



PROPERTY DESCRIPTION:

Prime commercial investment opportunity located in Toano, Virginia along Richmond Road (Route 60), positioned within one of James City County's fastest-growing corridors. This two-parcel property totals 1.37 acres and offers exceptional road visibility and accessibility along a high-traffic corridor with an average daily traffic count of 15,034 vehicles.

Lot 1-A is cleared and development-ready with direct frontage on Richmond Road, while Lot 1-B fronts Industrial Boulevard and is improved with a 1,456 square foot single-level office building featuring eight private offices, a conference room, one and a half bathrooms, and a kitchenette. The property includes twelve designated parking spaces with ample room for additional vehicle parking, storage, or expansion. Ideally situated at the entrance of Hankins Industrial Park, the site offers both immediate functionality for an owner-user and long-term upside for future development.

Zoned M-2 (Light Industrial), the property supports a wide range of uses including contractor headquarters, fleet and equipment storage, warehouses, distribution, service-based businesses, and more, with additional opportunities available through special use permits. Strategically located just minutes from Interstate 64, the property provides seamless connectivity to Williamsburg, New Kent, and the greater Hampton Roads region, while benefiting from strong local and regional growth driven by tourism, expanding infrastructure, and a thriving industrial and logistics sector. Positioned between major growth nodes and supported by a robust economic landscape, this offering presents a rare opportunity to secure industrial-zoned property in a supply-constrained market with strong long-term investment potential.

CONTACT INFORMATION

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RADIUS	1 MILE	3 MILE	5 MILE
ANALYTICS			
2025 Avg Household Income	\$133,863	\$148,715	\$142,105
2026 Avg Household Income	\$105,896	\$118,366	\$114,491
POPULATION			
2030 Projection	2,166	12,946	25,198
2025 Estimate	2,113	12,444	24,159
Growth 2025 - 2030	2.51%	4.03%	4.30%
Growth 2020 - 2025	-1.40%	5.83%	7.18%
PROPERTY DETAILS:			
ZONES: M2 – Light Industrial		DAILY TRAFFIC COUNT: 15,037 Vehicles	
ACREAGE: 1.37		ROAD FRONTAGE ALONG RICHMOND RD/ROUTE 60	
5 MINUTES TO I-64 EAST & WEST			
LOT 1-A: 100 Industrial Blvd – Vacant Lot		LOT 1-B: 102 Industrial Blvd – Improved/Office	
ACREAGE: 0.84		ACREAGE: 0.53	
ANNUAL TAXES: \$577.68		ANNUAL TAXES: \$678.11	
ROAD FRONTAGE:		OFFICE BUILDING:	
Richmond Rd (125ft)		1,456 SF. 8 Office Spaces	
Industrial Blvd (155ft)		12 Parking slots	
		Road Frontage: Industrial Blvd (245 ft)	





FLOOR PLAN

