



## For lease/sale

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# 100 Waller Mill Rd. Williamsburg, VA

## Office/Retail Space

- **Lease Rate:** \$15 / SF, Net
- **Sales Price:** \$750,000
- **Building Size:** 4,800 SF
- **Lot Size:** 0.81 Acres
- **Zoning:** GB (General Business)

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# Executive Summary

## THE OFFERING

The property is located at the signalized intersection of Bypass Road and Waller Mill Road in Williamsburg, VA, near the College of William & Mary and Colonial Williamsburg. The surrounding area is growing and affluent, with a 5.84% growth projection, reaching 76,752 people in the next 5 years, and an average income of over \$100,000 (5-mile radius).

The strategic positioning near William & Mary, Colonial Williamsburg, the new 200k SF Williamsburg Sports Complex including immediate proximity to several hotels, excellent retail demographics, access from greater Williamsburg via Bypass Road, and existing office build-out make this asset an attractive investment or owner/occupier opportunity.

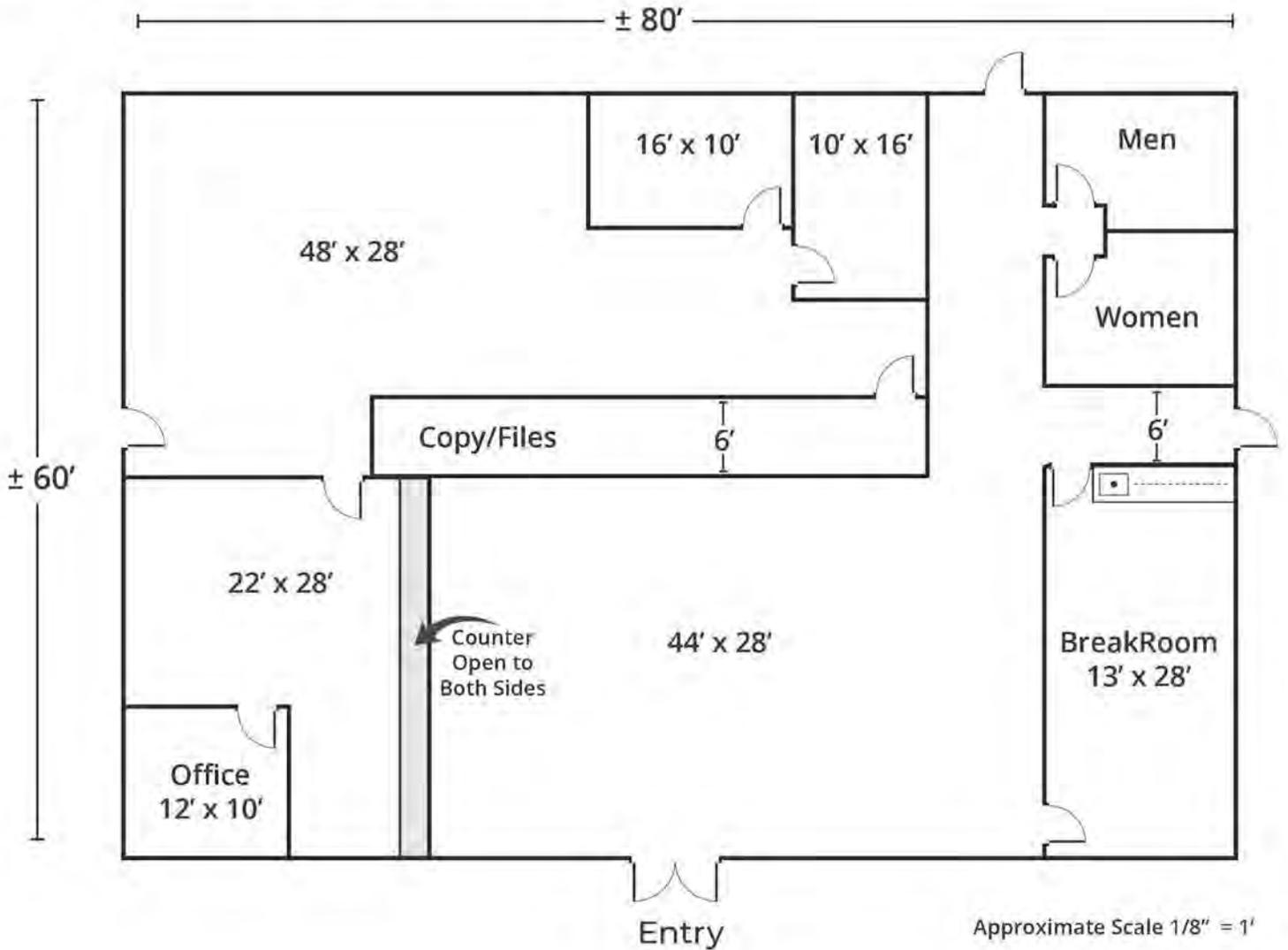


<b>Address</b>	100 Waller Mill Road, Williamsburg, Virginia
<b>Building Size</b>	4,800 sf
<b>Lot Size</b>	0.81 acres or 35,348 SF
<b>Zoning</b>	GB (General Business) - wide range of retail and office uses
<b>Traffic Counts</b>	25,000 VPD on Bypass Rd (Rt. 60)

<b>Demographics</b>	<b>3-miles</b>	<b>5-miles</b>	<b>7-miles</b>
<b>Population</b>	37,038	73,905	86,661
<b>Total Employees</b>	55,254	82,873	87,313
<b>Average HH Income</b>	\$93,013	\$104,119	\$106,337

# Floor Plan

100 Waller Mill Road, Williamsburg, VA | ± 4,800 SF



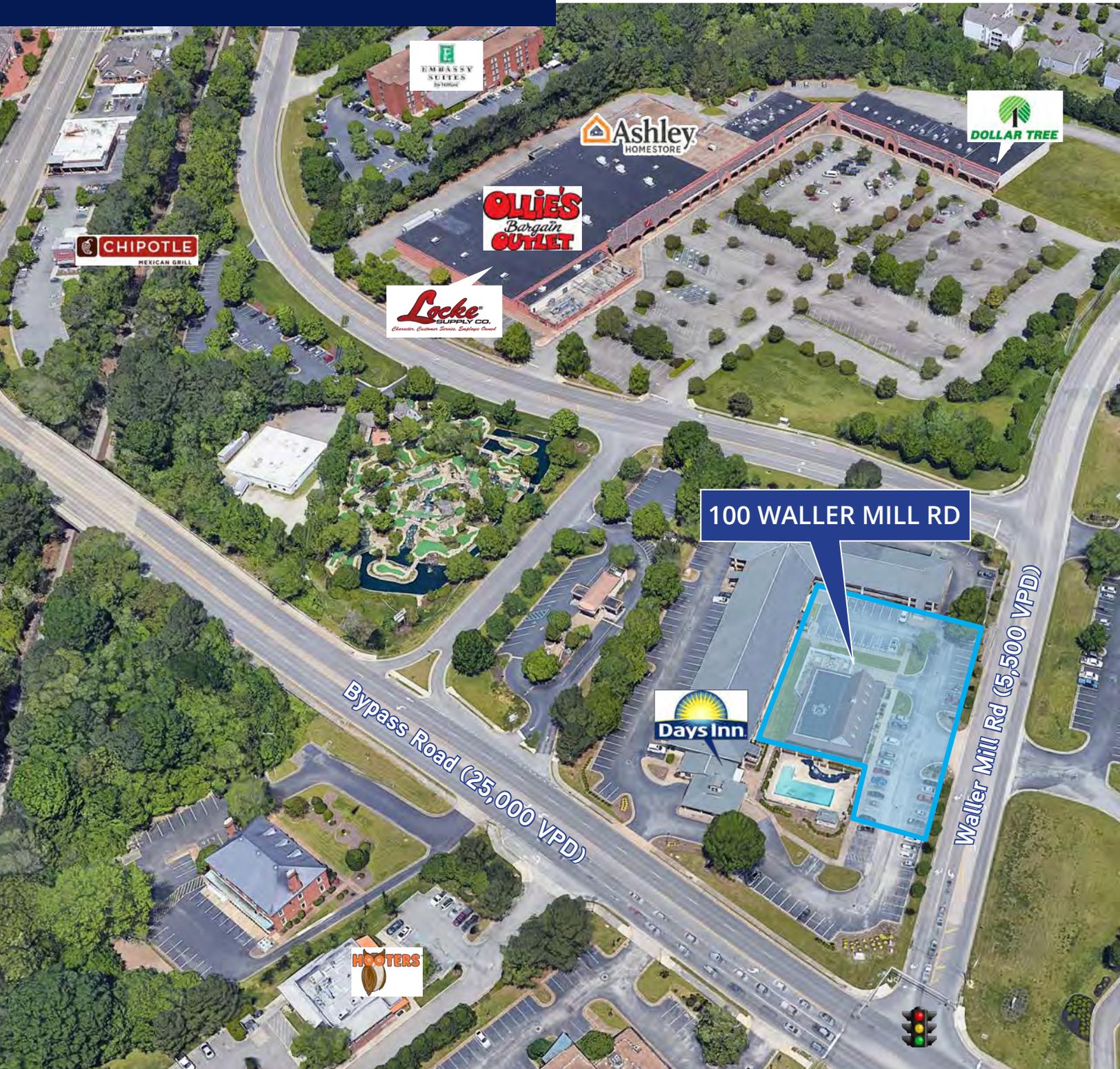
# Property Images



# Sub-Market Aerial



# Site Aerial



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