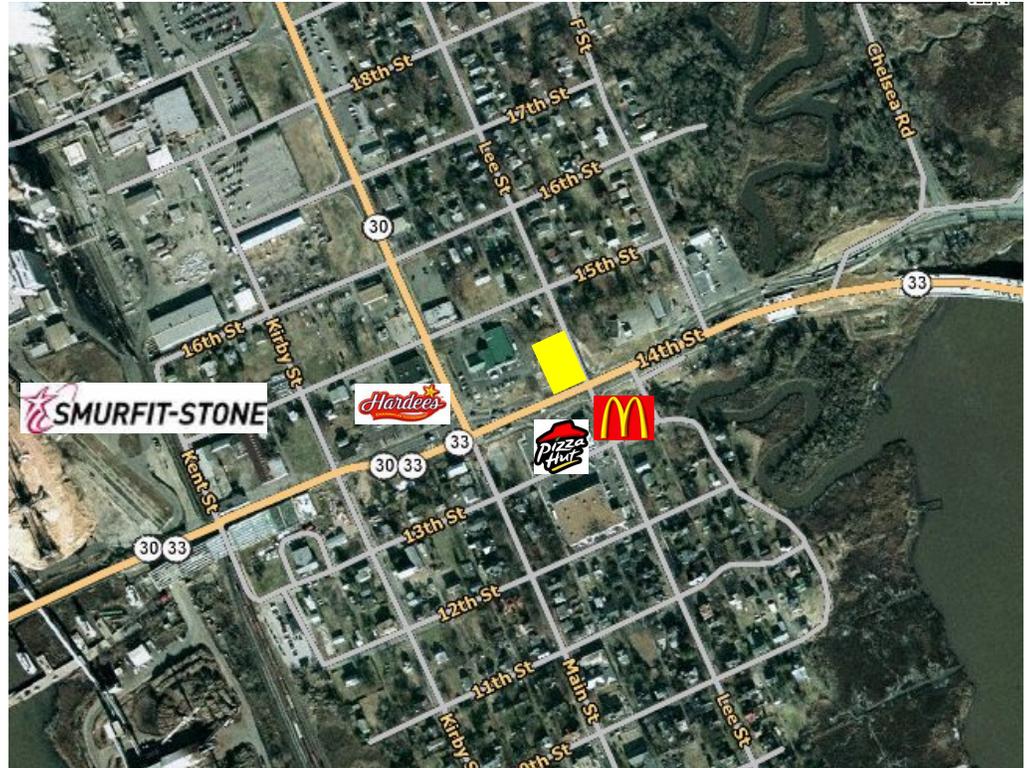


Corner of US 33 & Lee Street

West Point, Virginia



Description

Location: In the heart of West Point's main thoroughfare, US Route 33. Two blocks from the Smurfit Stone Container Plant. Strategically located at a signalized traffic stop.

Size: 0.41 Acres

Zoning: B-1

Price: \$475,000

Traffic Count: 17,000

Benefits:

- 120' of frontage on route 33
- Corner lot at traffic light
- Utilities on site

*information obtained from VDOT

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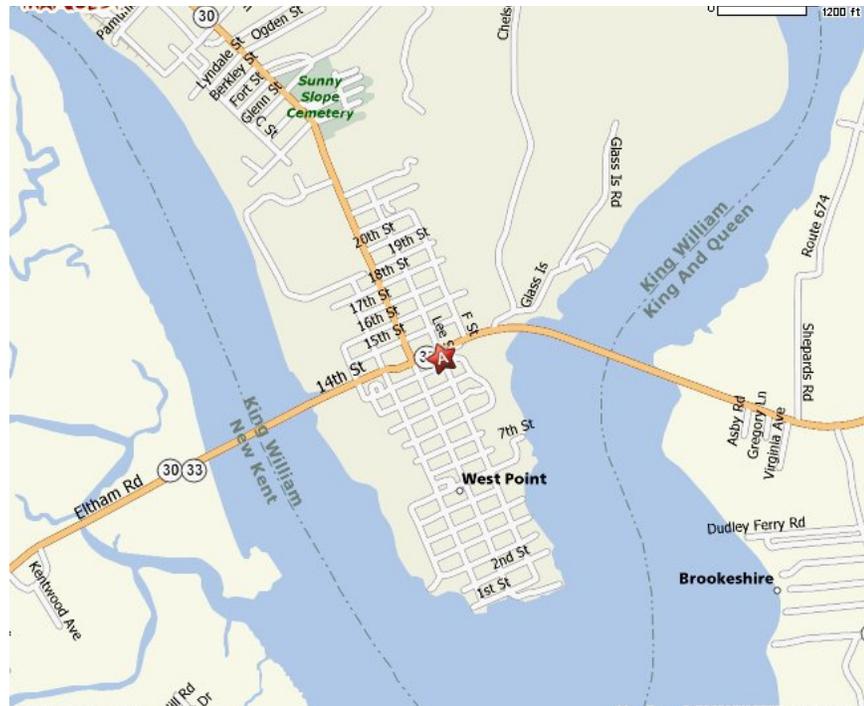
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Corner of US 33 & Lee Street

West Point, Virginia



Area Map

Area Information

King William County

Population (2006 est.)	15,381
Median Household Income	\$55,004
Housing Units	6,067
Economic Impact, Tourism:	\$6,750,000

New Kent County

Population (2006 est.)	16,852
Median Household Income	\$61,000
Housing Units	6,618
Economic Impact, Tourism	\$24,830,000

James City County

Population (2006 est.)	59,741
Median Household Income	\$66,180
Housing Units	26,949
Economic Impact, Tourism:	\$329,680,000

*Demographics obtained from US Census Bureau & VA Tourism Corporation

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Corner of US 33 & Lee Street

West Point, Virginia



Regional Map

Regional Information

Richmond, VA MSA

Population (2006 est.)	1,194,123
Median Income	\$53,046

Hampton Roads, VA MSA

Population (2006 est.)	1,694,406
Median Income	\$48,828

Regional Attractions

- Busch Gardens Europe
- Water Country USA
- King's Dominion
- Nauticus
- Virginia Air & Space Center
- Colonial Williamsburg
- Richmond International Raceway
- Great Wolf Lodge
- Colonial Downs
- Virginia Beach

*Demographics obtained from US Census Bureau & Hampton Roads Econ Dev. Alliance

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