

# For Lease

1303 Mount Vernon Avenue  
Williamsburg, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

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Williamsburg, Virginia 23185

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**Campana**  
Waltz WEST  
Commercial Real Estate

*This information was obtained from sources deemed to be reliable, but is not warranted.*

*This offer subject to errors and omissions, or withdrawal, without notice.*

**FOR LEASE**  
**1303 Mount Vernon Avenue**  
**Williamsburg, Virginia 23185**

**Location:** This property is located in the heart of Williamsburg! It is walking distance to the brand new Mid Town Row Development, only a mile from New Town and the High Street Development, yet rents for FAR LESS! Across the street is the William & Mary School of Education and the building has monument signage along Monticello Avenue! This is an ideal location for a business that wants high visibility, a private parking lot, and substantially lower rent than Mid Town, New Town, or High Street!

**Unit Size:** **1303 Mount Vernon Avenue:** Approximately 1,200 square feet of office space available.

**Lease Rates:** **1303 Mount Vernon Avenue:** \$16.50/ square foot

**Zoning:** B-3

**Description:** The building is two stories with the top floor fronting Monticello Avenue and the bottom fronting Mount Vernon Avenue. Both stories are ground level with adjoining parking lots for each.

**Additional Information:**

- Floor Map
- Location Map
- Demographics
- 

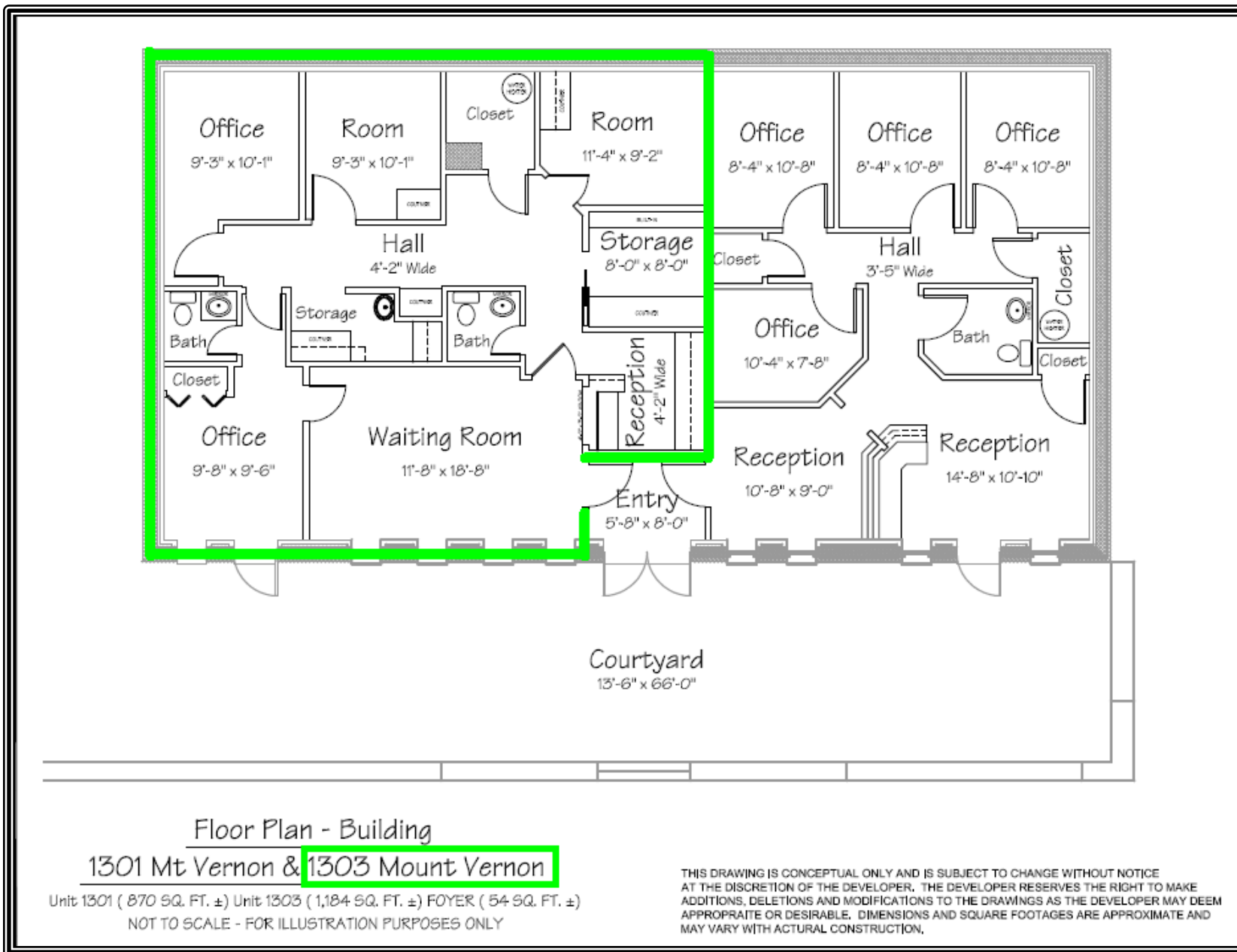
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# 1303 Mount Vernon Avenue, Williamsburg, Virginia

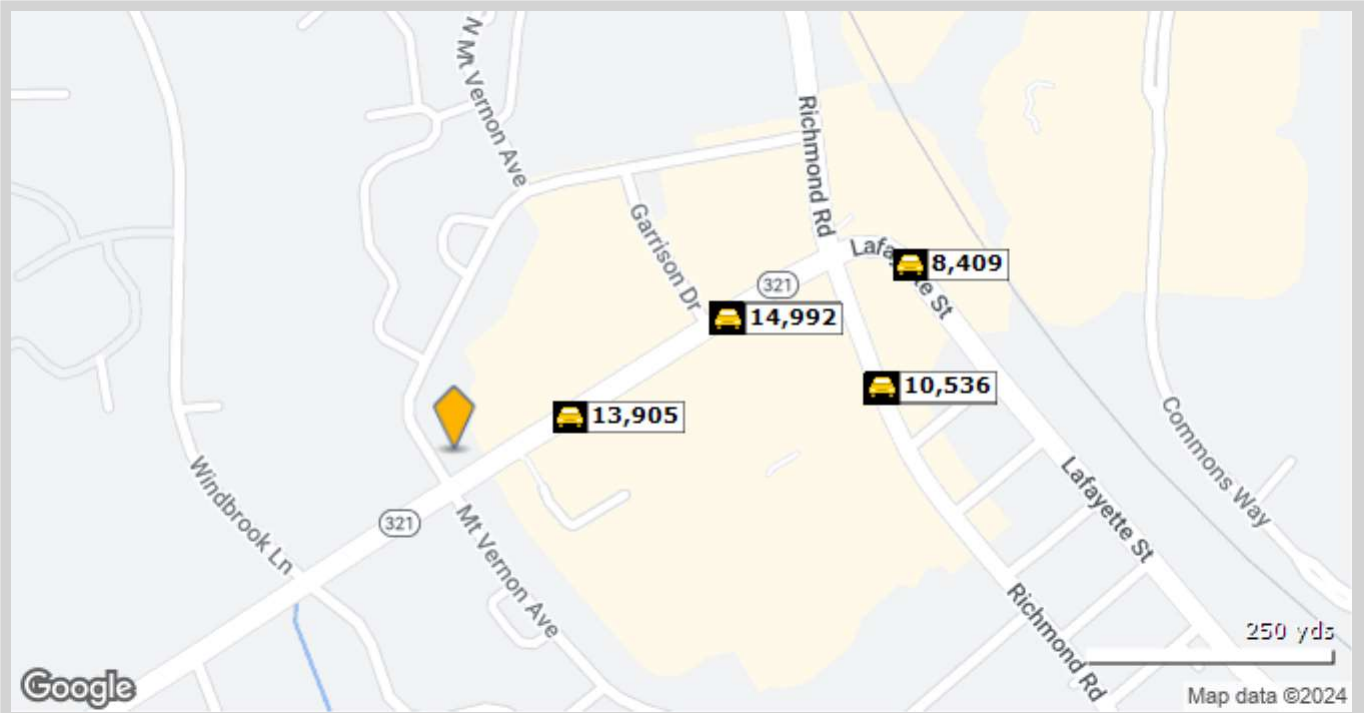


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# Traffic Count Report

230 Monticello Ave, Williamsburg, VA 23185

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **4,668 SF**  
 Typical Floor: **2,334 SF**  
 Total Available: **1,200 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$16.50**



|    | Street            | Cross Street     | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|-------------------|------------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | Monticello Avenue | Mount Vernon Ave | 0.08 SW        | 2022       | 13,905           | MPSI        | .07                     |
| 2  | Monticello Ave    | Garrison Dr      | 0.01 SW        | 2022       | 14,527           | MPSI        | .18                     |
| 3  | Monticello Ave    | Garrison Dr      | 0.01 SW        | 2018       | 14,917           | MPSI        | .18                     |
| 4  | Monticello Ave    | Garrison Dr      | 0.01 SW        | 2020       | 14,992           | MPSI        | .18                     |
| 5  | Richmond Rd       | Bacon Ave        | 0.04 SE        | 2018       | 9,679            | MPSI        | .26                     |
| 6  | Richmond Rd       | Bacon Ave        | 0.04 SE        | 2020       | 10,770           | MPSI        | .26                     |
| 7  | Richmond Rd       | Bacon Ave        | 0.04 SE        | 2022       | 10,536           | MPSI        | .26                     |
| 8  | Lafayette St      | Bacon Ave        | 0.08 SE        | 2018       | 8,428            | MPSI        | .29                     |
| 9  | Lafayette St      | Bacon Ave        | 0.08 SE        | 2022       | 8,128            | MPSI        | .29                     |
| 10 | Lafayette St      | Bacon Ave        | 0.08 SE        | 2020       | 8,409            | MPSI        | .29                     |

# Demographic Trend Report

1 Mile Radius

230 Monticello Ave, Williamsburg, VA 23185

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 Class: **B**  
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 Typical Floor: **2,334 SF**

Total Available: **1,200 SF**  
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| Description                 | 2010                | 2023                | 2028                |
|-----------------------------|---------------------|---------------------|---------------------|
| <b>Population</b>           | <b>5,385</b>        | <b>8,017</b>        | <b>8,601</b>        |
| Age 0 - 4                   | 162 3.01%           | 437 5.45%           | 597 6.94%           |
| Age 5 - 9                   | 131 2.43%           | 364 4.54%           | 490 5.70%           |
| Age 10 - 14                 | 134 2.49%           | 326 4.07%           | 409 4.76%           |
| Age 15 - 19                 | 649 12.05%          | 636 7.93%           | 466 5.42%           |
| Age 20 - 24                 | 1,449 26.91%        | 1,000 12.47%        | 690 8.02%           |
| Age 25 - 29                 | 384 7.13%           | 688 8.58%           | 793 9.22%           |
| Age 30 - 34                 | 239 4.44%           | 502 6.26%           | 697 8.10%           |
| Age 35 - 39                 | 193 3.58%           | 502 6.26%           | 586 6.81%           |
| Age 40 - 44                 | 203 3.77%           | 454 5.66%           | 525 6.10%           |
| Age 45 - 49                 | 212 3.94%           | 368 4.59%           | 466 5.42%           |
| Age 50 - 54                 | 224 4.16%           | 342 4.27%           | 407 4.73%           |
| Age 55 - 59                 | 211 3.92%           | 371 4.63%           | 381 4.43%           |
| Age 60 - 64                 | 241 4.48%           | 400 4.99%           | 384 4.46%           |
| Age 65 - 69                 | 233 4.33%           | 389 4.85%           | 387 4.50%           |
| Age 70 - 74                 | 176 3.27%           | 378 4.71%           | 375 4.36%           |
| Age 75 - 79                 | 185 3.44%           | 323 4.03%           | 336 3.91%           |
| Age 80 - 84                 | 131 2.43%           | 241 3.01%           | 266 3.09%           |
| Age 85+                     | 228 4.23%           | 296 3.69%           | 346 4.02%           |
| <b>Age 15+</b>              | <b>4,958 92.07%</b> | <b>6,890 85.94%</b> | <b>7,105 82.61%</b> |
| <b>Age 20+</b>              | <b>4,309 80.02%</b> | <b>6,254 78.01%</b> | <b>6,639 77.19%</b> |
| <b>Age 65+</b>              | <b>953 17.70%</b>   | <b>1,627 20.29%</b> | <b>1,710 19.88%</b> |
| <b>Median Age</b>           | <b>27</b>           | <b>36</b>           | <b>36</b>           |
| <b>Average Age</b>          | <b>37.40</b>        | <b>39.60</b>        | <b>39.50</b>        |
| <b>Population By Race</b>   | <b>5,385</b>        | <b>8,017</b>        | <b>8,601</b>        |
| White                       | 4,081 75.78%        | 5,889 73.46%        | 6,317 73.44%        |
| Black                       | 817 15.17%          | 1,369 17.08%        | 1,473 17.13%        |
| Am. Indian & Alaskan        | 18 0.33%            | 44 0.55%            | 51 0.59%            |
| Asian                       | 310 5.76%           | 429 5.35%           | 457 5.31%           |
| Hawaiian & Pacific Islander | 2 0.04%             | 5 0.06%             | 6 0.07%             |
| Other                       | 151 2.80%           | 280 3.49%           | 298 3.46%           |

# Demographic Trend Report

1 Mile Radius

230 Monticello Ave, Williamsburg, VA 23185

| Description                          | 2010            | 2023            | 2028            |
|--------------------------------------|-----------------|-----------------|-----------------|
| <b>Population by Race (Hispanic)</b> | <b>280</b>      | <b>537</b>      | <b>578</b>      |
| White                                | 240 85.71%      | 416 77.47%      | 441 76.30%      |
| Black                                | 19 6.79%        | 50 9.31%        | 57 9.86%        |
| Am. Indian & Alaskan                 | 4 1.43%         | 17 3.17%        | 20 3.46%        |
| Asian                                | 6 2.14%         | 19 3.54%        | 24 4.15%        |
| Hawaiian & Pacific Islander          | 1 0.36%         | 2 0.37%         | 2 0.35%         |
| Other                                | 10 3.57%        | 33 6.15%        | 33 5.71%        |
| <b>Household by Household Income</b> | <b>1,864</b>    | <b>3,148</b>    | <b>3,433</b>    |
| <\$25,000                            | 441 23.66%      | 770 24.46%      | 842 24.53%      |
| \$25,000 - \$50,000                  | 587 31.49%      | 659 20.93%      | 699 20.36%      |
| \$50,000 - \$75,000                  | 312 16.74%      | 430 13.66%      | 462 13.46%      |
| \$75,000 - \$100,000                 | 260 13.95%      | 373 11.85%      | 403 11.74%      |
| \$100,000 - \$125,000                | 114 6.12%       | 394 12.52%      | 442 12.88%      |
| \$125,000 - \$150,000                | 48 2.58%        | 84 2.67%        | 94 2.74%        |
| \$150,000 - \$200,000                | 61 3.27%        | 236 7.50%       | 263 7.66%       |
| \$200,000+                           | 41 2.20%        | 202 6.42%       | 228 6.64%       |
| <b>Average Household Income</b>      | <b>\$59,968</b> | <b>\$81,158</b> | <b>\$82,268</b> |
| <b>Median Household Income</b>       | <b>\$43,520</b> | <b>\$59,062</b> | <b>\$60,283</b> |

# Demographic Summary Report

230 Monticello Ave, Williamsburg, VA 23185

Building Type: **Class B Office**      Total Available: **1,200 SF**  
 Class: **B**      % Leased: **100%**  
 RBA: **4,668 SF**      Rent/SF/Yr: **\$16.50**  
 Typical Floor: **2,334 SF**



| Radius                                    | 1 Mile       | 3 Mile        | 5 Mile        |
|---|--------------|---------------|---------------|
| <b>Population</b>                         |              |               |               |
| 2028 Projection                           | 8,601        | 45,021        | 84,648        |
| 2023 Estimate                             | 8,017        | 43,245        | 81,175        |
| 2010 Census                               | 5,385        | 36,791        | 68,572        |
| Growth 2023 - 2028                        | 7.28%        | 4.11%         | 4.28%         |
| Growth 2010 - 2023                        | 48.88%       | 17.54%        | 18.38%        |
| <b>2023 Population by Hispanic Origin</b> | 537          | 3,158         | 5,573         |
| <b>2023 Population</b>                    | 8,017        | 43,245        | 81,175        |
| White                                     | 5,889 73.46% | 33,129 76.61% | 62,781 77.34% |
| Black                                     | 1,369 17.08% | 6,407 14.82%  | 11,900 14.66% |
| Am. Indian & Alaskan                      | 44 0.55%     | 199 0.46%     | 368 0.45%     |
| Asian                                     | 429 5.35%    | 1,901 4.40%   | 3,221 3.97%   |
| Hawaiian & Pacific Island                 | 5 0.06%      | 73 0.17%      | 135 0.17%     |
| Other                                     | 280 3.49%    | 1,537 3.55%   | 2,770 3.41%   |
| U.S. Armed Forces                         | 35           | 376           | 1,134         |
| <b>Households</b>                         |              |               |               |
| 2028 Projection                           | 3,433        | 17,661        | 33,376        |
| 2023 Estimate                             | 3,149        | 16,881        | 31,926        |
| 2010 Census                               | 1,862        | 14,044        | 26,667        |
| Growth 2023 - 2028                        | 9.02%        | 4.62%         | 4.54%         |
| Growth 2010 - 2023                        | 69.12%       | 20.20%        | 19.72%        |
| Owner Occupied                            | 1,432 45.47% | 9,977 59.10%  | 21,914 68.64% |
| Renter Occupied                           | 1,717 54.53% | 6,903 40.89%  | 10,012 31.36% |
| <b>2023 Households by HH Income</b>       | 3,148        | 16,881        | 31,925        |
| Income: <\$25,000                         | 770 24.46%   | 2,454 14.54%  | 3,831 12.00%  |
| Income: \$25,000 - \$50,000               | 659 20.93%   | 2,731 16.18%  | 4,305 13.48%  |
| Income: \$50,000 - \$75,000               | 430 13.66%   | 2,485 14.72%  | 4,474 14.01%  |
| Income: \$75,000 - \$100,000              | 373 11.85%   | 2,625 15.55%  | 5,233 16.39%  |
| Income: \$100,000 - \$125,000             | 394 12.52%   | 2,182 12.93%  | 4,587 14.37%  |
| Income: \$125,000 - \$150,000             | 84 2.67%     | 1,330 7.88%   | 3,100 9.71%   |
| Income: \$150,000 - \$200,000             | 236 7.50%    | 1,376 8.15%   | 2,908 9.11%   |
| Income: \$200,000+                        | 202 6.42%    | 1,698 10.06%  | 3,487 10.92%  |
| <b>2023 Avg Household Income</b>          | \$81,158     | \$101,916     | \$109,388     |
| <b>2023 Med Household Income</b>          | \$59,062     | \$82,338      | \$91,016      |

# Demographic Market Comparison Report

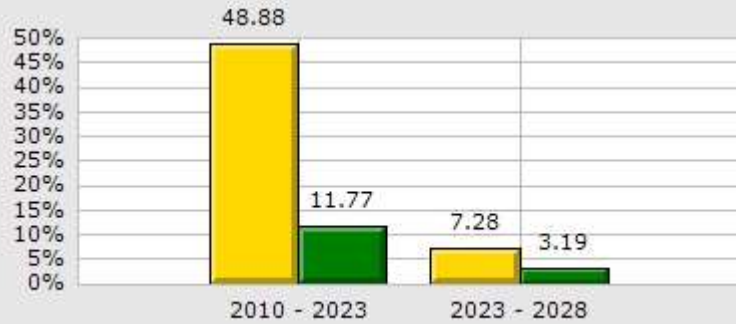
1 mile radius

230 Monticello Ave, Williamsburg, VA 23185

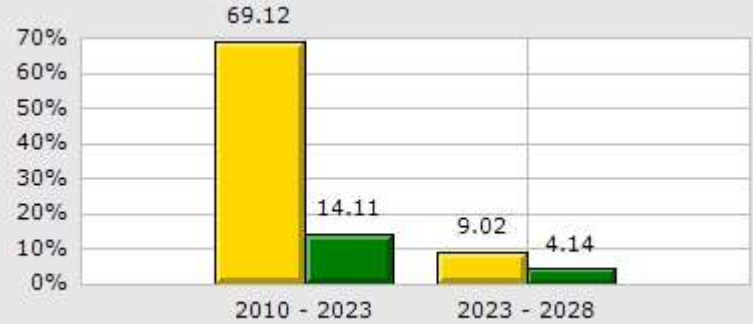
Type: **Class B Office/Medical**  
 County: **Williamsburg**

**1 Mile**  
**County**

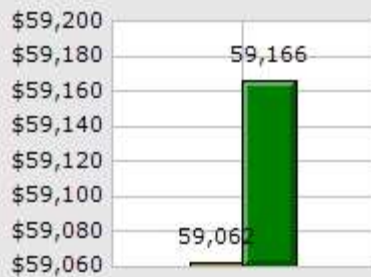
Population Growth



Household Growth



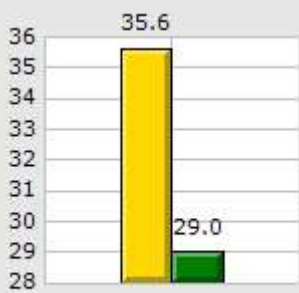
2023 Med Household Inc



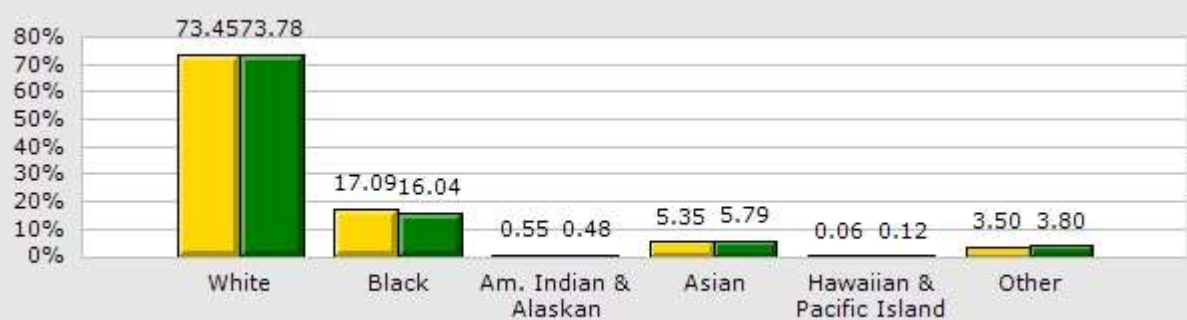
2023 Households by Household Income



2023 Median Age



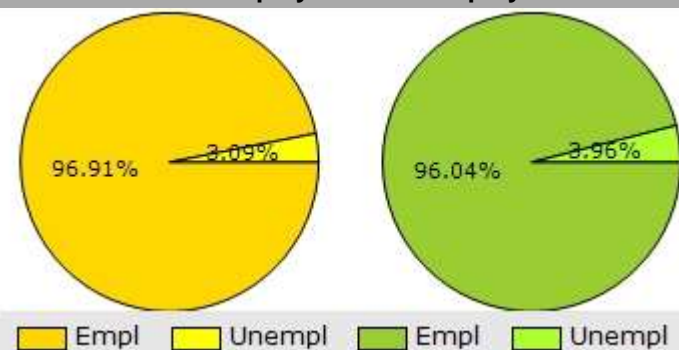
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed





# Demographic Market Comparison Report

1 mile radius

230 Monticello Ave, Williamsburg, VA 23185

Type: **Class B Office/Medical**  
 County: **Williamsburg**

|  | 1 Mile       |        | County        |        |
|--|--------------|--------|---------------|--------|
| <b>Population Growth</b>                   |              |        |               |        |
| Growth 2010 - 2023                         | 48.88%       |        | 11.77%        |        |
| Growth 2023 - 2028                         | 7.28%        |        | 3.19%         |        |
| Empl                                       | 3,201        | 96.91% | 6,470         | 96.04% |
| Unempl                                     | 102          | 3.09%  | 267           | 3.96%  |
| <b>2023 Population by Race</b>             |              |        |               |        |
|  | <b>8,018</b> |        | <b>15,724</b> |        |
| White                                      | 5,889        | 73.45% | 11,601        | 73.78% |
| Black                                      | 1,370        | 17.09% | 2,522         | 16.04% |
| Am. Indian & Alaskan                       | 44           | 0.55%  | 75            | 0.48%  |
| Asian                                      | 429          | 5.35%  | 910           | 5.79%  |
| Hawaiian & Pacific Island                  | 5            | 0.06%  | 19            | 0.12%  |
| Other                                      | 281          | 3.50%  | 597           | 3.80%  |
| <b>Household Growth</b>                    |              |        |               |        |
| Growth 2010 - 2023                         | 69.12%       |        | 14.11%        |        |
| Growth 2023 - 2028                         | 9.02%        |        | 4.14%         |        |
| Renter Occupied                            | 1,717        | 54.53% | 2,947         | 56.50% |
| Owner Occupied                             | 1,432        | 45.47% | 2,269         | 43.50% |
| <b>2023 Households by Household Income</b> |              |        |               |        |
|  | <b>3,148</b> |        | <b>5,216</b>  |        |
| Income <\$25K                              | 770          | 24.46% | 1,062         | 20.36% |
| Income \$25K - \$50K                       | 659          | 20.93% | 1,040         | 19.94% |
| Income \$50K - \$75K                       | 430          | 13.66% | 978           | 18.75% |
| Income \$75K - \$100K                      | 373          | 11.85% | 700           | 13.42% |
| Income \$100K - \$125K                     | 394          | 12.52% | 410           | 7.86%  |
| Income \$125K - \$150K                     | 84           | 2.67%  | 167           | 3.20%  |
| Income \$150K - \$200K                     | 236          | 7.50%  | 395           | 7.57%  |
| Income \$200K+                             | 202          | 6.42%  | 464           | 8.90%  |
| 2023 Med Household Inc                     | \$59,062     |        | \$59,166      |        |
| 2023 Median Age                            | 35.60        |        | 29.00         |        |

# Demographic Detail Report

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|-------------------------------|--------------|---------------|---------------|
| <b>Population</b>             |              |               |               |
| 2028 Projection               | 8,601        | 45,021        | 84,648        |
| 2023 Estimate                 | 8,017        | 43,245        | 81,175        |
| 2010 Census                   | 5,385        | 36,791        | 68,572        |
| Growth 2023 - 2028            | 7.28%        | 4.11%         | 4.28%         |
| Growth 2010 - 2023            | 48.88%       | 17.54%        | 18.38%        |
| <b>2023 Population by Age</b> |              |               |               |
|                               | <b>8,017</b> | <b>43,245</b> | <b>81,175</b> |
| Age 0 - 4                     | 437 5.45%    | 2,230 5.16%   | 4,021 4.95%   |
| Age 5 - 9                     | 364 4.54%    | 2,090 4.83%   | 4,077 5.02%   |
| Age 10 - 14                   | 326 4.07%    | 2,112 4.88%   | 4,326 5.33%   |
| Age 15 - 19                   | 636 7.93%    | 3,200 7.40%   | 5,496 6.77%   |
| Age 20 - 24                   | 1,000 12.47% | 4,088 9.45%   | 6,195 7.63%   |
| Age 25 - 29                   | 688 8.58%    | 2,982 6.90%   | 4,848 5.97%   |
| Age 30 - 34                   | 502 6.26%    | 2,459 5.69%   | 4,314 5.31%   |
| Age 35 - 39                   | 502 6.26%    | 2,542 5.88%   | 4,638 5.71%   |
| Age 40 - 44                   | 454 5.66%    | 2,406 5.56%   | 4,606 5.67%   |
| Age 45 - 49                   | 368 4.59%    | 2,149 4.97%   | 4,261 5.25%   |
| Age 50 - 54                   | 342 4.27%    | 2,162 5.00%   | 4,345 5.35%   |
| Age 55 - 59                   | 371 4.63%    | 2,375 5.49%   | 4,798 5.91%   |
| Age 60 - 64                   | 400 4.99%    | 2,546 5.89%   | 5,142 6.33%   |
| Age 65 - 69                   | 389 4.85%    | 2,531 5.85%   | 5,165 6.36%   |
| Age 70 - 74                   | 378 4.71%    | 2,495 5.77%   | 5,138 6.33%   |
| Age 75 - 79                   | 323 4.03%    | 2,048 4.74%   | 4,211 5.19%   |
| Age 80 - 84                   | 241 3.01%    | 1,416 3.27%   | 2,883 3.55%   |
| Age 85+                       | 296 3.69%    | 1,413 3.27%   | 2,713 3.34%   |
| Age 65+                       | 1,627 20.29% | 9,903 22.90%  | 20,110 24.77% |
| <b>Median Age</b>             | <b>35.60</b> | <b>39.80</b>  | <b>42.90</b>  |
| <b>Average Age</b>            | <b>39.60</b> | <b>41.60</b>  | <b>43.00</b>  |

# Demographic Detail Report

230 Monticello Ave, Williamsburg, VA 23185

| Radius  | 1 Mile       | 3 Mile        | 5 Mile        |
|---|--------------|---------------|---------------|
| <b>2023 Population By Race</b>                      | <b>8,017</b> | <b>43,245</b> | <b>81,175</b> |
| White   | 5,889 73.46% | 33,129 76.61% | 62,781 77.34% |
| Black   | 1,369 17.08% | 6,407 14.82%  | 11,900 14.66% |
| Am. Indian & Alaskan                                | 44 0.55%     | 199 0.46%     | 368 0.45%     |
| Asian   | 429 5.35%    | 1,901 4.40%   | 3,221 3.97%   |
| Hawaiian & Pacific Island                           | 5 0.06%      | 73 0.17%      | 135 0.17%     |
| Other   | 280 3.49%    | 1,537 3.55%   | 2,770 3.41%   |
| <b>Population by Hispanic Origin</b>                | <b>8,017</b> | <b>43,245</b> | <b>81,175</b> |
| Non-Hispanic Origin                                 | 7,480 93.30% | 40,088 92.70% | 75,603 93.14% |
| Hispanic Origin                                     | 537 6.70%    | 3,158 7.30%   | 5,572 6.86%   |
| <b>2023 Median Age, Male</b>                        | <b>35.10</b> | <b>38.80</b>  | <b>41.40</b>  |
| <b>2023 Average Age, Male</b>                       | <b>38.70</b> | <b>40.60</b>  | <b>41.90</b>  |
| <b>2023 Median Age, Female</b>                      | <b>35.90</b> | <b>40.90</b>  | <b>44.30</b>  |
| <b>2023 Average Age, Female</b>                     | <b>40.50</b> | <b>42.40</b>  | <b>43.90</b>  |
| <b>2023 Population by Occupation Classification</b> | <b>6,761</b> | <b>36,170</b> | <b>67,649</b> |
| Civilian Employed                                   | 3,201 47.35% | 18,801 51.98% | 37,096 54.84% |
| Civilian Unemployed                                 | 102 1.51%    | 610 1.69%     | 1,217 1.80%   |
| Civilian Non-Labor Force                            | 3,425 50.66% | 16,391 45.32% | 28,245 41.75% |
| Armed Forces  | 33 0.49%     | 368 1.02%     | 1,091 1.61%   |
| <b>Households by Marital Status</b>                 |              |               |               |
| Married   | 986          | 8,131         | 17,439        |
| Married No Children                                 | 705          | 5,553         | 11,665        |
| Married w/Children                                  | 281          | 2,578         | 5,773         |
| <b>2023 Population by Education</b>                 | <b>5,913</b> | <b>32,281</b> | <b>62,696</b> |
| Some High School, No Diploma                        | 360 6.09%    | 1,418 4.39%   | 2,666 4.25%   |
| High School Grad (Incl Equivalency)                 | 1,286 21.75% | 5,059 15.67%  | 9,870 15.74%  |
| Some College, No Degree                             | 1,133 19.16% | 7,254 22.47%  | 14,538 23.19% |
| Associate Degree                                    | 659 11.14%   | 2,757 8.54%   | 5,636 8.99%   |
| Bachelor Degree                                     | 1,353 22.88% | 8,406 26.04%  | 16,231 25.89% |
| Advanced Degree                                     | 1,122 18.98% | 7,387 22.88%  | 13,755 21.94% |

## Demographic Detail Report

230 Monticello Ave, Williamsburg, VA 23185

| Radius                                | 1 Mile       |        | 3 Mile        |        | 5 Mile        |        |
|---------------------------------------|--------------|--------|---------------|--------|---------------|--------|
| <b>2023 Population by Occupation</b>  | <b>5,706</b> |        | <b>34,561</b> |        | <b>67,500</b> |        |
| Real Estate & Finance                 | 103          | 1.81%  | 1,029         | 2.98%  | 1,845         | 2.73%  |
| Professional & Management             | 1,866        | 32.70% | 11,626        | 33.64% | 23,099        | 34.22% |
| Public Administration                 | 233          | 4.08%  | 1,329         | 3.85%  | 2,825         | 4.19%  |
| Education & Health                    | 983          | 17.23% | 5,736         | 16.60% | 10,547        | 15.63% |
| Services                              | 568          | 9.95%  | 2,873         | 8.31%  | 5,769         | 8.55%  |
| Information                           | 23           | 0.40%  | 236           | 0.68%  | 431           | 0.64%  |
| Sales                                 | 755          | 13.23% | 4,415         | 12.77% | 8,362         | 12.39% |
| Transportation                        | 93           | 1.63%  | 276           | 0.80%  | 315           | 0.47%  |
| Retail                                | 346          | 6.06%  | 2,179         | 6.30%  | 4,235         | 6.27%  |
| Wholesale                             | 36           | 0.63%  | 389           | 1.13%  | 853           | 1.26%  |
| Manufacturing                         | 55           | 0.96%  | 776           | 2.25%  | 2,120         | 3.14%  |
| Production                            | 241          | 4.22%  | 1,305         | 3.78%  | 2,629         | 3.89%  |
| Construction                          | 125          | 2.19%  | 715           | 2.07%  | 1,398         | 2.07%  |
| Utilities                             | 108          | 1.89%  | 619           | 1.79%  | 1,227         | 1.82%  |
| Agriculture & Mining                  | 31           | 0.54%  | 93            | 0.27%  | 135           | 0.20%  |
| Farming, Fishing, Forestry            | 25           | 0.44%  | 30            | 0.09%  | 92            | 0.14%  |
| Other Services                        | 115          | 2.02%  | 935           | 2.71%  | 1,618         | 2.40%  |
| <b>2023 Worker Travel Time to Job</b> | <b>2,971</b> |        | <b>17,595</b> |        | <b>35,369</b> |        |
| <30 Minutes                           | 2,165        | 72.87% | 12,902        | 73.33% | 25,071        | 70.88% |
| 30-60 Minutes                         | 577          | 19.42% | 3,211         | 18.25% | 7,324         | 20.71% |
| 60+ Minutes                           | 229          | 7.71%  | 1,482         | 8.42%  | 2,974         | 8.41%  |
| <b>2010 Households by HH Size</b>     | <b>1,861</b> |        | <b>14,045</b> |        | <b>26,667</b> |        |
| 1-Person Households                   | 736          | 39.55% | 3,886         | 27.67% | 6,502         | 24.38% |
| 2-Person Households                   | 668          | 35.89% | 5,713         | 40.68% | 11,037        | 41.39% |
| 3-Person Households                   | 244          | 13.11% | 2,068         | 14.72% | 4,014         | 15.05% |
| 4-Person Households                   | 131          | 7.04%  | 1,533         | 10.91% | 3,297         | 12.36% |
| 5-Person Households                   | 55           | 2.96%  | 562           | 4.00%  | 1,232         | 4.62%  |
| 6-Person Households                   | 17           | 0.91%  | 186           | 1.32%  | 396           | 1.48%  |
| 7 or more Person Households           | 10           | 0.54%  | 97            | 0.69%  | 189           | 0.71%  |
| <b>2023 Average Household Size</b>    | <b>2.00</b>  |        | <b>2.30</b>   |        | <b>2.40</b>   |        |
| <b>Households</b>                     |              |        |               |        |               |        |
| 2028 Projection                       | 3,433        |        | 17,661        |        | 33,376        |        |
| 2023 Estimate                         | 3,149        |        | 16,881        |        | 31,926        |        |
| 2010 Census                           | 1,862        |        | 14,044        |        | 26,667        |        |
| Growth 2023 - 2028                    | 9.02%        |        | 4.62%         |        | 4.54%         |        |
| Growth 2010 - 2023                    | 69.12%       |        | 20.20%        |        | 19.72%        |        |

# Demographic Detail Report

230 Monticello Ave, Williamsburg, VA 23185

| Radius                                | 1 Mile           | 3 Mile           | 5 Mile           |
|---------------------------------------|------------------|------------------|------------------|
| <b>2023 Households by HH Income</b>   | <b>3,148</b>     | <b>16,881</b>    | <b>31,925</b>    |
| <\$25,000                             | 770 24.46%       | 2,454 14.54%     | 3,831 12.00%     |
| \$25,000 - \$50,000                   | 659 20.93%       | 2,731 16.18%     | 4,305 13.48%     |
| \$50,000 - \$75,000                   | 430 13.66%       | 2,485 14.72%     | 4,474 14.01%     |
| \$75,000 - \$100,000                  | 373 11.85%       | 2,625 15.55%     | 5,233 16.39%     |
| \$100,000 - \$125,000                 | 394 12.52%       | 2,182 12.93%     | 4,587 14.37%     |
| \$125,000 - \$150,000                 | 84 2.67%         | 1,330 7.88%      | 3,100 9.71%      |
| \$150,000 - \$200,000                 | 236 7.50%        | 1,376 8.15%      | 2,908 9.11%      |
| \$200,000+                            | 202 6.42%        | 1,698 10.06%     | 3,487 10.92%     |
| <b>2023 Avg Household Income</b>      | <b>\$81,158</b>  | <b>\$101,916</b> | <b>\$109,388</b> |
| <b>2023 Med Household Income</b>      | <b>\$59,062</b>  | <b>\$82,338</b>  | <b>\$91,016</b>  |
| <b>2023 Occupied Housing</b>          | <b>3,149</b>     | <b>16,880</b>    | <b>31,926</b>    |
| Owner Occupied                        | 1,432 45.47%     | 9,977 59.11%     | 21,914 68.64%    |
| Renter Occupied                       | 1,717 54.53%     | 6,903 40.89%     | 10,012 31.36%    |
| <b>2010 Housing Units</b>             | <b>3,649</b>     | <b>18,903</b>    | <b>34,769</b>    |
| 1 Unit                                | 1,542 42.26%     | 11,823 62.55%    | 24,983 71.85%    |
| 2 - 4 Units                           | 362 9.92%        | 1,460 7.72%      | 2,089 6.01%      |
| 5 - 19 Units                          | 1,028 28.17%     | 3,846 20.35%     | 5,323 15.31%     |
| 20+ Units                             | 717 19.65%       | 1,774 9.38%      | 2,374 6.83%      |
| <b>2023 Housing Value</b>             | <b>1,432</b>     | <b>9,978</b>     | <b>21,914</b>    |
| <\$100,000                            | 80 5.59%         | 257 2.58%        | 359 1.64%        |
| \$100,000 - \$200,000                 | 326 22.77%       | 1,456 14.59%     | 2,423 11.06%     |
| \$200,000 - \$300,000                 | 590 41.20%       | 2,401 24.06%     | 5,229 23.86%     |
| \$300,000 - \$400,000                 | 194 13.55%       | 2,396 24.01%     | 5,688 25.96%     |
| \$400,000 - \$500,000                 | 158 11.03%       | 1,545 15.48%     | 3,603 16.44%     |
| \$500,000 - \$1,000,000               | 84 5.87%         | 1,806 18.10%     | 4,326 19.74%     |
| \$1,000,000+                          | 0 0.00%          | 117 1.17%        | 286 1.31%        |
| <b>2023 Median Home Value</b>         | <b>\$252,542</b> | <b>\$336,519</b> | <b>\$351,793</b> |
| <b>2023 Housing Units by Yr Built</b> | <b>3,662</b>     | <b>19,034</b>    | <b>35,083</b>    |
| Built 2010+                           | 815 22.26%       | 2,425 12.74%     | 4,256 12.13%     |
| Built 2000 - 2010                     | 1,333 36.40%     | 5,811 30.53%     | 10,012 28.54%    |
| Built 1990 - 1999                     | 278 7.59%        | 2,907 15.27%     | 6,473 18.45%     |
| Built 1980 - 1989                     | 223 6.09%        | 2,611 13.72%     | 5,500 15.68%     |
| Built 1970 - 1979                     | 309 8.44%        | 1,979 10.40%     | 3,778 10.77%     |
| Built 1960 - 1969                     | 307 8.38%        | 1,536 8.07%      | 2,288 6.52%      |
| Built 1950 - 1959                     | 152 4.15%        | 866 4.55%        | 1,547 4.41%      |
| Built <1949                           | 245 6.69%        | 899 4.72%        | 1,229 3.50%      |
| <b>2023 Median Year Built</b>         | <b>2002</b>      | <b>1995</b>      | <b>1994</b>      |

Sec. 21-352. - Permitted uses.

The uses permitted in the urban business district B-3 are as follows:

- (1) Bake shops.
- (2) Banks and financial institutions.
- (3) Churches and other permanent buildings used for religious worship.
- (4) Convenience service establishments such as, but not limited to, barbershops, beauty parlors and spas, tailors, shoe repair shops, self-service laundromats, and laundry and dry cleaning establishments.
- (5) Convenience stores.
- (6) Day care centers.
  - (6.1) Fitness studios.
  - (6.2) Fitness centers.
  - (6.3) Food trucks in accordance with Section 21-622.
- (7) Freestanding automatic teller machines.
- (8) Funeral homes.
- (9) Hotels/motels and timeshare units, and associated meeting facilities. Hotels/motels are further regulated by chapter 9, Licenses, Permits and Business Regulations.
- (9.1) Medical and dental offices and clinics.
- (10) Museums and art galleries without outdoor display.
- (11) Offices in buildings with a gross floor area not exceeding 50,000 square feet.
- (12) Parking lots as a principal use.
- (13) Pet shops, but not including boarding kennels on the premises.
- (14) Playgrounds, parks and unlighted athletic fields owned and/or operated by the City of Williamsburg.
- (15) Printing and photocopying shops.
- (16) Private clubs and lodges.
- (17) Public buildings owned and/or operated by the City of Williamsburg.
- (18) Public or private elementary, middle and high schools, colleges and universities; and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.
- (19) Radio and television broadcasting stations, studios and offices, but excluding onsite towers.
- (20) Repair services and businesses, including repair of bicycles, guns, radios, television sets, electrical appliances, locks, other home appliances, toys, typewriters, watches and the like.
- (21) Restaurants.
- (22) Retail sales establishments in buildings with a gross floor area not exceeding 50,000 square feet.
- (23) Storage of materials and supplies incidental to the conduct of a permitted use, provided that such storage is screened from view by a six-foot-high wall or fence with the finished side facing the exterior of the property. The planning commission may, through the site plan review process, require or approve an alternate means of screening, provided that it is equivalent to the required fence or wall.

- (24) Theaters and assembly halls, but excluding drive-in theaters.
- (24.1) Veterinary hospitals and clinics, provided that there are no outdoor activities.
- (25) Off-street parking and loading areas for permitted uses in accordance with article V.
- (26) Signs in accordance with article VI.
- (27) Accessory uses in accordance with section 21-603.
- (28) Home occupations in accordance with section 21-606.

(Ord. No. 862, 10-10-91; Ord. No. 2-94, § 4, 1-13-94; Ord. No. 11-98, 4-9-98; Ord. No. 35-98, 11-12-98; Ord. No. 01-7, 4-12-01; Ord. No. 03-31, 11-13-03; Ord. No. 08-10, 5-8-08; Ord. No. 08-23, 8-14-08; Ord. No. 13-19, 6-13-13; Ord. No. 14-09, 3-13-14; Ord. No. 14-27, 11-13-14; Ord. No. 15-06, 4-9-15, eff. 7-1-15; Ord. No. 19-02, 1-10-19)

## AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the: Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the \_\_\_ Listing Broker, \_\_\_ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

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C & W Real Estate, LLC., d//b/a Campana Waltz Commercial Real Estate West