

FOR SALE

COMMERCIAL PROPERTY
300 BYPASS ROAD



Robert J. Singley Jr. CCIM | P: 757.229.3139 | E: rjsjr@rjsassocs.com
Commercial Real Estate Brokerage | 423 N. Boundary Street, Suite 200 Williamsburg, VA 23185 | rjsassocs.com

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PROPERTY HIGHLIGHTS

Acres: 7.6 Acres (Can be subdivided)

Frontage on Bypass Road: ±600 Feet

Zoning: GB

Traffic Count: ±22,000 / day

Purchase Price: \$2,850,000

PROPERTY FEATURES

- Excellent Restaurant/Retail Opportunity.
- Located on one of the major tourist corridors for Colonial Williamsburg. ± 1/2 mile east of the intersection of ByPass Road and Richmond Road.
- Over 1,500 hotel rooms along ByPass Road.
- Over 1,000 Timeshare Units with in a 1 mile radius.
- Utilities: Water, Sewer, and Gas are available to the site.

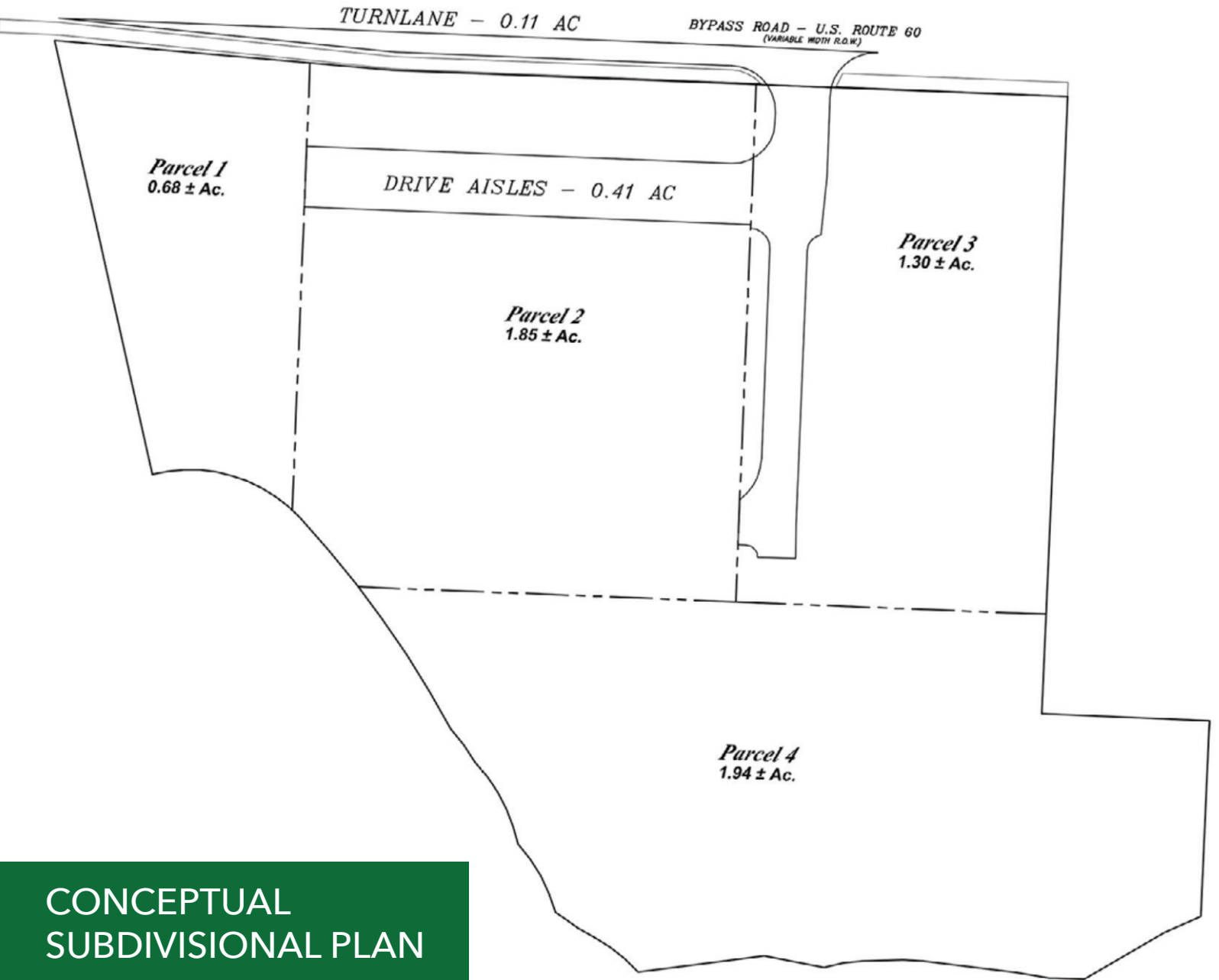
WATCH PROPERTY VIDEO



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CONCEPTUAL
SUBDIVISIONAL PLAN



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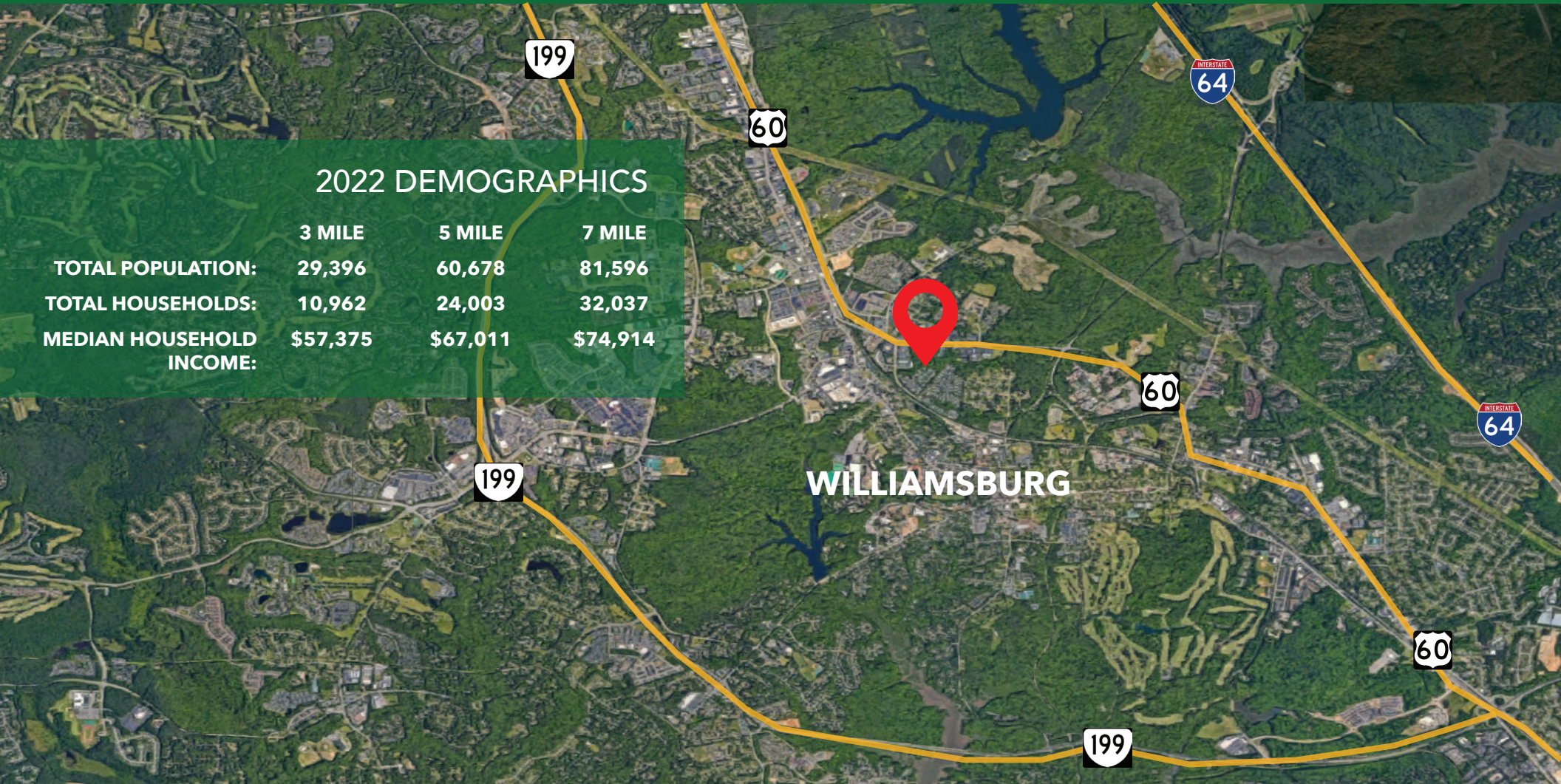
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2022 DEMOGRAPHICS

| | 3 MILE | 5 MILE | 7 MILE |
|--------------------------|----------|----------|----------|
| TOTAL POPULATION: | 29,396 | 60,678 | 81,596 |
| TOTAL HOUSEHOLDS: | 10,962 | 24,003 | 32,037 |
| MEDIAN HOUSEHOLD INCOME: | \$57,375 | \$67,011 | \$74,914 |



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