

For Sale/Lease

213 A Bulifants Boulevard
Williamsburg, Virginia
Located in Michael Commons



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

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www.CampanaWaltz.com

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.*

**PROFESSIONAL OFFICE CONDOMINIUM
FOR SALE/LEASE
213 A Bulifants Boulevard
Williamsburg, Virginia**

- Location:** 213 A Bulifants Boulevard
York County
Michael Commons Office Park
- Description:** Class "A" Type Office space which is located in the heart of the Michael Commons Office Park in Williamsburg. The office is in close proximity to Route 199, and Interstate 64 and located conveniently across the street from Sentara Hospital.
- Size:** 1,500 square feet
- Sales Price:** \$195,000.00
- Lease Rate:** \$12.50/ Square Foot (Lease Rate is inclusive of Condominium Fees)
- Zoning:** EO- Economic Opportunity
- Built:** 2008
- Additional Information:**
- Floor Plan
 - Aerial
 - Location Map
 - Demographics

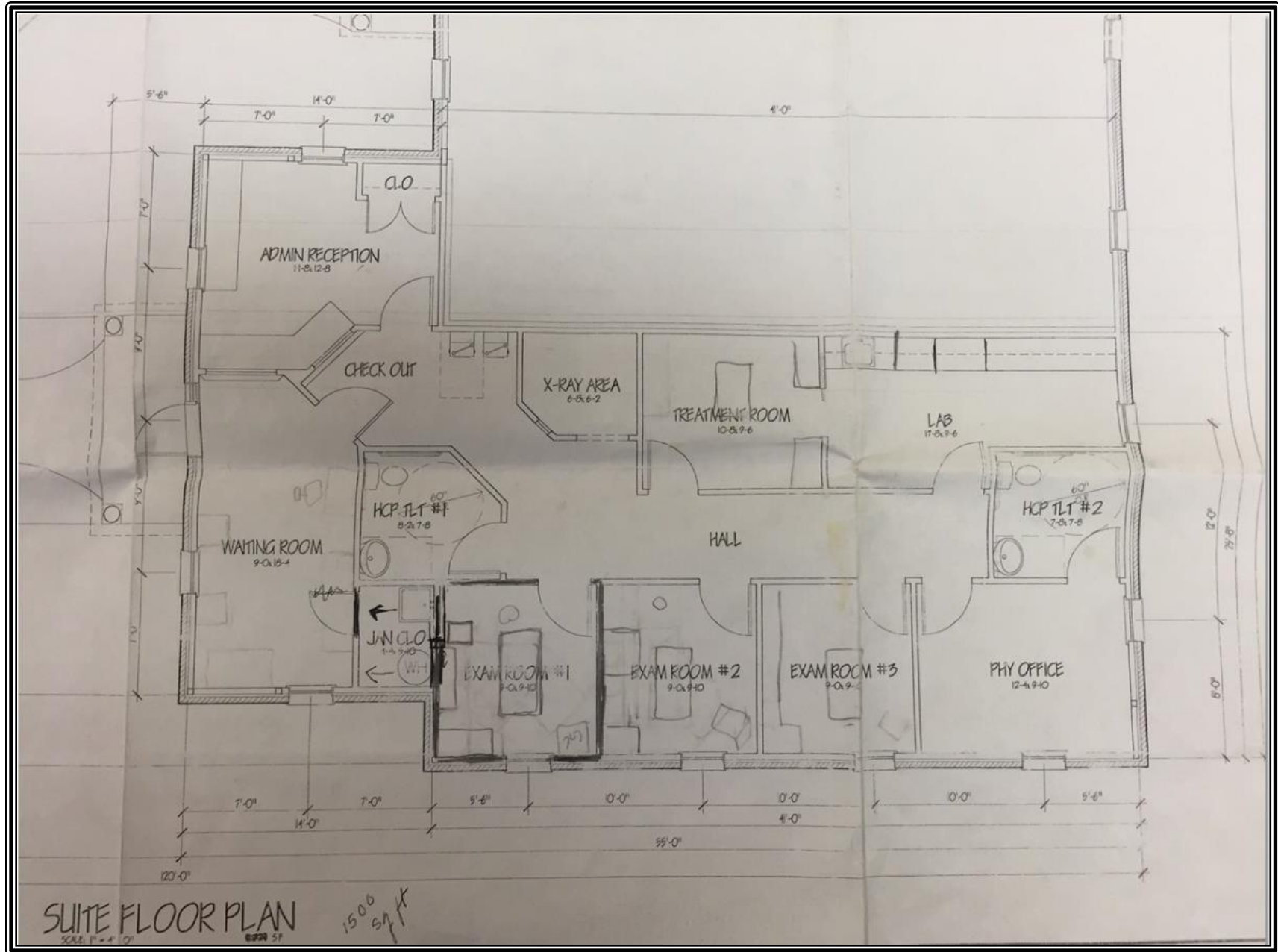
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213 A Bulifants Boulevard, Williamsburg, Virginia



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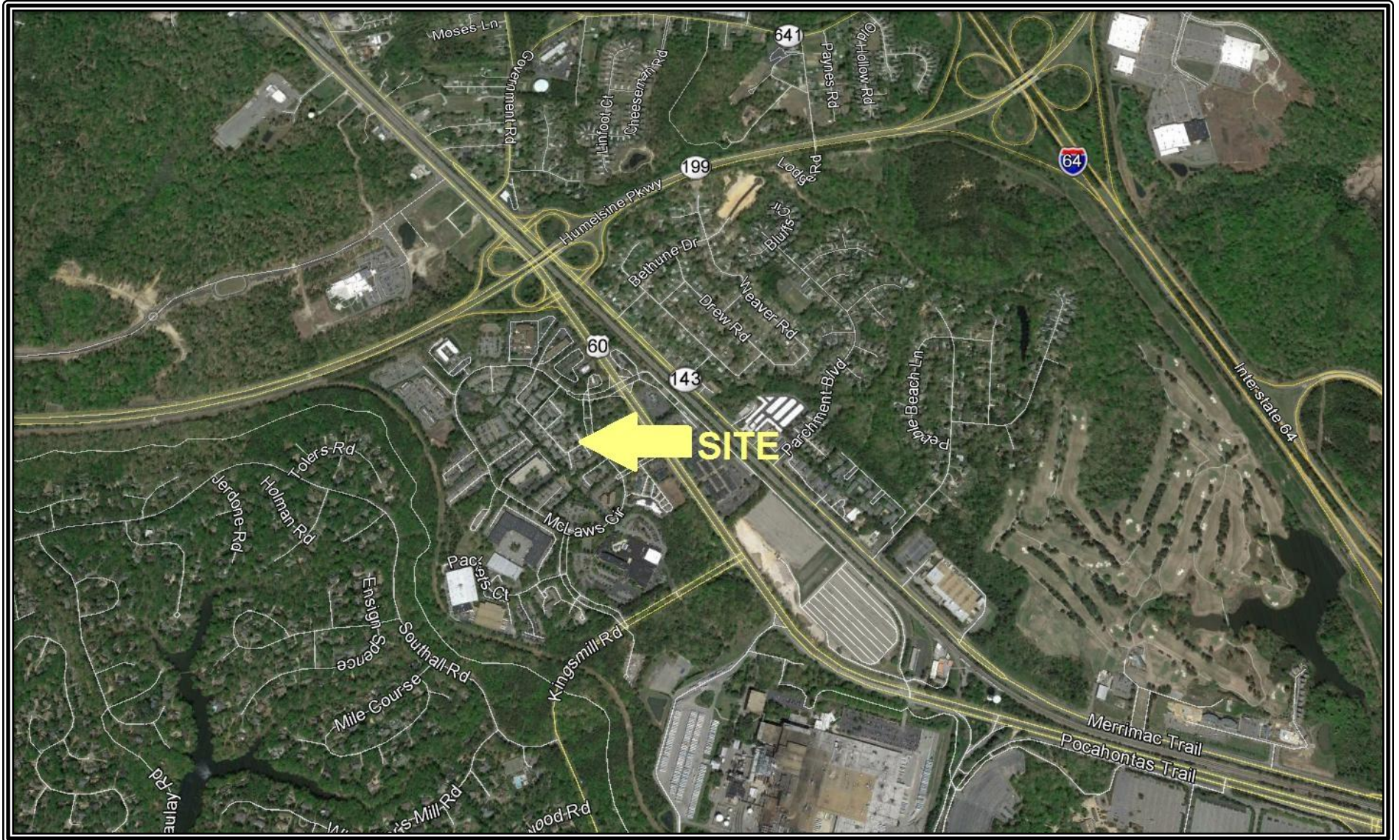
For Sale / Lease
213 A Bulifants Boulevard
Williamsburg, Virginia



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213 A Bulifants Boulevard Williamsburg, Virginia



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213 Bulifants Blvd, Williamsburg, Virginia, 23188
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.33478
Longitude: -76.73264

Summary	Census 2010	2014	2019
Population	1,945	2,046	2,137
Households	753	802	841
Families	507	539	563
Average Household Size	2.58	2.54	2.53
Owner Occupied Housing Units	454	477	499
Renter Occupied Housing Units	299	324	342
Median Age	36.4	37.5	38.3
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.87%	0.98%	0.73%
Households	0.95%	0.99%	0.75%
Families	0.88%	0.92%	0.66%
Owner HHs	0.91%	0.93%	0.69%
Median Household Income	2.69%	2.95%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	74	9.2%	72	8.6%
\$15,000 - \$24,999	84	10.5%	67	8.0%
\$25,000 - \$34,999	66	8.2%	44	5.2%
\$35,000 - \$49,999	111	13.8%	111	13.2%
\$50,000 - \$74,999	159	19.8%	174	20.7%
\$75,000 - \$99,999	118	14.7%	148	17.6%
\$100,000 - \$149,999	143	17.8%	166	19.7%
\$150,000 - \$199,999	37	4.6%	49	5.8%
\$200,000+	9	1.1%	11	1.3%
Median Household Income	\$57,927		\$66,145	
Average Household Income	\$69,266		\$76,946	
Per Capita Income	\$27,855		\$31,015	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	138	7.1%	135	6.6%	139	6.5%
5 - 9	125	6.4%	137	6.7%	140	6.6%
10 - 14	129	6.6%	126	6.2%	141	6.6%
15 - 19	126	6.5%	119	5.8%	116	5.4%
20 - 24	140	7.2%	126	6.2%	109	5.1%
25 - 34	282	14.5%	317	15.5%	321	15.0%
35 - 44	254	13.1%	254	12.4%	284	13.3%
45 - 54	275	14.1%	275	13.4%	255	11.9%
55 - 64	221	11.4%	245	12.0%	264	12.4%
65 - 74	148	7.6%	183	8.9%	205	9.6%
75 - 84	84	4.3%	99	4.8%	122	5.7%
85+	23	1.2%	30	1.5%	41	1.9%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,328	68.3%	1,376	67.3%	1,391	65.1%
Black Alone	422	21.7%	442	21.6%	471	22.0%
American Indian Alone	7	0.4%	8	0.4%	9	0.4%
Asian Alone	50	2.6%	52	2.5%	58	2.7%
Pacific Islander Alone	1	0.1%	2	0.1%	2	0.1%
Some Other Race Alone	55	2.8%	72	3.5%	91	4.3%
Two or More Races	81	4.2%	94	4.6%	115	5.4%
Hispanic Origin (Any Race)	152	7.8%	201	9.8%	257	12.0%

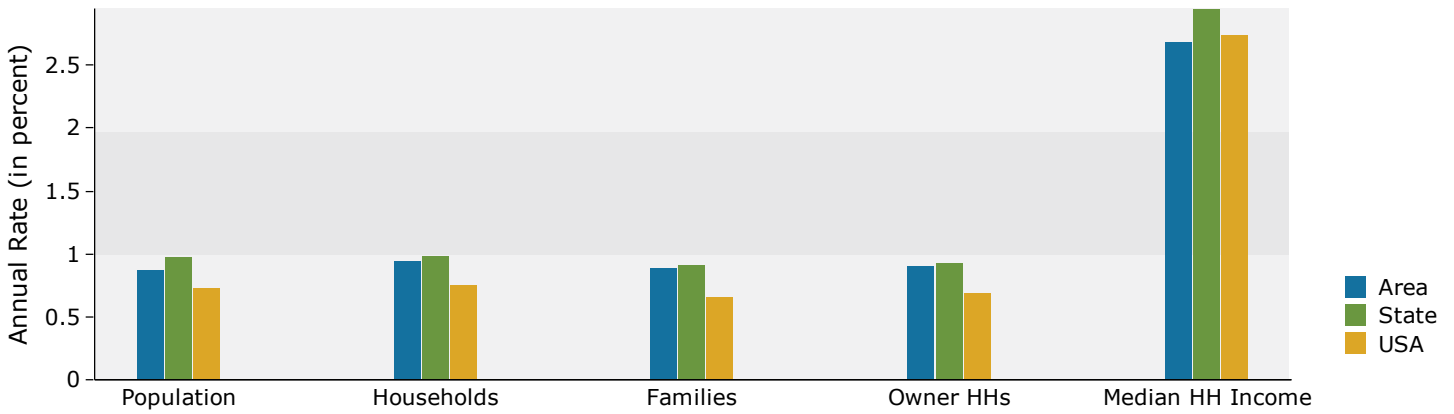
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

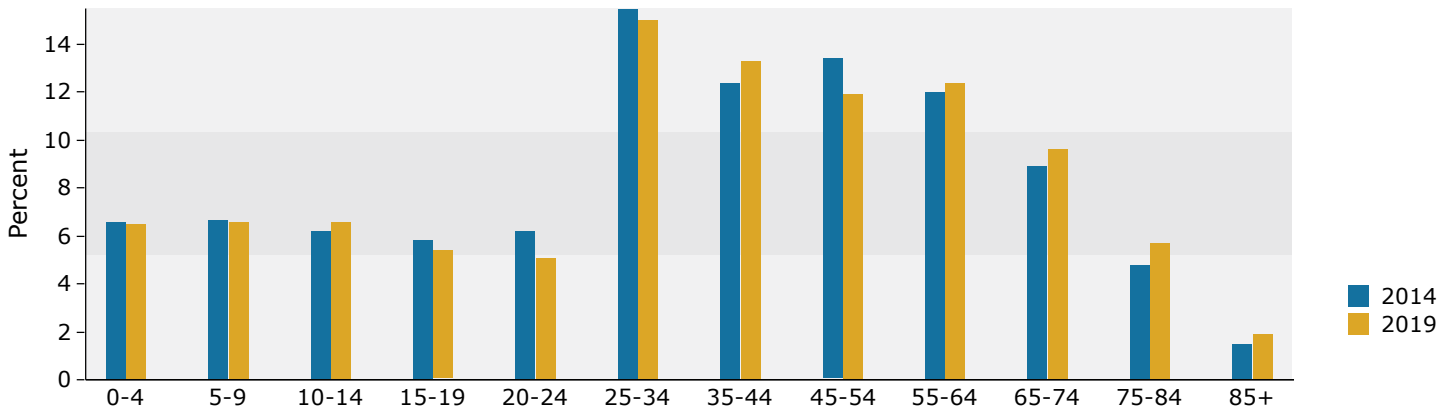
213 Bulifants Blvd, Williamsburg, Virginia, 23188
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM
Latitude: 37.33478
Longitude: -76.73264

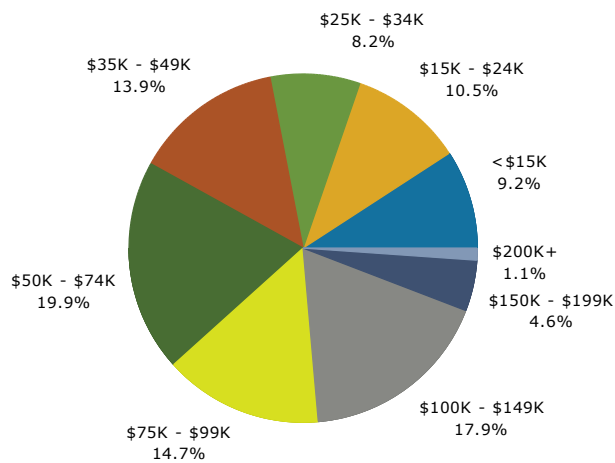
Trends 2014-2019



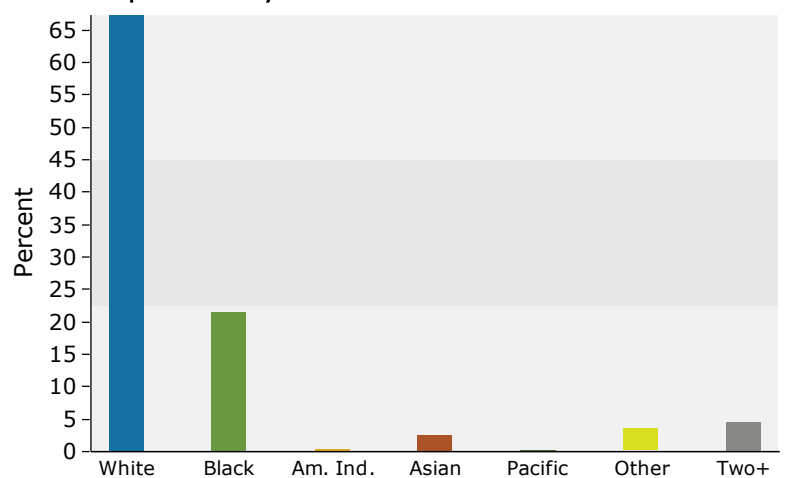
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 9.8%

Demographic and Income Profile

213 Bulifants Blvd, Williamsburg, Virginia, 23188
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.33478
Longitude: -76.73264

Summary	Census 2010	2014	2019
Population	31,118	33,169	35,813
Households	12,630	13,516	14,654
Families	8,272	8,831	9,535
Average Household Size	2.33	2.33	2.33
Owner Occupied Housing Units	8,128	8,529	9,232
Renter Occupied Housing Units	4,502	4,987	5,422
Median Age	40.0	40.8	41.6
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	1.55%	0.98%	0.73%
Households	1.63%	0.99%	0.75%
Families	1.55%	0.92%	0.66%
Owner HHs	1.60%	0.93%	0.69%
Median Household Income	3.64%	2.95%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	1,252	9.3%	1,232	8.4%
\$15,000 - \$24,999	1,178	8.7%	961	6.6%
\$25,000 - \$34,999	1,193	8.8%	816	5.6%
\$35,000 - \$49,999	1,824	13.5%	1,849	12.6%
\$50,000 - \$74,999	2,302	17.0%	2,539	17.3%
\$75,000 - \$99,999	1,931	14.3%	2,455	16.8%
\$100,000 - \$149,999	2,527	18.7%	3,011	20.5%
\$150,000 - \$199,999	848	6.3%	1,159	7.9%
\$200,000+	459	3.4%	633	4.3%
Median Household Income	\$61,922		\$74,040	
Average Household Income	\$78,393		\$89,036	
Per Capita Income	\$31,583		\$35,858	

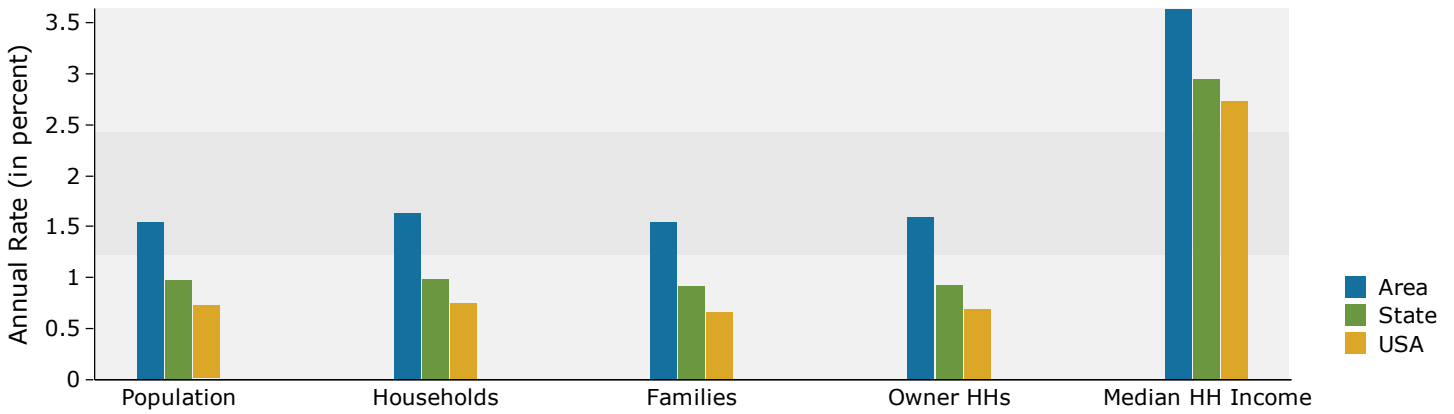
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,661	5.3%	1,674	5.0%	1,807	5.0%
5 - 9	1,645	5.3%	1,749	5.3%	1,852	5.2%
10 - 14	1,781	5.7%	1,821	5.5%	2,013	5.6%
15 - 19	2,221	7.1%	2,226	6.7%	2,275	6.4%
20 - 24	2,859	9.2%	2,901	8.7%	2,760	7.7%
25 - 34	3,664	11.8%	4,184	12.6%	4,384	12.2%
35 - 44	3,714	11.9%	3,677	11.1%	4,120	11.5%
45 - 54	4,230	13.6%	4,323	13.0%	4,263	11.9%
55 - 64	3,915	12.6%	4,143	12.5%	4,632	12.9%
65 - 74	3,074	9.9%	3,603	10.9%	4,026	11.2%
75 - 84	1,680	5.4%	2,034	6.1%	2,598	7.3%
85+	674	2.2%	836	2.5%	1,083	3.0%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	23,342	75.0%	24,369	73.5%	25,573	71.4%
Black Alone	5,243	16.8%	5,851	17.6%	6,636	18.5%
American Indian Alone	104	0.3%	120	0.4%	142	0.4%
Asian Alone	876	2.8%	901	2.7%	993	2.8%
Pacific Islander Alone	26	0.1%	33	0.1%	41	0.1%
Some Other Race Alone	574	1.8%	750	2.3%	971	2.7%
Two or More Races	954	3.1%	1,145	3.5%	1,456	4.1%
Hispanic Origin (Any Race)	1,676	5.4%	2,268	6.8%	2,998	8.4%

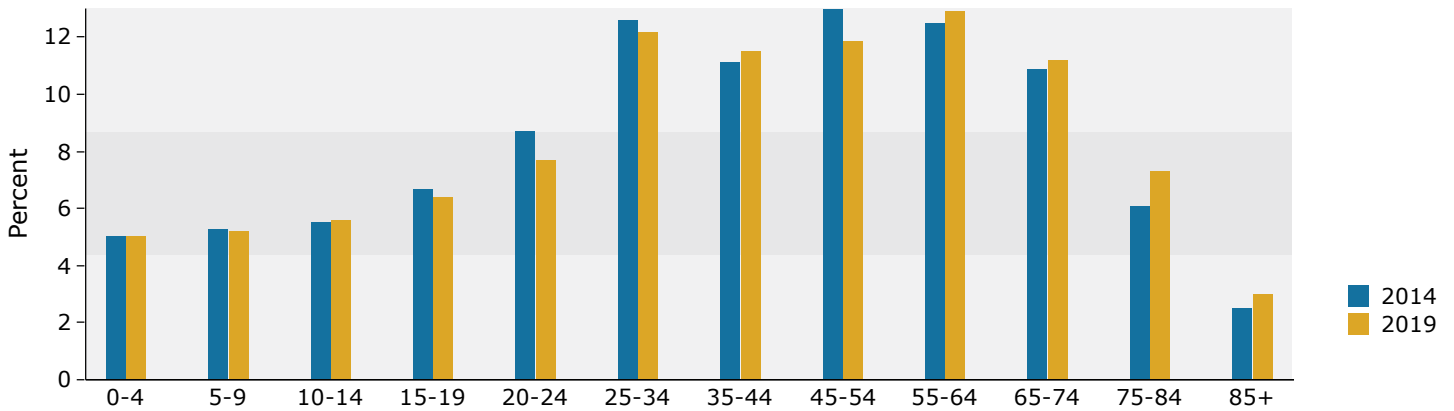
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

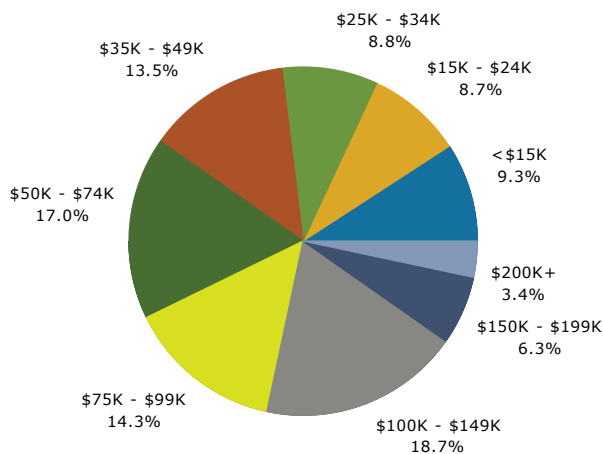
Trends 2014-2019



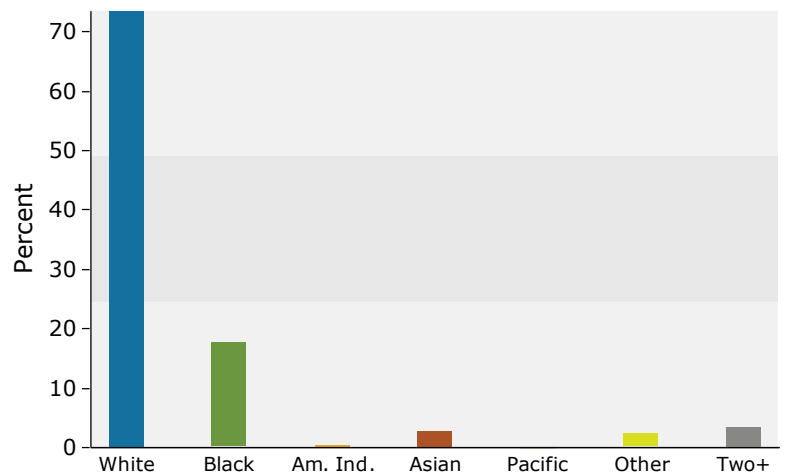
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 6.8%

Demographic and Income Profile

213 Bulifants Blvd, Williamsburg, Virginia, 23188
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.33478
 Longitude: -76.73264

Summary	Census 2010	2014	2019
Population	75,604	80,166	86,430
Households	29,282	31,196	33,803
Families	20,172	21,407	23,099
Average Household Size	2.42	2.42	2.42
Owner Occupied Housing Units	20,501	21,390	23,095
Renter Occupied Housing Units	8,781	9,806	10,708
Median Age	40.7	41.7	42.7
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	1.52%	0.98%	0.73%
Households	1.62%	0.99%	0.75%
Families	1.53%	0.92%	0.66%
Owner HHs	1.55%	0.93%	0.69%
Median Household Income	2.38%	2.95%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	2,474	7.9%	2,371	7.0%
\$15,000 - \$24,999	2,000	6.4%	1,602	4.7%
\$25,000 - \$34,999	2,453	7.9%	1,639	4.8%
\$35,000 - \$49,999	3,895	12.5%	3,850	11.4%
\$50,000 - \$74,999	4,905	15.7%	5,247	15.5%
\$75,000 - \$99,999	4,387	14.1%	5,412	16.0%
\$100,000 - \$149,999	6,737	21.6%	7,722	22.8%
\$150,000 - \$199,999	2,414	7.7%	3,306	9.8%
\$200,000+	1,932	6.2%	2,655	7.9%
Median Household Income	\$74,092		\$83,329	
Average Household Income	\$91,569		\$105,507	
Per Capita Income	\$36,080		\$41,667	

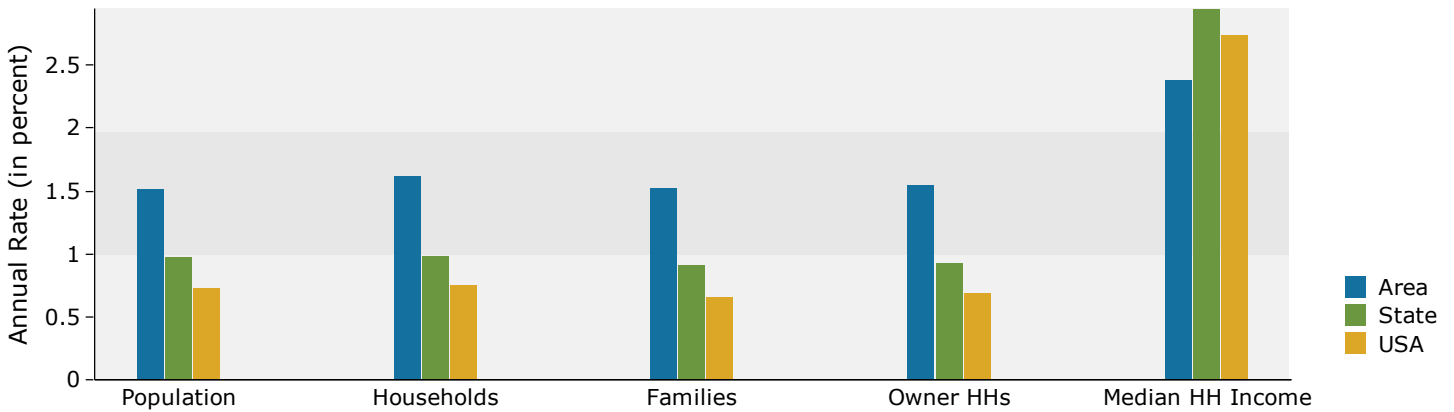
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,717	4.9%	3,729	4.7%	4,029	4.7%
5 - 9	4,024	5.3%	4,040	5.0%	4,241	4.9%
10 - 14	4,376	5.8%	4,437	5.5%	4,667	5.4%
15 - 19	6,132	8.1%	6,141	7.7%	6,260	7.2%
20 - 24	7,088	9.4%	7,526	9.4%	7,243	8.4%
25 - 34	7,854	10.4%	8,882	11.1%	9,738	11.3%
35 - 44	8,646	11.4%	8,315	10.4%	8,995	10.4%
45 - 54	10,197	13.5%	10,349	12.9%	10,147	11.7%
55 - 64	9,711	12.8%	10,378	12.9%	11,830	13.7%
65 - 74	7,816	10.3%	9,253	11.5%	10,556	12.2%
75 - 84	4,424	5.9%	5,145	6.4%	6,308	7.3%
85+	1,621	2.1%	1,971	2.5%	2,417	2.8%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	58,452	77.3%	60,972	76.1%	64,227	74.3%
Black Alone	11,037	14.6%	12,094	15.1%	13,517	15.6%
American Indian Alone	237	0.3%	265	0.3%	306	0.4%
Asian Alone	2,345	3.1%	2,444	3.0%	2,726	3.2%
Pacific Islander Alone	74	0.1%	90	0.1%	110	0.1%
Some Other Race Alone	1,235	1.6%	1,619	2.0%	2,117	2.4%
Two or More Races	2,224	2.9%	2,682	3.3%	3,426	4.0%
Hispanic Origin (Any Race)	3,684	4.9%	4,997	6.2%	6,661	7.7%

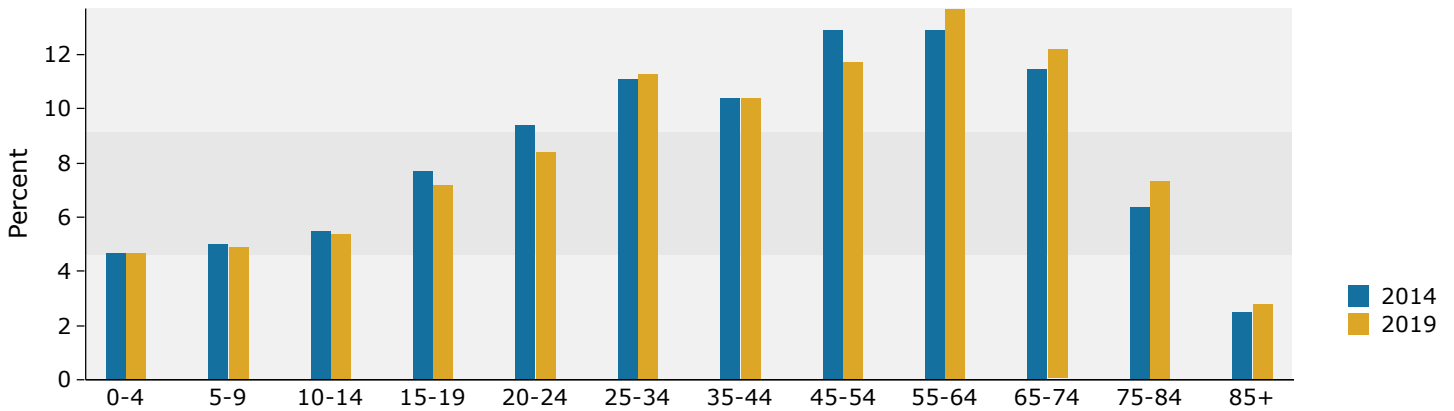
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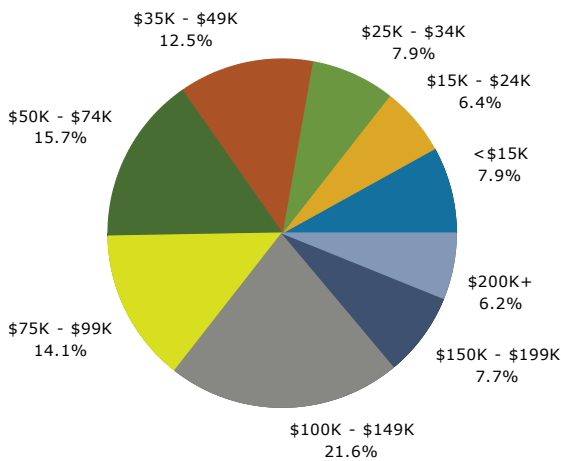
Trends 2014-2019



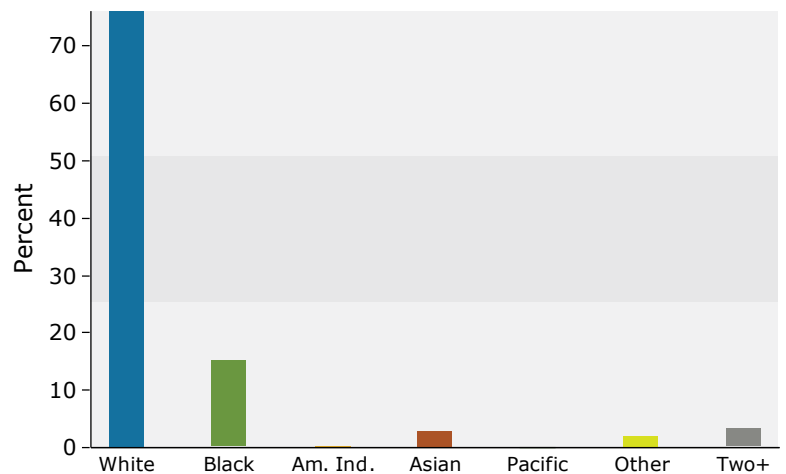
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 6.2%

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