



**Property Features**

- Fully turnkey restaurant, built in 2010
- 3,917 SF building, seats 98, with drive-thru
- 1.27 acres
- 36,000 VPD – Route 199 and John Tyler Highway
- Great visibility
- Gateway to Colonial Williamsburg and College of William and Mary
- Zoned B-1 with permit for drive-thru
- Being sold with furniture, fixtures, and equipment
- Sales price – ~~\$1,350,000~~ \$1,250,000

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	3,194	37,409	77,823
No. of Households	1,261	13,833	30,134
Avg. HH Income	\$110,676	\$112,611	\$112,452

**Traffic Counts**

John Tyler Hwy	9,000 VPD
Route 199	36,000 VPD

**Join Nearby Retailers and Services**

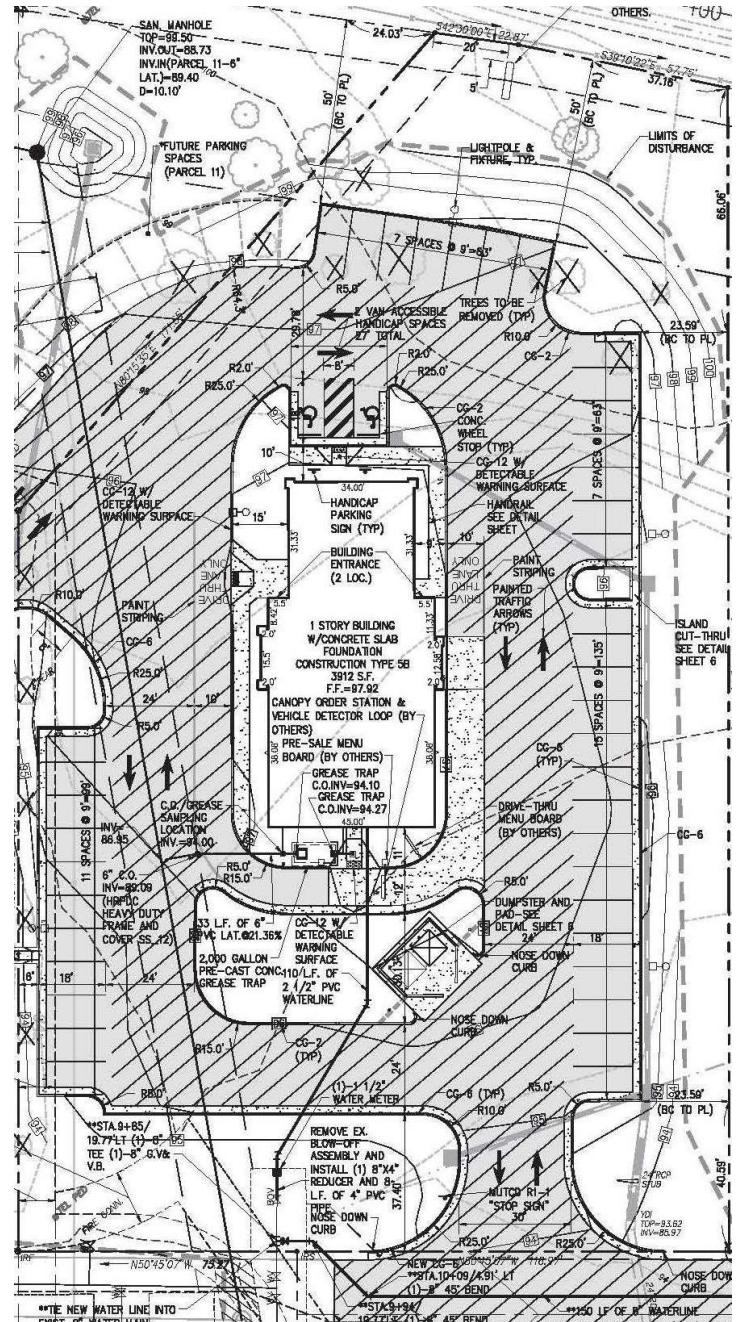
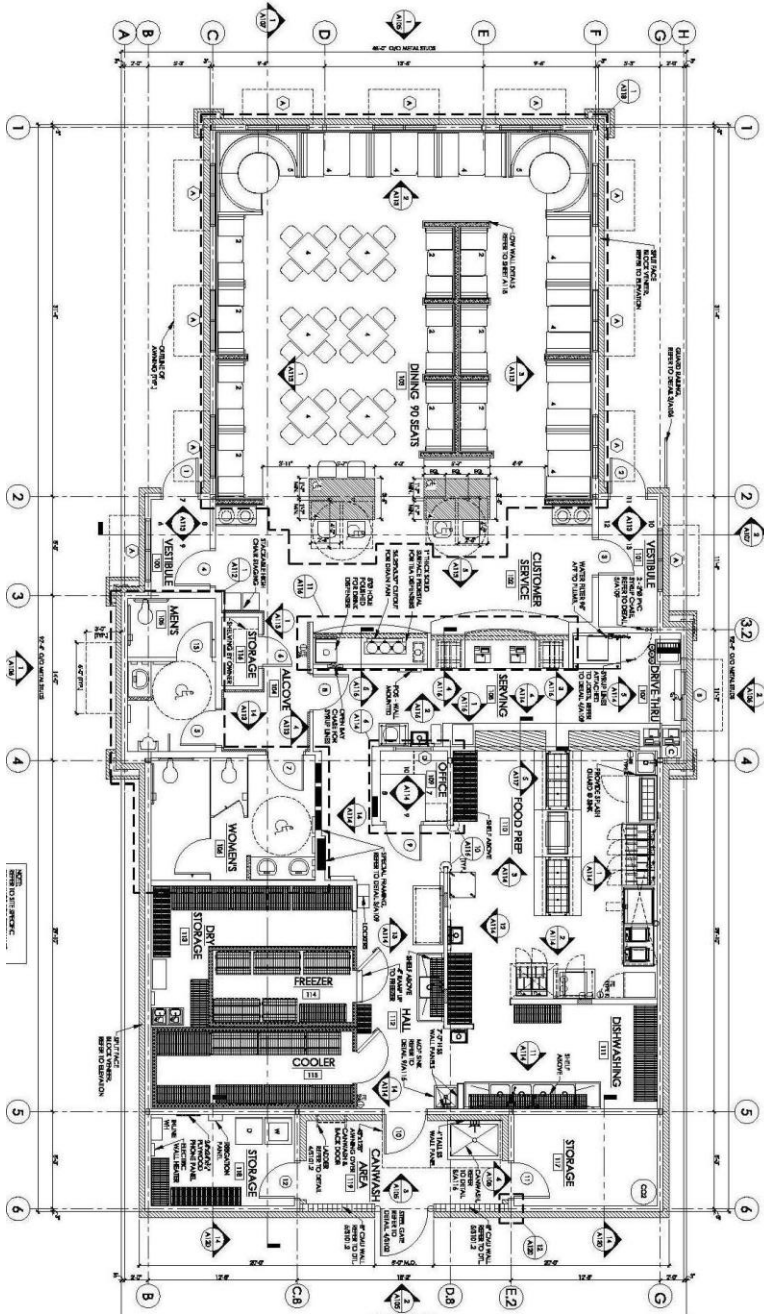


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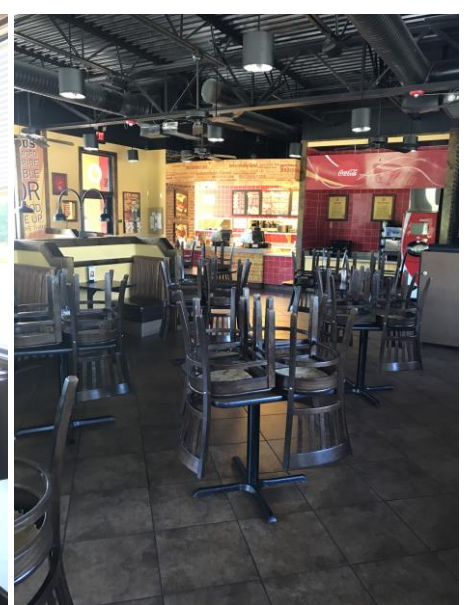
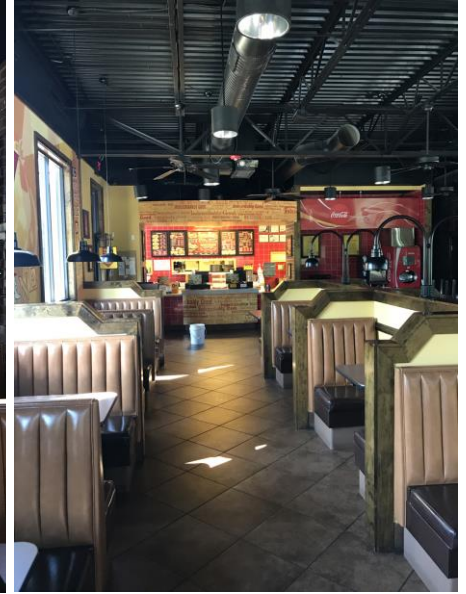


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