



WILLIAMSBURG POTTERY

6610 & 6692 Richmond Road, Williamsburg, Virginia



CUSHMAN &
WAKEFIELD

THALHIMER

THE OFFERING

Cushman & Wakefield Thalhimer is pleased to offer for sale the 44,000 SF former Williamsburg Pottery building B located on Route 60 along with a 4,647 SF freestanding, turnkey, restaurant building and pad site. Both accessed from a signalized intersection and with an ample parking field. The property has prominent and significant frontage on Route 60 immediately across from the award-winning Colonial Heritage community. Close proximity to the Route 199 intersection and easy access to interstate I-64. The unique streetscape and versatility of the former retail property with its village-like façade, courtyard elements, and covered porticos offers a blank slate for retail, service uses, restaurant, multi-tenant, or creative entertainment uses.

The property includes:

- Professionally maintained HVAC system with 16 separately controlled RTU's servicing the 44,000 SF building.
- Parking includes service road offering rear loading (grade level) for the building.
- 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.
- The two properties exist currently as a single parcel and can be sold or leased individually with a subdivision and parking allocation appropriately defined to serve the properties in tandem.
- The property is situated at the gateway to Williamsburg and at the juncture of Williamsburg/James City and Upper York County.

PROPERTY SPECS

Buildings:

6692-B Richmond Rd.:

- 44,000 SF freestanding building
- Sales Price: \$5,988,000
- Lease Rate: \$12.50/SF, NNN

6210 Richmond Rd.:

- 4,647 SF freestanding building
- Turn-key restaurant
- Sales Price: \$1,488,000

Parking: 175 parking spaces with landscaped islands and modern lighting.

Zoning: M-1, Limited Business/Industrial

Location: Strategically located at a signalized intersection with close proximity to Virginia Peninsula Community College, Warhill Sports Complex.

Frontage: Approximately 595' of frontage on Richmond Road (Route 60) with over 20,000 VPD.

Approximately 5.5 Acres (exclusive of shared access roads serving the property from two signalized intersections).

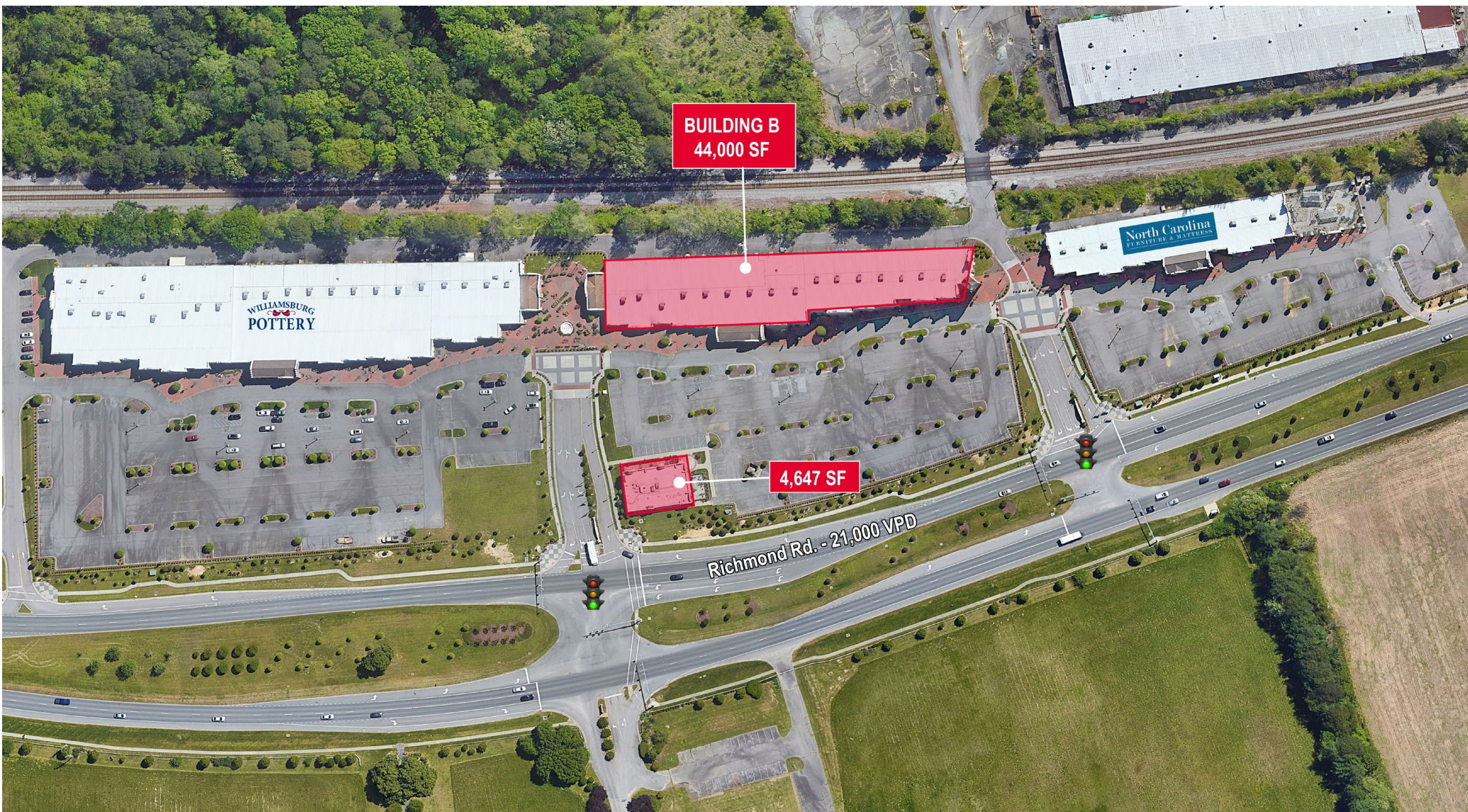
Co-Tenants (adjacent) include The Williamsburg Pottery and North Carolina Furniture Company.

Dual Access points via two full motion and signalized intersections.

Ownership of this property offers options for an owner/occupant to operate across a broad spectrum of retail, showroom, medical, office, restaurant, and/or investment uses. The property is available for immediate occupancy.

Williamsburg Pottery

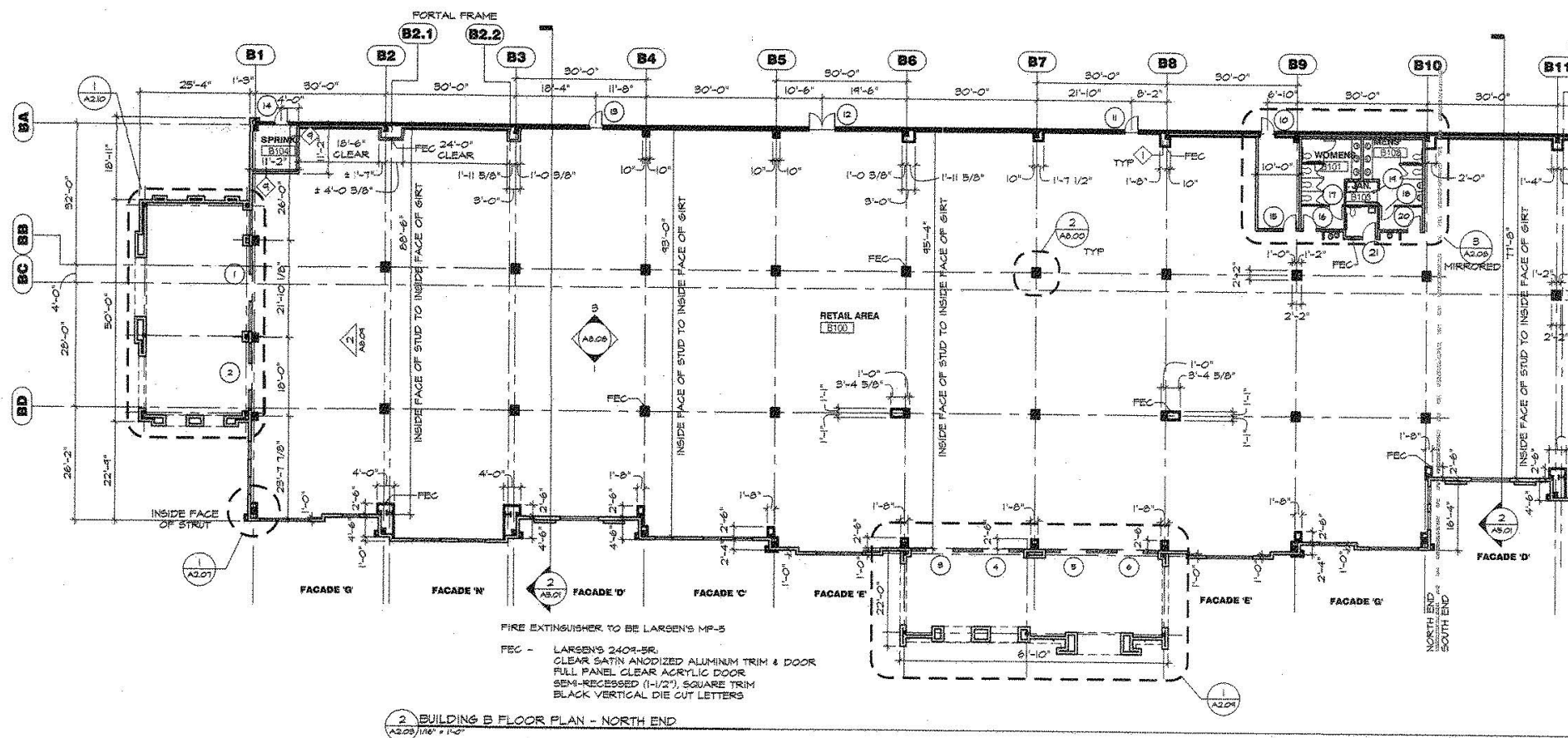
Site Aerial



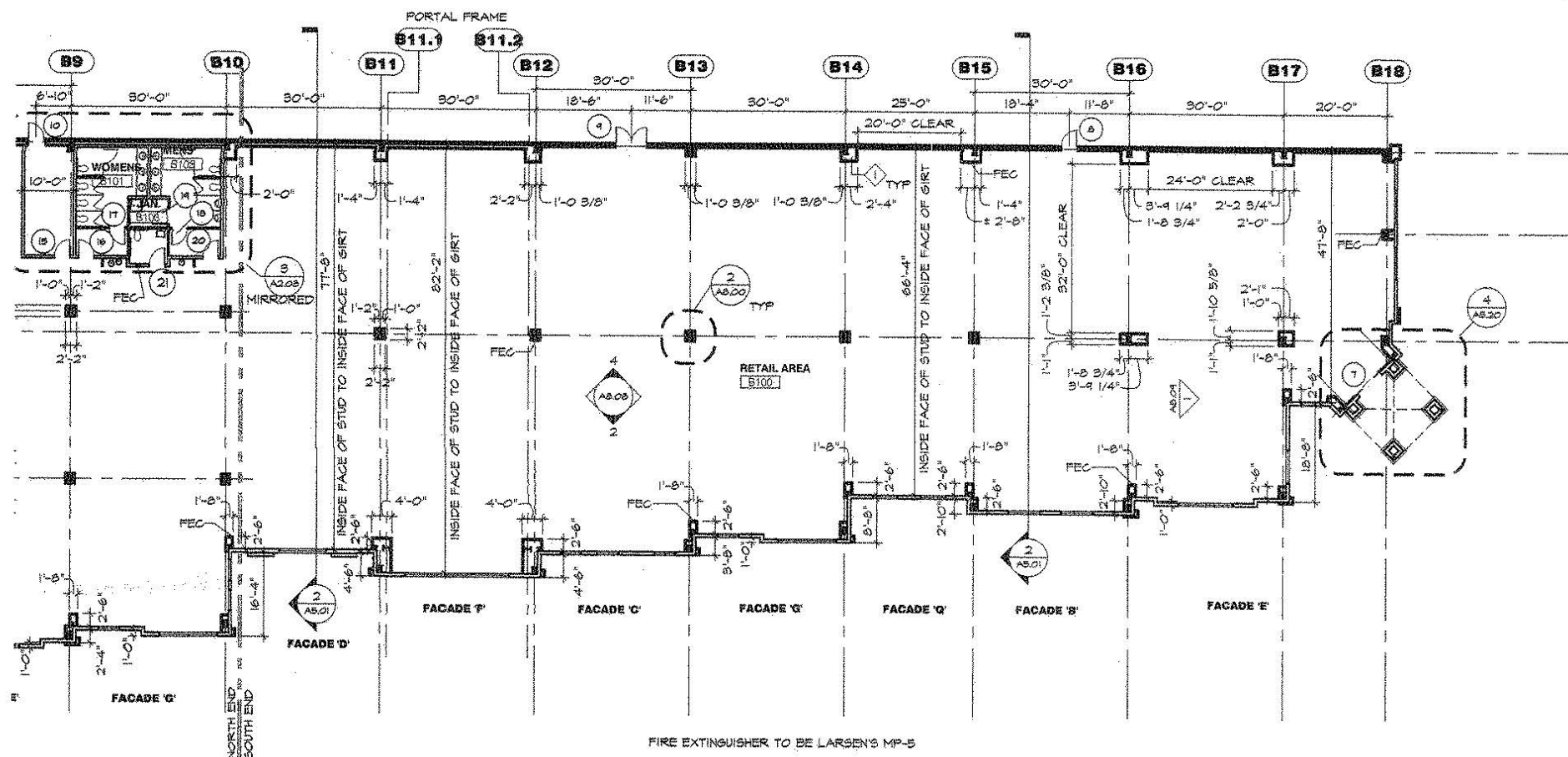
Open plan - modern interior with high ceilings | $\pm 44,000$ SF



Site Plan - North End



Site Plan – South End



FIRE EXTINGUISHER TO BE LARSEN'S MP-5

FEC - LARSEN'S 2409-BR,
CLEAR SATIN ANODIZED ALUMINUM TRIM & DOOR
FULL PANEL CLEAR ACRYLIC DOOR
SEMI-RECESSED (1-1/2"), SQUARE TRIM
BLACK VERTICAL DIE CUT LETTERS

2 BUILDING B FLOOR PLAN - SOUTH END
A2.04 1/16" = 1'-0"

Williamsburg Pottery

Location Map



WILLIAMSBURG, VIRGINIA

Williamsburg, located within Hampton Roads Metropolitan Statistical Area (MSA), is defined by the City of Williamsburg, James City County, and York County. Williamsburg is home to a triangle of historical attractions, an amusement park, and two water parks making this area a tourism hot spot. The College of William & Mary and Colonial Williamsburg is often considered "where colonial meets cool". Williamsburg's target industries include Tourism & Hospitality, Professional & Technical Services, Business Support Services, and Health Services. The Tourism & Hospitality industry has a very strong base and lots of opportunity for new & expanding businesses!

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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