

230 Monticello Avenue  
Williamsburg, Virginia  
For Lease



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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Campana Waltz Commercial Real Estate, L.L.C.  
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**Campana Waltz**  
Commercial Real Estate, LLC

*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**  
**230 Monticello Avenue**  
**Williamsburg, Virginia 23185**

- Location:** This property is located in the heart of Williamsburg! It is 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 New Town or High Street!
- Unit Size:** Approximately 2,293 sq.ft. of office/retail space available.
- Built:** 1962
- Lease Rate:** \$14.00 sq.ft. NNN
- Parking:** Approximately 21 parking spaces.
- 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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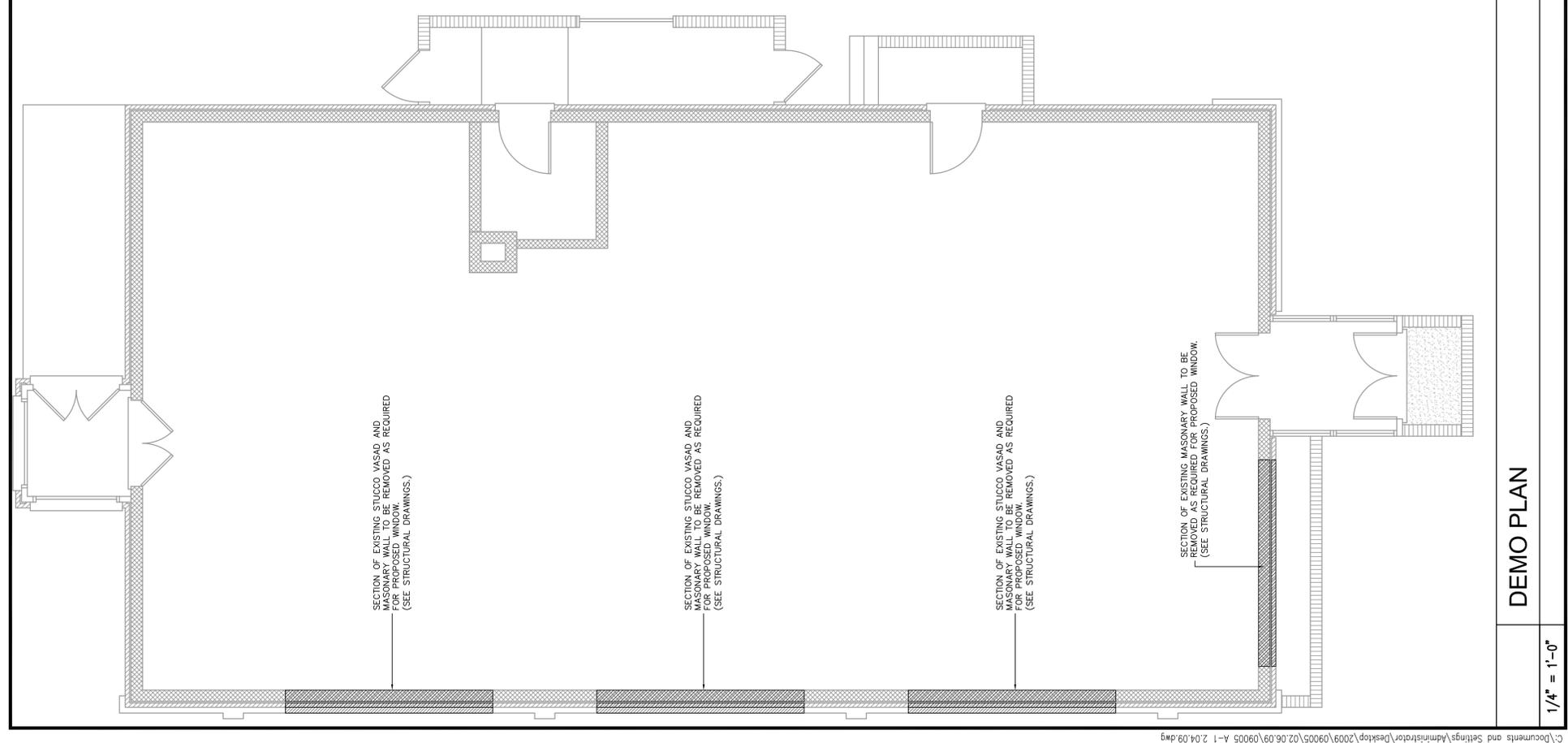
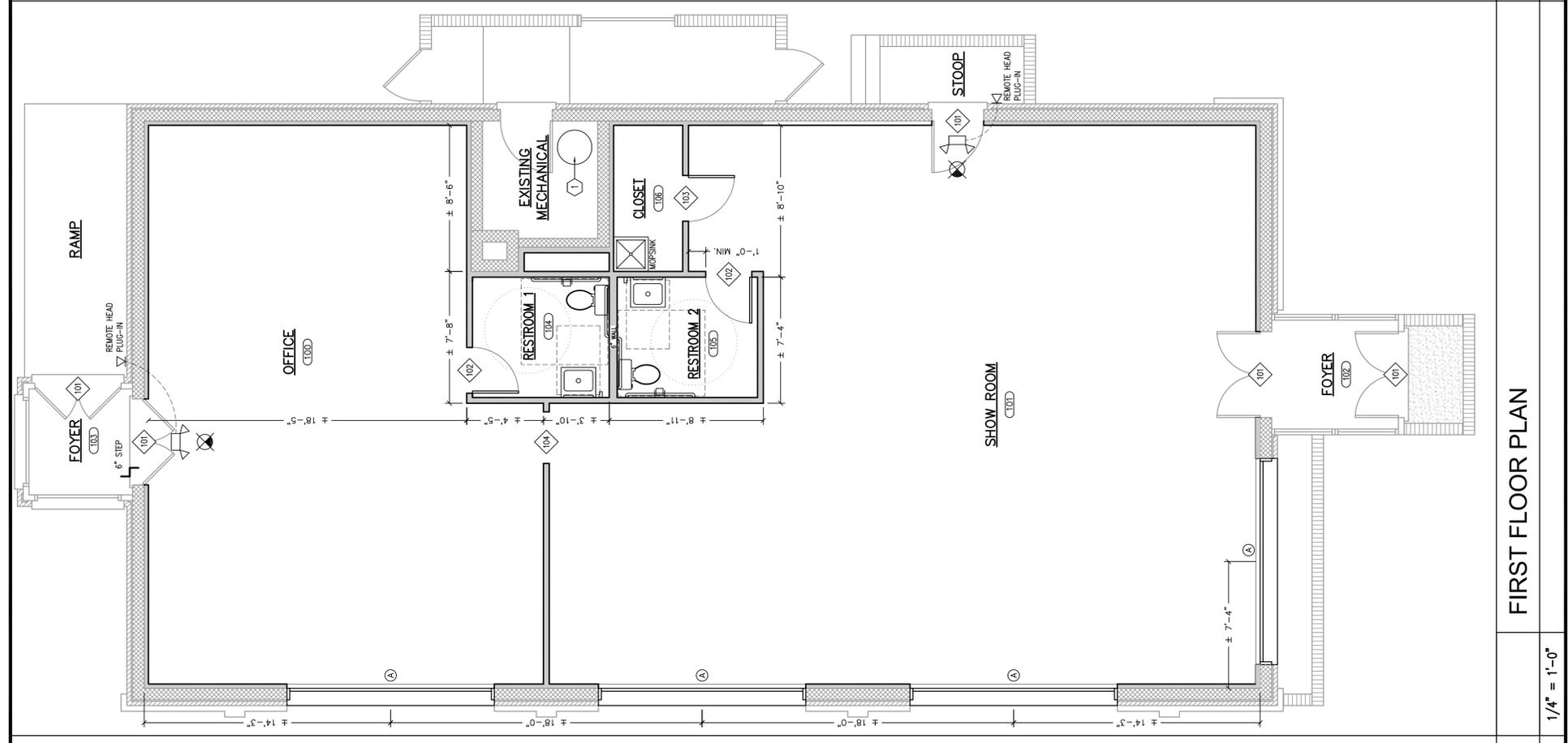
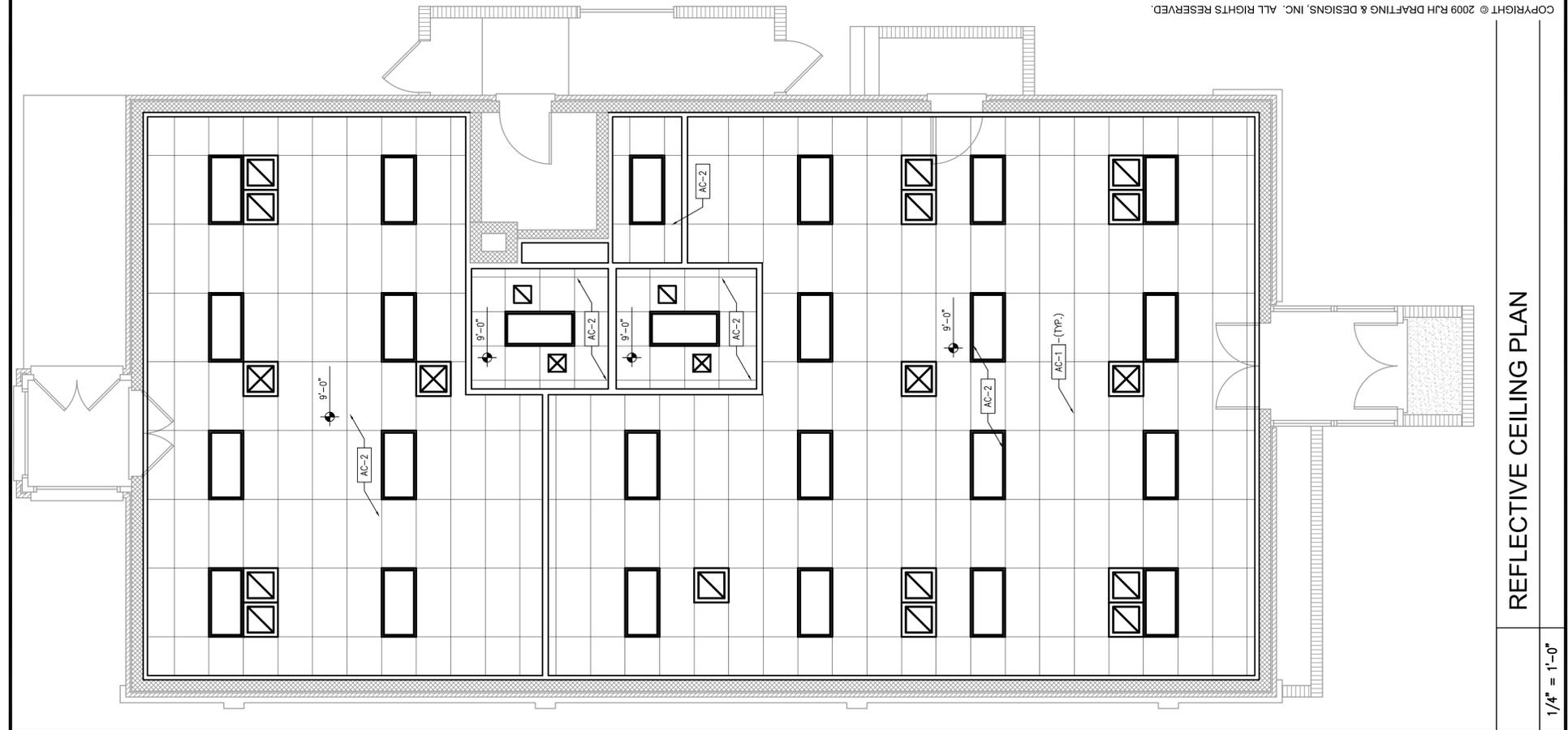
No.	By	Revision	App. Date

Scale: AS NOTED  
 Date: 08/21/08  
 File Name: 04005  
 Drafting services provided by R.J.H. Drafting & Designs, Inc.  
 CONTACT INFORMATION:  
 RONALD HUDKINS PHONE: 757-876-1882  
 PO BOX 3663 WILLIAMSBURG, VA 23197

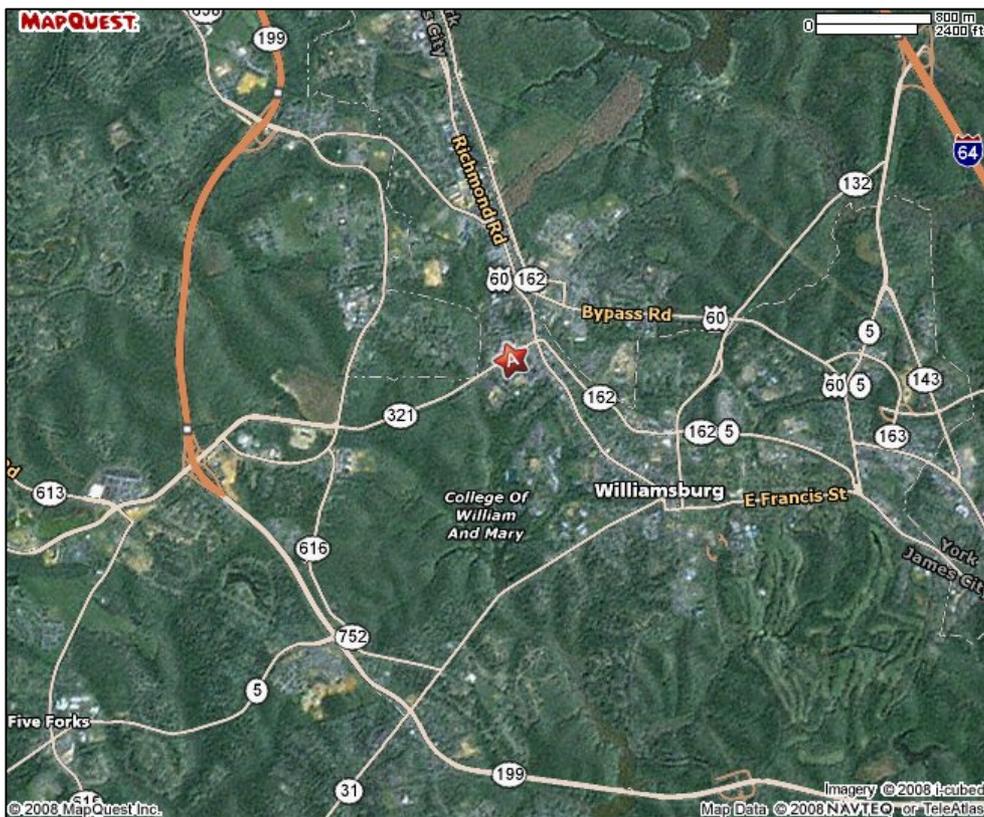
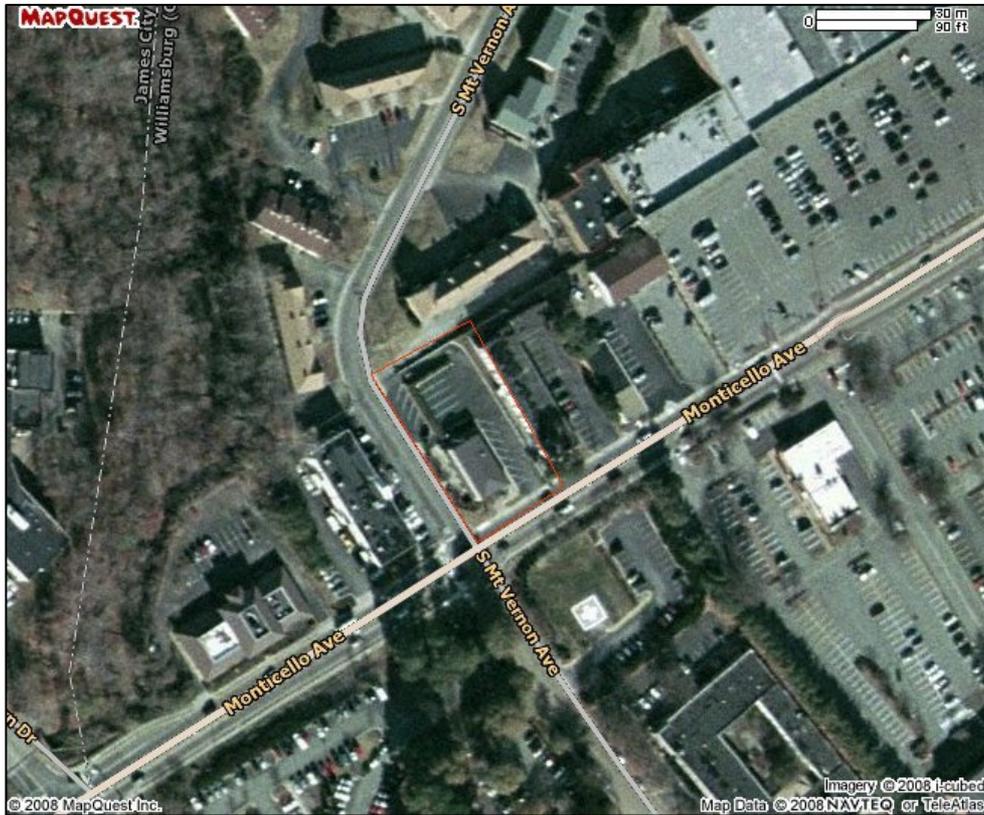


NOTES:  
 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.  
 2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 3. FINISHES ARE TO BE AS NOTED.  
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WILLIAMSBURG.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND STRUCTURES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATERIALS TO REMAIN.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK.

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# Location Maps



## Demographics for 230 Monticello Avenue, Williamsburg, VA 231

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	3,345	20,007	32,721
2012 Female Population	4,044	22,304	36,123
% 2012 Male Population	45.27%	47.29%	47.53%
% 2012 Female Population	54.73%	52.71%	52.47%
2012 Total Population: Adult	7,008	35,114	55,620
2012 Total Daytime Population	23,076	62,968	86,211
2012 Total Employees	17,989	38,995	47,941
2012 Total Population: Median Age	23	37	41
2012 Total Population: Adult Median Age	25	48	50
2012 Total population: Under 5 years	126	1,911	3,278
2012 Total population: 5 to 9 years	86	1,880	3,553
2012 Total population: 10 to 14 years	99	2,051	3,913
2012 Total population: 15 to 19 years	1,883	4,081	5,740
2012 Total population: 20 to 24 years	2,577	5,741	6,855
2012 Total population: 25 to 29 years	467	2,642	3,844
2012 Total population: 30 to 34 years	245	2,045	3,330
2012 Total population: 35 to 39 years	182	1,927	3,484
2012 Total population: 40 to 44 years	182	2,269	4,129
2012 Total population: 45 to 49 years	150	2,535	4,539
2012 Total population: 50 to 54 years	199	2,512	4,476
2012 Total population: 55 to 59 years	176	2,324	4,238
2012 Total population: 60 to 64 years	167	2,499	4,433
2012 Total population: 65 to 69 years	170	2,308	3,970
2012 Total population: 70 to 74 years	127	1,729	3,092
2012 Total population: 75 to 79 years	140	1,528	2,524
2012 Total population: 80 to 84 years	122	1,125	1,769
2012 Total population: 85 years and over	291	1,206	1,677
% 2012 Total population: Under 5 years	1.71%	4.52%	4.76%
% 2012 Total population: 5 to 9 years	1.16%	4.44%	5.16%
% 2012 Total population: 10 to 14 years	1.34%	4.85%	5.68%
% 2012 Total population: 15 to 19 years	25.48%	9.65%	8.34%
% 2012 Total population: 20 to 24 years	34.88%	13.57%	9.96%
% 2012 Total population: 25 to 29 years	6.32%	6.24%	5.58%
% 2012 Total population: 30 to 34 years	3.32%	4.83%	4.84%
% 2012 Total population: 35 to 39 years	2.46%	4.55%	5.06%
% 2012 Total population: 40 to 44 years	2.46%	5.36%	6.00%
% 2012 Total population: 45 to 49 years	2.03%	5.99%	6.59%
% 2012 Total population: 50 to 54 years	2.69%	5.94%	6.50%
% 2012 Total population: 55 to 59 years	2.38%	5.49%	6.16%
% 2012 Total population: 60 to 64 years	2.26%	5.91%	6.44%
% 2012 Total population: 65 to 69 years	2.30%	5.45%	5.77%
% 2012 Total population: 70 to 74 years	1.72%	4.09%	4.49%
% 2012 Total population: 75 to 79 years	1.89%	3.61%	3.67%
% 2012 Total population: 80 to 84 years	1.65%	2.66%	2.57%
% 2012 Total population: 85 years and over	3.94%	2.85%	2.44%
2012 White alone	5,473	32,634	53,393
2012 Black or African American alone	1,051	5,711	9,680
2012 American Indian and Alaska Native alone	12	123	191
2012 Asian alone	517	1,653	2,325
2012 Native Hawaiian and OPI alone	3	44	75
2012 Some Other Race alone	70	819	1,142
2012 Two or More Races alone	263	1,327	2,038
2012 Hispanic	404	2,264	3,366
2012 Not Hispanic	6,985	40,047	65,478
% 2012 White alone	74.07%	77.13%	77.56%
% 2012 Black or African American alone	14.22%	13.50%	14.06%
% 2012 American Indian and Alaska Native alone	0.16%	0.29%	0.28%
% 2012 Asian alone	7.00%	3.91%	3.38%
% 2012 Native Hawaiian and OPI alone	0.04%	0.10%	0.11%
% 2012 Some Other Race alone	0.95%	1.94%	1.66%
% 2012 Two or More Races alone	3.56%	3.14%	2.96%
% 2012 Hispanic	5.47%	5.35%	4.89%
% 2012 Not Hispanic	94.53%	94.65%	95.11%
2000 Not Hispanic: White alone	4,538	25,798	40,086
2000 Not Hispanic: Black or African American alone	906	4,191	7,132
2000 Not Hispanic: American Indian and Alaska Native alone	14	80	128
2000 Not Hispanic: Asian alone	322	900	1,256
2000 Not Hispanic: Native Hawaiian and OPI alone	1	20	27
2000 Not Hispanic: Some Other Race alone	2	39	69
2000 Not Hispanic: Two or More Races	60	414	669
% 2000 Not Hispanic: White alone	75.62%	80.43%	79.61%
% 2000 Not Hispanic: Black or African American alone	15.10%	13.07%	14.16%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.23%	0.25%	0.25%
% 2000 Not Hispanic: Asian alone	5.37%	2.81%	2.49%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.02%	0.06%	0.05%
% 2000 Not Hispanic: Some Other Race alone	0.03%	0.12%	0.14%
% 2000 Not Hispanic: Two or More Races	1.00%	1.29%	1.33%
Population Change			
Total: Employees (NAICS)	1-mi.	3-mi.	5-mi.
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	n/a	n/a	n/a
2000 Total Population	7,200	40,244	60,944

	1-mi.	3-mi.	5-mi.
% 2000 not hispanic: two or more races		1.00%	1.28%
<b>Population Change</b>			1.33%
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	7,389	42,311	68,844
2012 Households	1,710	15,921	26,155
Population Change 2010-2012	227	1,049	1,885
Household Change 2010-2012	100	161	267
% Population Change 2010-2012	3.17%	2.54%	2.82%
% Household Change 2010-2012	6.21%	1.02%	1.03%
Population Change 2000-2012	1,388	10,237	18,491
Household Change 2000-2012	625	4,211	7,126
% Population Change 2000 to 2012	23.13%	31.92%	36.72%
% Household Change 2000 to 2012	57.60%	35.96%	37.45%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	1,174	12,316	20,319
2000 Occupied Housing Units	1,083	11,708	19,028
2000 Owner Occupied Housing Units	206	7,212	13,089
2000 Renter Occupied Housing Units	877	4,496	5,939
2000 Vacant Housings Units	89	607	1,291
% 2000 Occupied Housing Units	92.25%	95.06%	93.65%
% 2000 Owner occupied housing units	19.02%	61.60%	68.79%
% 2000 Renter occupied housing units	80.98%	38.40%	31.21%
% 2000 Vacant housing units	7.58%	4.93%	6.35%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Household Income: Median	\$47,682	\$68,313	\$72,344
2012 Household Income: Average	\$60,354	\$90,061	\$92,868
2012 Per Capita Income	\$31,398	\$38,052	\$37,938
2012 Household income: Less than \$10,000	167	699	972
2012 Household income: \$10,000 to \$14,999	133	655	799
2012 Household income: \$15,000 to \$19,999	49	463	742
2012 Household income: \$20,000 to \$24,999	31	904	1,231
2012 Household income: \$25,000 to \$29,999	84	583	846
2012 Household income: \$30,000 to \$34,999	82	583	1,119
2012 Household income: \$35,000 to \$39,999	115	528	932
2012 Household income: \$40,000 to \$44,999	172	1,069	1,404
2012 Household income: \$45,000 to \$49,999	41	494	807
2012 Household income: \$50,000 to \$59,999	206	1,094	1,898
2012 Household income: \$60,000 to \$74,999	158	1,603	2,828
2012 Household income: \$75,000 to \$99,999	214	2,183	3,774
2012 Household income: \$100,000 to \$124,999	121	1,756	3,053
2012 Household income: \$125,000 to \$149,999	74	1,176	2,161
2012 Household income: \$150,000 to \$199,999	34	1,111	1,936
2012 Household income: \$200,000 or more	29	1,020	1,653
% 2012 Household income: Less than \$10,000	9.77%	4.39%	3.72%
% 2012 Household income: \$10,000 to \$14,999	7.78%	4.11%	3.05%
% 2012 Household income: \$15,000 to \$19,999	2.87%	2.91%	2.84%
% 2012 Household income: \$20,000 to \$24,999	1.81%	5.68%	4.71%
% 2012 Household income: \$25,000 to \$29,999	4.91%	3.66%	3.23%
% 2012 Household income: \$30,000 to \$34,999	4.80%	3.66%	4.28%
% 2012 Household income: \$35,000 to \$39,999	6.73%	3.32%	3.56%
% 2012 Household income: \$40,000 to \$44,999	10.06%	6.71%	5.37%
% 2012 Household income: \$45,000 to \$49,999	2.40%	3.10%	3.09%
% 2012 Household income: \$50,000 to \$59,999	12.05%	6.87%	7.26%
% 2012 Household income: \$60,000 to \$74,999	9.24%	10.07%	10.81%
% 2012 Household income: \$75,000 to \$99,999	12.51%	13.71%	14.43%
% 2012 Household income: \$100,000 to \$124,999	7.08%	11.03%	11.67%
% 2012 Household income: \$125,000 to \$149,999	4.33%	7.39%	8.26%
% 2012 Household income: \$150,000 to \$199,999	1.99%	6.98%	7.40%
% 2012 Household income: \$200,000 or more	1.70%	6.41%	6.32%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Childrens/Infants clothing stores	\$505,103	\$4,500,932	\$7,540,182
2012 Jewelry stores	\$229,612	\$2,326,102	\$3,574,972
2012 Mens clothing stores	\$405,399	\$4,272,418	\$7,004,356
2012 Shoe stores	\$508,109	\$4,331,597	\$7,528,452
2012 Womens clothing stores	\$932,246	\$8,602,543	\$13,657,708
2012 Automobile dealers	\$5,812,789	\$57,084,922	\$96,916,566
2012 Automotive parts and accessories stores	\$1,424,971	\$13,042,535	\$21,819,123
2012 Other motor vehicle dealers	\$376,895	\$2,925,911	\$4,295,626
2012 Tire dealers	\$628,325	\$5,727,824	\$9,558,545
2012 Hardware stores	\$11,618	\$92,874	\$173,998
2012 Home centers	\$143,499	\$1,036,186	\$1,831,182
2012 Nursery and garden centers	\$206,567	\$1,443,491	\$2,421,249
2012 Outdoor power equipment stores	\$224,926	\$1,262,761	\$2,316,633
2012 Paint andwallpaper stores	\$10,874	\$126,222	\$209,122
2012 Appliance, television, and other electronics stores	\$958,713	\$8,447,227	\$13,874,826
2012 Camera andphotographic supplies stores	\$118,878	\$930,733	\$1,521,285
2012 Computer andsoftware stores	\$2,274,088	\$21,058,940	\$34,698,121
2012 Beer, wine, and liquor stores	\$334,438	\$3,421,958	\$5,386,253
2012 Convenience stores	\$1,731,510	\$16,195,529	\$26,965,188
2012 Restaurant Expenditures	\$1,822,901	\$16,569,930	\$27,110,071
2012 Supermarkets and other grocery (except convenience) stores	\$6,355,159	\$60,320,446	\$99,264,334
2012 Furniture stores	\$768,006	\$5,823,411	\$9,173,256
2012 Home furnishings stores	\$1,653,328	\$14,087,717	\$23,353,106

2012 Convenience stores	\$1,751,910	\$10,193,329	\$20,900,100
2012 Restaurant Expenditures	\$1,822,901	\$16,569,930	\$27,110,071
2012 Supermarkets and other grocery (except convenience) stores	\$6,355,159	\$60,320,446	\$99,264,334
2012 Furniture stores	\$768,006	\$5,823,411	\$9,173,256
2012 Home furnishings stores	\$1,653,328	\$14,087,717	\$23,353,196
2012 General merchandise stores	\$10,358,641	\$95,719,357	\$157,454,952
2012 Gasoline stations with convenience stores	\$5,336,410	\$50,424,576	\$83,497,444
2012 Other gasoline stations	\$3,789,122	\$36,223,892	\$59,903,333
2012 Department stores (excl leased depts)	\$8,301,263	\$76,094,357	\$125,173,106
2012 General merchandise stores	\$10,358,641	\$95,719,357	\$157,454,952
2012 Other health and personal care stores	\$620,689	\$5,669,271	\$9,232,396
2012 Pharmacies and drug stores	\$1,726,389	\$17,196,028	\$28,728,593
2012 Pet and pet supplies stores	\$484,287	\$4,809,122	\$7,927,698
2012 Book, periodical, and music stores	\$138,093	\$1,282,637	\$2,100,853
2012 Hobby, toy, and game stores	\$138,797	\$1,304,996	\$2,135,365
2012 Musical instrument and supplies stores	\$61,107	\$580,220	\$908,313
2012 Sewing, needlework, and piece goods stores	\$65,297	\$503,486	\$766,340
2012 Sporting goods stores	\$234,687	\$1,615,352	\$2,429,708

## 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.

Campana Waltz Commercial Real Estate, LLC is the \_\_\_\_\_ Listing Broker, \_\_\_\_\_ Buyer Broker, \_\_\_\_\_ Dual Agent for the property submitted in this information package.

Acknowledged by:

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Campana Waltz Commercial Real Estate, LLC