

**SALE/  
LEASE**

105,270 SF BUILDING

# Prime Location

500 Marquis Parkway | Williamsburg, VA 23185



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 105,270± SF building situated on 8.83± AC
- › Constructed in 2007
- › 3 docks and trash compactor on rear
- › 18' clear ceiling height
- › Backup generator
- › ESFR sprinkler system
- › Prime location at I-64 (81,000± VPD) & Route 199 interchange

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	18,407	35,256	161,493
AVERAGE HH INCOME	\$117,348	\$113,108	\$101,53
DAYTIME EMPLOYEE	9,904	18,640	59,751

### FOR MORE INFORMATION:

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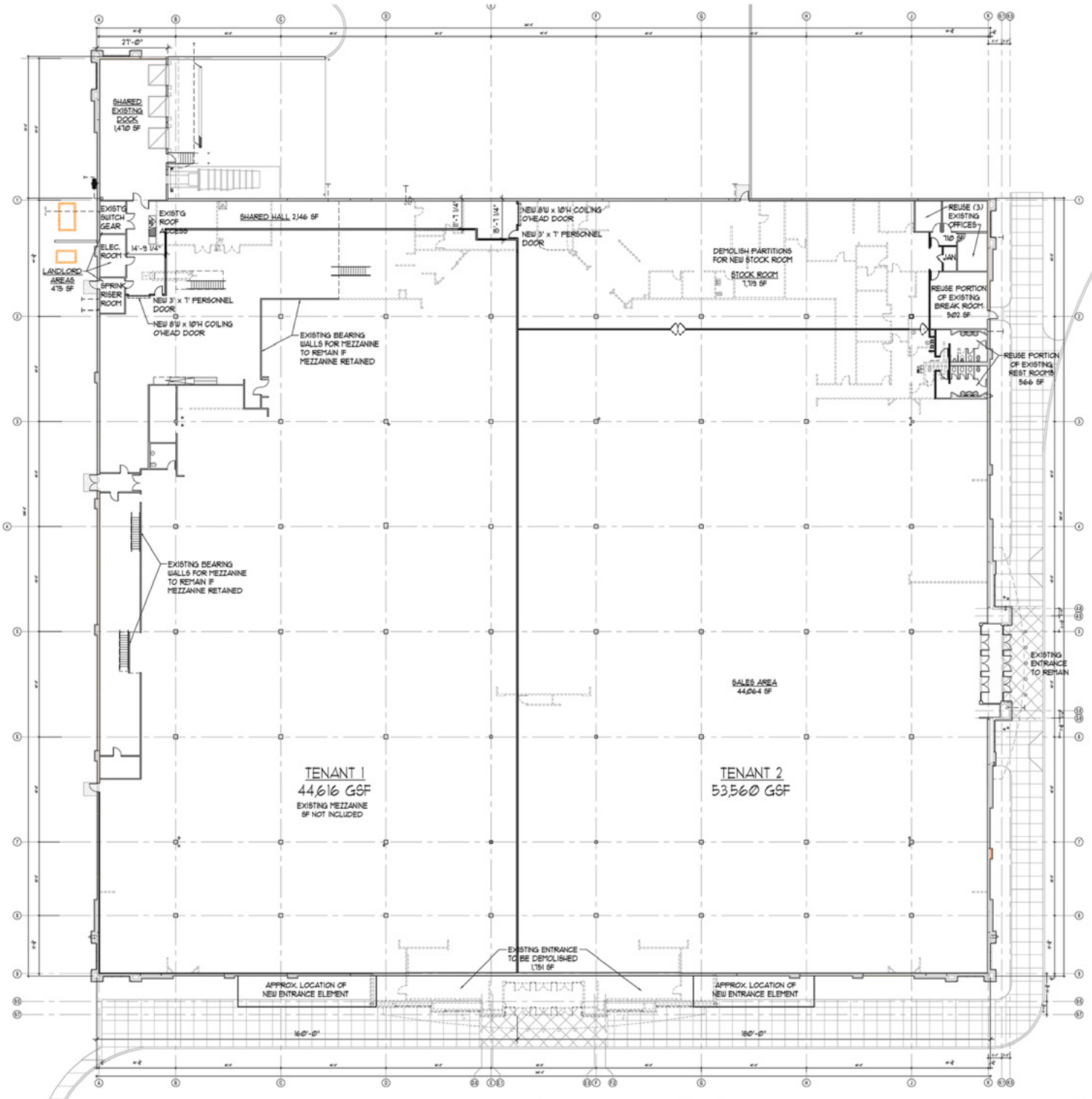
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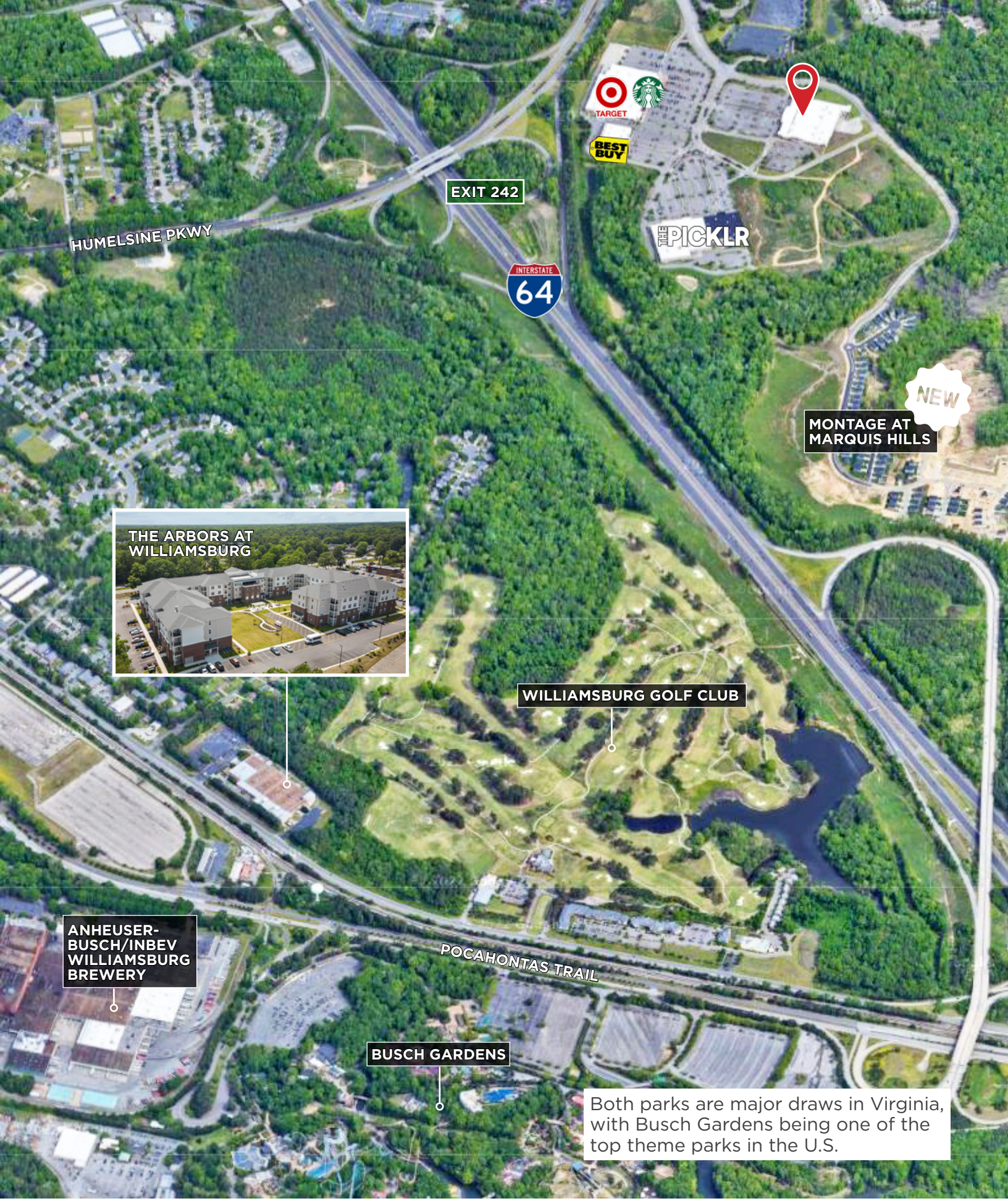
Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

# THE MARQUIS PLAN





FOR SALE | 500 MARQUIS PARKWAY | WILLIAMSBURG, VA 23185



HUMELSINE PKWY

EXIT 242



THE PICKLER



NEW

MONTAGE AT MARQUIS HILLS



THE ARBORS AT WILLIAMSBURG

WILLIAMSBURG GOLF CLUB

ANHEUSER-BUSCH/INBEV WILLIAMSBURG BREWERY

POCAHONTAS TRAIL

BUSCH GARDENS

Both parks are major draws in Virginia, with Busch Gardens being one of the top theme parks in the U.S.