

# FOR LEASE

## PRIME RETAIL SPACE

207 BYPASS ROAD • WILLIAMSBURG VA, 23185



## HIGHLIGHTS

SIZE: ±3,335 SF

BASE RENTAL RATE: \$14.00 PSF

ZONING: GB  
(GENERAL BUSINESS)

## PROPERTY FEATURES

- Highly visible retail space.
- Situated in a free-standing ± 8,400 SF building.
- Includes a ± 1,000 SF open mezzanine area overlooking the first floor.
- Located at a signalized intersection of Bypass Road and Palace Lane.
- Bypass Road is one of the primary tourist commercial corridors in the Williamsburg Market.



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- Located ±1.5 miles from Colonial Williamsburg.
- Easy access to Interstate 64 via Exit 238.
- ±28,000 cars per day travel on Bypass Road.

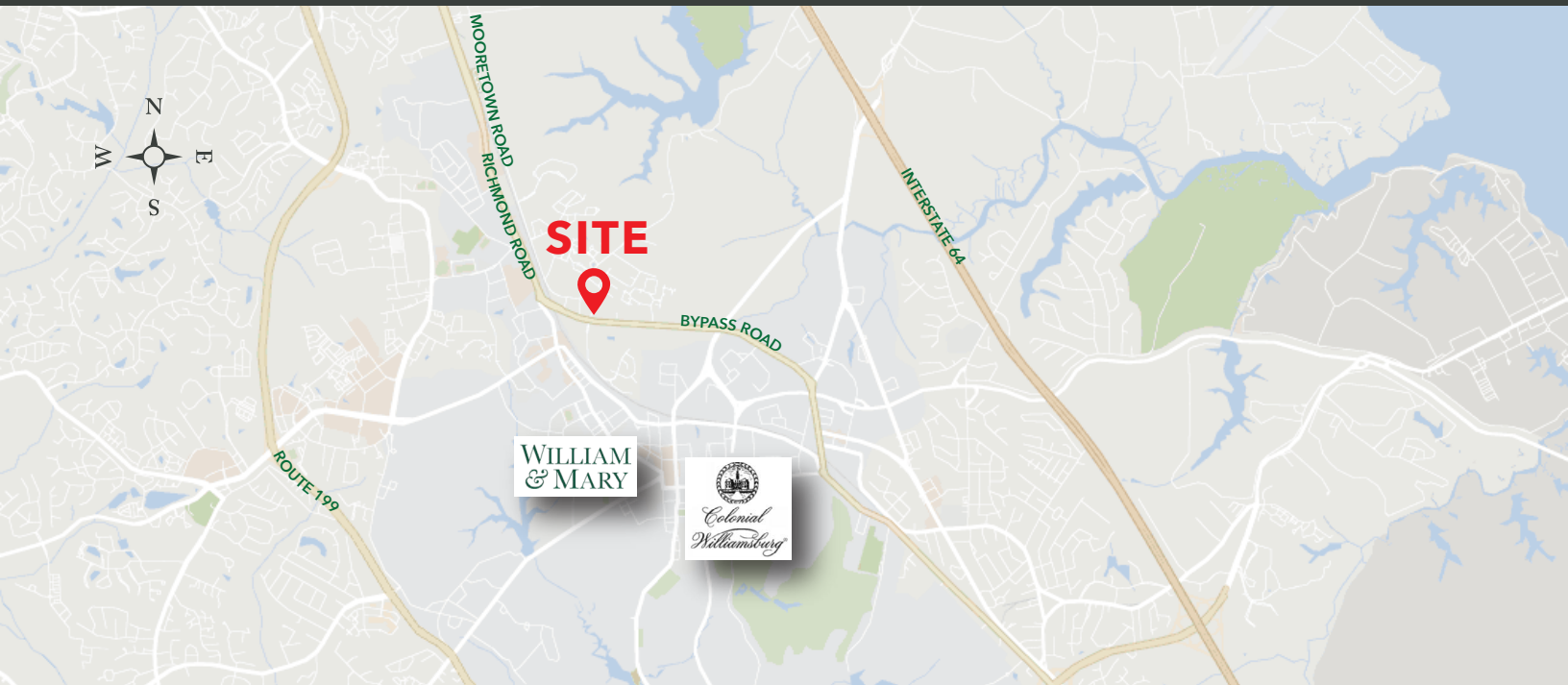


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# 2017 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION:	6,529	37,191	72,882
HOUSEHOLDS:	2,092	14,012	28,165
MEDIAN HOUSEHOLD INCOME:	\$44,337	\$65,899	\$75,786



## MAP

- ± 1 mile from the Colonial Williamsburg Information Center.
- Over 1,500 hotel/motel rooms along Bypass Road corridor.
- Over 1,000 timeshare units within a 1 mile radius.
- ±5 million tourists visit Colonial Williamsburg, Jamestown, Yorktown, Busch Gardens and Water Country USA annually.



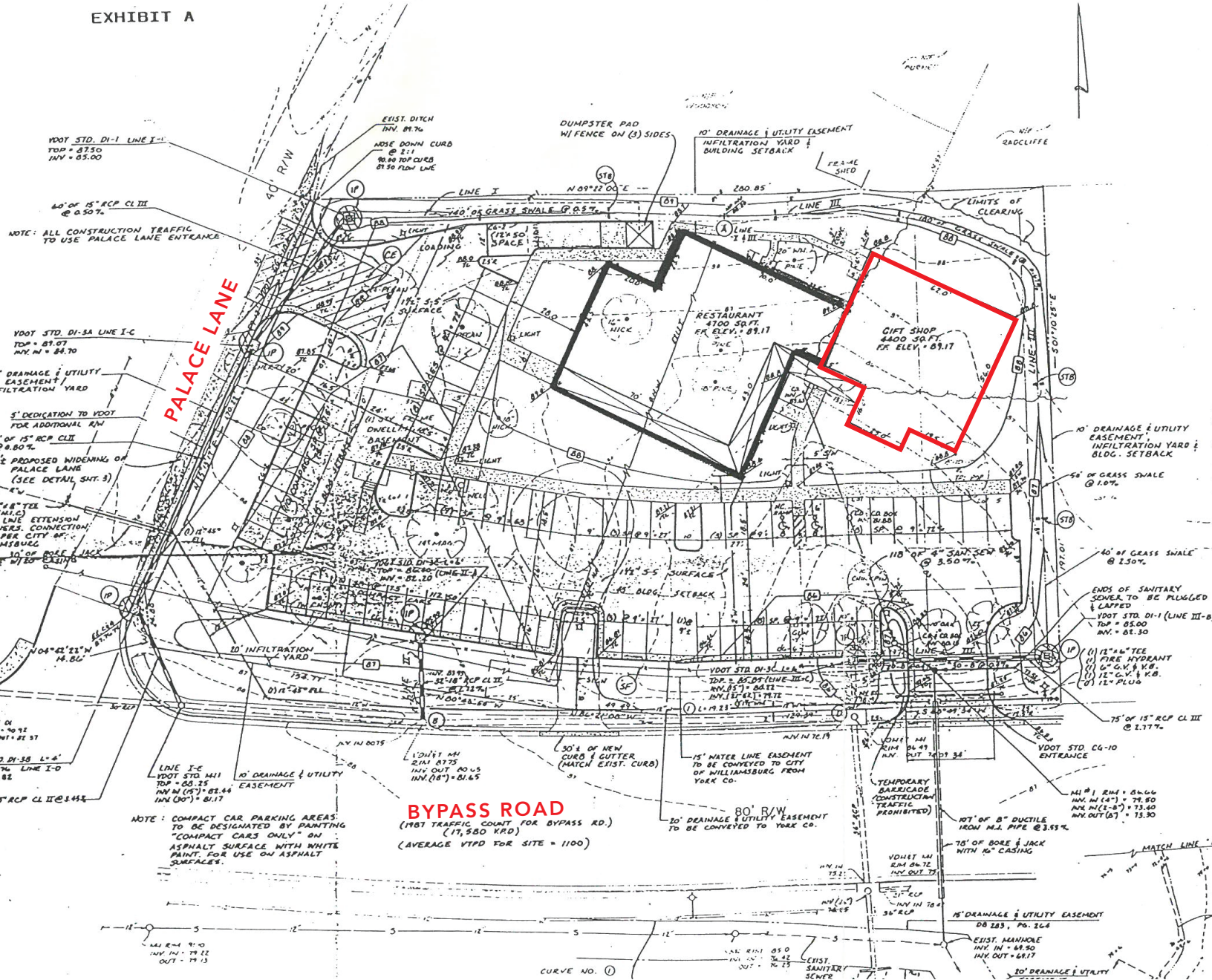
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# SITE PLAN

EXHIBIT A



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