

FOR SALE

± 12.56 ACRES

CROAKER RD INTERCHANGE

4361 – 4363 ROCHAMBEAU DR

Williamsburg, Virginia 23188

JANET WHITBECK

Senior Vice President

757 213 4147

janet.whitbeck@thalhimer.com

ELLIS COLTHORPE

Senior Associate

757 818 4307

ellis.colthorpe@thalhimer.com



**CUSHMAN &
WAKEFIELD**

THALHIMER

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4161 – 4163 ROCHAMBEAU DR

Williamsburg, VA 23188

Conveniently located 0.5 miles from Interstate 64, Exit 231

Acreage Available:	± 12.56 AC				
Current Zoning:	A-1				
	Select Permitted Uses Include; Farmers Markets, Greenhouses, Nurseries, Wineries, Breweries, Single-family Home, Horse Farm				
2045 Comp Plan Future Use:	Mixed Use Property Located in the Croaker Interchange Mixed Use Area Northwest Quadrant				
	Principal Suggested Uses: Commercial and Office				
	Secondary Suggested Uses: Light Industrial and Moderate Density Residential				
Utilities:	Water – 12” Water Line at Intersection of Croaker Rd and Rochambeau Dr				
	8” Water Line Along Point O Woods Rd				
	Sewer – 3” Force Main at Intersection of Croaker Rd and Point O Woods Rd				
	24” Gravity Main Proposed along Croaker Rd to the Croaker Rd and Rochambeau Dr Intersection				
	Property Located in the James City County PSA				
Nearby Roadway Widening Projects:	Croaker Road Widening Expected Completion 2027				
	Interstate 64 Gap Widening Project Expected Completion 2027				
SALE PRICE:	\$895,000.00	DEMOGRAPHICS	1 mile	5 mile	10 mile
		2024 Population	1,909	28,816	93,683
		2024 Households	642	10,373	36,882
		Annual Growth 2024-2029	0.9%	1.1%	0.85%

NEARBY ROADWAYS



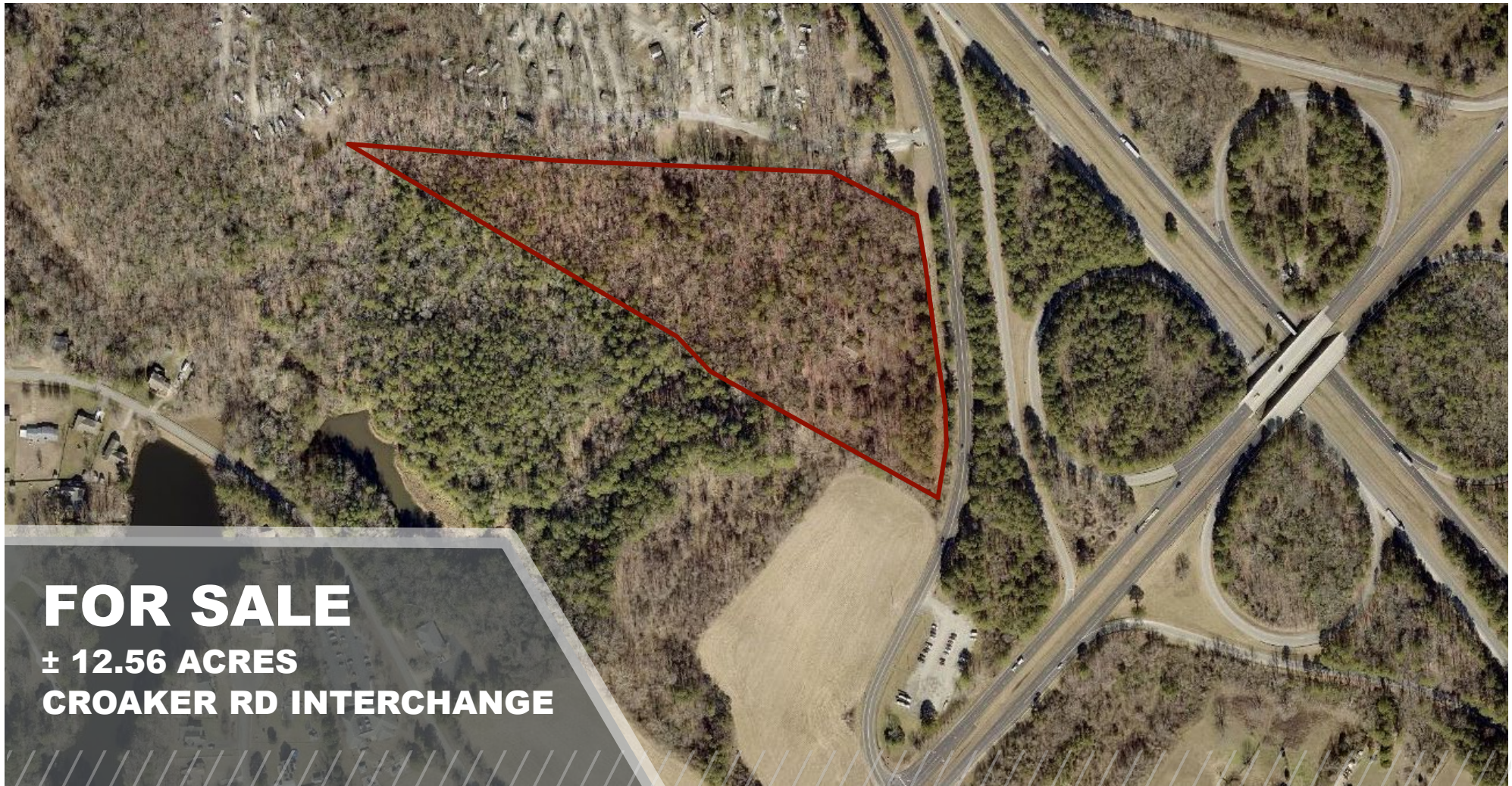
Croaker Road – 15,000 VPD
Widening Project Exp. Completion 2027

Rochambeau Dr – 9,100 VPD

Interstate 64 – 69,000 VPD
Gap Widening Project Exp. Completion 2027

SURROUNDING AREA





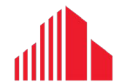
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Peninsula Office

One BayPort Way, Suite 100

Newport News, Virginia 23606

757 873 2900 | thalhimer.com

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