

FREESTANDING OUTPARCEL FOR SALE

604 LIGHTFOOT ROAD

WILLIAMSBURG, VIRGINIA 23188



NEW DEVELOPMENT
GRAND OAK APTS. - 147 UNITS
(AGE RESTRICTED)

7.87 AC
PROPOSED AGE
RESTRICTED APTS.

RETAIL/OFFICE &
RESTAURANT

1.18 AC
SITE
1.62 AC
2.42 AC

604 LIGHTFOOT ROAD

Williamsburg, VA

Cushman & Wakefield Thalhimer is pleased to offer the 1.62 AC parcel which can be assembled to enable development of a convenience store, medical offices, small strip center, office development or hotel. This is at the first exit off of I-64/Route 199. The property is situated at the gateway to Williamsburg and at the junction of Williamsburg/James City and Upper York County.



PROPERTY HIGHLIGHTS



PROPERTY FEATURES

Sale Price:	\$898,988	Zoning:	EO, Economic Opportunity
Status:	Can be assembled with the 2 contiguous parcels of 1.18 AC and 2.42 AC	Uses:	Convenience store/gas, retail, office, medical or hotel
Location:	Signalized intersection with 15,000 VPD; Visible from Rt. 199	Other:	Located in growth corridor of York County

LOCATION STRENGTHS



ANNUAL DEMOGRAPHICS

	1 mile	3 mile	5 mile
2025 Population	1,551	22,391	48,621
Median Age	47.5	48.1	47.7
Avg HH Income	\$105,857	\$116,374	\$126,163
Daytime Population	1,894	11,927	43,008

DRIVE TIME

7 min

AND **2.6** MILES TO WILLIAMSBURG PREMIUM OUTLETS

12 min

AND **8.0** MILES TO COLONIAL WILLIAMSBURG

14 min

AND **10.7** MILES TO WATER COUNTRY USA

20 min

AND **13.6** MILES TO BUSCH GARDENS



FOR MORE INFORMATION, CONTACT:

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