

# FOR LEASE

35,000 SF COMMERCIAL SPACE

6945 Pocahontas Trl | Williamsburg, VA 23185



**S.L. NUSBAUM**  
REALTY CO.



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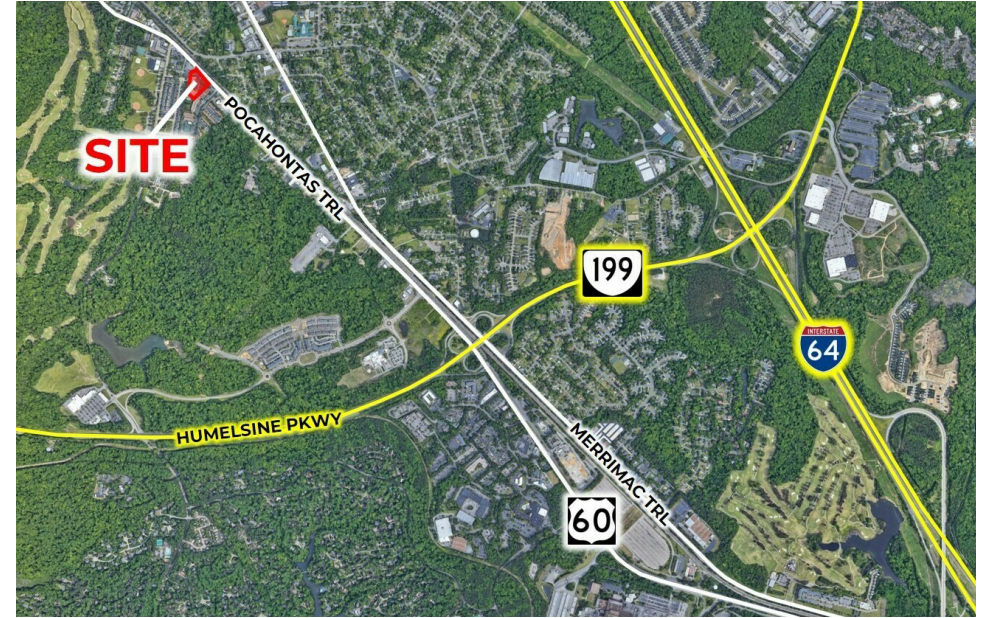
# PROPERTY SUMMARY

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## OFFERING SUMMARY

|               |                |
|---------------|----------------|
| Lease Rate:   | Contact Agents |
| Available SF: | 35,225 SF      |
| Lot Size:     | 8.23 Acres     |
| Zoning:       | B1             |

## LINKS

[Redoubt Bridge at Quarterpath](#)

[Greater Williamsburg Sports & Event Center](#)

[Former Yankee Candle](#)

[Interior Photos](#)

## PROPERTY OVERVIEW

**Opportunity to Lease Space in a Historic Building Repurposed for Modern Commercial and Residential Use**

## PROPERTY HIGHLIGHTS

- Previously a full-service hotel, this property is now being transformed into a dynamic mixed-use destination
- Commercial kitchen available with FF&E (walk-in coolers/freezers, dishwashers, hood, etc.)
- 126 new apartment units on-site, creating a built-in customer base for retail, dining, or service users
- High-visibility location along Pocahontas Trail near the Williamsburg city line
- Ample on-site parking and convenient access for local residents and visitors

## DEMOGRAPHICS

|                    | 3 MILES   | 5 MILES   | 7 MILES   |
|--------------------|-----------|-----------|-----------|
| Total Households   | 11,619    | 23,361    | 35,658    |
| Total Population   | 31,441    | 57,980    | 89,474    |
| Daytime Population | 41,112    | 70,632    | 100,488   |
| Average HH Income  | \$138,271 | \$136,985 | \$137,524 |

# SITE PLAN

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# EXTERIOR PHOTOS

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# TRADE AREA

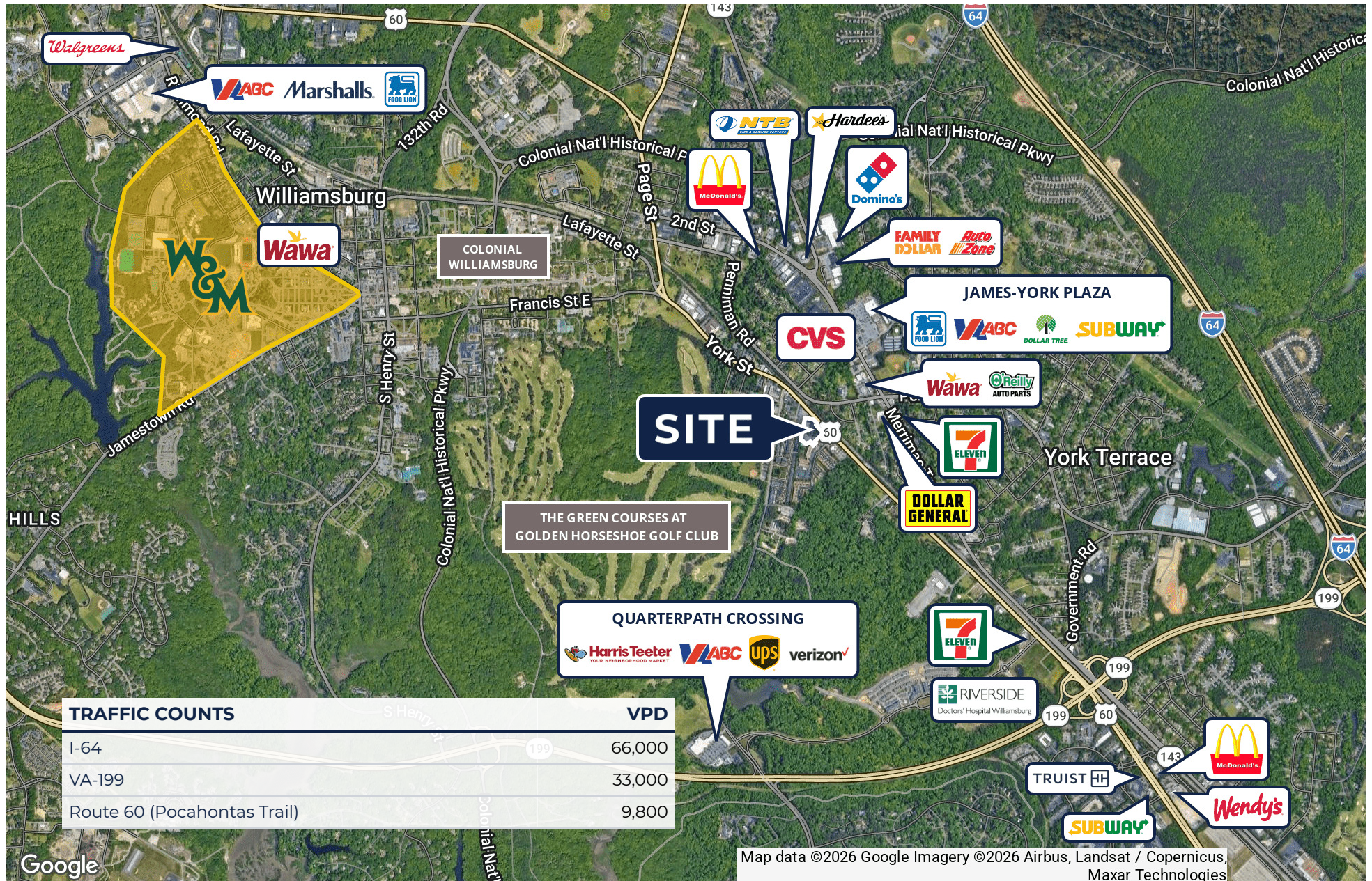
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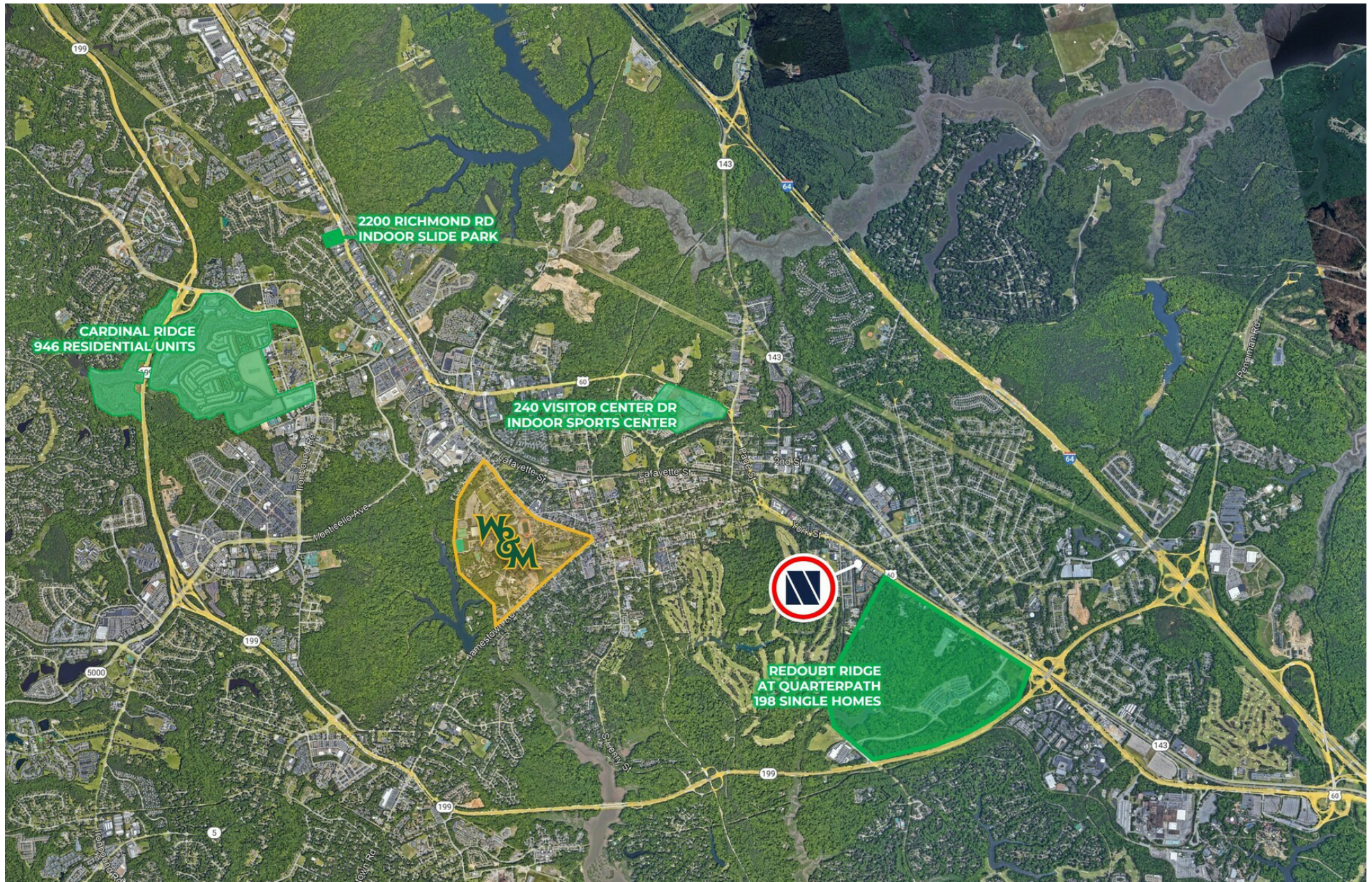
# AREA DEVELOPMENT

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# CONTACT INFORMATION

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**126 MULTIFAMILY  
UNITS**

**SITE**

**POCAHONTAS TRL**

## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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