

FREESTANDING OUTPARCEL BUILDING FOR SALE OR LEASE

6610 RICHMOND ROAD

WILLIAMSBURG, VIRGINIA 23188



**CUSHMAN &
WAKEFIELD**

THALHIMER

6610 RICHMOND ROAD

Williamsburg, VA

Cushman & Wakefield Thalhimer is pleased to offer the 4,647 SF former freestanding turn-key, restaurant building and pad site located at the Williamsburg Pottery. The property has prominent and significant frontage on Route 60 immediately across from the award-winning Colonial Heritage community and with close proximity to the Route 199 intersection and easy access to interstate I-64. The property is situated at the gateway to Williamsburg and at the juncture of Williamsburg/James City and Upper York County.

The Restaurant building is a former Au Bon Pain Bakery cafe with verified historic sales history and conveys complete with all equipment required to operate a first-class eatery of like menu and features a fenced outdoor patio. The building could be retrofitted for medical or other use.



PROPERTY HIGHLIGHTS



PROPERTY FEATURES

Building Size:	4,647 SF	Year Built:	2012
Sale Price:	\$1,488,000	Zoning:	M1, Limited Business Industrial
Lease Rate:	\$24.50/SF, NNN	Parking:	175 gross parking spaces
Status:	Turn-key restaurant with walk-in cooler	Uses:	Retail, office or medical
Capacity:	Currently seating for 114	Location:	Signalized intersection with 20,000 VPD
Patio area:	Fenced outdoor patio	Other:	Located in growth corridor of James City County

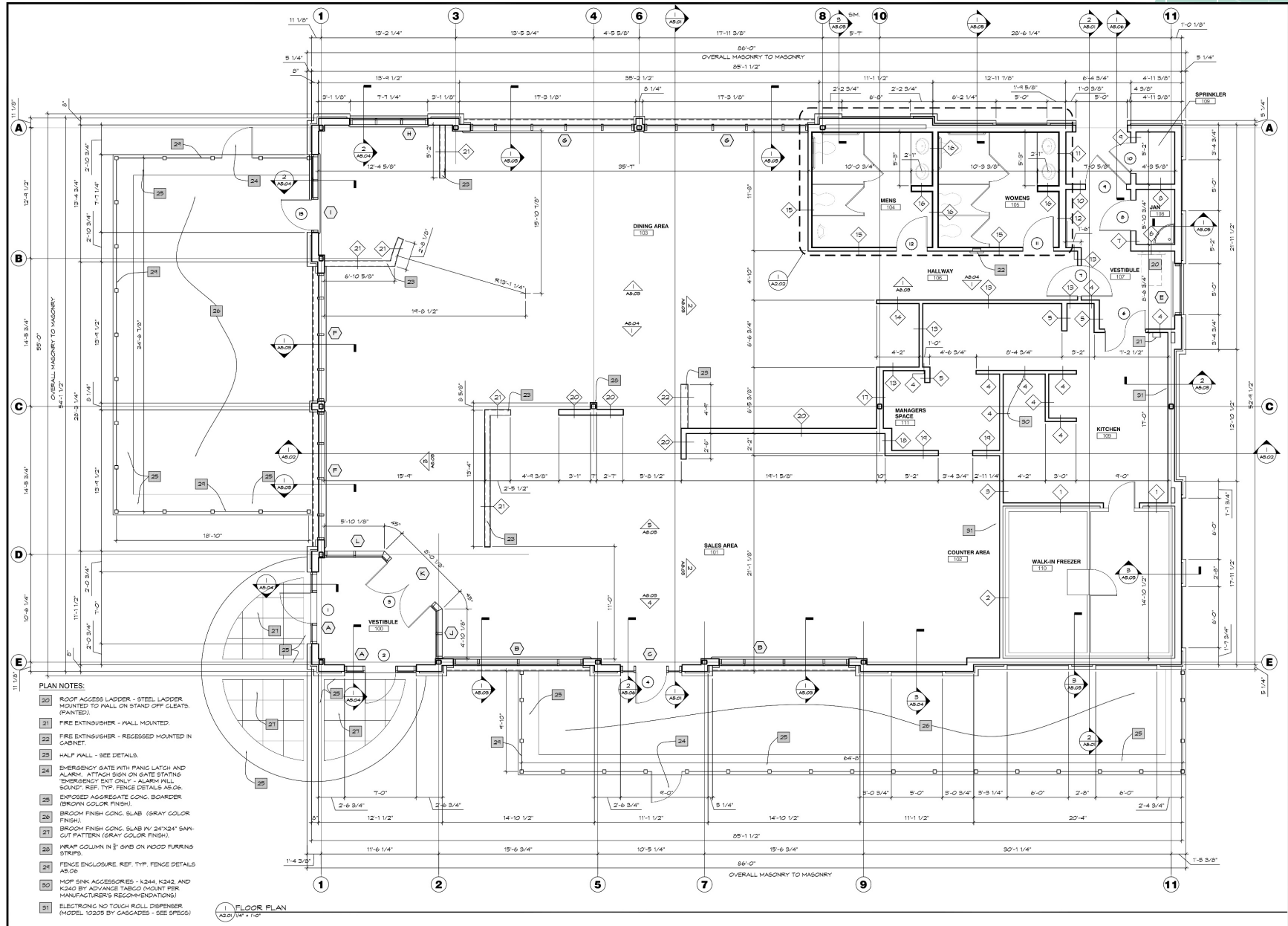
PICTURES INTERIOR



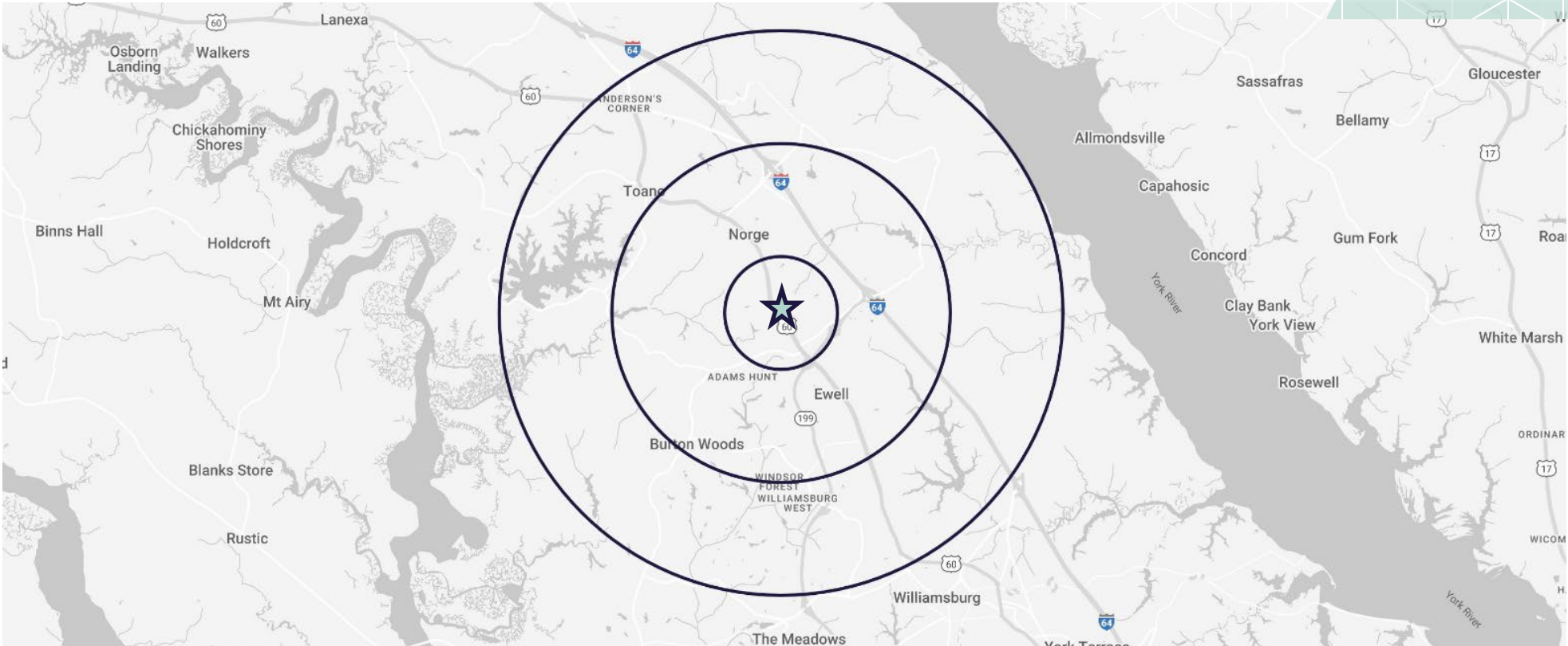
PICTURES KITCHEN



SITE PLAN



LOCATION STRENGTHS



ANNUAL DEMOGRAPHICS	1 mile	3 mile	5 mile
2024 Population	3,262	23,210	46,825
Median Age	57.5	46.3	46.2
Avg HH Income	\$130,748	\$116,597	\$122,835
Daytime Population	1,426	9,176	17,232

DRIVE TIME

7 min
AND **2.6** MILES TO WILLIAMSBURG
PREMIUM OUTLETS

15 min
AND **12** MILES TO WATER
COUNTRY USA

17 min
AND **6.8** MILES TO COLONIAL
WILLIAMSBURG

17 min
AND **13** MILES TO BUSCH GARDENS



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