

# OUTPARCELS FOR SALE

6620 MOORETOWN ROAD

Williamsburg, VA 23188



## PROPERTY DESCRIPTION

Discover a prime investment opportunity at 6620 Mooretown Road, Williamsburg, VA, 23188. This strategically located property offers an ideal setting for land or office investment in the thriving Williamsburg area. Boasting prime visibility and accessibility, this property presents a compelling opportunity to capitalize on the growing commercial real estate market. Whether for land development or office space construction, this property offers exceptional potential for investors seeking a lucrative venture. Don't miss out on this prime location for your next commercial real estate investment.

## OFFERING SUMMARY

|             |                           |
|-------------|---------------------------|
| Sale Price: | \$1,012,909 - \$1,444,640 |
| Lot Size:   | 4.18 Acres                |

| DEMOGRAPHICS      | 5 MILES   | 10 MILES  | 15 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 20,512    | 47,000    | 64,632    |
| Total Population  | 49,531    | 118,523   | 163,527   |
| Average HH Income | \$113,358 | \$124,025 | \$119,778 |

**Beth Hinson**  
(757) 345-5076



**COLDWELL BANKER  
COMMERCIAL**  
BROOKS REAL ESTATE

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# SALE

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# OF LOTS 3 | TOTAL LOT SIZE 1.22 - 1.74 ACRES | TOTAL LOT PRICE \$1,012,909 - \$1,444,640 | BEST USE -

| STATUS    | LOT # | ADDRESS             | APN | SUB-TYPE | SIZE       | PRICE       | ZONING |
|-----------|-------|---------------------|-----|----------|------------|-------------|--------|
| Available | 6     | 6620 Mooretown Road |     | Retail   | 1.22 Acres | \$1,012,909 |        |
| Available | 7     | 6620 Mooretown Road |     | Retail   | 1.22 Acres | \$1,012,909 |        |
| Available | 8     | 6620 Mooretown Road |     | Retail   | 1.74 Acres | \$1,444,640 |        |

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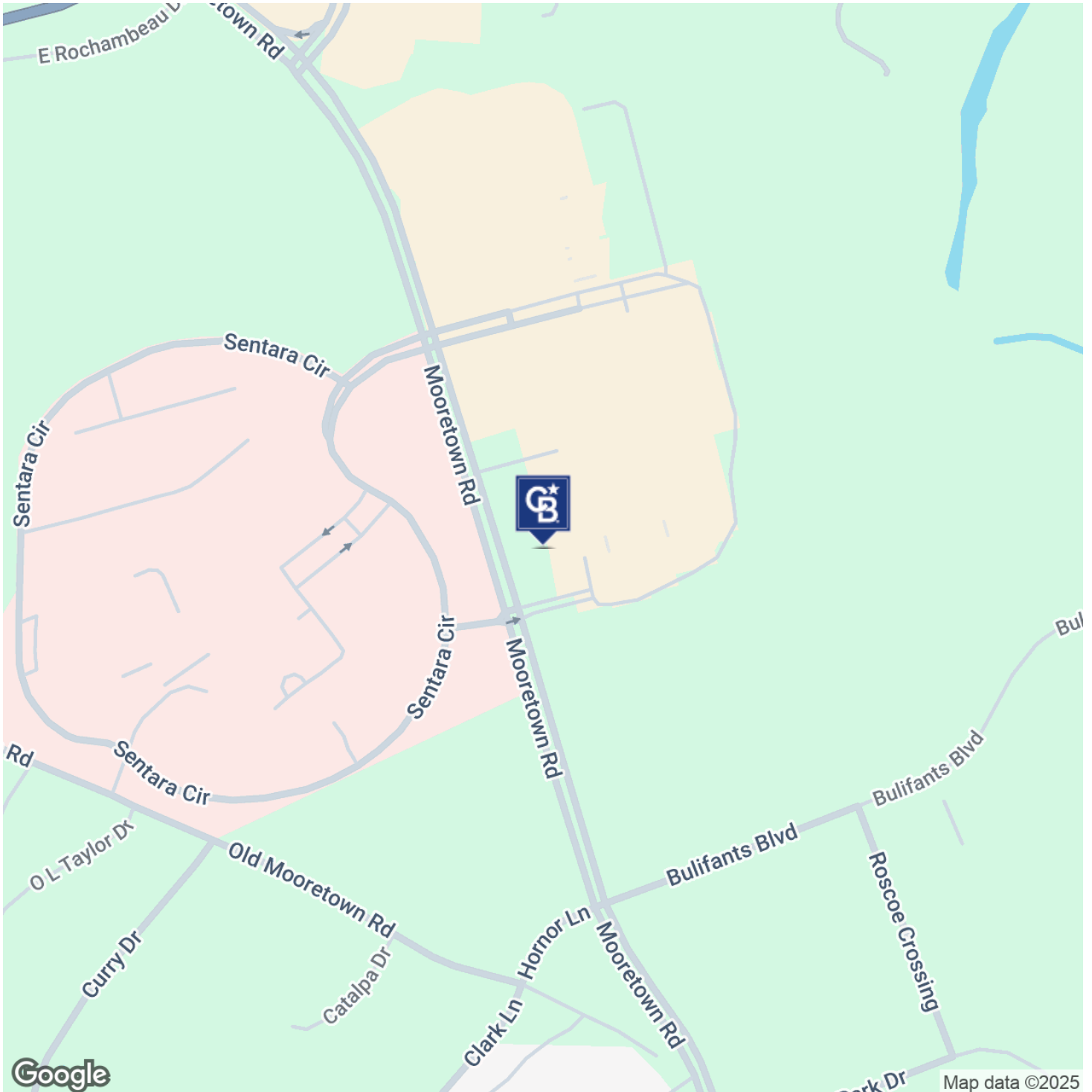


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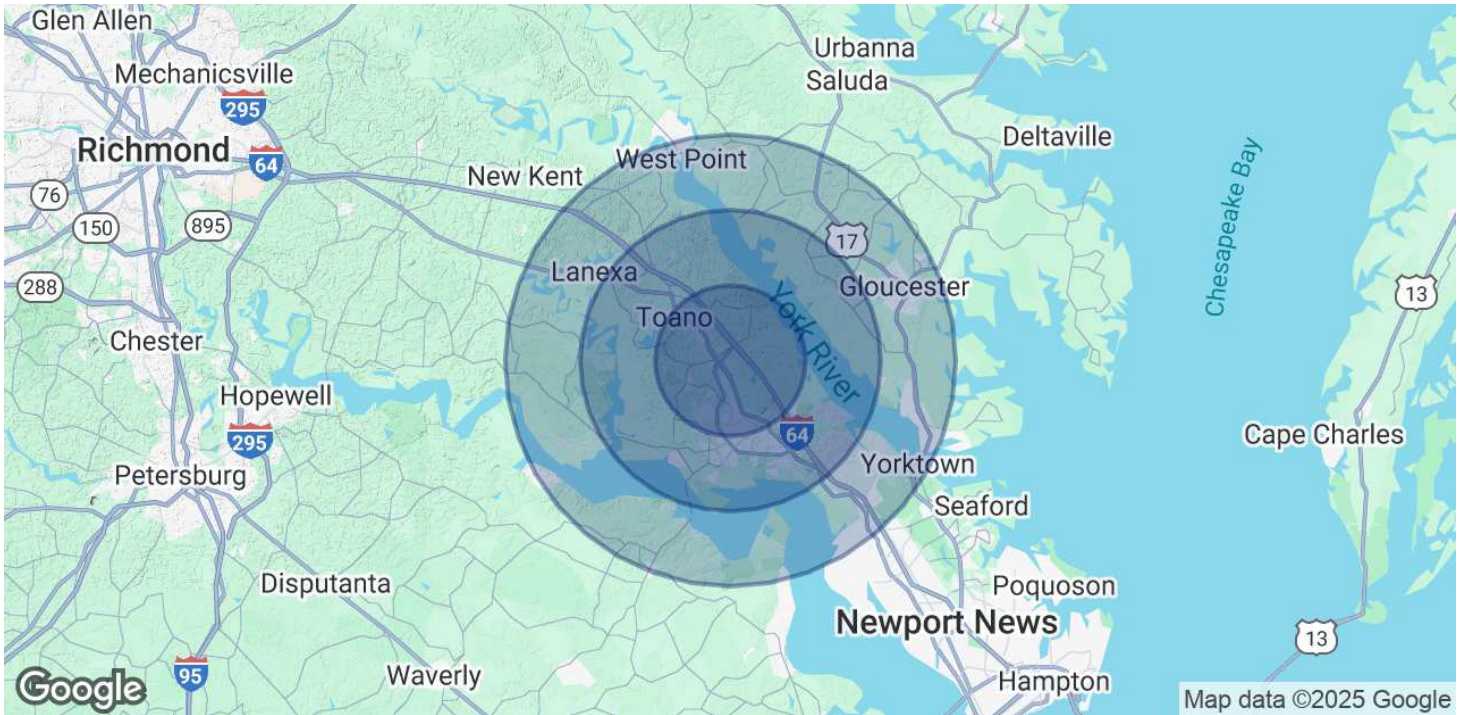


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## POPULATION

Total Population

## 5 MILES

49,531

## 10 MILES

118,523

## 15 MILES

163,527

## HOUSEHOLDS & INCOME

Total Households

20,512

## 10 MILES

47,000

## 15 MILES

64,632

# of Persons per HH

2.4

2.5

2.5

Average HH Income

\$113,358

\$124,025

\$119,778

Average House Value

\$471,241

\$489,087

\$458,231

Demographics data derived from AlphaMap

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