

<<< FORMER SUNTRUST BANK >>>

Next
REALTY
MID-ATLANTIC



**FOR SALE
OR LEASE**

**1.01 ACRES
2,211 SF**

496 McLaws Cir
Williamsburg, VA 23185

PROPERTY HIGHLIGHTS:

- Former bank with drive-thrus available for lease
- Hard corner at signalized intersection
- 1 mile from Main entrance of Busch Gardens, with approximately 3 million visits annually
- Strong option for a QSR or fast casual restaurant

INTERESTED IN MORE INFORMATION?
CONTACT:

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834

GEORGE GALLOWAY:
ggalloway@nextrealtymidatlantic.com
703.442.8807

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
POPULATION			
	18,747	41,965	72,764
MEDIAN HH INCOME			
	\$98,517	\$85,331	\$84,895

2021 TRAFFIC COUNTS

HUMELSINE PARKWAY.....15,829 AADT
 POCAHONTAS TRAIL.....14,012 AADT

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<<< THE TRADE AREA >>>



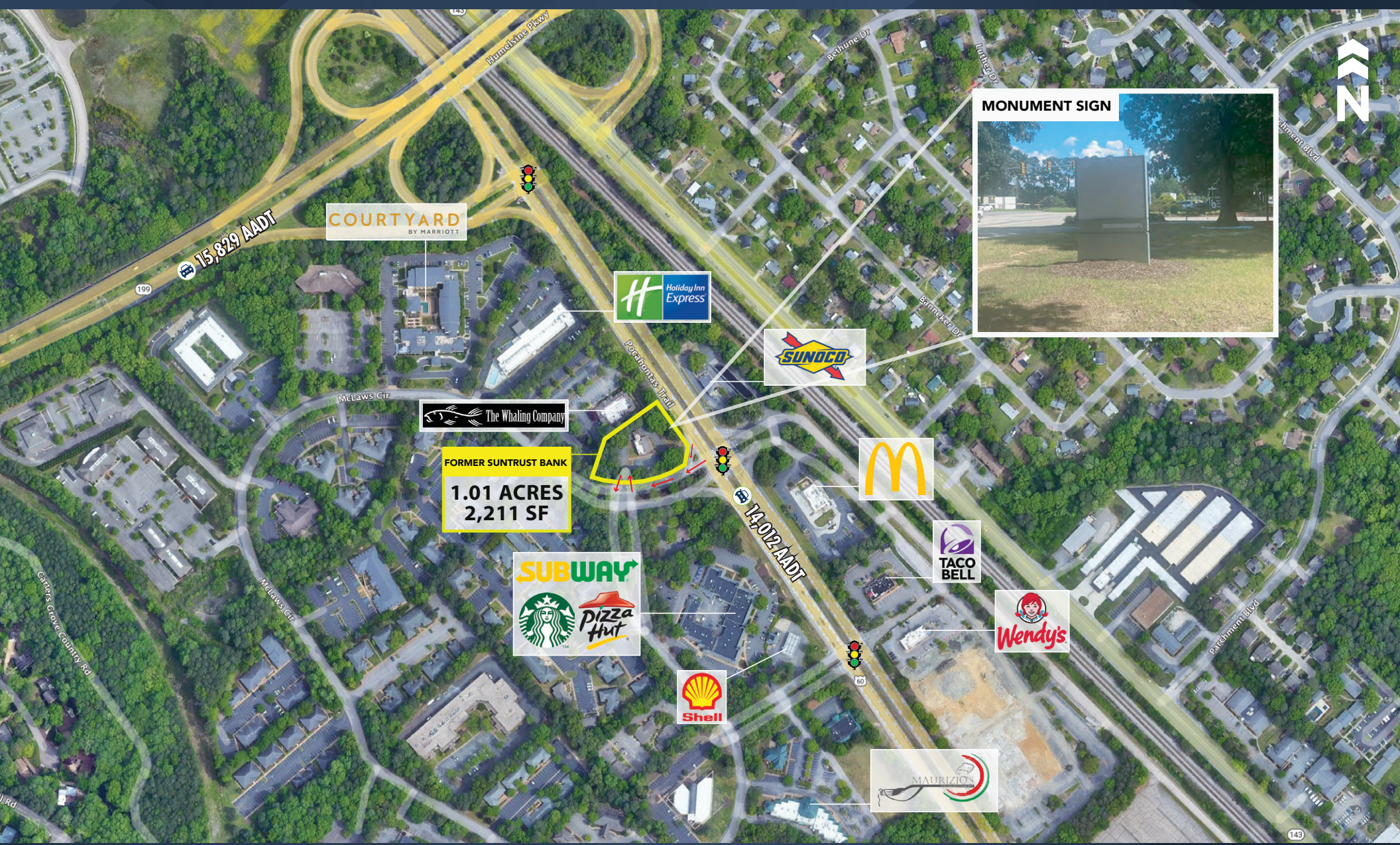
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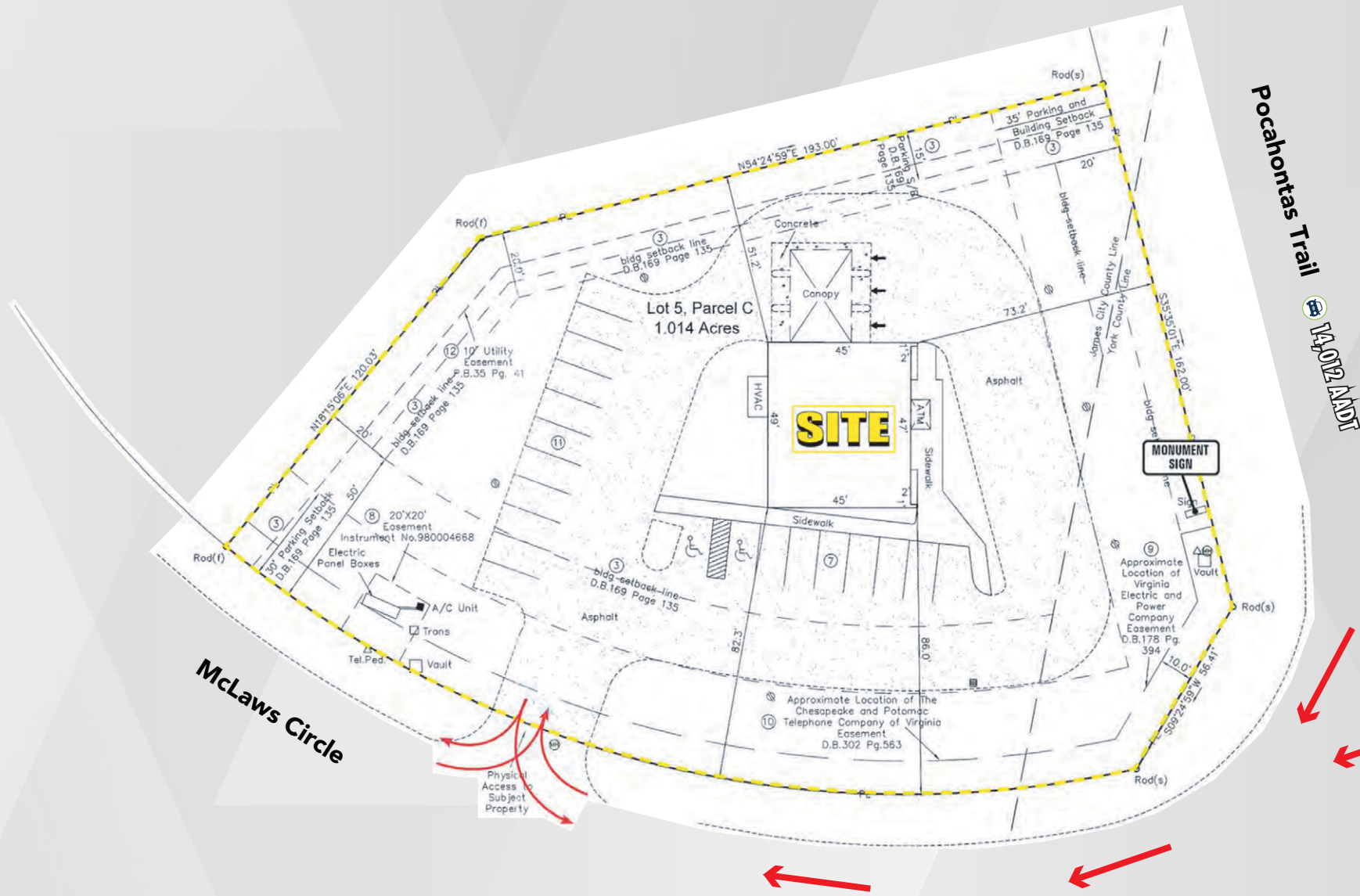
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<< SITE PLAN >>>>



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