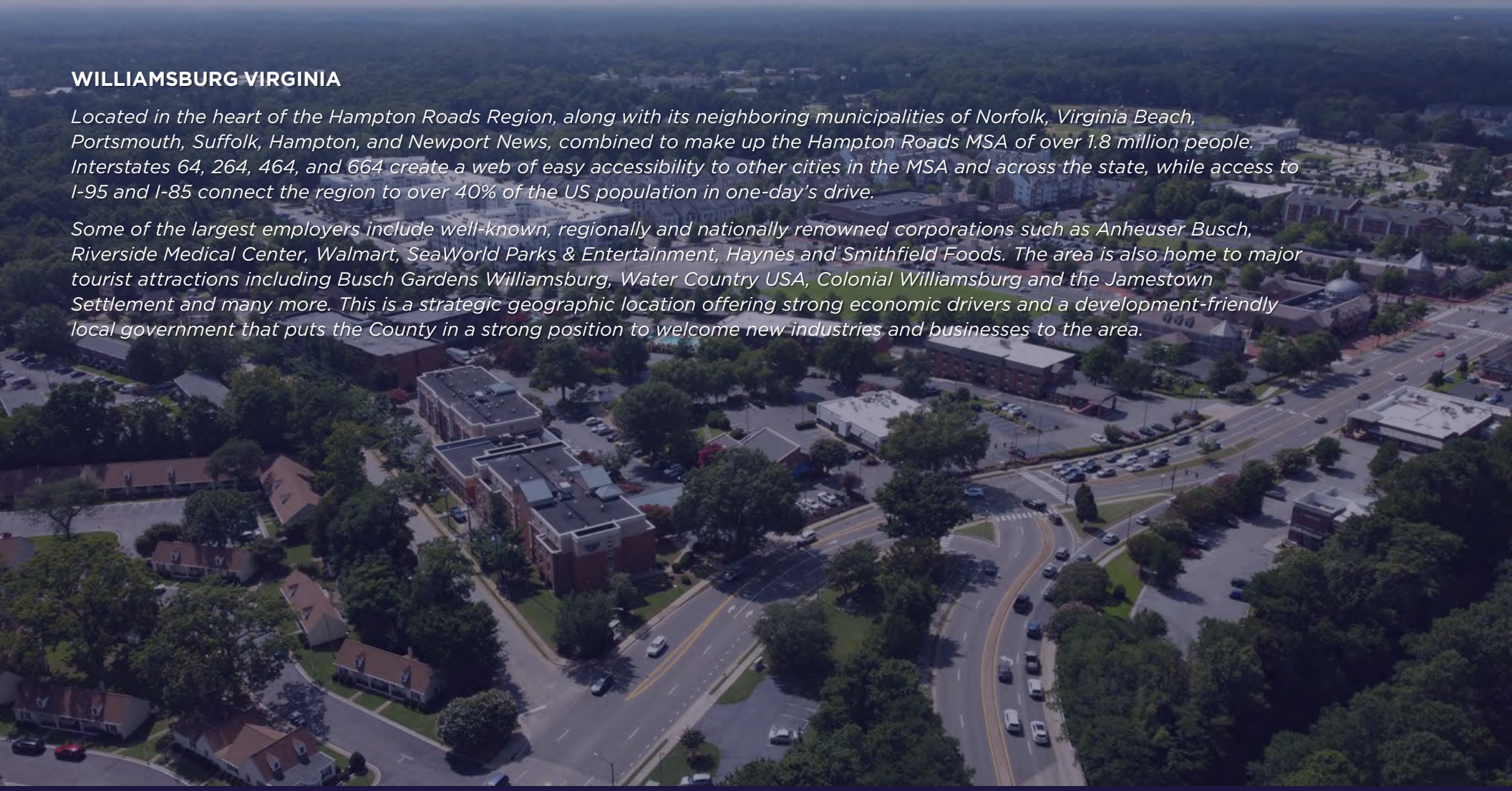
This market averages nearly $1 billion in annual tourism spendings and has a workforce that consists of 1.3 million within commuting distance of the City, offering residents a variety of occupational and career choices. The majority of the 700 area business establishments fall into the realm of retail trade or accommodations and food services catering to 6-8 million visitors annually.



WILLIAMSBURG VIRGINIA

Located in the heart of the Hampton Roads Region, along with its neighboring municipalities of Norfolk, Virginia Beach, Portsmouth, Suffolk, Hampton, and Newport News, combined to make up the Hampton Roads MSA of over 1.8 million people. Interstates 64, 264, 464, and 664 create a web of easy accessibility to other cities in the MSA and across the state, while access to I-95 and I-85 connect the region to over 40% of the US population in one-day's drive.

Some of the largest employers include well-known, regionally and nationally renowned corporations such as Anheuser Busch, Riverside Medical Center, Walmart, SeaWorld Parks & Entertainment, Haynes and Smithfield Foods. The area is also home to major tourist attractions including Busch Gardens Williamsburg, Water Country USA, Colonial Williamsburg and the Jamestown Settlement and many more. This is a strategic geographic location offering strong economic drivers and a development-friendly local government that puts the County in a strong position to welcome new industries and businesses to the area.



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