

LAND FOR SALE

201 LIGHTFOOT ROAD • WILLIAMSBURG VA



Commercial Real Estate Brokerage
423 N. Boundary Street, Suite 200
Williamsburg, VA 23185
www.rjsassoc.com

Joseph P. Singley
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HIGHLIGHTS

LAND: \pm 4.8 ACRES

PURCHASE PRICE: \$675,000

ZONING: EO (ECONOMIC OPPORTUNITY)

FRONTAGE: \pm 425 FT. ON LIGHTFOOT ROAD.

PROPERTY FEATURES

- Excellent development opportunity.
- Property situated at the intersection of Lightfoot Road and Old Mooretown Road and is \pm 650 feet East of the signalized intersection US Route 60 and Lightfoot Road.
- Property is conveniently located off of Interstate 64 and US Route 199 in the Lightfoot area of Williamsburg. This area has become a regional retail hub for the Williamsburg market and its neighboring counties.
- Super Wal-Mart, Lowe's, Home Depot, Harris Teeter, Thomas Nelson Community College, Warhill High School, Great Wolf Lodge, Williamsburg Pottery, and the Sentara Williamsburg Regional Medical Center are located within one mile of the property.



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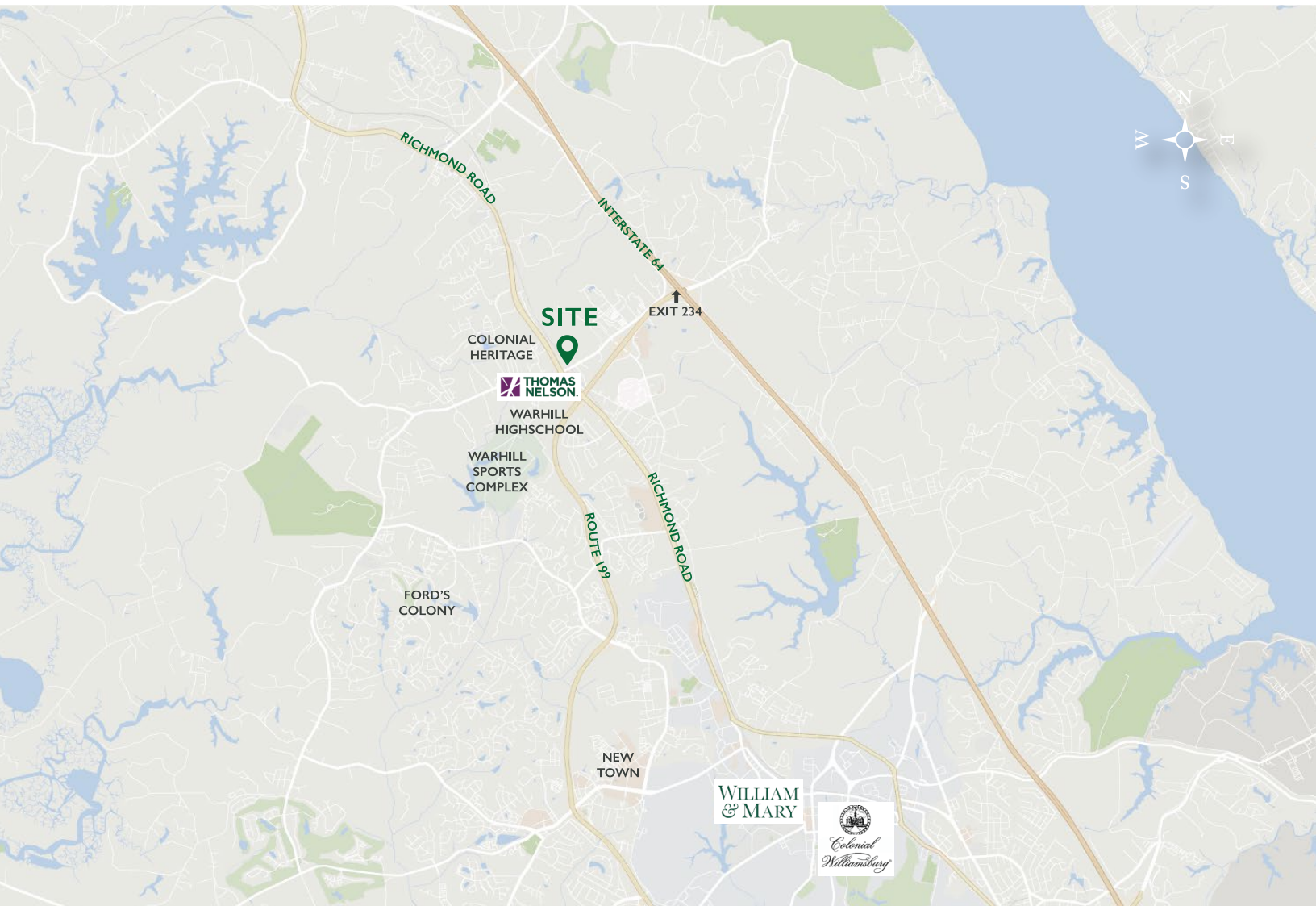
2017 DEMOGRAPHICS

MAP

	3 MILES	5 MILES	7 MILES
POPULATION:	21,528	43,749	79,611
HOUSEHOLDS:	8,661	17,728	30,561
MEDIAN HOUSEHOLD INCOME:	\$64,984	\$69,939	\$74,060

Traffic Counts (VDOT 2016):

- Lightfoot Road: 9,600 vehicles per day
- Interstate 64 Exit 234
 - Traveling West is 68,000 vehicles per day
 - Traveling East is 70,000 vehicles per day



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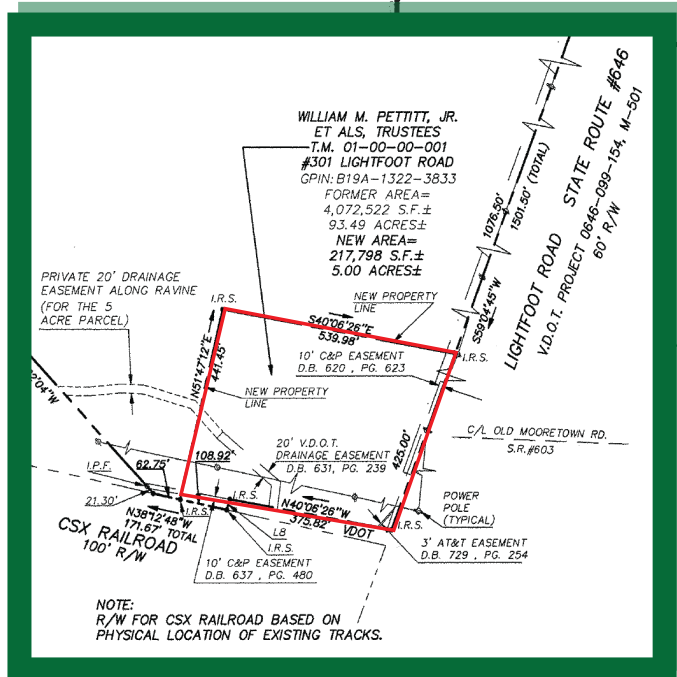
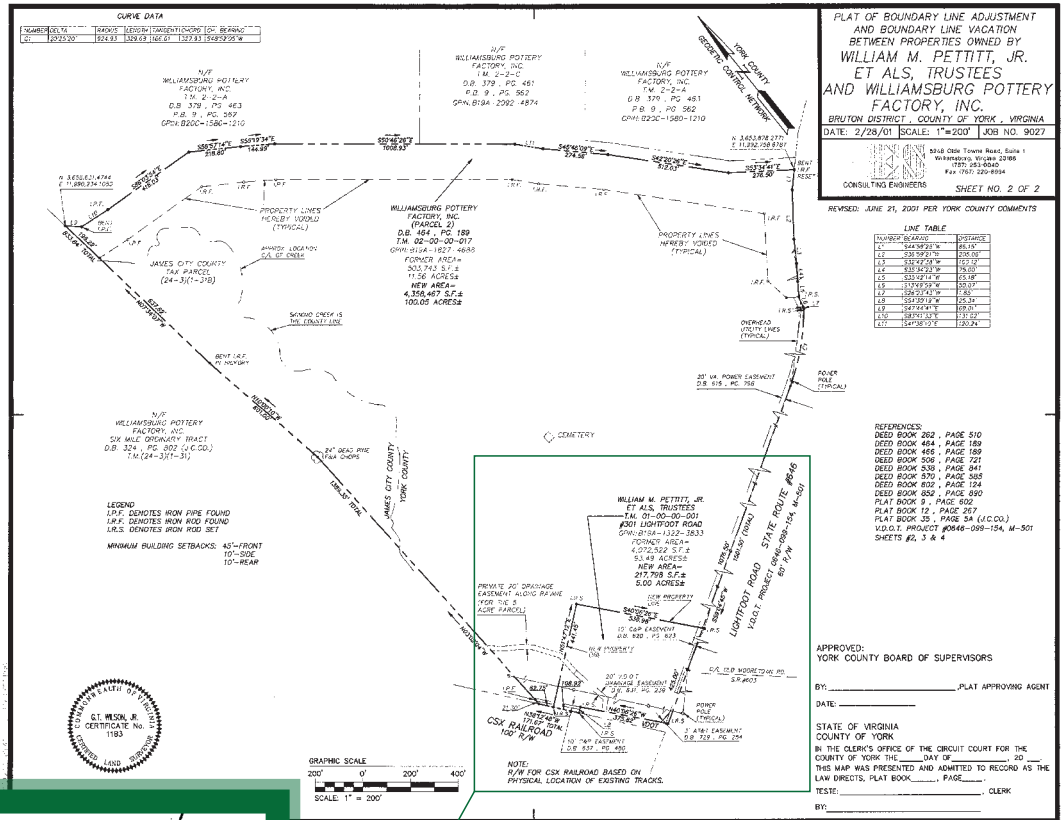
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PROPERTY SURVEY



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