

1223 & 1233 RICHMOND ROAD

Williamsburg, VA 23185

FOR SALE

CITY OF WILLIAMSBURG
PROMINENT LAND PARCELS



BUYERS MUST COMPLETE A "REQUEST FOR OFFERS FORM" FROM THE
SELLER AND SUBMIT THEIR OFFER VIA THIS DOCUMENT.

Andy Dallas, CCIM, SIOR
Senior Vice President
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THALHIMER



PROPERTY DETAILS | 1223 & 1233 RICHMOND ROAD

- Prominent vacant land parcels for sale in the City of Williamsburg
- Sale Price: \$1,200,000
- Land Area: 0.97± Acres
- Frontage on Richmond Road approximately 110 FT ±
- Frontage on Lafayette Street approximately 288 FT ±
- Zoned B-3 (General Business)
- All utilities at the site
- Approximately 10,000 vehicles per day on Richmond Road
- Shadow anchored by Midtown (a new mixed-use development with 240 apartments with 624 residents)
- Proximity to William & Mary, Colonial Williamsburg and High Street (a new mixed-use development with 288 apartments)
- Williamsburg area attracts approximately 6 million annual visitors
- Adjacent national retailers include:



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PROPERTY PHOTOS



NOTES:

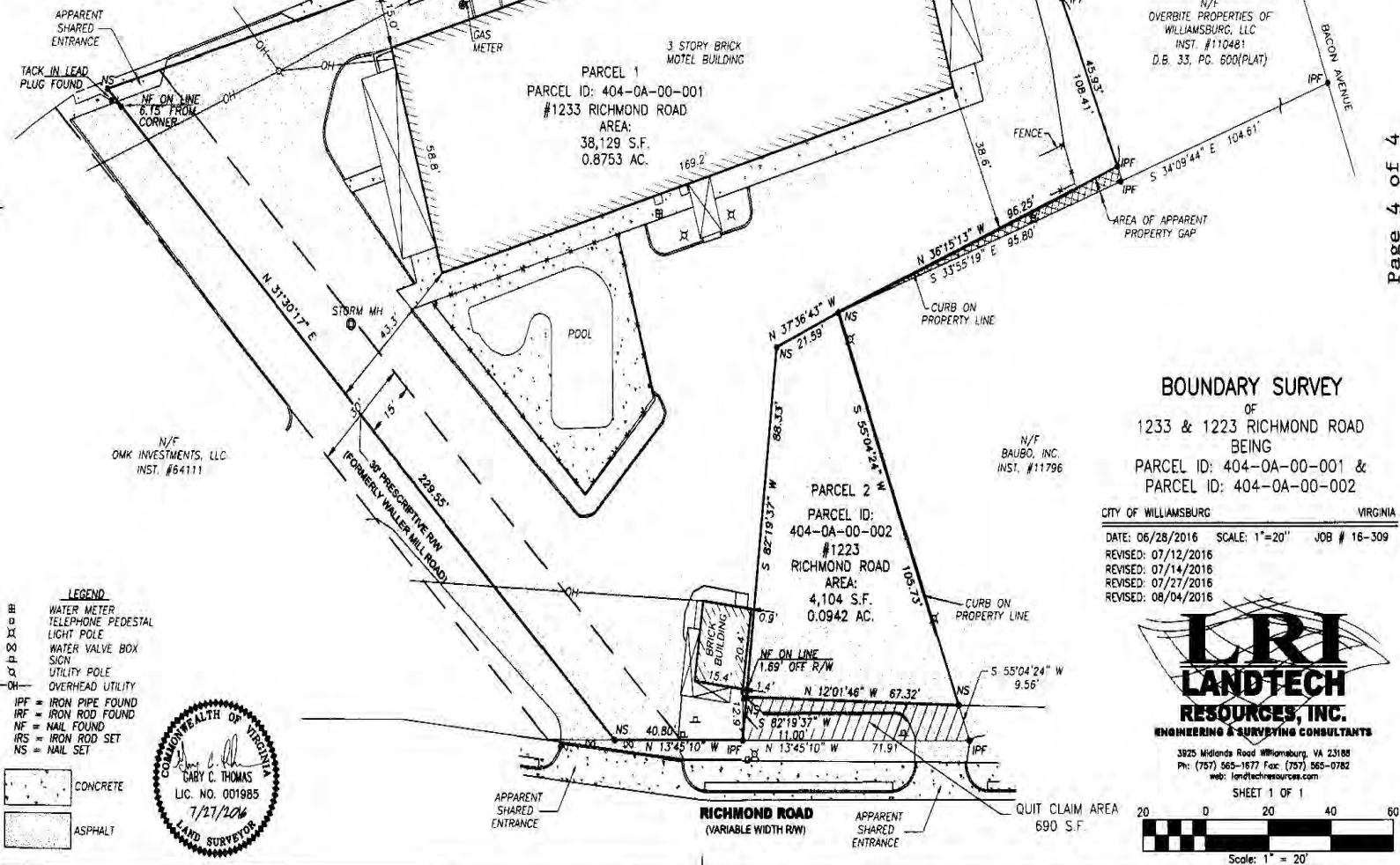
1. THIS PLAN WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 40, PG. 93.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAPS #5109500136D & #5109500137D, DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED 6/27/2016.

CURRENT OWNER: PROGRESSIVE HOSPITALITY, INC.

ADDRESS: #1233 & #1223 RICHMOND ROAD
WILLIAMSBURG, VA

REFERENCES:

INST. #000118
P.B. 40, PG. 93
P.B. 20, PG. 42
P.B. 23, PG. 31
P.B. 11, PG. 37
D.B. 34, PG. 45
D.B. 40, PG. 93
D.B. 34, PG. 518
D.B. 34, PG. 46
D.B. 33, PG. 448
D.B. 43, PG. 363
SHPB 9, PG. 196
VDOT PLAN ROUTE 60, PROJECT #2347



DEMOGRAPHIC INFORMATION

DEMOGRAPHICS (1 MILE)

Estimated Population:	9,864
Average HH Income:	\$87,977
Number of Households:	2,871
Median Age:	24.2

DEMOGRAPHICS (3 MILE)

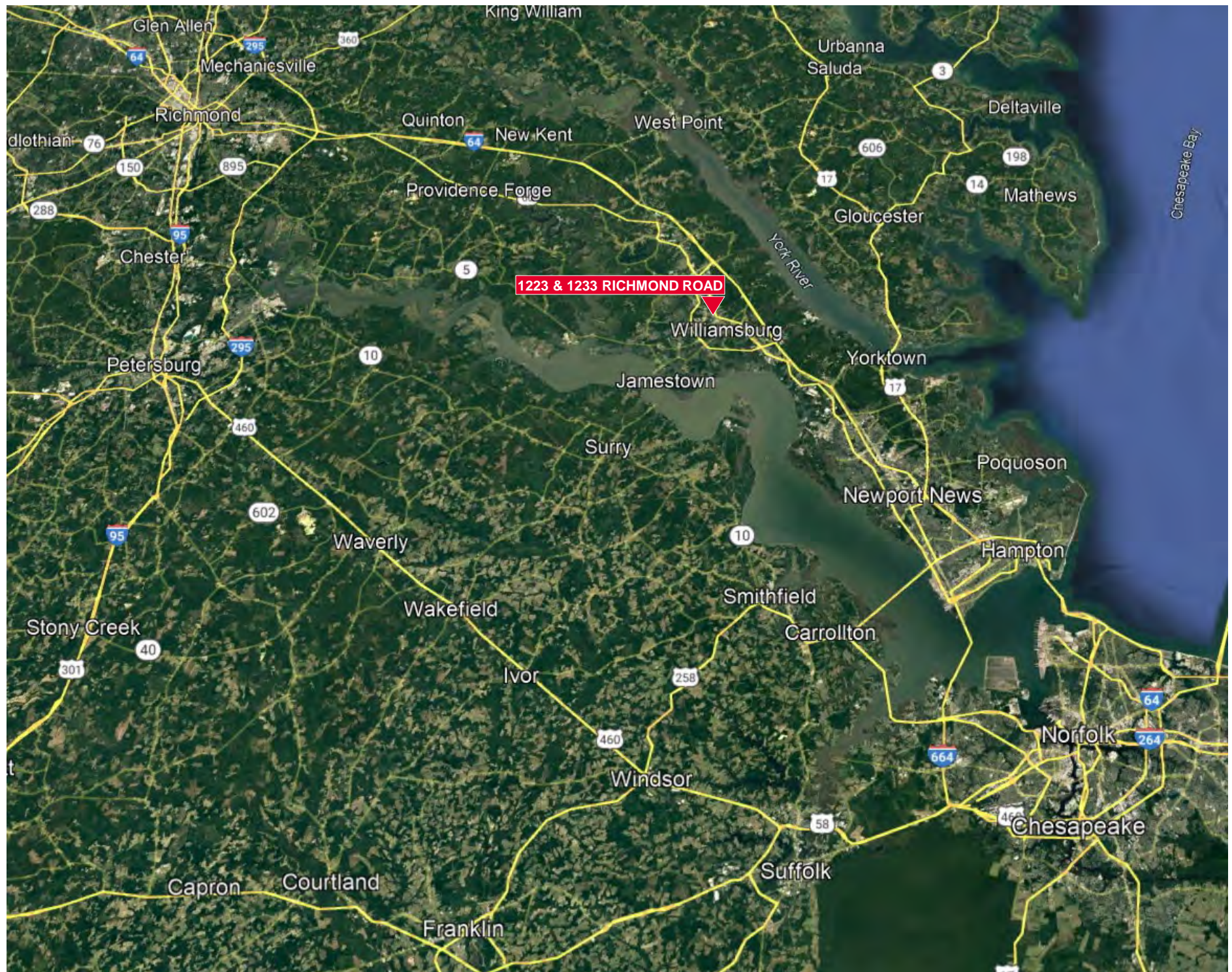
Estimated Population:	41,122
Average HH Income:	\$117,224
Number of Households:	16,483
Median Age:	38.1

DEMOGRAPHICS (5 MILE)

Estimated Population:	79,140
Average HH Income:	\$124,373
Number of Households:	31,975
Median Age:	43.3



SURROUNDING AREA





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