

**For Sale/Lease**  
**493 McLaws Circle**  
**Suite 2**  
**Williamsburg, Virginia**



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

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## **FOR SALE/LEASE**

**493 McLaws Circle  
Williamsburg, Virginia**

- Location:** 493 McLaws Circle, Suite 2  
Williamsburg, Virginia
- Description:** In phase II of the Quarterland Commons condo units built in 1988. Located in the Busch Corporate Center. Property has a great layout and easy access. Mechanical system, carpet, and paint are less than 2 years old.
- Size:** 1,260 Square Feet
- Asking Price:** \$165,000
- Tax Assessment:** \$152,400
- Rental Rate:** \$14.00 per square foot  
Additional \$1.82 per square foot for condo fees  
(Including maintenance)
- Zoning:** M-1
- Additional Information:**
- 5 offices with 1 common reception area
  - Ideal location for small business
  - Location Maps
  - Demographics

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**Ron A. Campana, Jr.**  
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**Newport News, Virginia 23606**  
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## 493 McLaws Circle

493 McLaws Circle   
Williamsburg, VA 23185  
County: James City

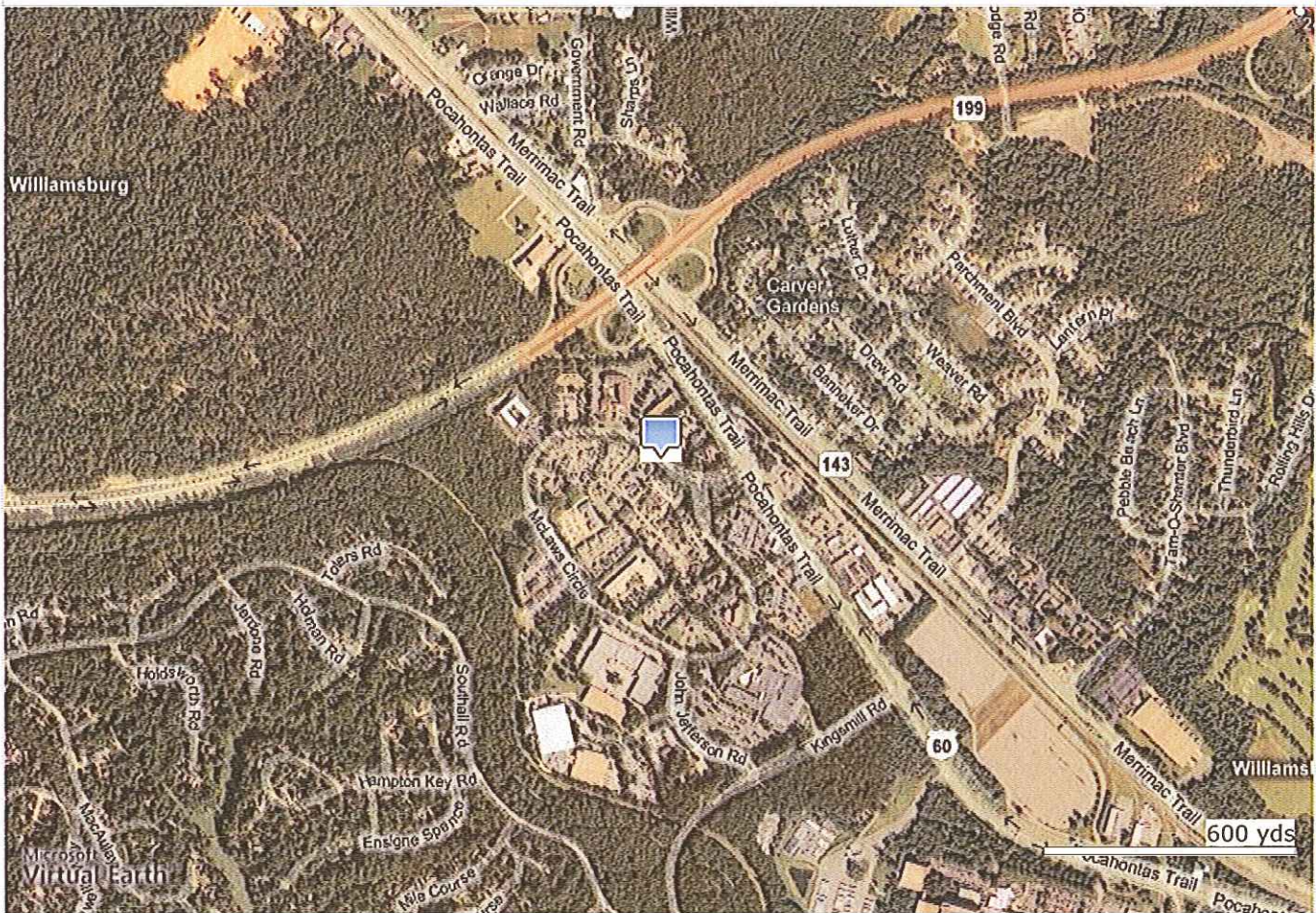
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Ext: 203

**Campana Waltz Commercial  
Real Estate, LLC**

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**493 McLaws Circle**   
Williamsburg, VA 23185  
County: James City

**CONTACT LISTING BROKER**  
**Skip Campana** (757) 327-0333  
Ext: 203

**Campana Waltz Commercial  
Real Estate, LLC**

| <b>Population</b>                  | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|------------------------------------|--------------|--------------|--------------|
| 2007 Male Population               | 2,022        | 8,206        | 17,429       |
| 2007 Female Population             | 2,201        | 9,022        | 19,447       |
| % 2007 Male Population             | 47.88%       | 47.63%       | 47.26%       |
| % 2007 Female Population           | 52.12%       | 52.37%       | 52.74%       |
| 2007 Total Adult Population        | 3,583        | 14,562       | 31,643       |
| 2007 Total Daytime Population      | 7,269        | 19,017       | 45,293       |
| 2007 Total Daytime Work Population | 4,333        | 10,171       | 23,884       |
| 2007 Median Age Total Population   | 50           | 44           | 40           |
| 2007 Median Age Adult Population   | 54           | 50           | 46           |
| 2007 Age 0-5                       | 162          | 721          | 1,530        |
| 2007 Age 6-13                      | 259          | 1,128        | 2,255        |
| 2007 Age 14-17                     | 218          | 818          | 1,449        |
| 2007 Age 18-20                     | 151          | 583          | 1,960        |
| 2007 Age 21-24                     | 193          | 791          | 2,786        |
| 2007 Age 25-29                     | 154          | 1,926        | 4,364        |
| 2007 Age 30-34                     | 142          | 763          | 1,881        |
| 2007 Age 35-39                     | 170          | 698          | 1,677        |
| 2007 Age 40-44                     | 242          | 1,069        | 2,137        |
| 2007 Age 45-49                     | 337          | 1,277        | 2,500        |
| 2007 Age 50-54                     | 409          | 1,329        | 2,403        |
| 2007 Age 55-59                     | 369          | 1,184        | 2,214        |
| 2007 Age 60-64                     | 278          | 1,068        | 1,994        |
| 2007 Age 65-69                     | 292          | 1,061        | 1,992        |
| 2007 Age 70-74                     | 274          | 953          | 1,780        |
| 2007 Age 75-79                     | 248          | 761          | 1,455        |
| 2007 Age 80-84                     | 162          | 604          | 1,256        |
| 2007 Age 85+                       | 164          | 495          | 1,243        |
| % 2007 Age 0-5                     | 3.84%        | 4.18%        | 4.15%        |
| % 2007 Age 6-13                    | 6.13%        | 6.55%        | 6.12%        |
| % 2007 Age 14-17                   | 5.16%        | 4.75%        | 3.93%        |
| % 2007 Age 18-20                   | 3.57%        | 3.38%        | 5.32%        |
| % 2007 Age 21-24                   | 4.57%        | 4.59%        | 7.56%        |
| % 2007 Age 25-29                   | 3.65%        | 11.18%       | 11.83%       |
| % 2007 Age 30-34                   | 3.36%        | 4.43%        | 5.10%        |
| % 2007 Age 35-39                   | 4.02%        | 4.05%        | 4.55%        |
| % 2007 Age 40-44                   | 5.73%        | 6.20%        | 5.80%        |
| % 2007 Age 45-49                   | 7.98%        | 7.41%        | 6.78%        |
| % 2007 Age 50-54                   | 9.68%        | 7.71%        | 6.52%        |
| % 2007 Age 55-59                   | 8.74%        | 6.87%        | 6.00%        |
| % 2007 Age 60-64                   | 6.58%        | 6.20%        | 5.41%        |
| % 2007 Age 65-69                   | 6.91%        | 6.16%        | 5.40%        |

|   |        |        |        |
|---|--------|--------|--------|
| % 2007 Age 70-74                              | 6.49%  | 5.53%  | 4.83%  |
| % 2007 Age 75-79                              | 5.87%  | 4.42%  | 3.95%  |
| % 2007 Age 80-84                              | 3.84%  | 3.51%  | 3.41%  |
| % 2007 Age 85+                                | 3.88%  | 2.87%  | 3.37%  |
| 2007 White Population                         | 2,980  | 12,761 | 28,453 |
| 2007 Black Population                         | 976    | 3,344  | 5,927  |
| 2007 Asian/Hawaiian/Pacific Islander          | 116    | 512    | 1,163  |
| 2007 American Indian/Alaska Native            | 9      | 40     | 69     |
| 2007 Other Population (Incl 2+ Races)         | 142    | 571    | 1,264  |
| 2007 Hispanic Population                      | 117    | 420    | 936    |
| 2007 Non-Hispanic Population                  | 4,106  | 16,808 | 35,940 |
| % 2007 White Population                       | 70.57% | 74.07% | 77.16% |
| % 2007 Black Population                       | 23.11% | 19.41% | 16.07% |
| % 2007 Asian/Hawaiian/Pacific Islander        | 2.75%  | 2.97%  | 3.15%  |
| % 2007 American Indian/Alaska Native          | 0.21%  | 0.23%  | 0.19%  |
| % 2007 Other Population (Incl 2+ Races)       | 3.36%  | 3.31%  | 3.43%  |
| % 2007 Hispanic Population                    | 2.77%  | 2.44%  | 2.54%  |
| % 2007 Non-Hispanic Population                | 97.23% | 97.56% | 97.46% |
| 2000 Non-Hispanic White                       | 2,763  | 11,579 | 25,798 |
| 2000 Non-Hispanic Black                       | 906    | 3,139  | 5,806  |
| 2000 Non-Hispanic Amer Indian/Alaska Native   | 13     | 49     | 92     |
| 2000 Non-Hispanic Asian                       | 103    | 420    | 893    |
| 2000 Non-Hispanic Hawaiian/Pacific Islander   | n/a    | n/a    | 3      |
| 2000 Non-Hispanic Some Other Race             | n/a    | 2      | 23     |
| 2000 Non-Hispanic Two or More Races           | 21     | 256    | 431    |
| % 2000 Non-Hispanic White                     | 72.60% | 74.97% | 78.07% |
| % 2000 Non-Hispanic Black                     | 23.80% | 20.32% | 17.57% |
| % 2000 Non-Hispanic Amer Indian/Alaska Native | 0.34%  | 0.32%  | 0.28%  |
| % 2000 Non-Hispanic Asian                     | 2.71%  | 2.72%  | 2.70%  |
| % 2000 Non-Hispanic Hawaiian/Pacific Islander | 0.00%  | 0.00%  | 0.01%  |
| % 2000 Non-Hispanic Some Other Race           | 0.00%  | 0.01%  | 0.07%  |
| % 2000 Non-Hispanic Two or More Races         | 0.55%  | 1.66%  | 1.30%  |

| <b>Population Change</b>      | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|-------------------------------|--------------|--------------|--------------|
| Total Employees               | n/a          | n/a          | n/a          |
| Total Establishments          | n/a          | n/a          | n/a          |
| 2007 Total Population         | 4,223        | 17,228       | 36,876       |
| 2007 Total Households         | 1,799        | 7,419        | 14,311       |
| Population Change 1990-2007   | 672          | 4,231        | 7,609        |
| Household Change 1990-2007    | 427          | 2,267        | 4,206        |
| % Population Change 1990-2007 | 18.92%       | 32.55%       | 26.00%       |
| % Household Change 1990-2007  | 31.12%       | 44.00%       | 41.62%       |
| Population Change 2000-2007   | 471          | 1,755        | 3,297        |
| Household Change 2000-2007    | 241          | 1,078        | 2,130        |
| % Population Change 2000-2007 | 12.55%       | 11.34%       | 9.82%        |
| % Households Change 2000-2007 | 15.47%       | 17.00%       | 17.49%       |

| <b>Housing</b>                       | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|--------------------------------------|--------------|--------------|--------------|
| 2000 Total Housing Units             | 1,706        | 7,176        | 13,413       |
| 2000 Occupied Housing Units          | 1,613        | 6,371        | 12,193       |
| 2000 Owner Occupied Housing Units    | 1,293        | 4,478        | 8,266        |
| 2000 Renter Occupied Housing Units   | 320          | 1,893        | 3,927        |
| 2000 Vacant Housing Units            | 94           | 805          | 1,221        |
| % 2000 Occupied Housing Units        | 94.55%       | 88.78%       | 90.90%       |
| % 2000 Owner Occupied Housing Units  | 75.75%       | 62.40%       | 61.62%       |
| % 2000 Renter Occupied Housing Units | 18.75%       | 26.38%       | 29.28%       |
| % 2000 Vacant Housing Units          | 5.51%        | 11.22%       | 9.10%        |

| <b>Income</b>                               | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|---|--------------|--------------|--------------|
| 2007 Median Household Income                | \$71,857     | \$53,310     | \$50,695     |
| 2007 Per Capita Income                      | \$48,806     | \$41,270     | \$33,340     |
| 2007 Average Household Income               | \$114,568    | \$95,834     | \$85,910     |
| 2007 Household Income < \$10,000            | 79           | 381          | 867          |
| 2007 Household Income \$10,000-\$14,999     | 33           | 231          | 758          |
| 2007 Household Income \$15,000-\$19,999     | 64           | 345          | 758          |
| 2007 Household Income \$20,000-\$24,999     | 27           | 267          | 693          |
| 2007 Household Income \$25,000-\$29,999     | 74           | 383          | 762          |
| 2007 Household Income \$30,000-\$34,999     | 162          | 592          | 964          |
| 2007 Household Income \$35,000-\$39,999     | 65           | 441          | 851          |
| 2007 Household Income \$40,000-\$44,999     | 39           | 404          | 747          |
| 2007 Household Income \$45,000-\$49,999     | 42           | 374          | 648          |
| 2007 Household Income \$50,000-\$59,999     | 114          | 882          | 1,537        |
| 2007 Household Income \$60,000-\$74,999     | 253          | 884          | 1,708        |
| 2007 Household Income \$75,000-\$99,999     | 542          | 1,068        | 1,913        |
| 2007 Household Income \$100,000-\$124,999   | 108          | 435          | 789          |
| 2007 Household Income \$125,000-\$149,999   | 101          | 238          | 490          |
| 2007 Household Income \$150,000-\$199,999   | 51           | 200          | 402          |
| 2007 Household Income \$200,000-\$249,999   | 5            | 66           | 97           |
| 2007 Household Income \$250,000-\$499,999   | 39           | 222          | 315          |
| 2007 Household Income \$500,000+            | n/a          | 7            | 11           |
| 2007 Household Income \$200,000+            | 45           | 295          | 423          |
| % 2007 Household Income < \$10,000          | 4.39%        | 5.13%        | 6.06%        |
| % 2007 Household Income \$10,000-\$14,999   | 1.84%        | 3.11%        | 5.30%        |
| % 2007 Household Income \$15,000-\$19,999   | 3.56%        | 4.65%        | 5.30%        |
| % 2007 Household Income \$20,000-\$24,999   | 1.50%        | 3.60%        | 4.84%        |
| % 2007 Household Income \$25,000-\$29,999   | 4.12%        | 5.16%        | 5.32%        |
| % 2007 Household Income \$30,000-\$34,999   | 9.01%        | 7.98%        | 6.74%        |
| % 2007 Household Income \$35,000-\$39,999   | 3.62%        | 5.94%        | 5.95%        |
| % 2007 Household Income \$40,000-\$44,999   | 2.17%        | 5.44%        | 5.22%        |
| % 2007 Household Income \$45,000-\$49,999   | 2.34%        | 5.04%        | 4.53%        |
| % 2007 Household Income \$50,000-\$59,999   | 6.34%        | 11.89%       | 10.74%       |
| % 2007 Household Income \$60,000-\$74,999   | 14.07%       | 11.91%       | 11.94%       |
| % 2007 Household Income \$75,000-\$99,999   | 30.14%       | 14.39%       | 13.37%       |
| % 2007 Household Income \$100,000-\$124,999 | 6.01%        | 5.86%        | 5.51%        |



|   |       |       |       |
|---|-------|-------|-------|
| % 2007 Household Income \$125,000-\$149,999 | 5.62% | 3.21% | 3.42% |
| % 2007 Household Income \$150,000-\$199,999 | 2.84% | 2.70% | 2.81% |
| % 2007 Household Income \$200,000-\$249,999 | 0.28% | 0.89% | 0.68% |
| % 2007 Household Income \$250,000-\$499,999 | 2.17% | 2.99% | 2.20% |
| % 2007 Household Income \$500,000+          | 0.00% | 0.09% | 0.08% |
| % 2007 Household Income \$200,000+          | 2.50% | 3.98% | 2.96% |

| <b>Retail Sales Volume</b>                   | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|--|--------------|--------------|--------------|
| 2007 Children/Infants Clothing Stores        | \$608,778    | \$1,891,801  | \$3,621,405  |
| 2007 Jewelry Stores                          | \$462,912    | \$1,380,067  | \$2,679,975  |
| 2007 Mens Clothing Stores                    | \$878,039    | \$2,802,221  | \$5,406,181  |
| 2007 Shoe Stores                             | \$801,578    | \$2,638,937  | \$5,035,630  |
| 2007 Womens Clothing Stores                  | \$1,491,818  | \$4,947,278  | \$9,603,908  |
| 2007 Automobile Dealers                      | \$10,266,017 | \$33,121,928 | \$64,213,334 |
| 2007 Automotive Parts/Acc/Repair Stores      | \$1,291,838  | \$4,124,915  | \$7,974,872  |
| 2007 Other Motor Vehicle Dealers             | \$393,826    | \$1,281,423  | \$2,452,563  |
| 2007 Tire Dealers                            | \$357,425    | \$1,096,510  | \$2,135,599  |
| 2007 Hardware Stores                         | \$168,822    | \$728,752    | \$1,212,182  |
| 2007 Home Centers                            | \$928,107    | \$3,606,639  | \$6,766,173  |
| 2007 Nursery/Garden Centers                  | \$379,325    | \$1,146,227  | \$2,230,610  |
| 2007 Outdoor Power Equipment Stores          | \$112,735    | \$389,095    | \$762,393    |
| 2007 Paint/Wallpaper Stores                  | \$35,447     | \$131,401    | \$253,020    |
| 2007 Appliance/TV/Other Electronics Stores   | \$1,027,189  | \$3,197,963  | \$6,176,536  |
| 2007 Camera/Photographic Supplies Stores     | \$160,650    | \$531,437    | \$1,018,628  |
| 2007 Computer/Software Stores                | \$472,457    | \$1,596,204  | \$3,085,408  |
| 2007 Beer/Wine/Liquor Stores                 | \$649,978    | \$2,057,712  | \$3,927,302  |
| 2007 Convenience/Specialty Food Stores       | \$1,487,644  | \$4,437,364  | \$7,589,319  |
| 2007 Restaurant Expenditures                 | \$6,467,306  | \$21,223,146 | \$37,758,023 |
| 2007 Supermarkets/Other Grocery excl Conv    | \$6,947,258  | \$23,116,959 | \$44,336,023 |
| 2007 Furniture Stores                        | \$1,018,995  | \$3,269,438  | \$6,314,628  |
| 2007 Home Furnishings Stores                 | \$677,049    | \$2,147,645  | \$4,086,306  |
| 2007 Gen Merch/Appliance/Furniture Stores    | \$9,021,345  | \$29,244,685 | \$56,346,330 |
| 2007 Gasoline Stations w/ Convenience Stores | \$5,946,654  | \$19,355,634 | \$36,196,943 |
| 2007 Other Gasoline Stations                 | \$4,459,010  | \$14,918,269 | \$28,607,624 |
| 2007 Department Stores excl Leased Depts     | \$10,048,535 | \$32,442,649 | \$62,522,870 |
| 2007 General Merchandise Stores              | \$8,002,350  | \$25,975,250 | \$50,031,705 |
| 2007 Other Health/Personal Care Stores       | \$650,554    | \$2,137,578  | \$4,138,346  |
| 2007 Pharmacies/Drug Stores                  | \$3,338,983  | \$11,071,369 | \$21,296,597 |
| 2007 Pet/Pet Supplies Stores                 | \$464,800    | \$1,611,612  | \$3,090,042  |
| 2007 Book/Periodical/Music Stores            | \$156,031    | \$542,323    | \$1,093,382  |
| 2007 Hobby/Toy/Game Stores                   | \$118,839    | \$593,561    | \$1,159,747  |
| 2007 Musical Instrument/Supplies Stores      | \$92,718     | \$295,899    | \$573,044    |
| 2007 Sewing/Needlework/Piece Goods Stores    | \$28,848     | \$104,498    | \$200,792    |
| 2007 Sporting Goods Stores                   | \$672,654    | \$1,920,337  | \$3,570,513  |
| 2007 Video Tape Stores - Retail              | \$82,846     | \$264,462    | \$510,354    |

Demographics

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## 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