



**THALHIMER**

INVESTMENT PROPERTY FOR SALE  
**NEW TOWN | 5201 CENTER STREET**  
Williamsburg, VA



## Confidential Listing

For more information, contact:

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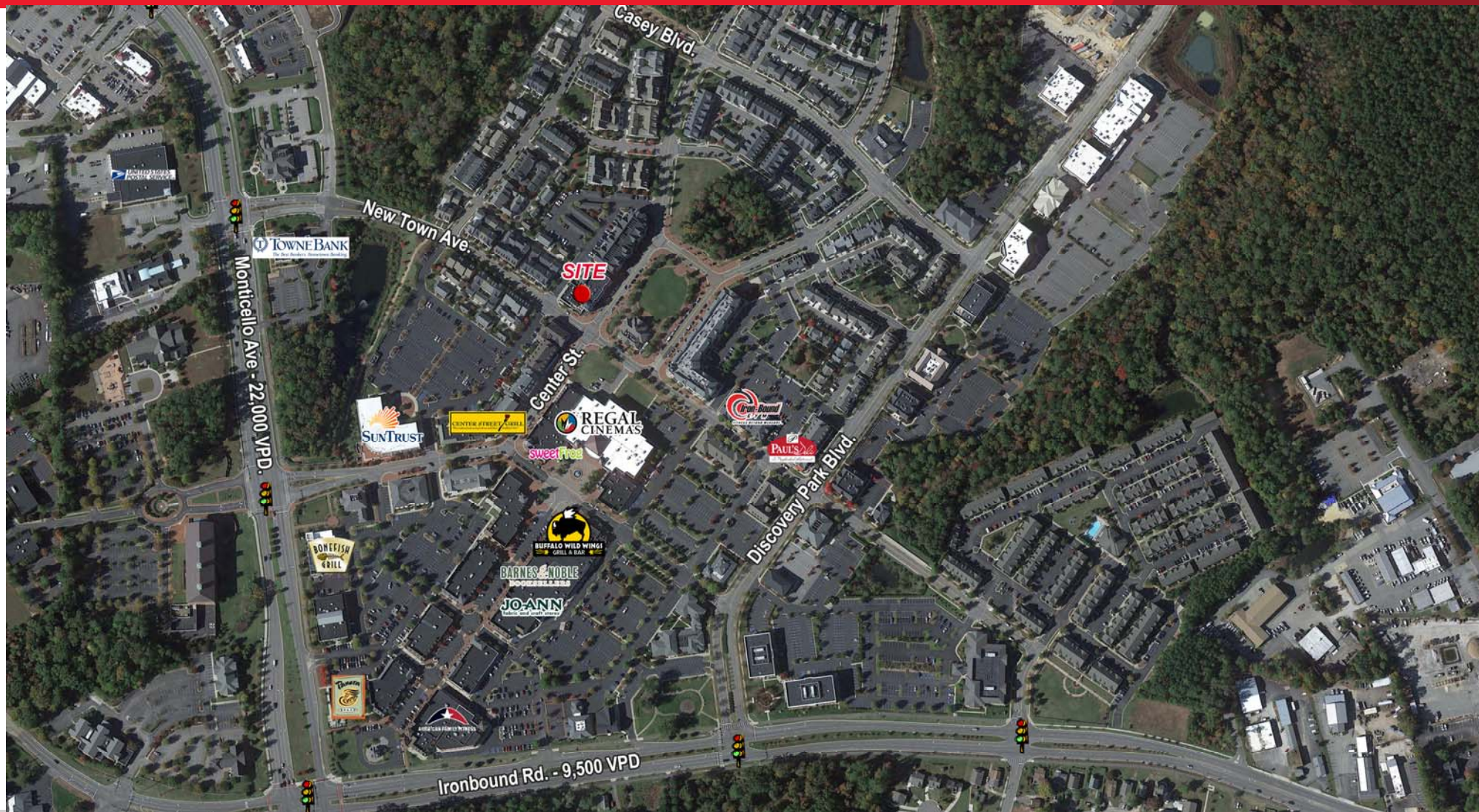


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### Property Features

- 2,377 SF
- Sale Price: \$775,000
- Tenant is neighborhood Italian/Pizza Restaurant
- Very little owner maintenance obligation

### Demographics

	1 Mile	3 Miles	5 Miles
Population	3,845	39,267	72,077
No. of Households	1,740	15,153	28,091
Avg. HH Income	\$85,862	\$95,202	\$100,101
Daytime Population	8,450	35,168	48,275

Lease Term	4 years remaining
NOI	\$66,000 Annually
Annual Escalation	3.5%



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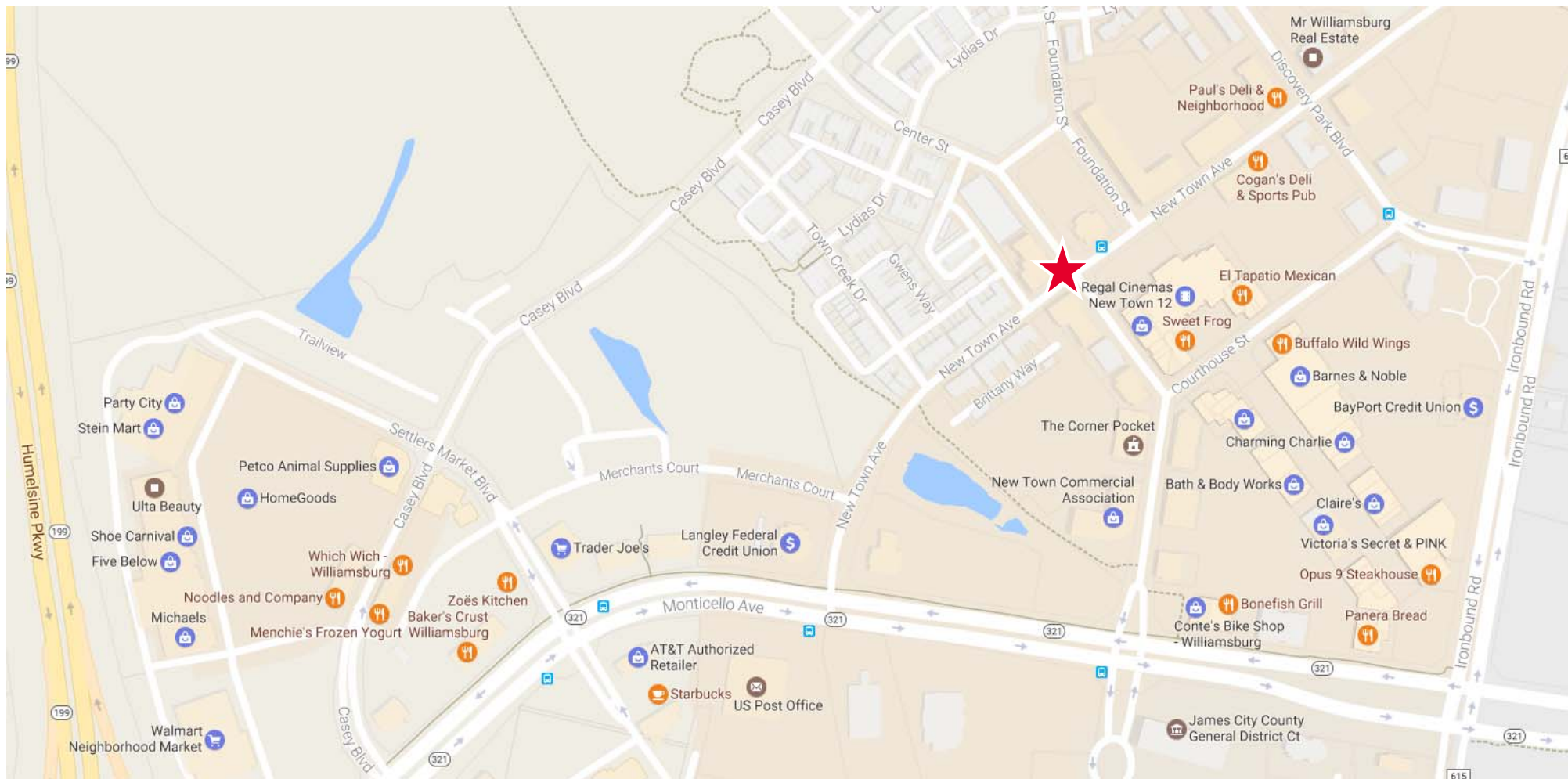


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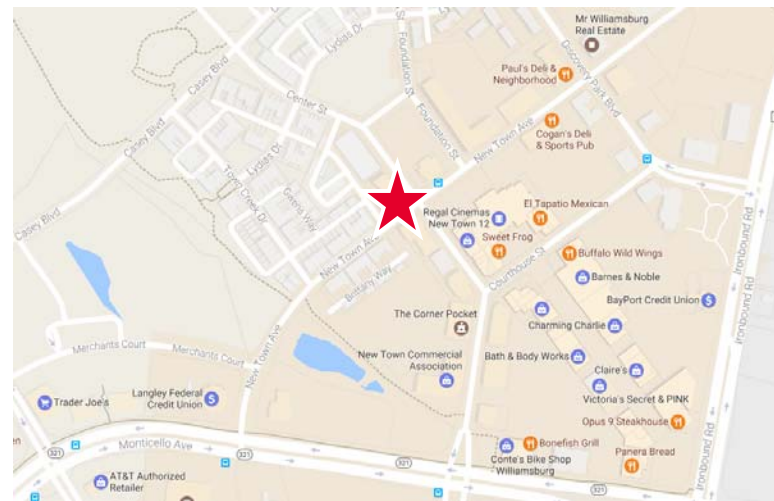
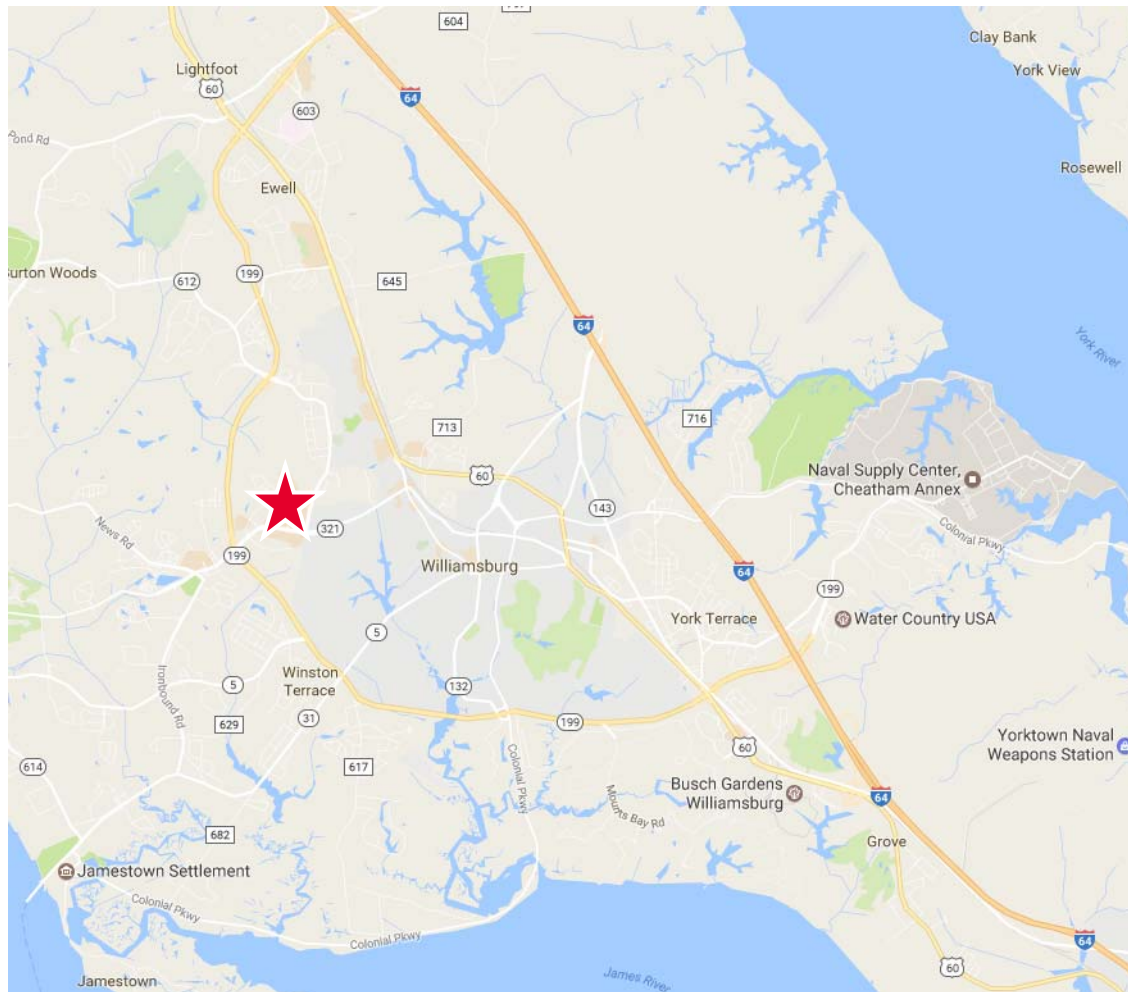


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