

Available November 2026

Campana
Waltz WEST
Commercial Real Estate

FOR LEASE

312&314 Second Street, Williamsburg, VA 23185



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CAMPANA WALTZ COMMERCIAL REAL ESTATE WEST | 1313 JAMESTOWN ROAD, SUITE 201, WILLIAMSBURG, VA 23185

Property Summary

Retail/Office Space Available | Class B



Property Highlights

- High Visibility
- Lighted Oversized Monument Sign
- Easy Access to I-64, 199, and Rt 60
- Recently Renovated Free Standing Buildings
- Open Floor Plan
- *Traffic Volume*
 - Second Street : 14,000 Vehicles Per Day
 - Merrimac Trail : 20,000 Vehicles Per Day

Building Size

312 Second Street: 4,412 Sq.Ft. (available 11/26)

314 Second Street: 3,024 Sq. Ft. (available 11/26)

Can be leased collectively (7,412 Sq Ft total) or individually

Lease Rate

\$18.00 per sq. ft. - NNN

Lot Size

1.42 Acres

Zone

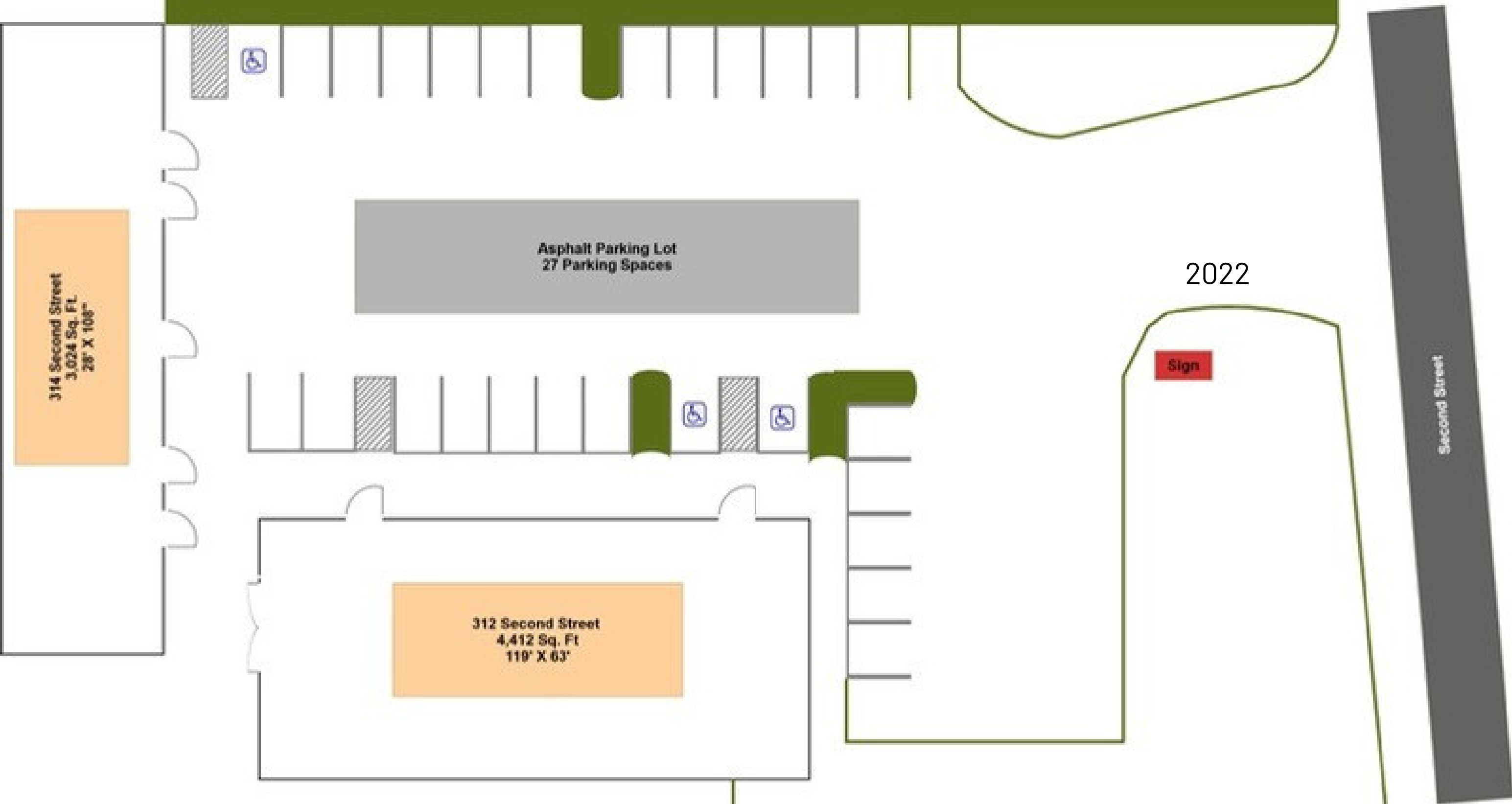
B-2

General Information

Located within Williamsburg City limits; Edge District

Site Plan

312&314SecondStreet|Williamsburg, VA 23185

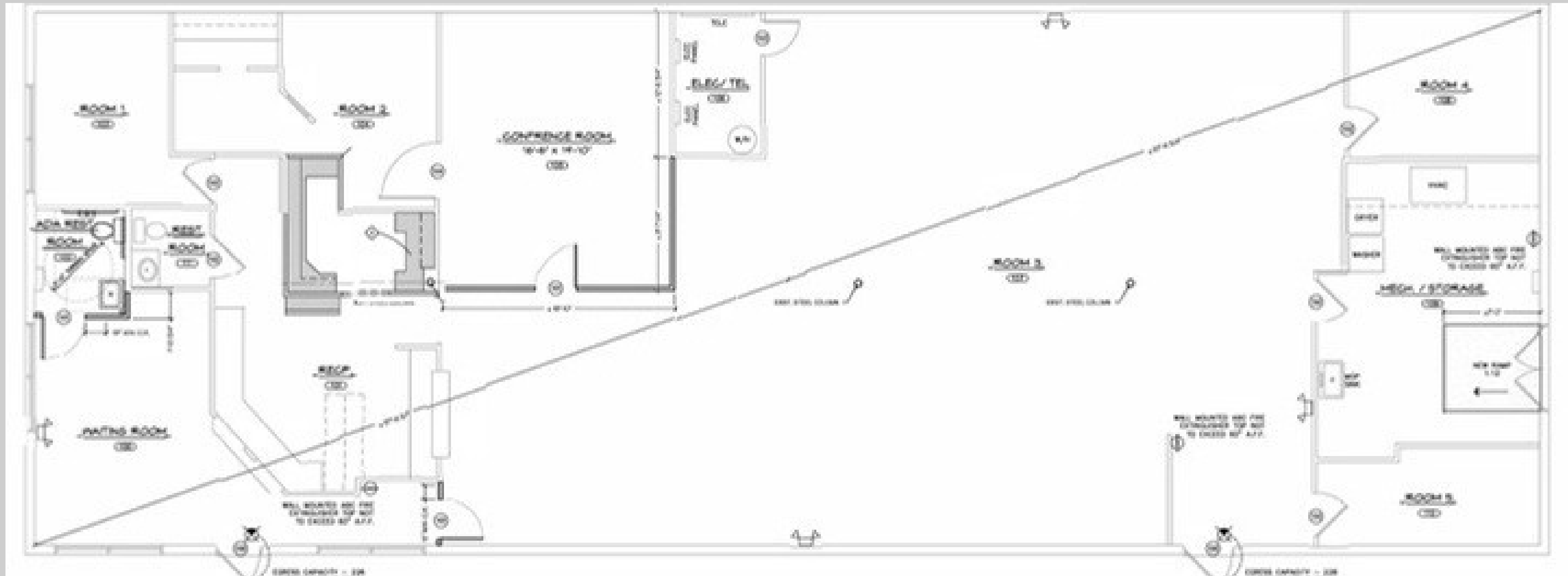


312 Second Street Floor Plan – 4,412 Sq Ft.



Highlights

- ADA Compliant Restrooms
- Two Entrances
- Side Loading Ramp for Deliveries
- Building and Monument Signage



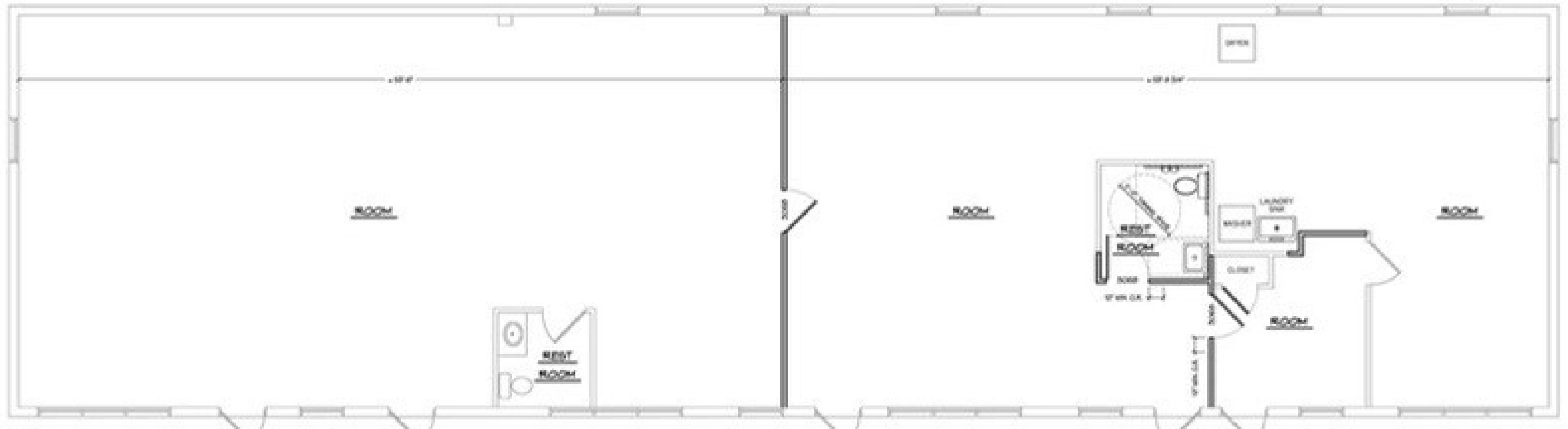
314 Second Street Floor Plan – 3,024 Sq. Ft.

Office/Retail Space Available | Class B



Highlights

- ADA Compliant Restrooms
- Five Entrances
- Open Floor Plan
- Building and Monument Signage



Additional Photos

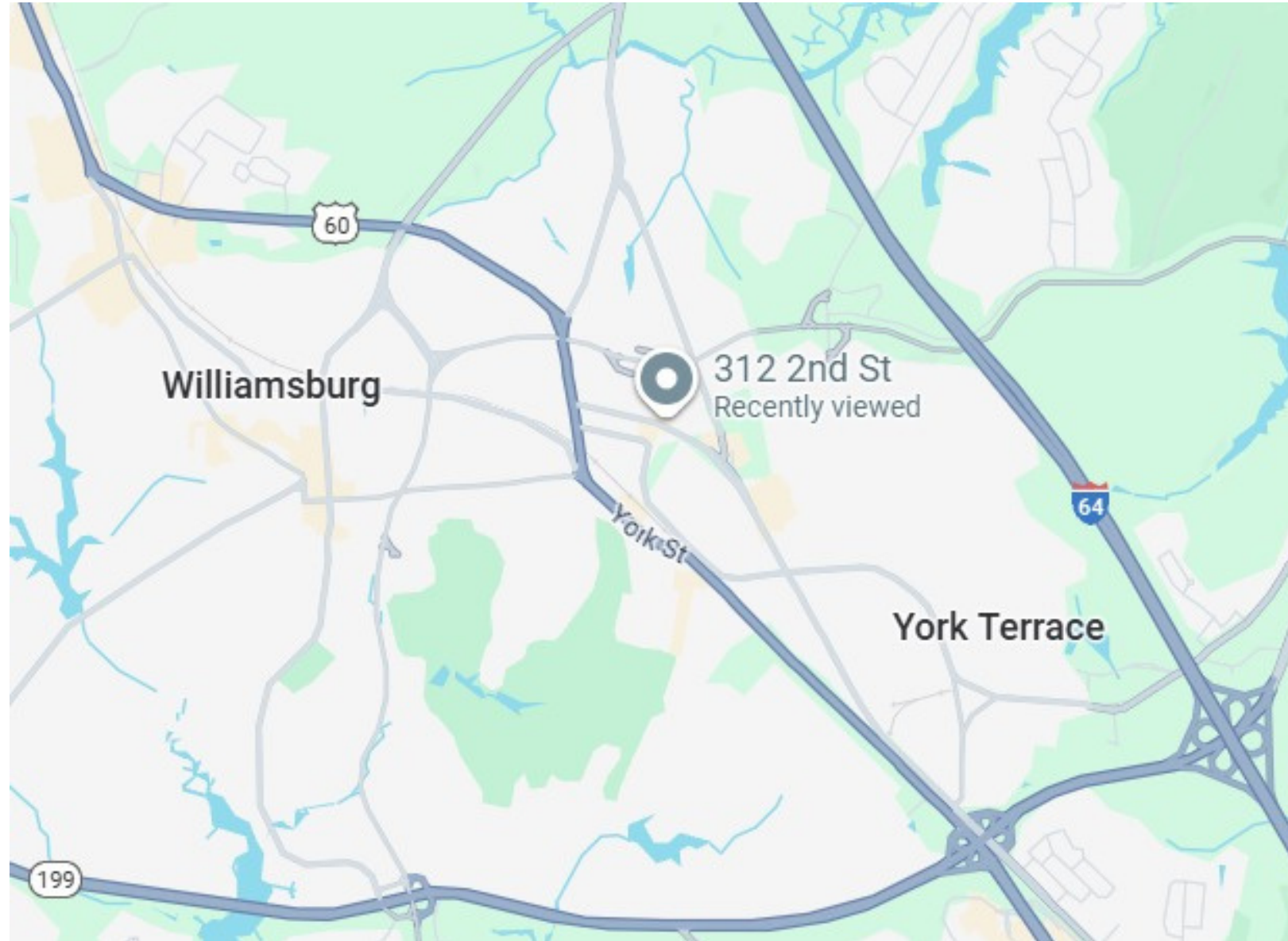
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For More Information Contact:

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