



FOR SALE

Income Producing Property

Poplar Creek Business Center

7505 Richmond Road, Williamsburg, VA

757.209.2990

Ron A. Campana, Jr.
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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

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



Additional Photos

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



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Additional Photos

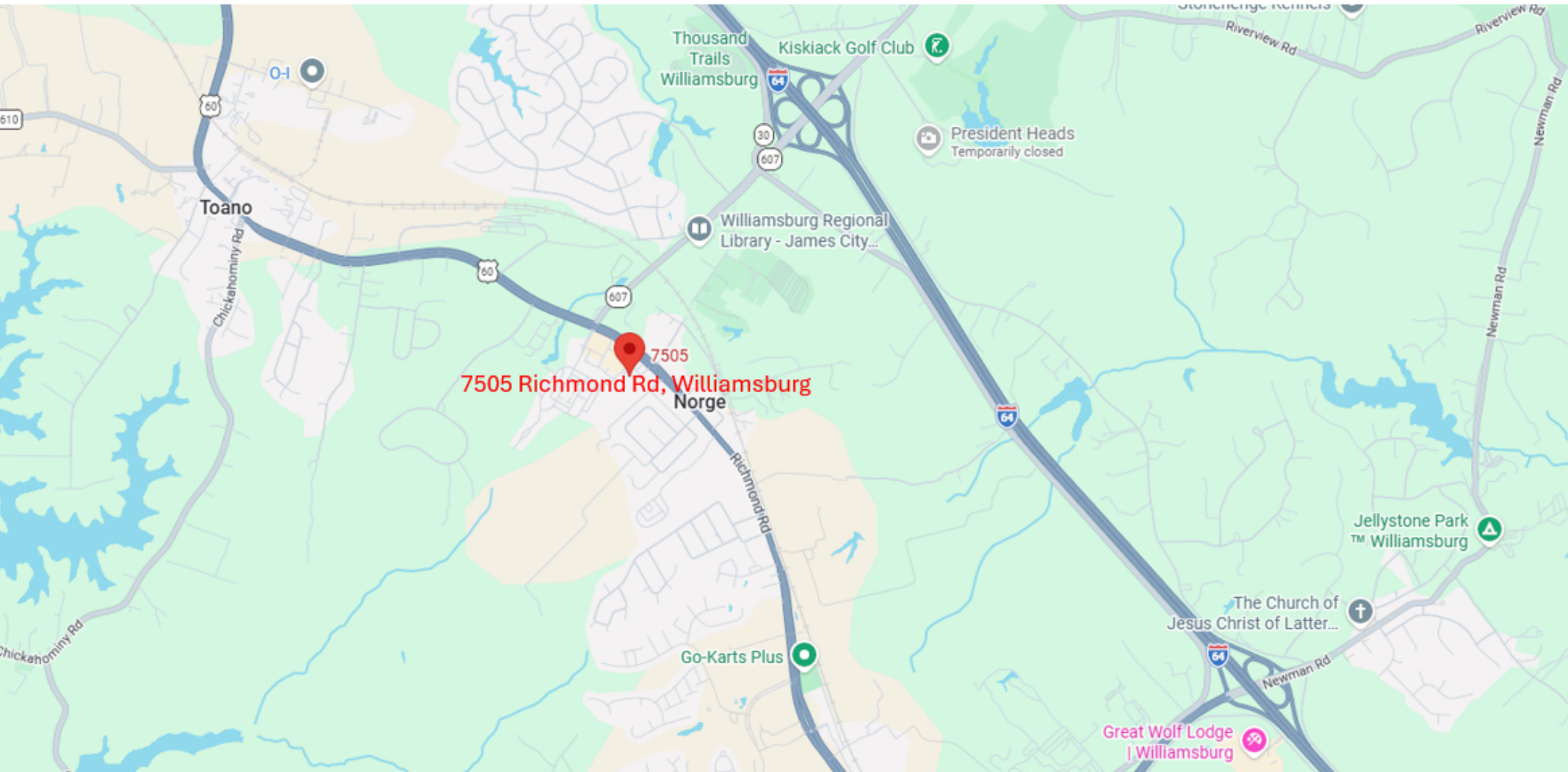
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Location

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For More Information Contact:

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