

FOR SALE

Income Producing Property

Poplar Creek Business Center

7505 Richmond Road, Williamsburg, VA



757.209.2990

Ron A. Campana, Jr.
Ron@cwcrew.net

Property Summary

Income Producing Office Complex



Property Overview:

An Income Producing Office Complex which is located in the Norge corridor of Williamsburg. Poplar Creek Business Center consists of 3 office buildings, ample parking, and an outdoor eating area. The buildings are nestled in a private setting on busy Route 60 (Richmond Road) in a high growth area.

Poplar Creek is the largest office park on the west end of Greater Williamsburg. Interstate 64, Route 199, Food Lion, Norge Dental Office, Williamsburg Pottery, and many more all within minutes from the office park.

Poplar Creek is a Professional Office Complex which is full office suites to executive style offices!

Land Area

Approximately 5.94 acres

Building Size

Approximately 42,900 SF

Buildings

- Building 1: 16,400 Square Feet
- Building 2: 11,600 Square Feet
- Building 3: 14,900 Square Feet (1,050 SF of this building is storage area)
- Total Square Footage = 42,900 Square Feet

Sale Price

\$6,000,000.00 (\$139.86/square foot)

CAP Rate

7.4% (full financial information available with a signed confidentiality agreement)

Real Estate Taxes

\$18,323.08 per year (2026).

Zoning

M-1 Limited Business / Industrial

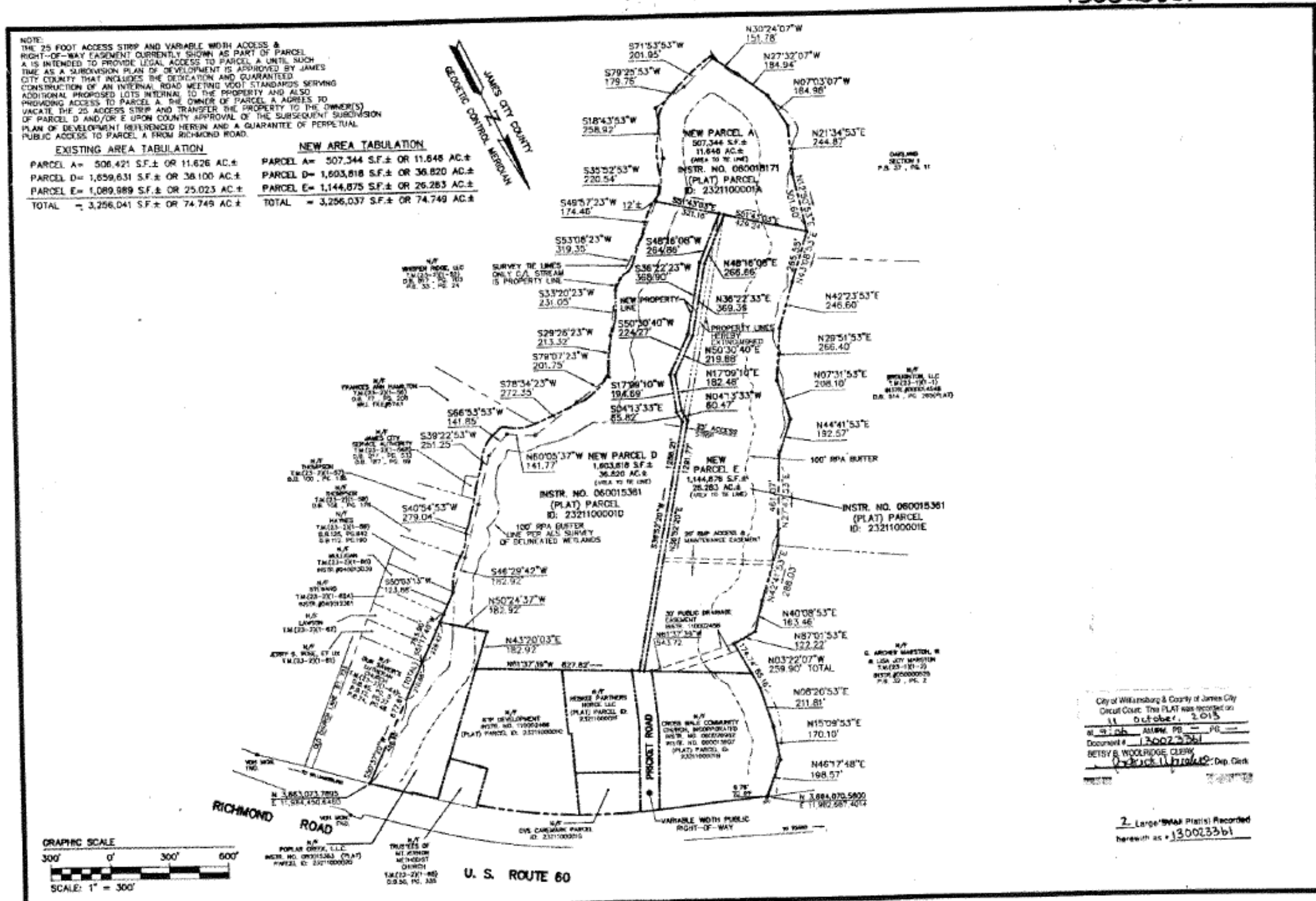
Demographic Facts

	1 Mile	3 Miles	5 Miles
Population	3.119	15.094	35.417
Average HH Income	\$137,045	\$138,866	\$124,470
Daytime Population	2,584	12,642	28,975

Recorded Plat

Poplar Creek Business Center, 7505 Richmond Road, Williamsburg, VA

130023361



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-6994

PLAT OF
PROPERTY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OWNED BY
JOHN B. BARNETT, JR.
AND CANDLE DEVELOPMENT, LLC.

POWhatan District JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY	CHKD

Designed	Drawn
AES	MDC
Scale	Date
1"=300'	5/20/2013
Project No.	
W10059-00	
Drawing No.	
2 OF 2	

Additional Photos

Poplar Creek Business Center, 7505 Richmond Road, Williamsburg, VA



CAMPANA WALTZ COMMERCIAL REAL ESTATE WEST | 1313 JAMESTOWN ROAD, SUITE 201, WILLIAMSBURG, VA 23185

Additional Photos

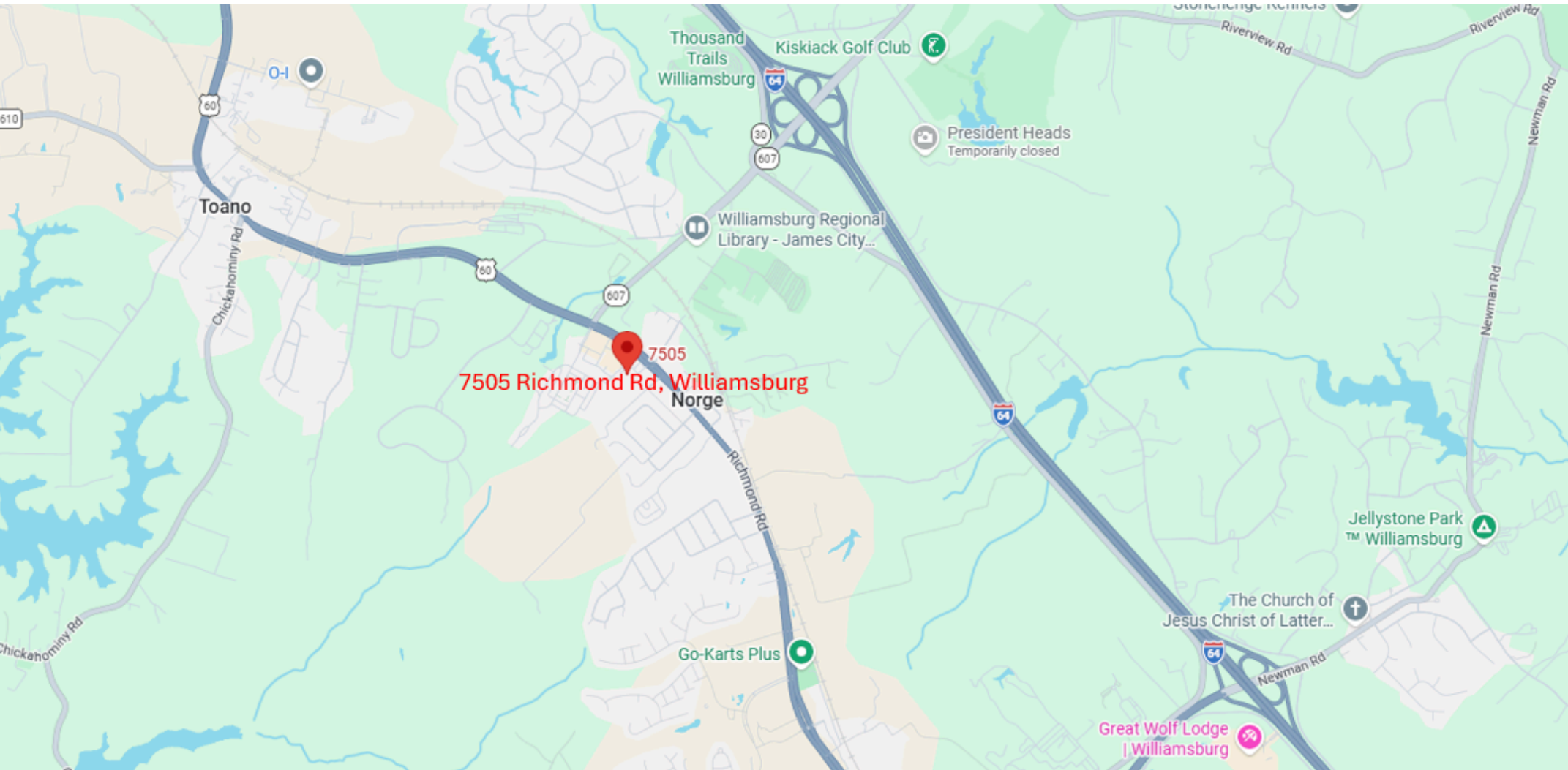
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Location

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For More Information Contact:

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Disclaimer:

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