

# For Lease

4311 New Town Avenue  
Williamsburg, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Ron A. Campana, Jr.**

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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**  
**4311 New Town Avenue**  
**Williamsburg, Virginia**

**Location:** 4311 New Town Avenue  
Williamsburg, Virginia

**Description:** The Property is attractively located in the center of New Town, and is in close proximity to High Street, Midtown, the College of William & Mary, and Colonial Williamsburg. This well-appointed office is approximately 1,579 square feet and is move-in ready. This is an ideal location for a business that wants a central location in New Town at an aggressive lease rate!

Can be delivered fully furnished!

**Condominium Size:** **Approximately 1,579 Square Feet**

**Lease:** **\$18.50 per square foot.** Price is inclusive of Condominium fees & real estate taxes. Tenant is responsible for its utilities, telecommunications, and janitorial.

**Zoning:** MU-Mixed Use District. Multiple allowable uses by right are attached in the marketing package.

**General Information:**

- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

**Also included:**

- Floorplan
- Additional Photographs
- Aerial Maps
- Location Map
- Demographic Information

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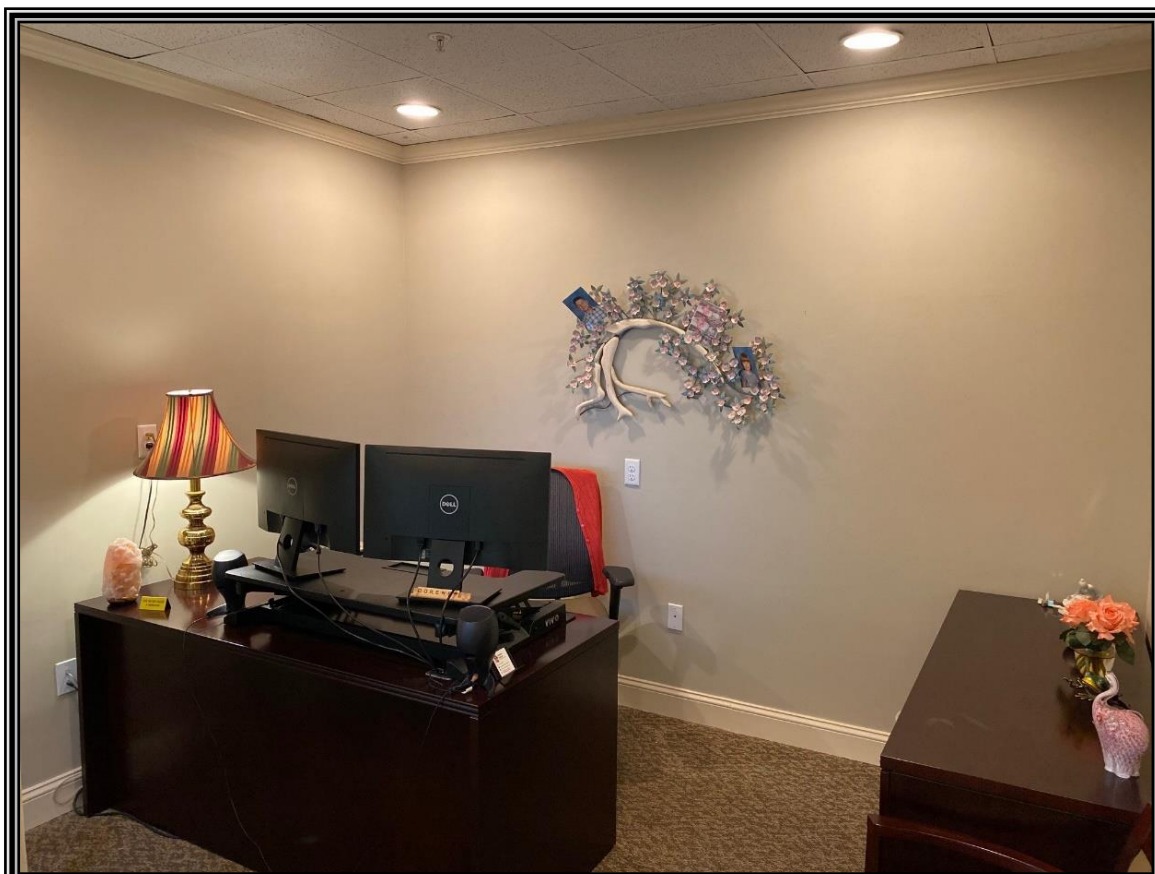
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Commercial Real Estate, LLC





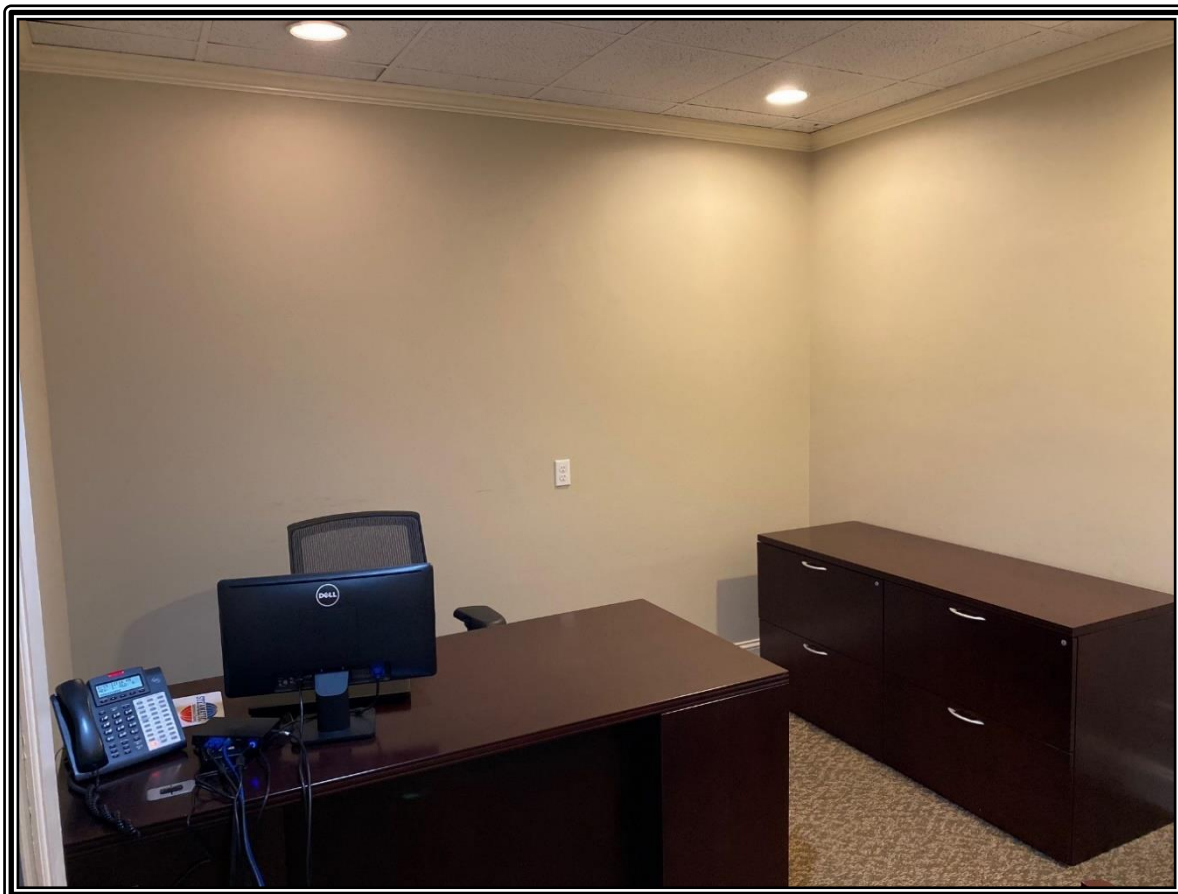
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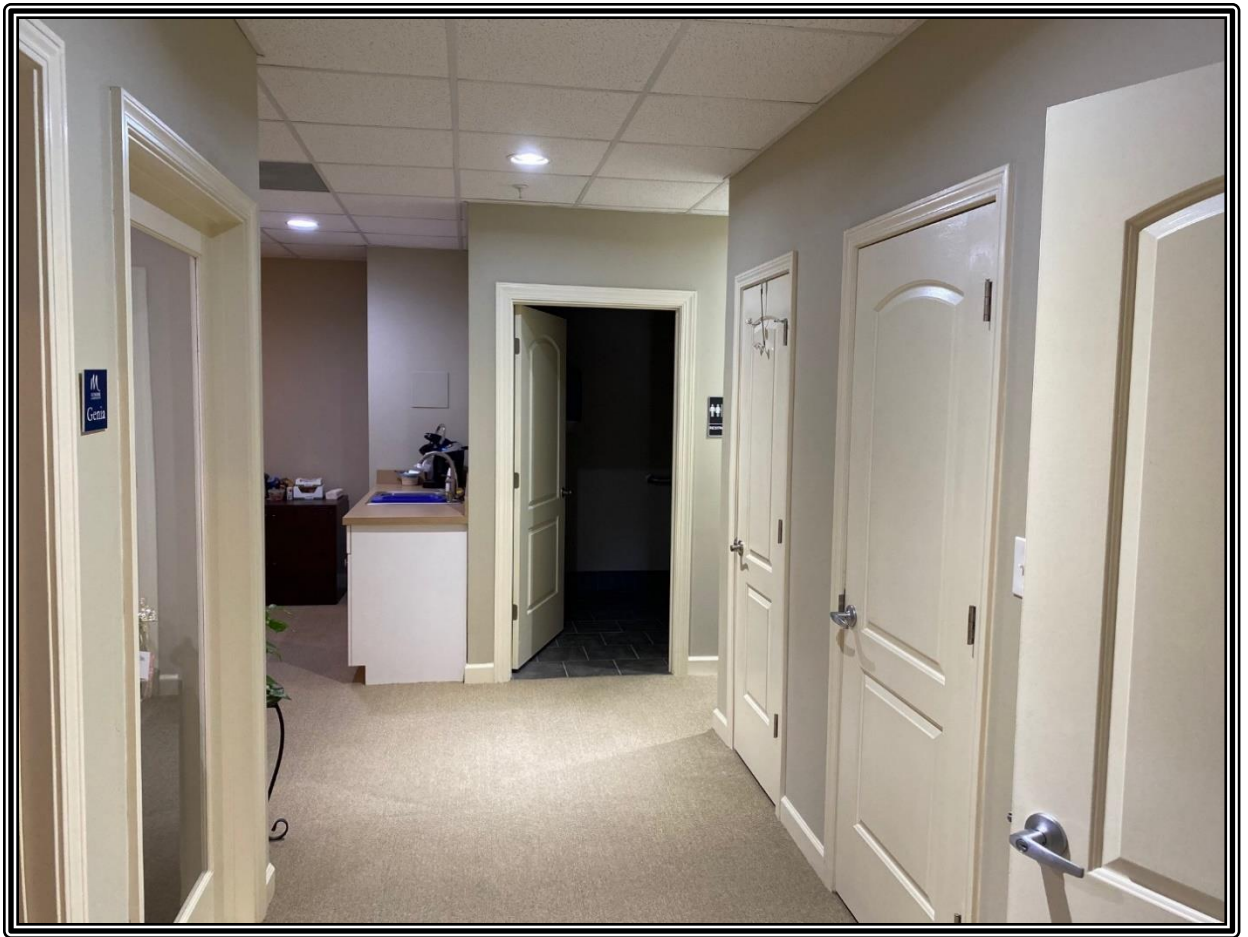
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4311 New Town Avenue,  
Williamsburg, Virginia



Property is outlined in red.  
For illustration purposes only.

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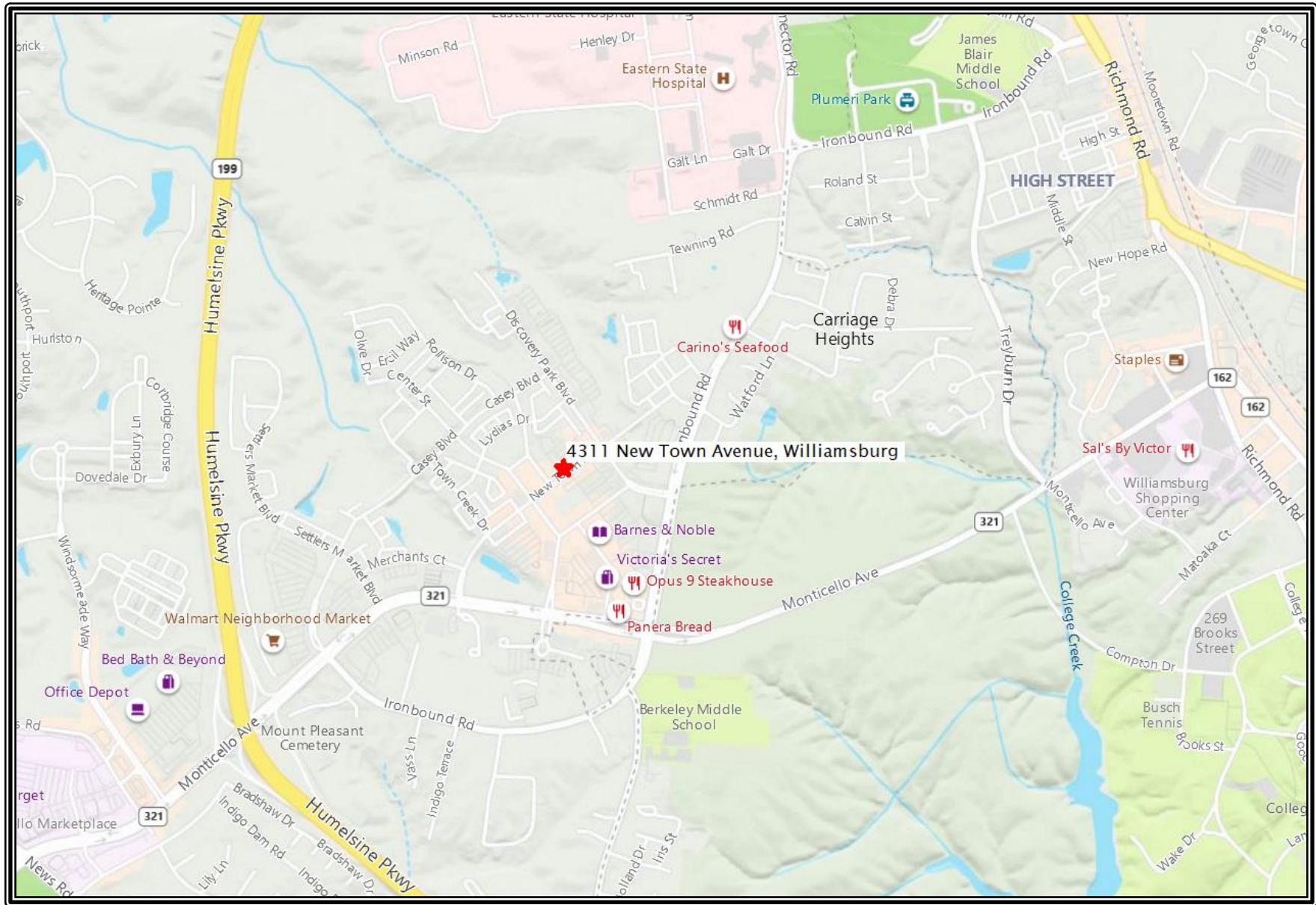


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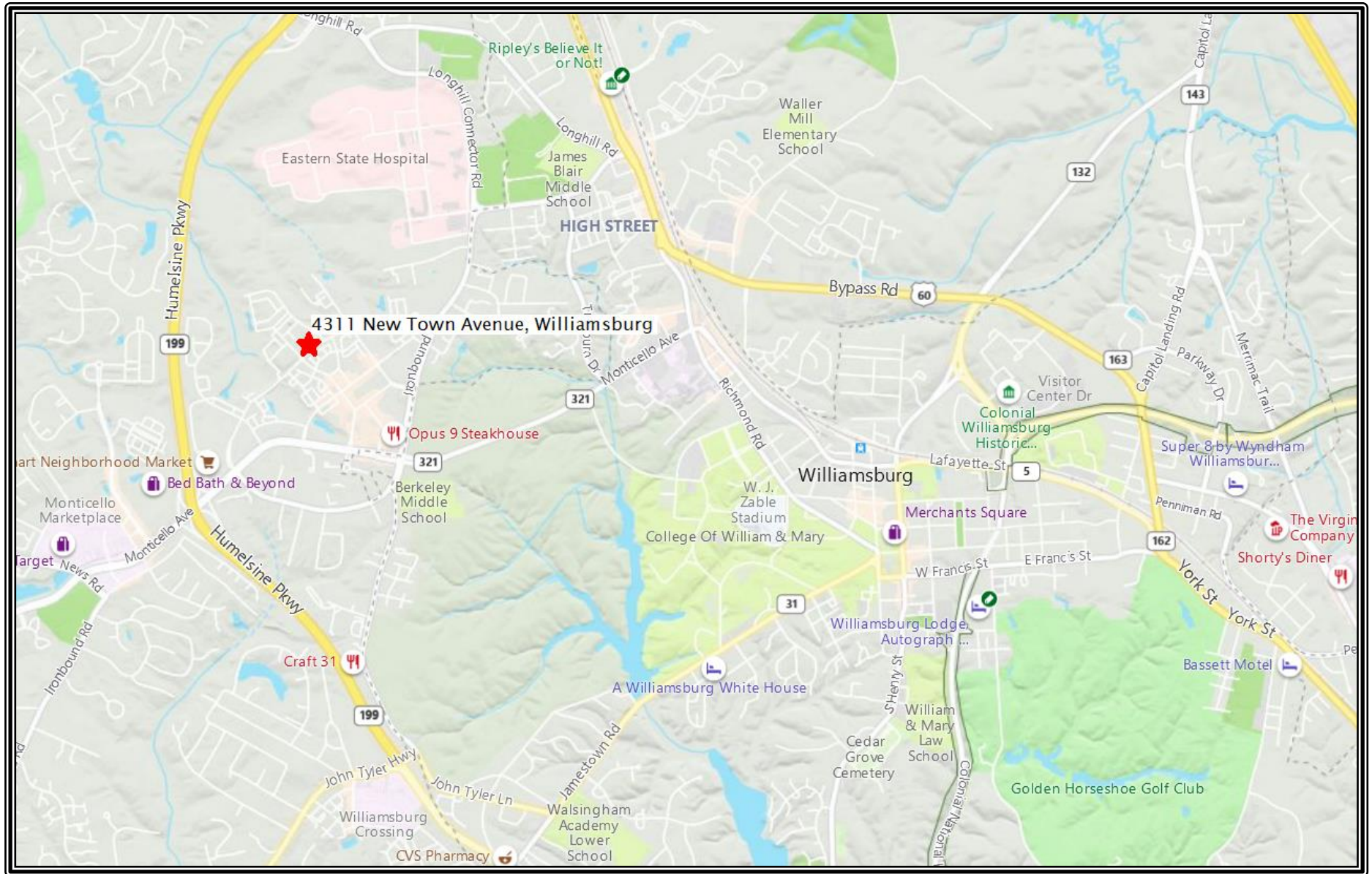


# 4311 New Town Avenue, Williamsburg, Virginia



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# Demographic Overview

4305-4313 New Town Ave

Population (1 mi)

**8,024**

Avg. HH Size (1 mi)

**2.0**

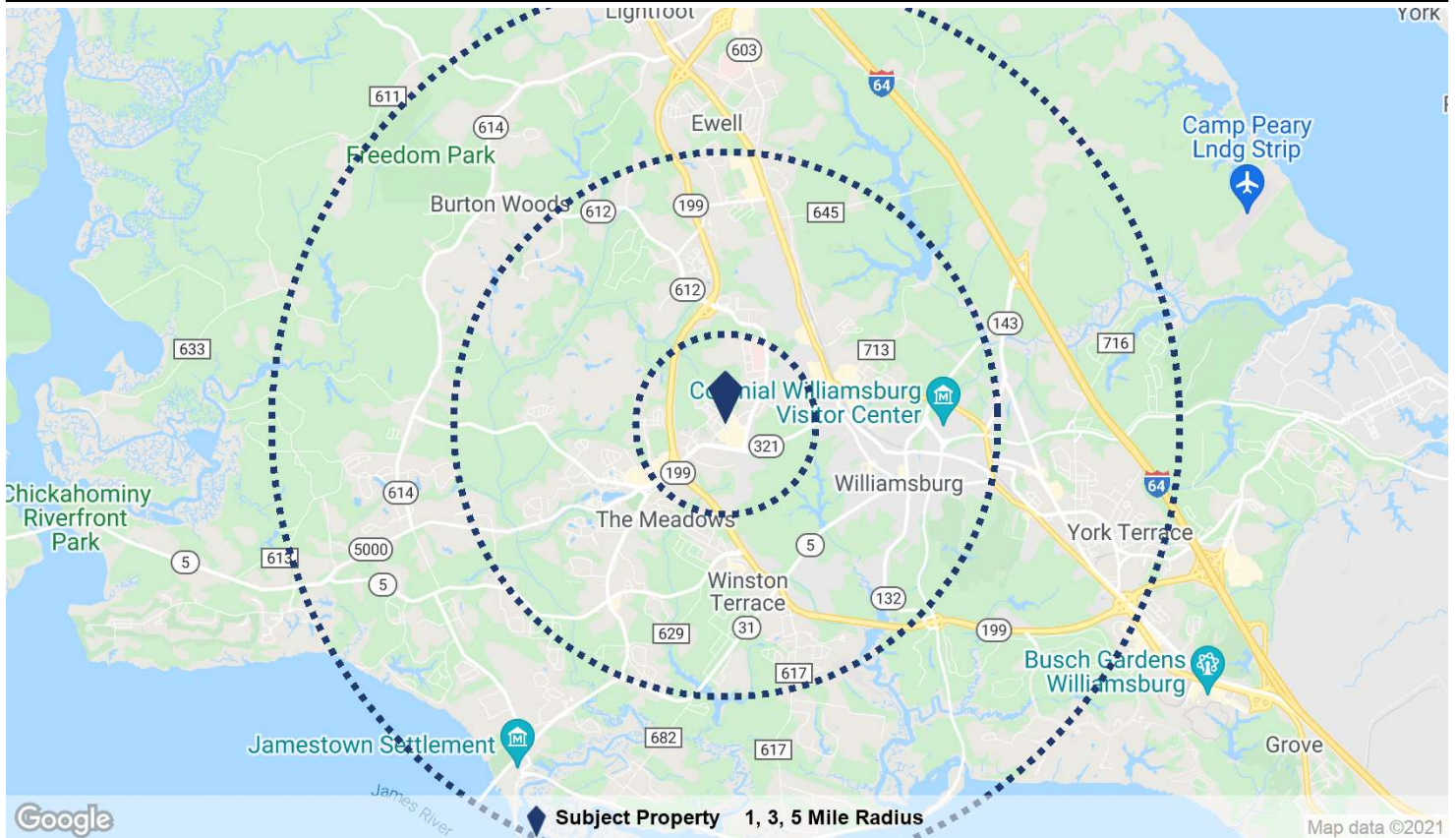
Avg. Age (1 mi)

**38**

Med. HH Inc. (1 mi)

**\$73,996**

## DEMOGRAPHIC RADIUS RINGS



## DEMOGRAPHIC SUMMARY

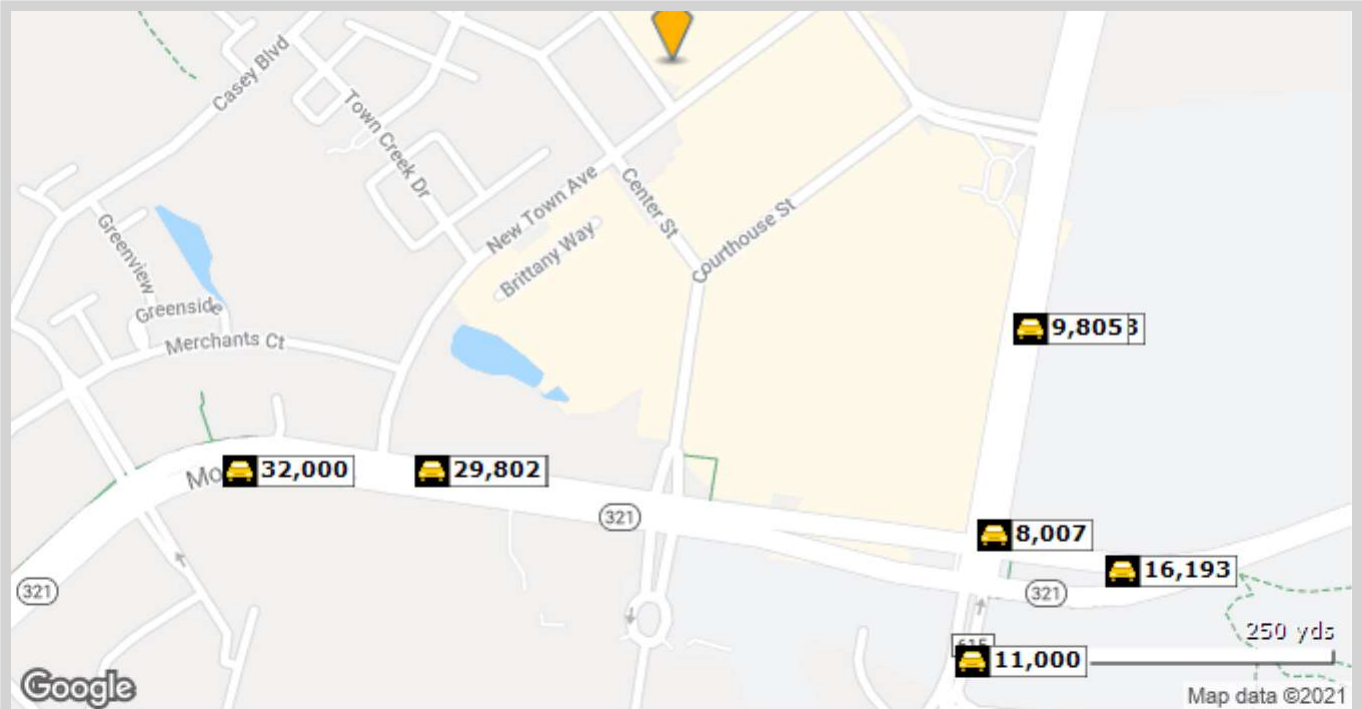
Population	1 Mile	3 Mile	5 Mile
2021 Population	8,024	42,632	76,938
2026 Population	8,376	44,276	79,798
Pop Growth 2021-2026	4.4%	3.9%	3.7%
2021 Average Age	38	42	43
Households			
2021 Households	2,599	16,620	30,206
2026 Households	2,775	17,333	31,417
Household Growth 2021-2026	6.8%	4.3%	4.0%
Median Household Income	\$73,996	\$86,588	\$90,668
Average Household Size	2.0	2.3	2.4
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$313,938	\$351,791	\$351,471
Median Year Built	2004	1997	1994

## Traffic Count Report

### Foundation Square

4305-4313 New Town Ave, Williamsburg, VA 23188

Building Type: **Multi-Family**  
 Building Size: **57,598 SF**  
 # of Units: **104**  
 Avg Unit Size: **553 SF**  
 % Bldg Vacant: **0%**  
 Total Available: **3,048 SF**  
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ironbound Rd	Monticello Ave	0.13 S	2018	9,612	MPSI	.26
2	Ironbound Rd	Discovery Park Blvd	0.11 N	2016	11,023	MPSI	.26
3	Ironbound Rd	Monticello Ave	0.13 S	2020	9,805	MPSI	.26
4	Monticello Ave	New Town Ave	0.03 W	2020	28,239	MPSI	.28
5	Monticello Ave	New Town Ave	0.03 W	2018	29,802	MPSI	.28
6	Ironbound Rd	Monticello Ave	0.01 S	2020	8,007	MPSI	.34
7	Monticello Avenue	Settlers Market Blvd	0.07 W	2018	32,000	ADT	.35
8	Ironbound Road	State Rte 321	0.04 N	2018	11,000	ADT	.39
9	Monticello Ave	Ironbound Rd	0.08 W	2018	14,545	MPSI	.40
10	Monticello Ave	Ironbound Rd	0.08 W	2020	16,193	MPSI	.40

## 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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