



301
BYPASS
ROAD

Greater Williamsburg Sports & Events Center (opening 2026)



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301 BYPASS ROAD

For Sale/Lease: Build To Suit on 1.09 Acres

Williamsburg submarket

Currently Residential/Home

146' of frontage on Bypass Road (1 curb cut)

Great visibility with 23,519 vpd

Parking on proposed site plan offers 1.5 for every 100 SF of floor gross area (pictured on the right)

Zoned GB

Available Immediately

Sale Price: \$950,000



Nearby Retailers



Neighborhood Demographics

	POPULATION	AVG HOUSEHOLD INCOME	POPULATION 5-YEAR GROWTH
1 Mile	10,854	\$62,909	+12.62%
3 Mile	42,558	\$77,449	+9.96%
5 Mile	82,021	\$85,550	+9.40%

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301 BYPASS ROAD

Mobil
CALIBER COLLISION
Denny's

Golden Corral
Old Country Store

golden corral
Bakery & Deli

DUNKIN'

Staples

Sleep Inn

Comfort

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.