



COMMERCIAL DEVELOPER

Digest



April 2025

This month's newsletter is packed with tools to help you close more real estate deals in York County! It's also loaded with something every client loves—CASH (in the form of grant opportunities, of course). York County offers a variety of incentive programs for new and growing businesses, and our newest restaurant, Burgers on the Edge, is a great example of how your clients can put these programs to work.

Keep reading to discover what's coming soon, explore available properties, check out our new Starting a Business Guide and see how our team can support your efforts to land more deals in York County.

Got a client eyeing a local property?

Let us know—we're here to help connect them with funding, resources, and the insight they need to succeed.

NEW IN TOWN

Cutting-edge development hits The Edge District



A new culinary hot spot has arrived in **The Edge District**—Greater Williamsburg's emerging destination for dining and entertainment. **Burgers on the Edge** recently opened its doors, bringing bold flavors and a fresh energy to this up-and-coming area of upper York County.

The restaurant's owners—also known for their popular food truck, Bald Guys Pies—tapped into a local grant offered by the York County Economic Development Authority, which helped turn their vision into reality. These and other **grant opportunities** are available to your commercial clients and can be powerful tools to help close deals and attract

businesses to York County. Be sure to include these incentives in your conversations... success stories like Burgers on the Edge show just how impactful they can be.

BURGERS ON THE EDGE STORY

Stay in the know about what's new

Check out the **York County Development Dashboard**, where you can learn about recent site plan submissions, subdivision applications, building permits, real estate sales and assessments, and much more.

DEVELOPMENT DASHBOARD



COMPANY CALLOUT

Pierce's named VA's Best BBQ Joint by *Southern Living*

The iconic restaurant has once again been named one of "The South's Best BBQ Joints" by *Southern Living* magazine.

Check out the **full article** to see what readers love about York County's own **Pierce's Pitt Bar-B-Que**.

The appeal of Lightfoot Corridor

Beyond serving up some of the region's best BBQ, the Lightfoot Corridor and surrounding areas offer a prime location for business growth. With direct access to Interstate 64 at Exit 234 and the nearby Sentara Williamsburg Regional Medical Center, the area boasts exceptional visibility, convenience, and a variety of development-ready sites—many available for lease or purchase.

Help your clients take advantage of this growing corridor and position their businesses for success. Explore this selection of nearby properties currently available, and be part of the momentum building in Lightfoot!

Available nearby properties

Ewell Industrial Park

130 Nevalou Court

The Edge District

817 Merrimac Trail

Lightfoot Commercial Corridor

800 Rochambeau Dr

Michael Commons

113 Bulifants Boulevard

Victory Village Outparcels

6620 Mooretown Road

Lightfoot Commercial Corridor

1205 Lightfoot Road

NEWS YOU CAN USE

Victory Boulevard widening begins



In March, contractor crews with the Virginia Department of Transportation began a project to increase capacity, ease congestion and improve traffic operations on Route 171 (Victory Boulevard) in York County.

The project will widen Route 171 from five to six lanes between Route 17 (George Washington Memorial Highway) and Route 134 (Hampton Highway) allowing more cars to pass through the roadway and help alleviate traffic delays from congestion.

[READ FULL ARTICLE](#)

ANNIVERSARIES

These businesses have decades of dedication



Wayne Harbin Builder:
40 years in York County



AMTECH:
45 years in York County

With four decades of experience and the distinction of being one of the area's only **Southern Living Custom Builders**, Wayne Harbin, his two sons and their team continue to raise the standard for homebuilding in our area.

[READ ARTICLE](#)

AMTECH—a leader in precision machining for the aerospace, chemical, manufacturing, shipbuilding and nuclear power industries—has been quietly nestled here in York County while making big waves in its industry.

[READ ARTICLE](#)



Riverwalk Landing turns 20!

This May marks the 20th anniversary of **Riverwalk Landing**—York County's iconic waterfront destination for shopping, dining, outdoor recreation and events. Nestled along the scenic York River and adjacent to Yorktown Beach and the historic area, Riverwalk Landing continues to be the vibrant heart of the County, drawing thousands of locals and tourists each year for weekly farmers markets, outdoor concerts and year-round festivals.

While no commercial space is currently available in this high-demand area, Riverwalk Landing serves as a shining example of what thoughtful development and strategic placemaking can achieve. It's a compelling case study to share with clients considering York County—the kind of long-term success and community impact they can be a part of when they locate here.

What does this mean for you and your clients?

We love shining a spotlight on York County's long-standing businesses and celebrating their continued success. Their decades-long presence is a testament to the supportive business environment and the many advantages that come with being part of our community.

Encourage your clients to take advantage of the same opportunities and establish their businesses in our thriving locality.

FEATURED EVENT
Annual Business Appreciation Event

The Economic Development Authorities of York County, James City County, and the City of Williamsburg, invite you and a guest to join us for our regional

2025
BUSINESS
APPRECIATION EVENT

TUESDAY | MAY 6 | 4-6 PM

ALEWERKS BREWERY
189B EWELL ROAD

FOOD TRUCKS:
OLD CITY BARBEQUE
& WANDERING SAUSAGE

ALEWERKS
VIRGINIA CRAFT BEER

RSVP BY APRIL 22
bit.ly/2025bizyc

VIRGINIA MONTH
BUSINESS APPRECIATION

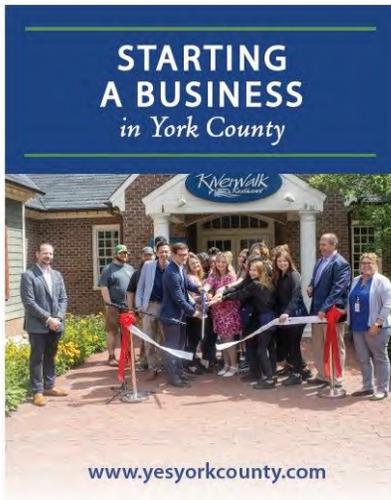
The poster features a dark blue background with a large, light-colored oval frame. At the top of the frame are illustrations of beer barrels and hops. The text is centered within the oval. At the bottom of the oval are three circular logos: Alewerks Virginia Craft Beer, a QR code with a link to the RSVP page, and Virginia Business Appreciation Month.

Each year, York County partners with James City County and the City of Williamsburg to host a Business Appreciation Month celebration—a free, fun

event to thank our local business community... and you're invited! Join us as we honor our region's established businesses.

This year's joint Business Appreciation Event will be held from **4 to 6 p.m. on Tuesday, May 6, at Alewerks Brewery**. All York County, James City County and City of Williamsburg businesses are welcome to attend.

RSVP



Resources for your clients

If one of your clients is opening a new business in York County, WELCOME! We're glad they're here.

One of the first things they'll want to do is check out our many **resources for new businesses and entrepreneurs**. From our new **Starting a Business brochure** to the latest **how-to videos** from Planning and Development Services, we have the resources they need to thrive.

FEATURED PROPERTY

Office space for lease adjacent to I-64
233 Water Country Parkway in upper York County

223 WATER COUNTRY PARKWAY
Williamsburg, Virginia

ZONED ECONOMIC OPPORTUNITY - YORK COUNTY | FOR LEASE



Know a client looking for office space with strategic regional access? Check out this prime property, located just off I-64 at exit 242B—perfectly positioned between the Richmond and Virginia Beach metro areas. This well-maintained 8,000+ SF property offers excellent visibility, ample parking and proximity to major attractions such as Water Country USA, Busch Gardens and Colonial Williamsburg. Zoned Economic Opportunity (EO), this site is ideal for office, medical, or professional services.

PROPERTY DETAILS

How can we help you?



Have a client looking to lease, buy or develop commercial property in York County?

Reach out to us—we're here to help you close the deal. Our experienced staff offers free, personalized support to help businesses locate or expand in the County. From **incentives** and permitting assistance to connections with state-level partners, we're a resource you can count on. Plus, our online **Development Guide** and **Starting a Business Guide** make it even easier for your clients to navigate the process and access available programs.

Want to share your available properties or stay up to date on what's available?

Add econdev@yorkcounty.gov to your e-news and property update email lists so we can find your listings



Ribbon-cutting support for your clients

Did you know that York County's ETD office held 23 ribbon cutting events last year? Let us help your clients, too!

Our office is pleased to offer new businesses a range of grand opening and ribbon cutting services; including:

- Planning assistance
- Scheduling speakers
- Providing ribbon and large ceremonial scissors
- Taking event photos/video
- Drafting and distributing a media release (upon request)
- Providing exposure in YCETD

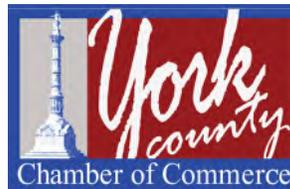
and promote them for you for free. We feature available commercial properties on our **Facebook page**, monthly **business e-news**, on our **website** and in our own **interactive property database**.

online publications.

If you have a client that has recently opened a business in the county, please **reach out** to us today for help.



Thanks to our partner organizations:



York County Economic & Tourism Development | 121 Alexander Hamilton Blvd. | Yorktown, VA
23690 US



Try email marketing for free today!