

±80 ACRES AT I-64 INTERCHANGE

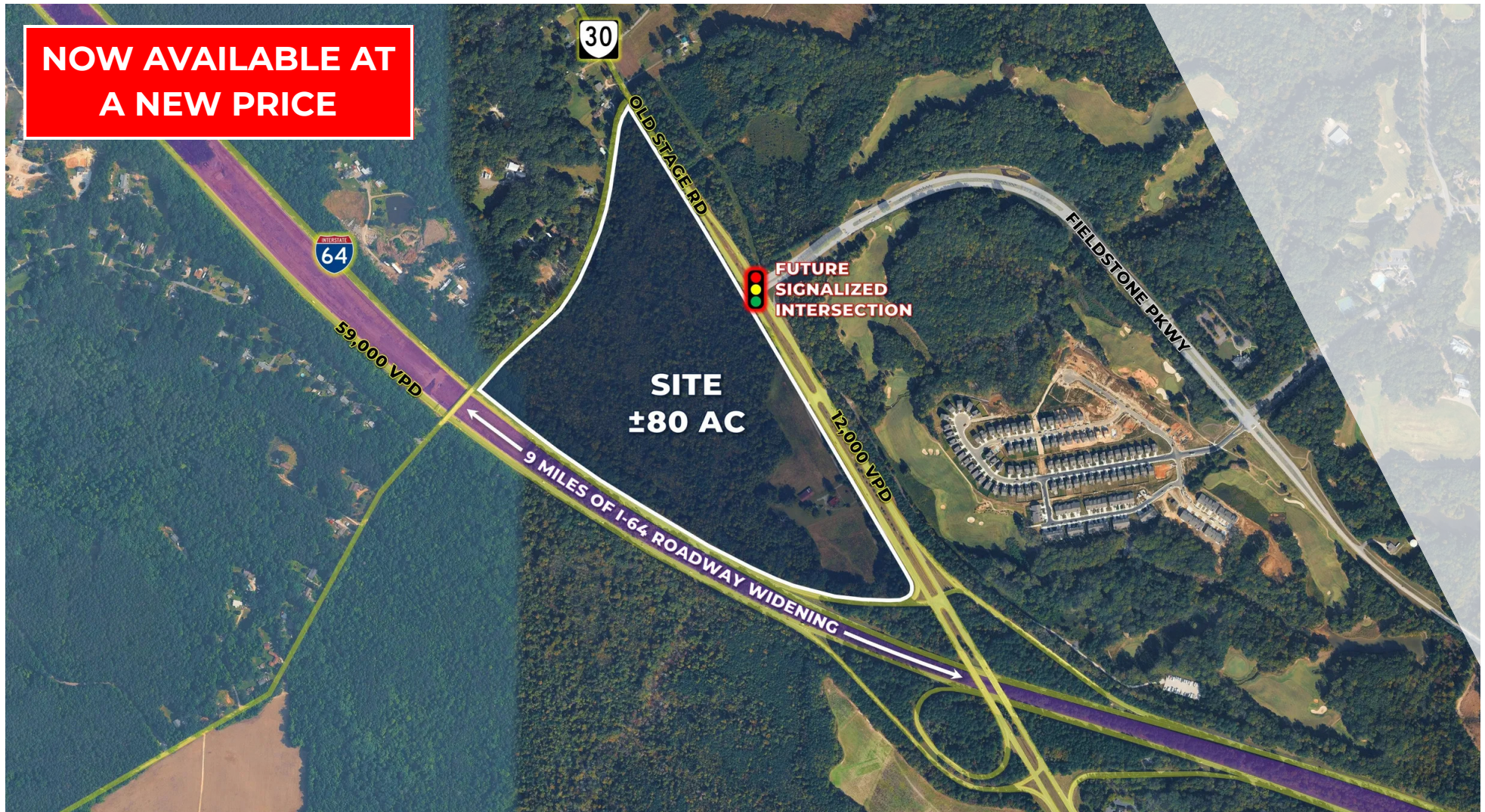
COMMERCIAL ZONING

I-64 and Route 30 (9505 Old Stage Rd) | Toano, VA 23168



S.L. NUSBAUM
REALTY CO.

**NOW AVAILABLE AT
A NEW PRICE**



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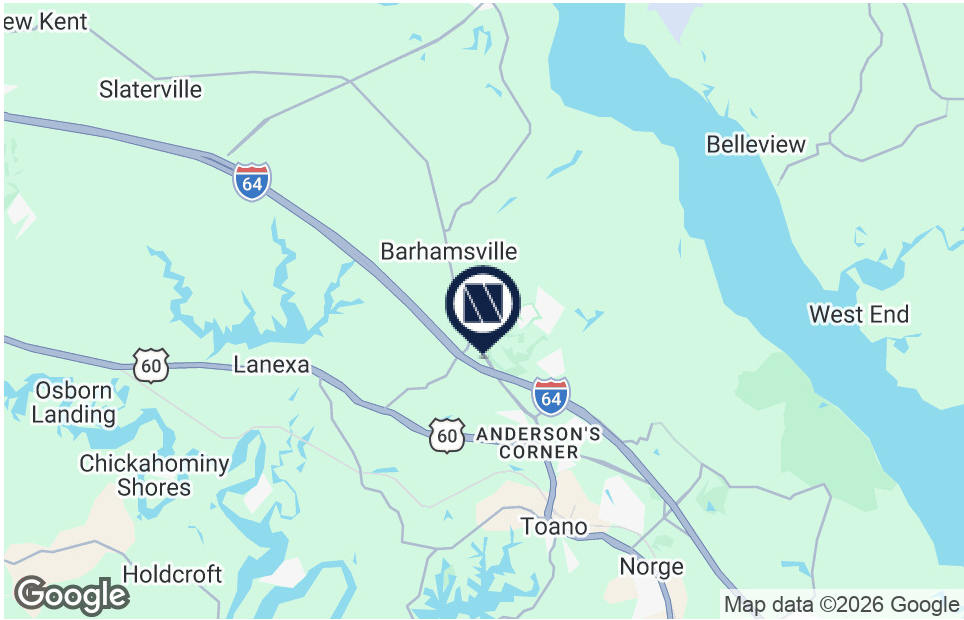
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$4,000,000 (\$50,000/AC)
Lot Size:	±80 Acres
Zoning:	B-1 (Commercial Zoning)
Parcels:	0440100002
	0440100003
	0440100008
	0440100009
	0430100018

TRAFFIC COUNTS	VPD
I-64 & Barnes Rd	59,000
Old Stage Rd (Rt. 30)	12,000

PROPERTY OVERVIEW

The Village Center is a strong interstate location with over 2,500 feet of frontage along I-64 and 3,500 feet on Route 30 with easy access from Exit 227. It also shares another major intersection with the Stonehouse residential community. In upper James City County, the site is midway between Hampton Roads and Richmond MSAs.

PROPERTY HIGHLIGHTS

- Site Access: Located directly off Exit 227 on I-64 with two access points from Route 30
- **Ownership is now offering the ±80-acre Village Center site at Exit 227 along I-64 at a newly reduced price of \$50,000 per acre (\$4,000,000 total) - representing a 50% reduction from the original offering.**
- The sale of the property at this price is tied to a streamlined closing subject only to (i) satisfactory environmental review and (ii) clear and marketable title.
- This pricing reset creates a compelling opportunity for developers, investors, and buyers seeking 1031 Exchange opportunities.
- Zoning: Under the current B-1 General Business District zoning classification, permitted uses include retail stores, convenience stores with fuel* (*some uses also require a special use permit), grocery stores, and restaurants. **Please note that convenience stores with fuel will not be considered as a qualifying use after December 2026.**

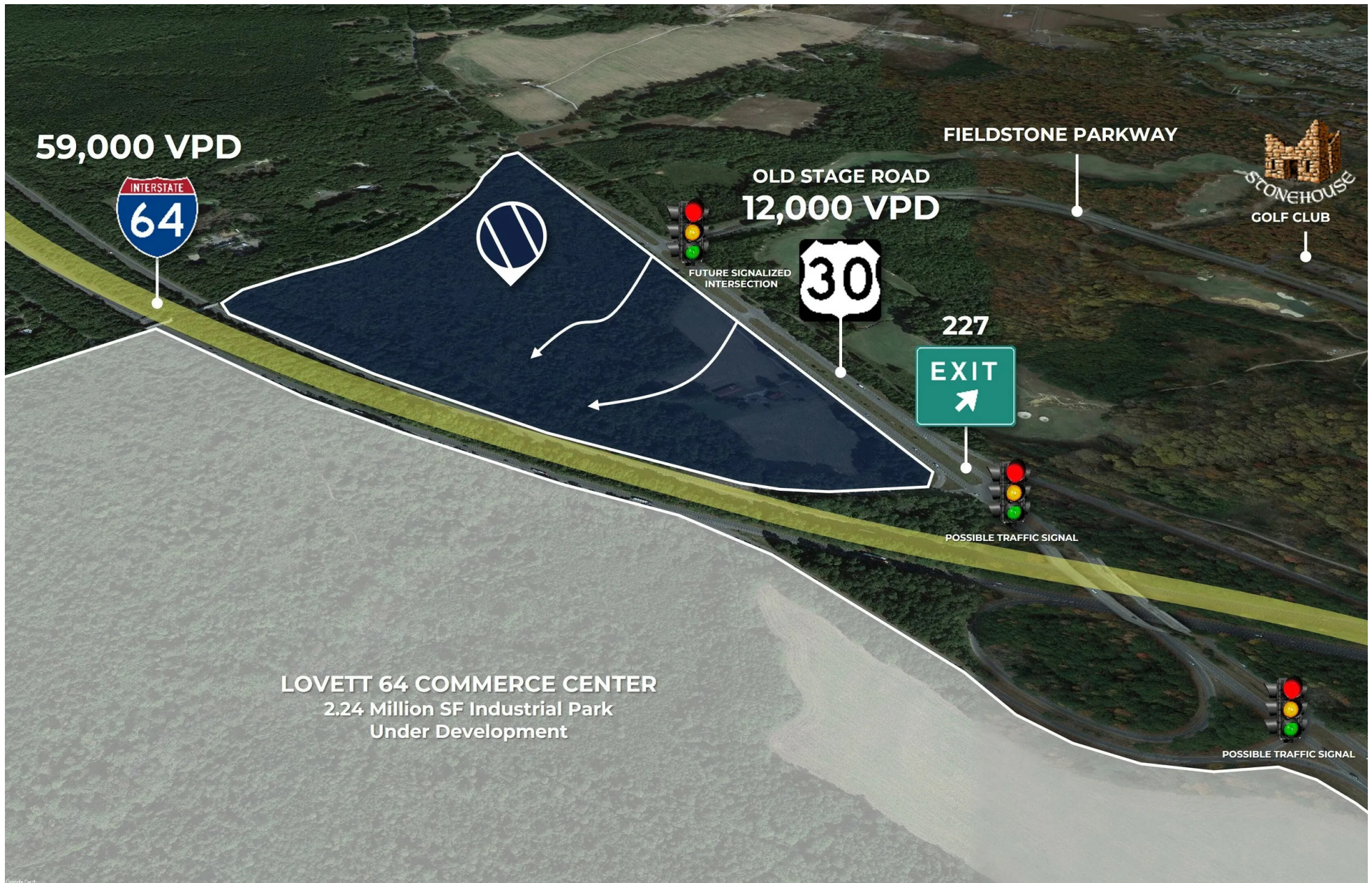
INTERSTATE 64, EXIT 227

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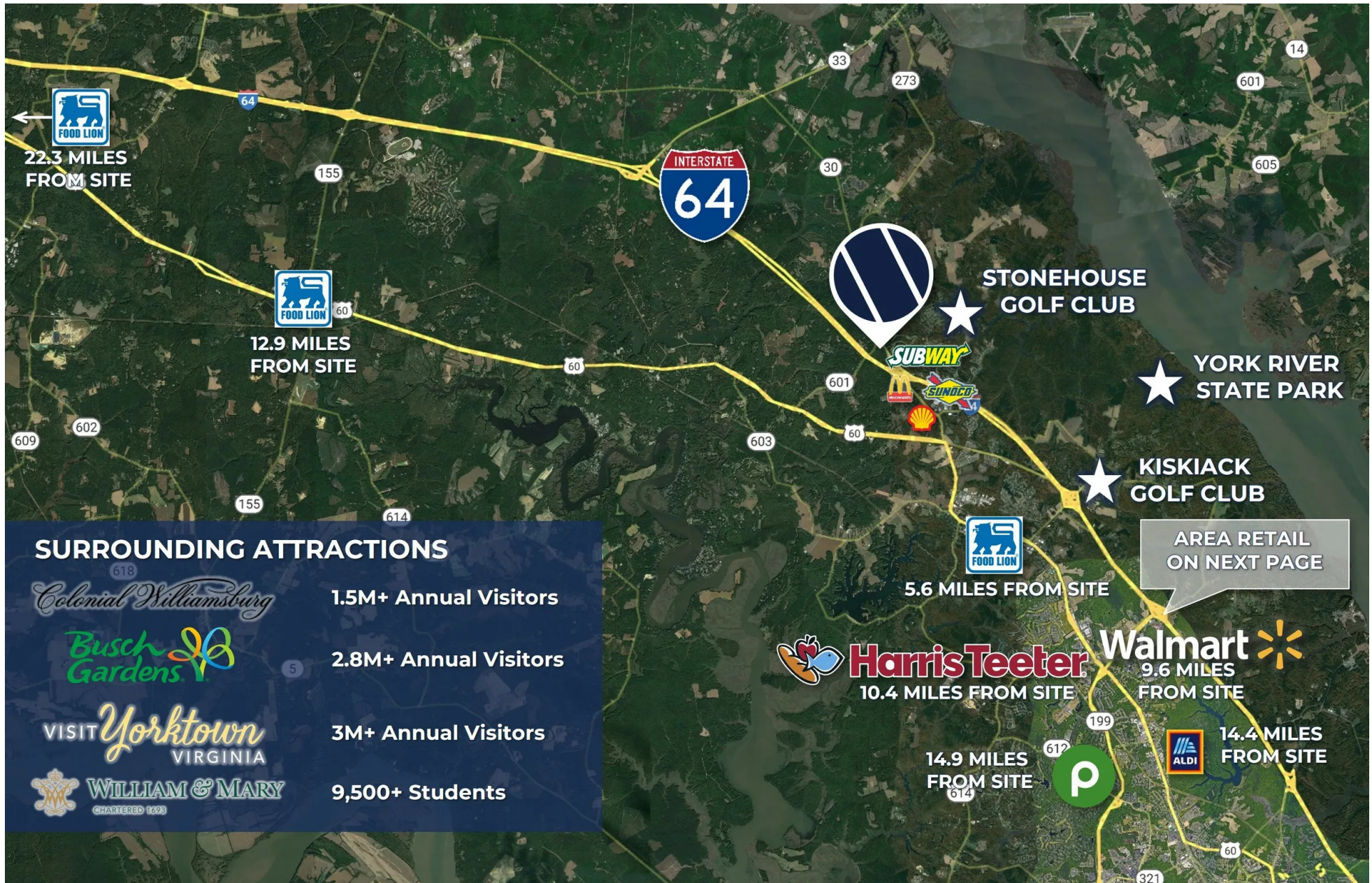
NEARBY POINTS OF INTEREST

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NEAREST MAJOR RETAIL

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MARKET OVERVIEW

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James City County & City of Williamsburg A Proven Retail Market with Regional Reach

James City County surrounds the City of Williamsburg, a well-established commercial and tourism market strategically located along the I-64 corridor between Richmond and Hampton Roads, and forms a cohesive regional market benefiting from shared infrastructure, employment centers, and consumer patterns. This central positioning provides regional access and strong traffic exposure, allowing businesses to serve both a stable local population and a steady flow of regional travelers throughout the Greater Williamsburg area.

The region benefits from above-average household incomes, a highly educated workforce, and a diverse employment base anchored by the College of William & Mary, regional healthcare providers, government and defense-related employment, and significant manufacturing and logistics operations located primarily in James City County. Major employers such as the Anheuser-Busch Williamsburg Brewery and other advanced manufacturing users reinforce a resilient economic foundation that supports dependable year-round demand for retail, dining, and service uses across the broader market.

In addition to its strong customer base, Greater Williamsburg is one of Virginia's premier tourism destinations. Attractions including Colonial Williamsburg, Busch Gardens, Water Country USA, Jamestown Settlement, and Yorktown draw millions of visitors annually, significantly expanding the consumer base beyond residents. Both Williamsburg and James City County support commercial growth through business-friendly economic development programs, incentives, and workforce partnerships. Combined with limited infill opportunities, established retail corridors, and sustained visitor traffic, the area presents a compelling long-term opportunity for retailers and investors seeking strong demographics, regional reach, and durable demand.



Colonial Williamsburg



Busch Gardens



Water Country USA



William & Mary

LINKS

JAMES CITY COUNTY ECONOMIC
DEVELOPMENT WEBSITE

CITY OF WILLIAMSBURG ECONOMIC
DEVELOPMENT WEBSITE

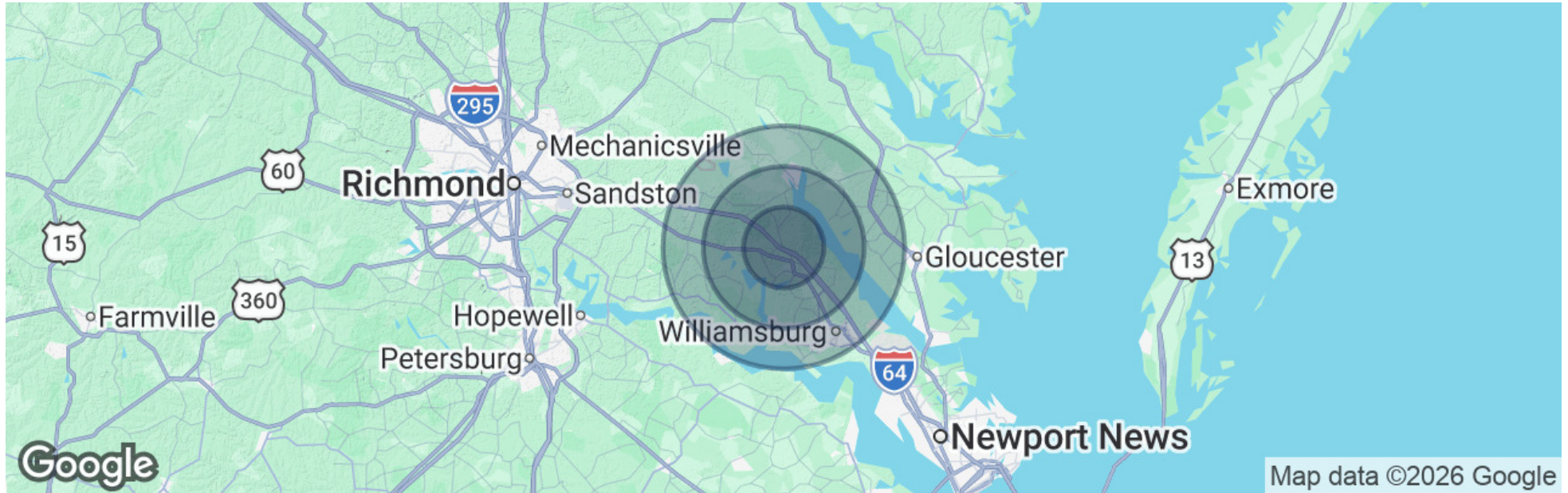
DEMOGRAPHICS MAP & REPORT

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	16,714	59,271	135,371
Average Age	44.2	46.6	45
Average Age (Male)	44.7	46.4	43.9
Average Age (Female)	42.3	46.1	45.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	6,125	23,682	53,761
# Of Persons Per HH	2.8	2.5	2.6
Average HH Income	\$154,754	\$128,525	\$130,605

Derived from 2026 Intellisite data.

CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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