

Retail Space FOR LEASE



6623 RICHMOND ROAD

Williamsburg, VA 23188

- Excellent Retail/Office/Warehouse Opportunity located in the Lightfoot area of Williamsburg
- Property is adjacent to the ± 54 acre mixed-use development Liberty Crossing, which includes a AAA Car Care Center, Chesapeake Bank, AAA Self Storage, and offices.
- Current Tenant Mix: Americlean Dry Cleaning Center, Wythe Candy Store, and Sentara Home Care Services.
- Situated across from the Richmond Road entrance for the Williamsburg Pottery Factory which attracts over 3 million visitors a year.
- 2012 VDOT Traffic Count: Richmond Road 20,000 cars/day

ZONING:

B-1 General Business

BUILDING SIZE:

85,000 SF

AVAILABLE RETAIL SPACE:

±1,500 to 8,000 SF

ASKING BASE RENTAL:

±15.00 SF

CAM CHARGES:

±2.50 SF

AVAILABLE WAREHOUSE SPACE:

± 50,000 SF

WAREHOUSE SPACE RENTAL RATE:

\$6.00 SF

RJS & Associates. Inc.

Commercial Real Estate
Brokerage

423 N. Boundary Street, Ste 200
Williamsburg, Virginia 23185-5629

RJS
& ASSOCIATES, INC.

For more Information
Contact:

Joseph P. Singley

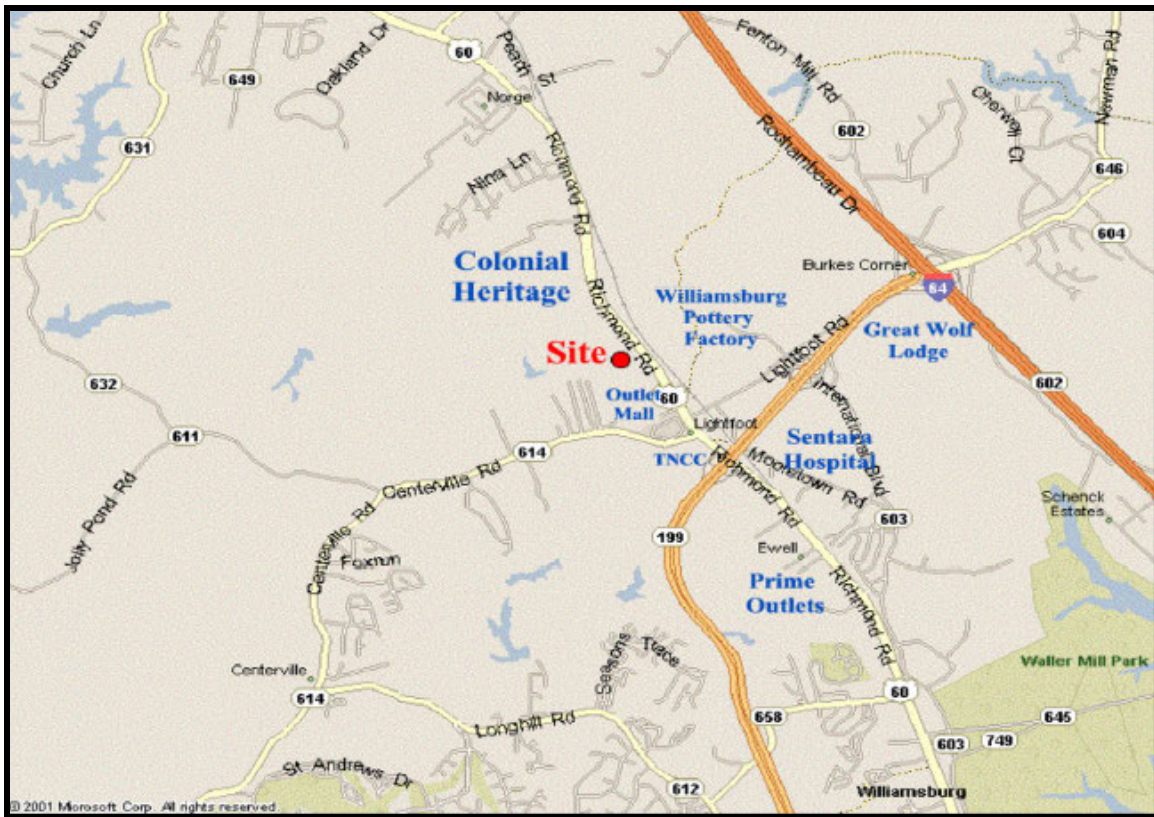
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MAP

- Located 1/4 mile west of the intersection of US Route 199 & Richmond Road in Williamsburg's newest retail HUB, Lightfoot. Super Wal-mart, Lowes, Home Depot, Williamsburg Ford, Sentara Hospital, and the Great Wolf Lodge are all located in the Lightfoot area of Williamsburg.
- ±1.5 mile West of the 450,000 sqft Prime Outlets, which is ranked the No. 8 outlet mall in the industry by the publication Value Retail News.
- **2014 Demographics**

	3 Miles	5 Miles	7 Miles
Total Population:	18,958	37,679	66,729
Total Households:	7,560	15,394	25,766
Median Household Income:	\$58,676	\$63,147	\$66,343

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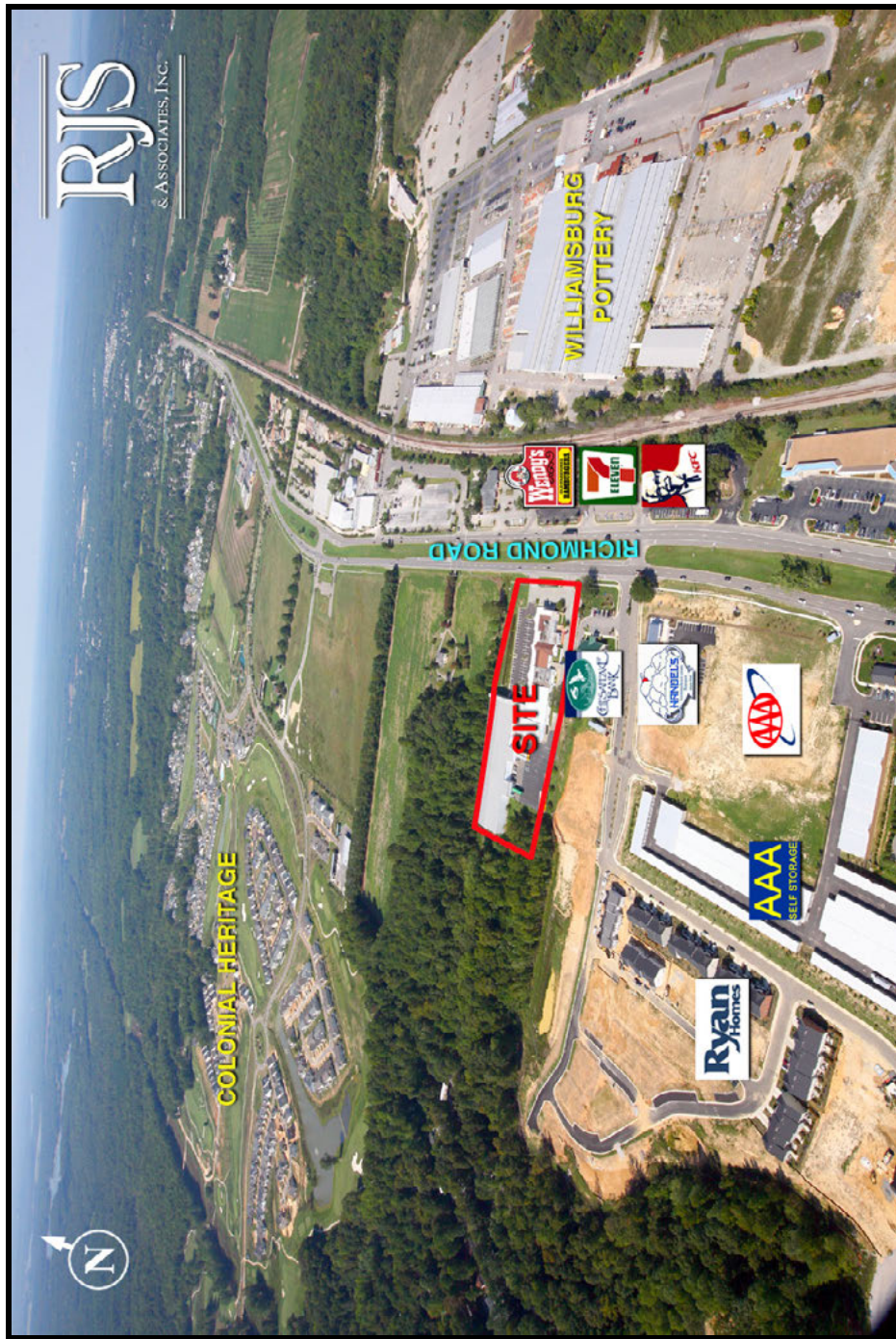
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AERIAL

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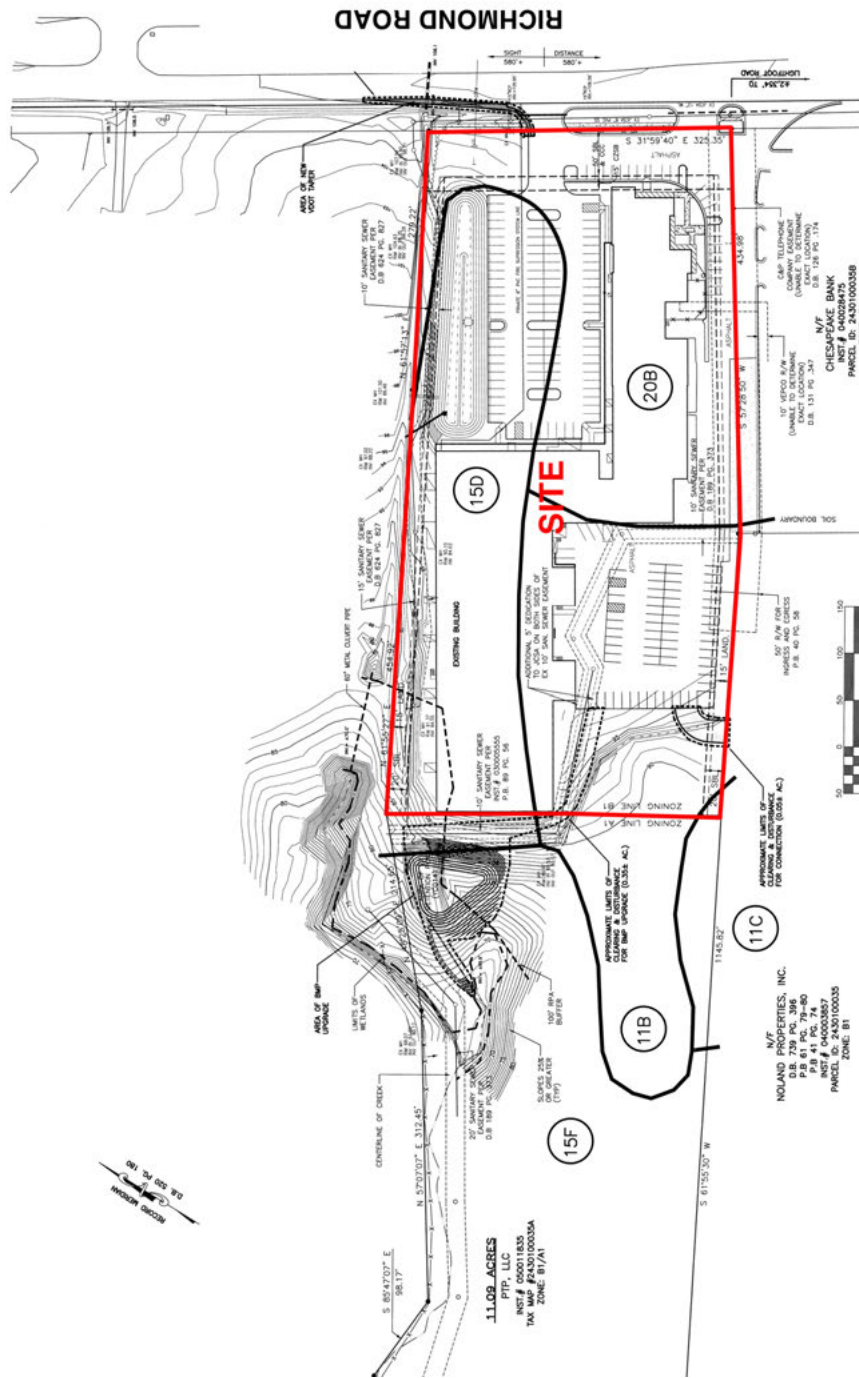
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SITE PLAN

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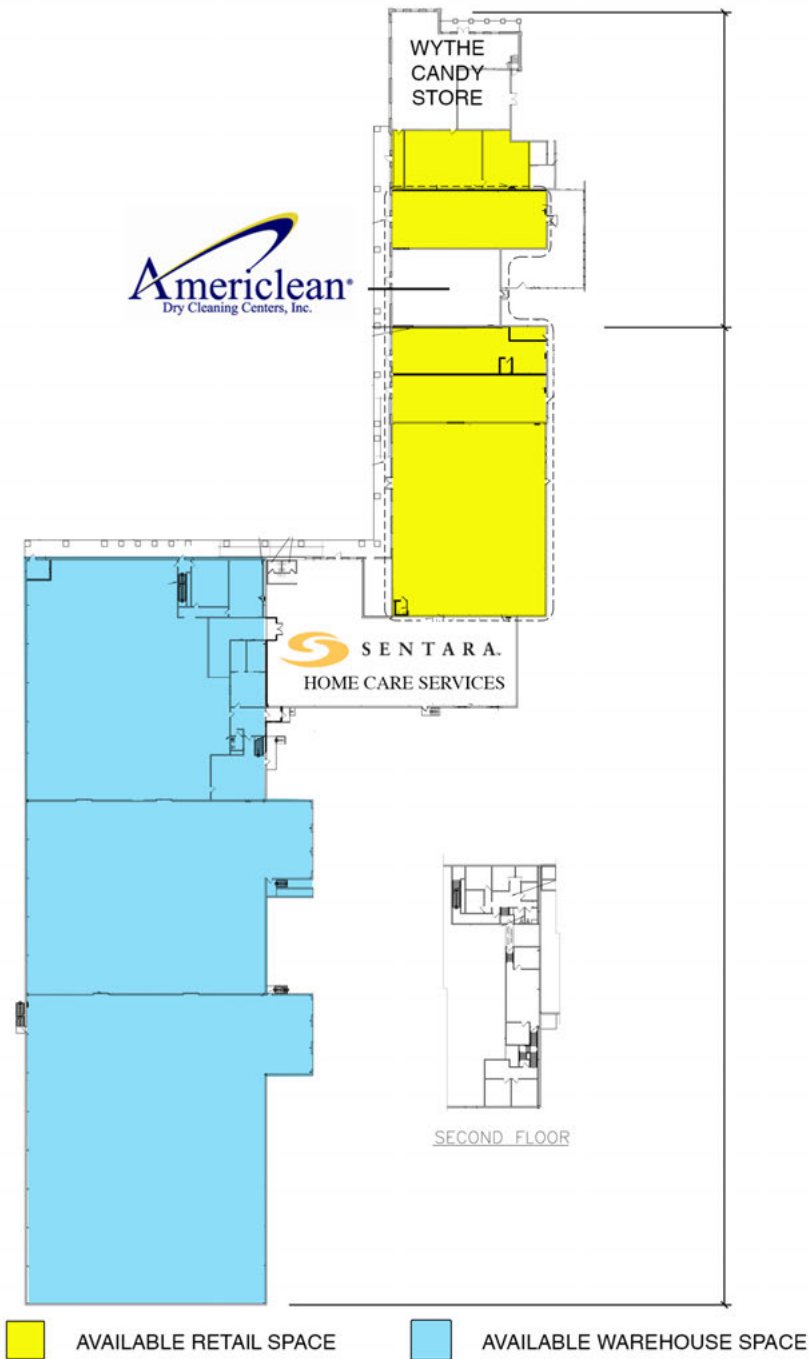
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AVAILABLE SPACE

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