

1761 Jamestown Road
Williamsburg, Virginia
For Lease



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Vince Campana
Campana Waltz Commercial Real Estate, L.L.C.
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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 LEASE
1761 Jamestown Road
Williamsburg, Virginia

- Location:** 1761 Richmond Road
- Description:** Located near the intersection of Jamestown Road and Sandy Bay Road this beautiful office building is a prime location for a variety of businesses. The building shares a common ingress with the Jamestown Office Center yet offers space at a considerably lower rate! The Landlord utilizes the back portion of the building and is always easily accessible. This location provides a flux of opportunity for company's seeking attractive space at reduced costs.
- Building Size:** 3,925sq.ft.
- Unit Sizes:** Suite 101 – Approximately 800 sq.ft. located on the first floor and consisting of two large offices, one private bathroom, and a waiting area.

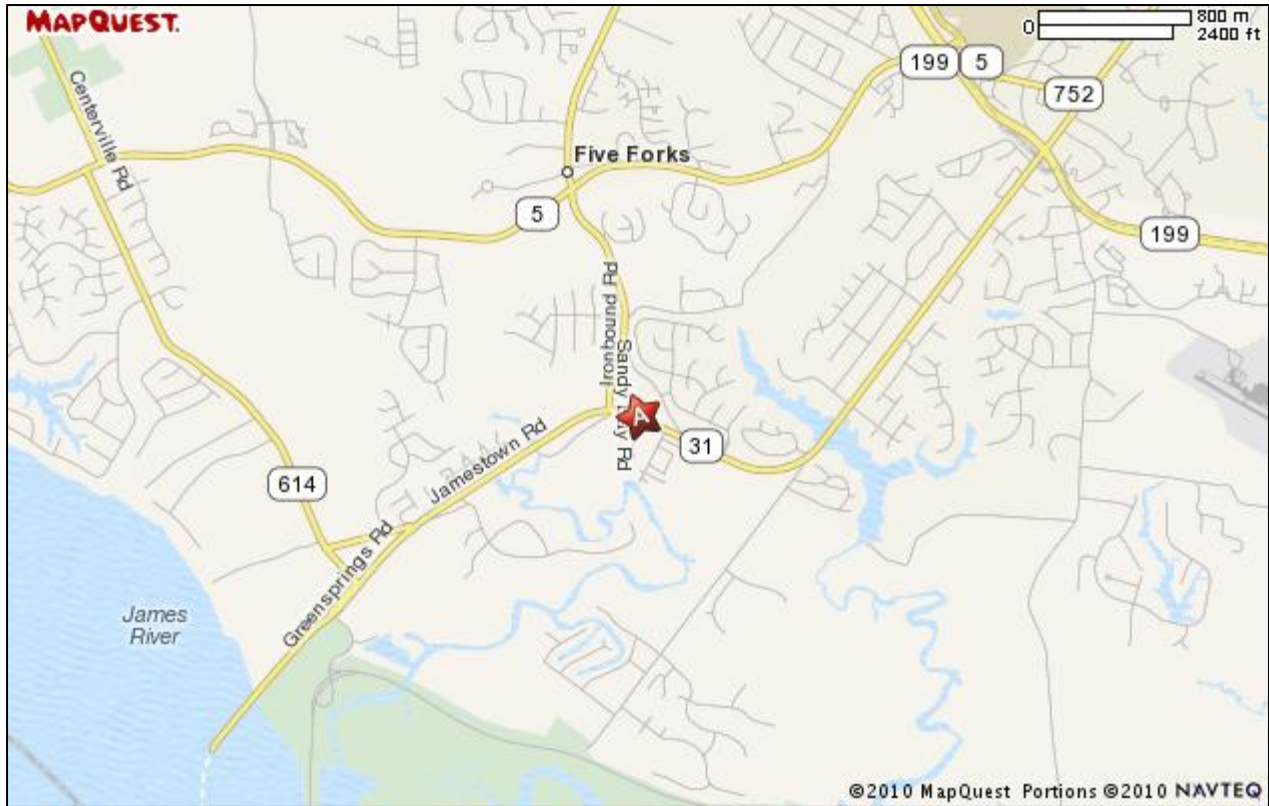
Suite 103 – Approximately 1,200 sq.ft located on the second floor and consisting of 5 offices, a private bath, and the ability to convert two offices into one large conference room.
- Built:** 1975
- Utilities:** Water, sewer, are included in the rental rate. Tenant is responsible for telecommunications, janitorial, security and any other utilities consumed by Tenant.
- Parking:** Ample parking in front and behind the building.
- Lease Rate:** \$12.00 per square foot
- Zoning:** LB- Limited Business
- Additional Information:**
- Aerial
 - Location Map
 - Demographics

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Maps



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Demographics for 1761 Jamestown Road, Williamsburg, VA 23185

Population	1-mi.	3-mi.	5-mi.
2009 Male Population	1,537	10,282	22,831
2009 Female Population	1,586	11,057	25,446
% 2009 Male Population	49.22%	48.18%	47.29%
% 2009 Female Population	50.78%	51.82%	52.71%
2009 Total Adult Population	2,337	16,860	39,696
2009 Total Daytime Population	2,622	19,105	48,760
2009 Total Daytime Work Population	1,428	8,073	23,818
2009 Median Age Total Population	36	38	38
2009 Median Age Adult Population	43	45	45
2009 Age 0-5	241	1,297	2,549
2009 Age 6-13	365	2,126	3,886
2009 Age 14-17	181	1,056	2,146
2009 Age 18-20	98	1,004	3,929
2009 Age 21-24	137	1,417	4,280
2009 Age 25-29	201	1,255	2,597
2009 Age 30-34	226	1,274	2,438
2009 Age 35-39	257	1,441	2,677
2009 Age 40-44	292	1,637	3,041
2009 Age 45-49	287	1,536	3,053
2009 Age 50-54	213	1,397	3,015
2009 Age 55-59	158	1,201	2,764
2009 Age 60-64	114	1,045	2,482
2009 Age 65-69	112	952	2,490
2009 Age 70-74	99	851	2,322
2009 Age 75-79	76	768	1,974
2009 Age 80-84	42	555	1,371
2009 Age 85+	24	529	1,265
% 2009 Age 0-5	7.72%	6.08%	5.28%
% 2009 Age 6-13	11.69%	9.96%	8.05%
% 2009 Age 14-17	5.80%	4.95%	4.44%
% 2009 Age 18-20	3.14%	4.70%	8.14%
% 2009 Age 21-24	4.39%	6.64%	8.87%
% 2009 Age 25-29	6.44%	5.88%	5.38%
% 2009 Age 30-34	7.24%	5.97%	5.05%
% 2009 Age 35-39	8.23%	6.75%	5.54%
% 2009 Age 40-44	9.35%	7.67%	6.30%
% 2009 Age 45-49	9.19%	7.20%	6.32%
% 2009 Age 50-54	6.82%	6.55%	6.24%
% 2009 Age 55-59	5.06%	5.63%	5.73%
% 2009 Age 60-64	3.65%	4.90%	5.14%
% 2009 Age 65-69	3.59%	4.46%	5.16%
% 2009 Age 70-74	3.17%	3.99%	4.81%
% 2009 Age 75-79	2.43%	3.60%	4.09%
% 2009 Age 80-84	1.34%	2.60%	2.84%
% 2009 Age 85+	0.77%	2.48%	2.62%
2009 White Population	2,817	19,095	41,274
2009 Black Population	131	1,182	4,205
2009 Asian/Hawaiian/Pacific Islander	81	502	1,422
2009 American Indian/Alaska Native	4	19	84
2009 Other Population (Incl 2+ Races)	92	541	1,293
2009 Hispanic Population	88	541	1,345
2009 Non-Hispanic Population	3,035	20,797	46,932
% 2009 White Population	90.14%	89.48%	85.49%

% 2009 Black Population	4.19%	5.54%	8.71%
% 2009 Asian/Hawaiian/Pacific Islander	2.59%	2.35%	2.95%
% 2009 American Indian/Alaska Native	0.13%	0.09%	0.17%
% 2009 Other Population (Incl 2+ Races)	2.94%	2.54%	2.68%
% 2009 Hispanic Population	2.82%	2.54%	2.79%
% 2009 Non-Hispanic Population	97.18%	97.46%	97.21%
2000 Non-Hispanic White	2,447	14,974	32,792
2000 Non-Hispanic Black	132	845	3,352
2000 Non-Hispanic Amer Indian/Alaska Native	8	62	126
2000 Non-Hispanic Asian	78	355	1,014
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	n/a	5	36
2000 Non-Hispanic Two or More Races	5	118	322
% 2000 Non-Hispanic White	91.65%	91.53%	87.12%
% 2000 Non-Hispanic Black	4.94%	5.17%	8.90%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.30%	0.38%	0.33%
% 2000 Non-Hispanic Asian	2.92%	2.17%	2.69%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.00%	0.03%	0.10%
% 2000 Non-Hispanic Two or More Races	0.19%	0.72%	0.86%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2009 Total Population	3,124	21,339	48,277
2009 Total Households	1,269	8,974	19,903
Population Change 1990-2009	1,623	10,726	19,444
Household Change 1990-2009	699	4,817	9,974
% Population Change 1990-2009	108.13%	101.06%	67.44%
% Household Change 1990-2009	122.63%	115.88%	100.45%
Population Change 2000-2009	365	4,708	9,908
Household Change 2000-2009	219	2,500	5,597
% Population Change 2000-2009	13.23%	28.31%	25.82%
% Households Change 2000-2009	20.86%	38.62%	39.12%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	1,115	6,857	15,465
2000 Occupied Housing Units	1,048	6,474	14,268
2000 Owner Occupied Housing Units	851	4,813	10,042
2000 Renter Occupied Housing Units	197	1,662	4,226
2000 Vacant Housing Units	68	383	1,197
% 2000 Occupied Housing Units	93.99%	94.41%	92.26%
% 2000 Owner Occupied Housing Units	76.25%	70.18%	64.93%
% 2000 Renter Occupied Housing Units	17.65%	24.23%	27.33%
% 2000 Vacant Housing Units	6.09%	5.58%	7.74%

Income	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$77,148	\$77,079	\$68,937
2009 Per Capita Income	\$38,201	\$40,317	\$39,465
2009 Average Household Income	\$94,043	\$95,868	\$95,728
2009 Household Income < \$10,000	13	228	596
2009 Household Income \$10,000-\$14,999	27	302	738
2009 Household Income \$15,000-\$19,999	22	272	640
2009 Household Income \$20,000-\$24,999	42	276	659
2009 Household Income \$25,000-\$29,999	10	251	631
2009 Household Income \$30,000-\$34,999	16	231	693
2009 Household Income \$35,000-\$39,999	17	285	850
2009 Household Income \$40,000-\$44,999	17	249	825
2009 Household Income \$45,000-\$49,999	26	254	869
2009 Household Income \$50,000-\$59,999	100	581	1,810
2009 Household Income \$60,000-\$74,999	307	1,334	2,754
2009 Household Income \$75,000-\$99,999	442	2,686	4,827

2009 Household Income \$100,000-\$124,999	115	1,110	2,045
2009 Household Income \$125,000-\$149,999	66	485	944
2009 Household Income \$150,000-\$199,999	23	230	546
2009 Household Income \$200,000-\$249,999	9	56	134
2009 Household Income \$250,000-\$499,999	18	141	335
2009 Household Income \$500,000+	n/a	2	8
2009 Household Income \$200,000+	27	199	478
% 2009 Household Income < \$10,000	1.02%	2.54%	2.99%
% 2009 Household Income \$10,000-\$14,999	2.13%	3.37%	3.71%
% 2009 Household Income \$15,000-\$19,999	1.73%	3.03%	3.22%
% 2009 Household Income \$20,000-\$24,999	3.31%	3.08%	3.31%
% 2009 Household Income \$25,000-\$29,999	0.79%	2.80%	3.17%
% 2009 Household Income \$30,000-\$34,999	1.26%	2.57%	3.48%
% 2009 Household Income \$35,000-\$39,999	1.34%	3.18%	4.27%
% 2009 Household Income \$40,000-\$44,999	1.34%	2.77%	4.14%
% 2009 Household Income \$45,000-\$49,999	2.05%	2.83%	4.37%
% 2009 Household Income \$50,000-\$59,999	7.87%	6.47%	9.09%
% 2009 Household Income \$60,000-\$74,999	24.17%	14.87%	13.84%
% 2009 Household Income \$75,000-\$99,999	34.80%	29.93%	24.25%
% 2009 Household Income \$100,000-\$124,999	9.06%	12.37%	10.27%
% 2009 Household Income \$125,000-\$149,999	5.20%	5.41%	4.74%
% 2009 Household Income \$150,000-\$199,999	1.81%	2.56%	2.74%
% 2009 Household Income \$200,000-\$249,999	0.71%	0.62%	0.67%
% 2009 Household Income \$250,000-\$499,999	1.42%	1.57%	1.68%
% 2009 Household Income \$500,000+	0.00%	0.02%	0.04%
% 2009 Household Income \$200,000+	2.13%	2.22%	2.40%

	1-mi.	3-mi.	5-mi.
Retail Sales Volume			
2009 Children/Infants Clothing Stores	\$739,186	\$4,958,897	\$10,145,415
2009 Jewelry Stores	\$562,773	\$3,770,949	\$7,599,126
2009 Mens Clothing Stores	\$1,063,228	\$7,155,164	\$14,640,540
2009 Shoe Stores	\$967,208	\$6,528,716	\$13,545,617
2009 Womens Clothing Stores	\$1,791,266	\$12,152,188	\$25,025,904
2009 Automobile Dealers	\$12,151,050	\$83,361,915	\$172,951,612
2009 Automotive Parts/Acc/Repair Stores	\$1,549,583	\$10,510,822	\$21,620,048
2009 Other Motor Vehicle Dealers	\$475,569	\$3,207,774	\$6,628,066
2009 Tire Dealers	\$430,249	\$2,908,567	\$5,910,736
2009 Hardware Stores	\$203,438	\$1,372,300	\$3,293,632
2009 Home Centers	\$1,075,693	\$7,527,283	\$16,637,940
2009 Nursery/Garden Centers	\$456,597	\$3,085,713	\$6,263,346
2009 Outdoor Power Equipment Stores	\$126,964	\$909,552	\$1,951,399
2009 Paint/Wallpaper Stores	\$40,669	\$287,093	\$622,082
2009 Appliance/TV/Other Electronics Stores	\$1,247,986	\$8,371,791	\$17,024,911
2009 Camera/Photographic Supplies Stores	\$192,254	\$1,306,985	\$2,720,677
2009 Computer/Software Stores	\$560,861	\$3,841,635	\$8,016,368
2009 Beer/Wine/Liquor Stores	\$788,478	\$5,294,833	\$10,886,812
2009 Convenience/Specialty Food Stores	\$1,271,567	\$8,501,487	\$20,101,715
2009 Restaurant Expenditures	\$7,469,333	\$47,665,071	\$106,267,751
2009 Supermarkets/Other Grocery excl Conv	\$8,295,070	\$56,506,085	\$117,851,433
2009 Furniture Stores	\$1,222,717	\$8,291,805	\$17,073,280
2009 Home Furnishings Stores	\$825,586	\$5,519,877	\$11,334,015
2009 Gen Merch/Appliance/Furniture Stores	\$10,842,153	\$73,436,475	\$151,486,029
2009 Gasoline Stations w/ Convenience Stores	\$6,673,219	\$44,865,734	\$95,250,815
2009 Other Gasoline Stations	\$5,401,653	\$36,364,249	\$75,149,100
2009 Department Stores excl Leased Depts	\$12,090,139	\$81,808,265	\$168,510,940
2009 General Merchandise Stores	\$9,619,436	\$65,144,669	\$134,412,747
2009 Other Health/Personal Care Stores	\$769,869	\$5,284,126	\$10,999,338
2009 Pharmacies/Drug Stores	\$3,983,112	\$27,155,457	\$56,531,585
2009 Pet/Pet Supplies Stores	\$551,778	\$3,779,971	\$7,959,952
2009 Book/Periodical/Music Stores	\$192,979	\$1,281,602	\$2,526,474
2009 Hobby/Toy/Game Stores	\$112,925	\$943,550	\$2,344,011
2009 Musical Instrument/Supplies Stores	\$110,702	\$753,823	\$1,553,697

2009 Sewing/Needlework/Piece Goods Stores	\$35,013	\$235,776	\$491,223
2009 Sporting Goods Stores	\$857,101	\$5,512,042	\$10,962,374
2009 Video Tape Stores - Retail	\$99,631	\$674,308	\$1,386,193

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