

9201 Commerce Blvd.

Williamsburg, Virginia
For Sale



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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*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 SALE
9201 Commerce Blvd.
Williamsburg, Virginia

Asking Price: \$275,000



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Demographics for Population

	1-mi.	2-mi.	3-mi.
2009 Male Population	1,326	4,260	15,627
2009 Female Population	1,035	3,998	16,649
% 2009 Male Population	56.16%	51.59%	48.42%
% 2009 Female Population	43.84%	48.41%	51.58%
2009 Total Adult Population	1,775	6,078	22,993
2009 Total Daytime Population	2,071	7,684	28,462
2009 Total Daytime Work Population	756	3,207	11,422
2009 Median Age Total Population	30	30	31
2009 Median Age Adult Population	36	39	40
2009 Age 0-5	178	738	3,249
2009 Age 6-13	274	928	4,056
2009 Age 14-17	135	514	1,979
2009 Age 18-20	97	419	1,363
2009 Age 21-24	188	601	2,046
2009 Age 25-29	271	766	2,665
2009 Age 30-34	226	613	2,420
2009 Age 35-39	264	698	2,636
2009 Age 40-44	225	654	2,472
2009 Age 45-49	166	551	2,130
2009 Age 50-54	80	407	1,729
2009 Age 55-59	65	296	1,321
2009 Age 60-64	50	263	1,064
2009 Age 65-69	59	283	1,037
2009 Age 70-74	37	235	823
2009 Age 75-79	25	164	676
2009 Age 80-84	14	87	369
2009 Age 85+	8	41	242
% 2009 Age 0-5	7.54%	8.94%	10.07%
% 2009 Age 6-13	11.60%	11.24%	12.57%
% 2009 Age 14-17	5.72%	6.22%	6.13%
% 2009 Age 18-20	4.11%	5.07%	4.22%
% 2009 Age 21-24	7.96%	7.28%	6.34%
% 2009 Age 25-29	11.47%	9.28%	8.26%
% 2009 Age 30-34	9.57%	7.42%	7.50%
% 2009 Age 35-39	11.18%	8.45%	8.17%
% 2009 Age 40-44	9.53%	7.92%	7.66%
% 2009 Age 45-49	7.03%	6.67%	6.60%
% 2009 Age 50-54	3.39%	4.93%	5.36%
% 2009 Age 55-59	2.75%	3.58%	4.09%
% 2009 Age 60-64	2.12%	3.18%	3.30%
% 2009 Age 65-69	2.50%	3.43%	3.21%
% 2009 Age 70-74	1.57%	2.85%	2.55%
% 2009 Age 75-79	1.06%	1.99%	2.09%
% 2009 Age 80-84	0.59%	1.05%	1.14%
% 2009 Age 85+	0.34%	0.50%	0.75%
2009 White Population	1,258	4,835	16,405
2009 Black Population	897	2,740	12,711
2009 Asian/Hawaiian/Pacific Islander	38	168	1,034
2009 American Indian/Alaska Native	14	37	121
2009 Other Population (Incl 2+ Races)	154	479	2,006
2009 Hispanic Population	128	479	2,117
2009 Non-Hispanic Population	2,234	7,780	30,159
% 2009 White Population	53.28%	58.54%	50.83%
% 2009 Black Population	37.99%	33.18%	39.38%
% 2009 Asian/Hawaiian/Pacific Islander	1.61%	2.03%	3.20%
% 2009 American Indian/Alaska Native	0.59%	0.45%	0.37%
% 2009 Other Population (Incl 2+ Races)	6.52%	5.80%	6.21%
% 2009 Hispanic Population	5.42%	5.80%	6.56%
% 2009 Non-Hispanic Population	94.58%	94.20%	93.44%

2000 Non-Hispanic White	1,110	4,847	16,514
2000 Non-Hispanic Black	899	2,562	11,288
2000 Non-Hispanic Amer Indian/Alaska Native	3	20	57
2000 Non-Hispanic Asian	16	84	770
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	2	51
2000 Non-Hispanic Some Other Race	n/a	n/a	33
2000 Non-Hispanic Two or More Races	37	215	805
% 2000 Non-Hispanic White	53.75%	62.70%	55.95%
% 2000 Non-Hispanic Black	43.54%	33.14%	38.24%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.15%	0.26%	0.19%
% 2000 Non-Hispanic Asian	0.77%	1.09%	2.61%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.03%	0.17%
% 2000 Non-Hispanic Some Other Race	0.00%	0.00%	0.11%
% 2000 Non-Hispanic Two or More Races	1.79%	2.78%	2.73%

Population Change

	1-mi.	2-mi.	3-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2009 Total Population	2,361	8,258	32,277
2009 Total Households	773	3,240	13,090
Population Change 1990-2009	441	877	6,016
Household Change 1990-2009	86	575	3,514
% Population Change 1990-2009	22.97%	11.88%	22.91%
% Household Change 1990-2009	12.52%	21.58%	36.70%
Population Change 2000-2009	138	100	1,328
Household Change 2000-2009	102	368	1,606
% Population Change 2000-2009	6.21%	1.23%	4.29%
% Households Change 2000-2009	15.20%	12.81%	13.98%

Housing

	1-mi.	2-mi.	3-mi.
2000 Total Housing Units	746	3,480	12,802
2000 Occupied Housing Units	636	2,888	11,462
2000 Owner Occupied Housing Units	474	1,805	7,016
2000 Renter Occupied Housing Units	162	1,083	4,447
2000 Vacant Housing Units	110	592	1,339
% 2000 Occupied Housing Units	85.25%	82.99%	89.53%
% 2000 Owner Occupied Housing Units	63.54%	51.87%	54.80%
% 2000 Renter Occupied Housing Units	21.72%	31.12%	34.74%
% 2000 Vacant Housing Units	14.75%	17.01%	10.46%

Income

	1-mi.	2-mi.	3-mi.
2009 Median Household Income	\$31,479	\$42,456	\$44,946
2009 Per Capita Income	\$13,823	\$27,680	\$29,698
2009 Average Household Income	\$42,220	\$70,549	\$73,228
2009 Household Income < \$10,000	54	120	724
2009 Household Income \$10,000-\$14,999	91	232	670
2009 Household Income \$15,000-\$19,999	75	242	845
2009 Household Income \$20,000-\$24,999	84	213	868
2009 Household Income \$25,000-\$29,999	59	226	707
2009 Household Income \$30,000-\$34,999	76	206	910
2009 Household Income \$35,000-\$39,999	78	266	932
2009 Household Income \$40,000-\$44,999	46	235	899
2009 Household Income \$45,000-\$49,999	43	274	1,153
2009 Household Income \$50,000-\$59,999	59	435	1,469
2009 Household Income \$60,000-\$74,999	26	236	1,066
2009 Household Income \$75,000-\$99,999	51	233	1,487
2009 Household Income \$100,000-\$124,999	7	128	618
2009 Household Income \$125,000-\$149,999	20	74	303
2009 Household Income \$150,000-\$199,999	2	34	181
2009 Household Income \$200,000-\$249,999	n/a	23	82
2009 Household Income \$250,000-\$499,999	n/a	61	172
2009 Household Income \$500,000+	n/a	3	5
2009 Household Income \$200,000+	n/a	86	259
% 2009 Household Income < \$10,000	7.00%	3.70%	5.53%
% 2009 Household Income \$10,000-\$14,999	11.80%	7.16%	5.12%
% 2009 Household Income \$15,000-\$19,999	9.73%	7.47%	6.45%
% 2009 Household Income \$20,000-\$24,999	10.89%	6.57%	6.63%
% 2009 Household Income \$25,000-\$29,999	7.65%	6.97%	5.40%
% 2009 Household Income \$30,000-\$34,999	9.86%	6.36%	6.95%
% 2009 Household Income \$35,000-\$39,999	10.12%	8.21%	7.12%
% 2009 Household Income \$40,000-\$44,999	5.97%	7.25%	6.87%
% 2009 Household Income \$45,000-\$49,999	5.58%	8.45%	8.81%
% 2009 Household Income \$50,000-\$59,999	7.65%	13.42%	11.22%
% 2009 Household Income \$60,000-\$74,999	3.37%	7.28%	8.14%

% 2009 Household Income \$75,000-\$99,999	6.61%	7.19%	11.36%
% 2009 Household Income \$100,000-\$124,999	0.91%	3.95%	4.72%
% 2009 Household Income \$125,000-\$149,999	2.59%	2.28%	2.31%
% 2009 Household Income \$150,000-\$199,999	0.26%	1.05%	1.38%
% 2009 Household Income \$200,000-\$249,999	0.00%	0.71%	0.63%
% 2009 Household Income \$250,000-\$499,999	0.00%	1.88%	1.31%
% 2009 Household Income \$500,000+	0.00%	0.09%	0.04%
% 2009 Household Income \$200,000+	0.00%	2.65%	1.98%

Retail Sales Volume	1-mi.	2-mi.	3-mi.
2009 Children/Infants Clothing Stores	\$187,823	\$1,178,088	\$5,149,465
2009 Jewelry Stores	\$139,210	\$830,638	\$3,761,386
2009 Mens Clothing Stores	\$325,118	\$1,793,766	\$7,749,946
2009 Shoe Stores	\$292,368	\$1,723,526	\$7,315,853
2009 Womens Clothing Stores	\$634,980	\$3,267,119	\$14,026,981
2009 Automobile Dealers	\$3,228,745	\$21,044,293	\$95,507,417
2009 Automotive Parts/Acc/Repair Stores	\$439,799	\$2,622,043	\$11,605,235
2009 Other Motor Vehicle Dealers	\$141,813	\$829,795	\$3,549,431
2009 Tire Dealers	\$113,194	\$674,551	\$3,064,410
2009 Hardware Stores	\$36,661	\$547,147	\$1,898,573
2009 Home Centers	\$395,269	\$2,593,975	\$10,654,322
2009 Nursery/Garden Centers	\$109,628	\$693,683	\$3,192,774
2009 Outdoor Power Equipment Stores	\$31,824	\$254,275	\$1,218,956
2009 Paint/Wallpaper Stores	\$14,665	\$91,692	\$399,082
2009 Appliance/TV/Other Electronics Stores	\$356,929	\$2,005,794	\$8,762,260
2009 Camera/Photographic Supplies Stores	\$57,310	\$346,938	\$1,498,835
2009 Computer/Software Stores	\$186,422	\$1,059,324	\$4,600,698
2009 Beer/Wine/Liquor Stores	\$210,099	\$1,301,876	\$5,616,365
2009 Convenience/Specialty Food Stores	\$271,790	\$2,872,343	\$12,202,320
2009 Restaurant Expenditures	\$1,344,384	\$14,019,179	\$55,124,529
2009 Supermarkets/Other Grocery excl Conv	\$2,500,233	\$15,147,376	\$65,513,771
2009 Furniture Stores	\$352,604	\$2,087,446	\$9,193,351
2009 Home Furnishings Stores	\$227,630	\$1,365,732	\$5,798,183
2009 Gen Merch/Appliance/Furniture Stores	\$3,251,183	\$18,857,736	\$82,005,410
2009 Gasoline Stations w/ Convenience Stores	\$2,180,221	\$12,813,706	\$53,579,547
2009 Other Gasoline Stations	\$1,908,431	\$9,941,364	\$41,377,228
2009 Department Stores excl Leased Depts	\$3,608,113	\$20,863,533	\$90,767,675
2009 General Merchandise Stores	\$2,898,580	\$16,770,290	\$72,812,058
2009 Other Health/Personal Care Stores	\$220,912	\$1,380,693	\$6,174,010
2009 Pharmacies/Drug Stores	\$1,208,500	\$7,236,628	\$31,476,501
2009 Pet/Pet Supplies Stores	\$189,276	\$1,089,394	\$4,632,028
2009 Book/Periodical/Music Stores	\$124,262	\$388,472	\$1,528,204
2009 Hobby/Toy/Game Stores	\$59,315	\$465,352	\$2,137,841
2009 Musical Instrument/Supplies Stores	\$30,335	\$187,373	\$839,733
2009 Sewing/Needlework/Piece Goods Stores	\$16,938	\$74,444	\$293,338
2009 Sporting Goods Stores	\$191,897	\$1,133,625	\$4,530,993
2009 Video Tape Stores - Retail	\$28,447	\$168,292	\$739,860

James City County, Virginia

Parcel ID: 5920500006
Tax Account: 531090
RPC #: 22346
Property Address: 9201 COMMERCE BLVD
WMSBURG, VA 23185
Subdivision: Skiffes Creek Industrial Park
Owner's Name: C M VENTURES L.L.C.
Mailing Address: 4 HIAWATHA COURT
WILLIAMSBURG, VA 231853109

General Information

Zoning:	M2 General Industrial	VA House District:	93
Property Class:	404, Commercial & Industrial	Election District:	Roberts
Legal Acreage:	1.72000	Voting Precinct:	Roberts B
Legal Description:	L-6 SKIFFES CREEK INDUSTRIAL PARK	Polling Place:	James River Elementary School
		Primary Service Area:	Yes
		Census Tract:	801.02

Schools

Elementary School: James River
Middle School: Berkeley
High School: Jamestown

Utilities

Water: Y
Sewer: Y

Assessment Information

Valuation as of:	January 1, 2008	January 1, 2009	January 1, 2010
Effective for Billing:	July 1, 2008	July 1, 2009	July 1, 2010
Land Value:	\$75,500	\$75,500	\$75,500
Improvement Value:	\$0	\$0	\$0
Total Value:	\$75,500	\$75,500	\$75,500

Ownership History

Name	Sale Date	Sale Price	Doc # or Deed Book/Pg
VIRGINIA TRUSSES INC	2000-09-08	\$70,000	000017026
No Data	1998-01-05		980000047
No Data	No Data		No Data

Improvements

Year Built:
Stories:

Square Footage

Finished (Above Grade):
Basement:
Attached Garage:
Detached Garage:
Open Porch:
Deck:

Rooms

Total:
Bedrooms:
Full Baths:
Half Baths:

Construction

Foundation:
Exterior:
Central A/C:
Out Buildings:

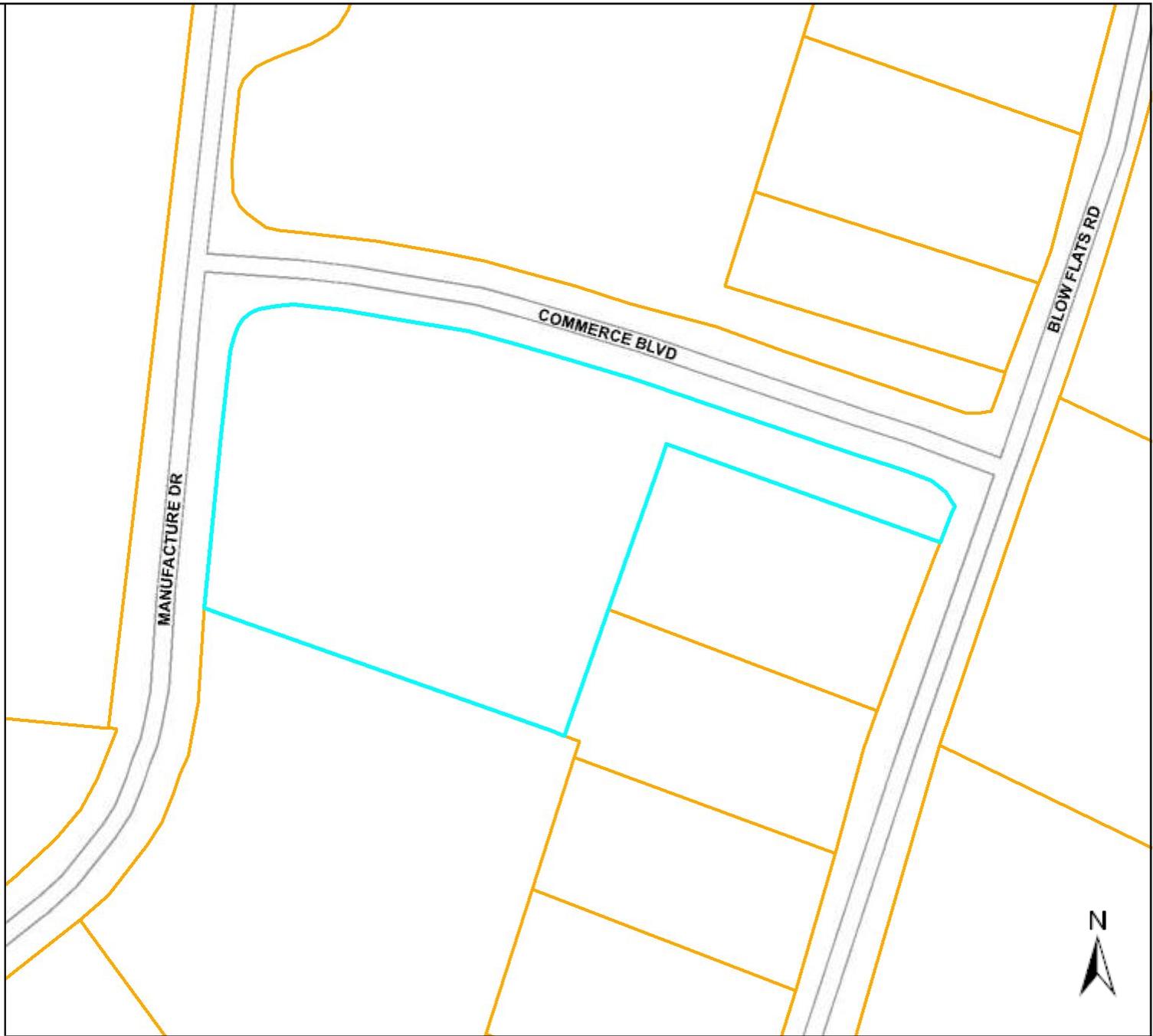
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James City County



Legend

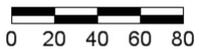
 Parcels



Title: #TITLE#

Date: 4/20/2011

Feet



1:1,048 / 1"=87 Feet

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be. If discrepancies are found, please contact the Office of Real Estate Assessments of James City County, Mapping/GIS Section. JCCMapping@james-city.va.us

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:

Campana Waltz Commercial Real Estate, LLC