

SALE

2395 POCAHONTAS TRL

2395 Pocahontas Trl Williamsburg, VA 23185



OFFERING SUMMARY

Sale Price:	\$85,000
Building Size:	1,120 SF
Available SF:	
Lot Size:	21,121 SF
Price / SF:	\$75.89
Year Built:	1954
Zoning:	GB

PROPERTY OVERVIEW

2395 Pocahontas Trail presents a rare opportunity to acquire a former gas station site in the heart of Williamsburg with significant redevelopment potential. The underground storage tanks have been removed, offering a cleaner slate for repositioning the asset. Investors and owner-users can capitalize on the existing structure for a cost-effective renovation or pursue a full redevelopment to meet current market demands. With its strategic location, strong traffic counts, and proximity to major tourist destinations, the property is well-suited for convenience retail, quick-service restaurant, or other high-visibility commercial uses seeking to benefit from both local and visitor traffic.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	21	92	514
Total Population	52	262	1,607
Average HH Income	\$261,736	\$220,779	\$163,267

John Wilson
(757) 345-5060

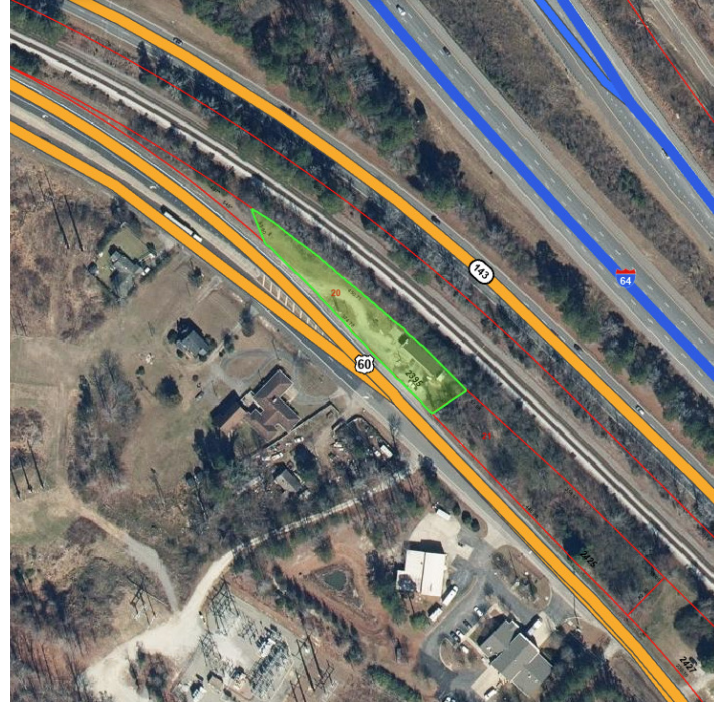


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