

8979 POCAHONTAS TRAIL BUILDING A FOR LEASE



PROPERTY DESCRIPTION

Discover the perfect space for your contracting business at 8979 Pocahontas Trail, Building A, Williamsburg, VA. This exceptional property offers a prime location with convenient access to both Williamsburg and Newport News. Building is 4,260 total SF over 3 floors with 10 Offices, 2 large Conference Rooms, 5 bathrooms, and Kitchenette break room. With abundant natural light and spacious interiors, this building is ideal for a variety of contracting businesses including Construction, Remodeling, Restoration, Engineering, Surveying, Environmental, Landscaping, Painting, Plumbing, Electrical, HVAC, Pest control, Logistics, ...etc. 20 employee/customer parking spaces.

PROPERTY HIGHLIGHTS

- Located centrally between Williamsburg and Newport News on Route 60 (Pocahontas Trail).
- Approximately 10,000 SF of exterior space available for materials and/or vehicle storage.

OFFERING SUMMARY

Lease Rate:	\$10.58 SF/yr (NNN)
Number of Units:	1
Available SF:	4,260 SF
Lot Size:	64,766 SF
Building Size:	4,260 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	13,457	77,913	160,385
Total Population	38,104	196,246	396,452
Average HH Income	\$98,368	\$107,140	\$107,508

James Kourmadas
(708) 476-1995



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SITE

8979 POCAHONTAS TRAIL - BUILDING A

8979 Pocahontas Trl -Building A Williamsburg, VA 23185



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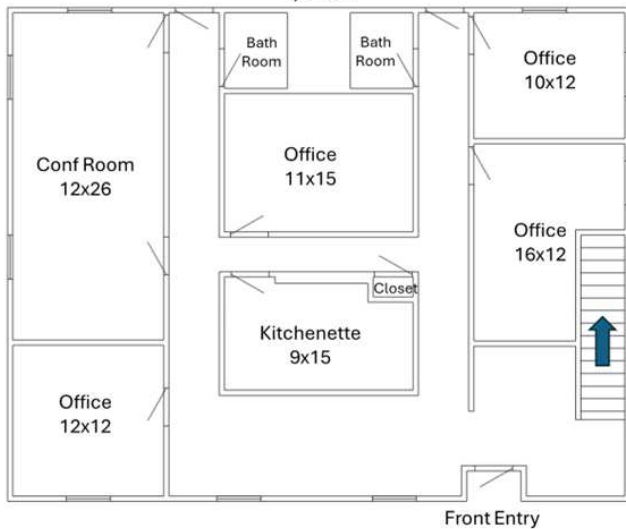
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FLOOR PLANS

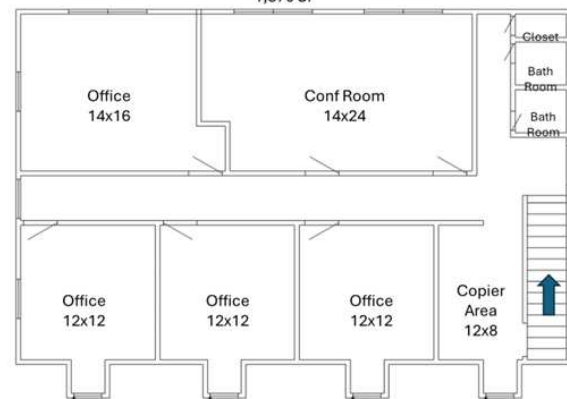
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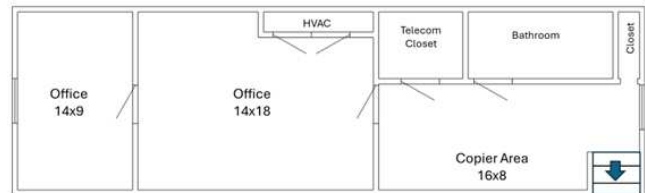
8979 Pocahontas Trail
First Floor
1,960 SF



8979 Pocahontas Trail
Second Floor
1,570 SF



8979 Pocahontas Trail
Third Floor
730 SF

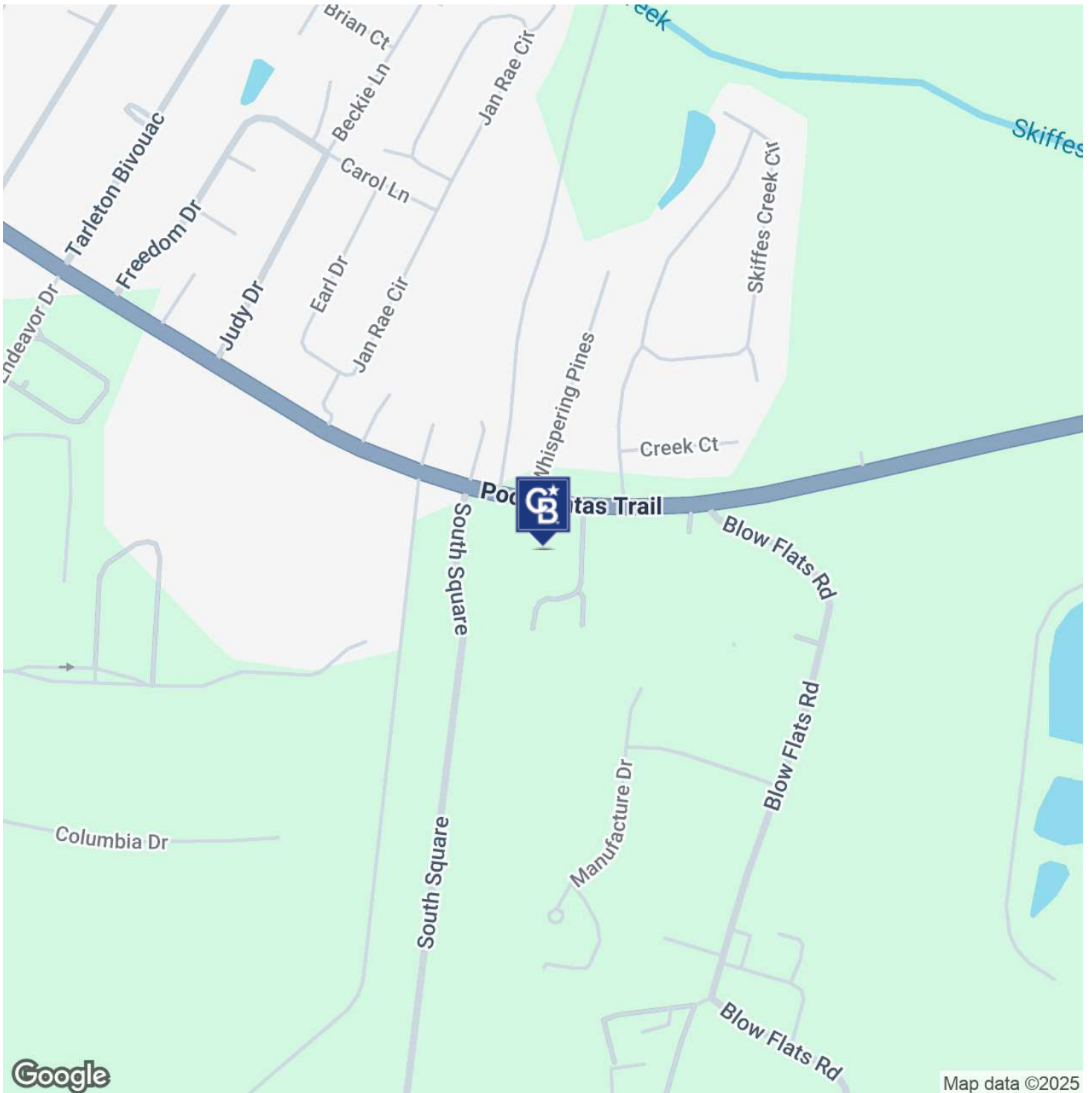


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INTERIOR

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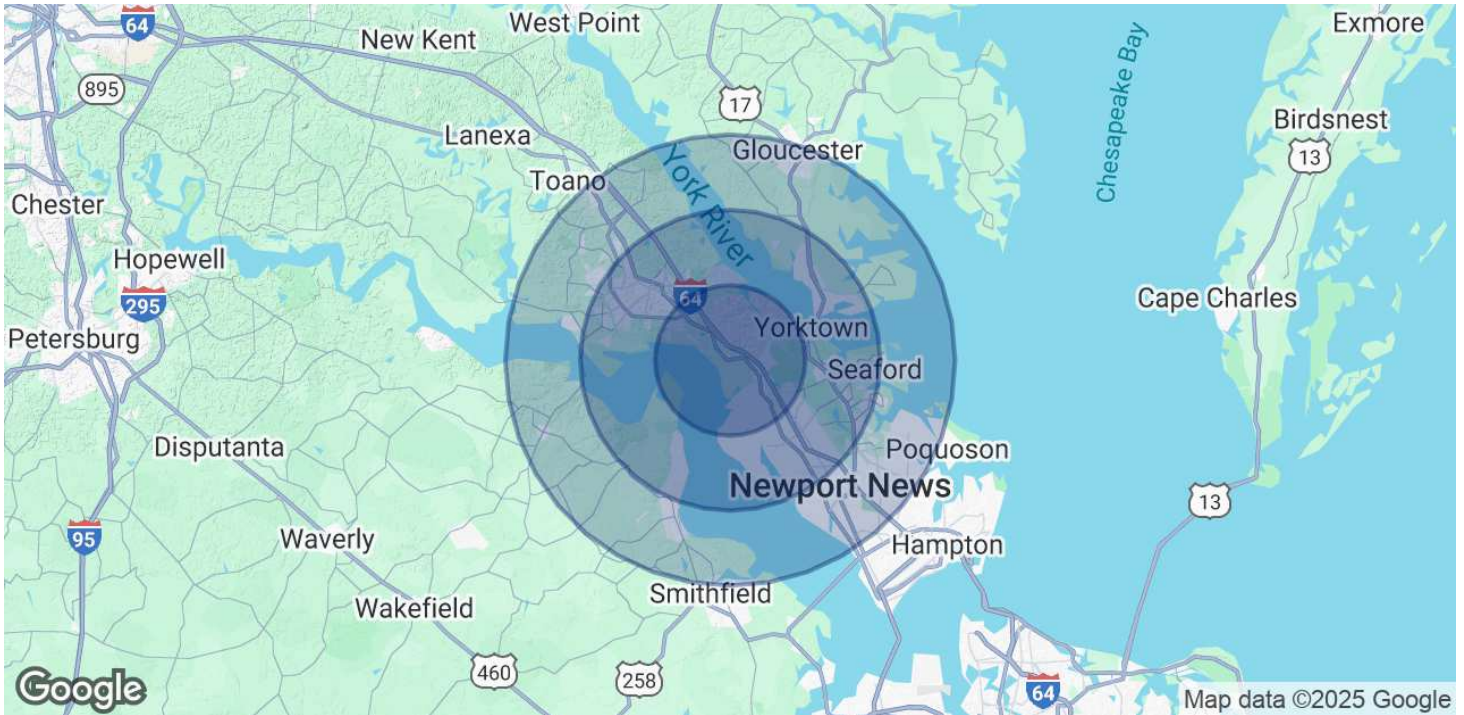


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DEMOGRAPHICS

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POPULATION

Total Population

5 MILES

38,104

10 MILES

196,246

15 MILES

396,452

Average Age

36

41

41

HOUSEHOLDS & INCOME

Total Households

5 MILES

13,457

10 MILES

77,913

15 MILES

160,385

of Persons per HH

2.8

2.5

2.5

Average HH Income

\$98,368

\$107,140

\$107,508

Average House Value

\$318,413

\$375,441

\$369,919

Demographics data derived from AlphaMap

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