

For Lease

5525 Olde Towne Road
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

11832 Fishing Point Drive, Suite 400

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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.*



**PROFESSIONAL RETAIL/OFFICE OPPORTUNITY
FOR LEASE
5525 Olde Towne Road
Williamsburg, Virginia**

Description: The Property is attractively located in the James City County limits and is in walking distance to the Williamsburg Premium Outlets, and in close proximity to the Richmond Road business corridor, High Street, the College of William & Mary, and Colonial Williamsburg. This highly visible, well-appointed retail/office is an ideal location for a business that wants a central location and substantially lower rent than the surrounding retail locations! Property is also served by a private parking lot and has monument and building signage.

Size: **Total Building: Approximately 7,948 Square Feet**

Suite B: Approximately 1,400 Square Feet (Available)

Suite E: Approximately 900 Square Feet (Available)

Acreage: **.93 Acres**

Lease Rate: **Suite B: \$14.95/square foot** (Lease Rate is inclusive of Common Area Maintenance Fees and Real Estate Taxes)
Suite E: \$12.95/square foot (Lease Rate is inclusive of Common Area Maintenance Fees and Real Estate Taxes)

Zoning: **B-1 General Business District**

Year Built: 2009

General Information:

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

Also included:

- Additional Photographs
- Floor Plans
- Aerial Maps
- Location Map
- B-1 Zoning Matrix
- Demographics

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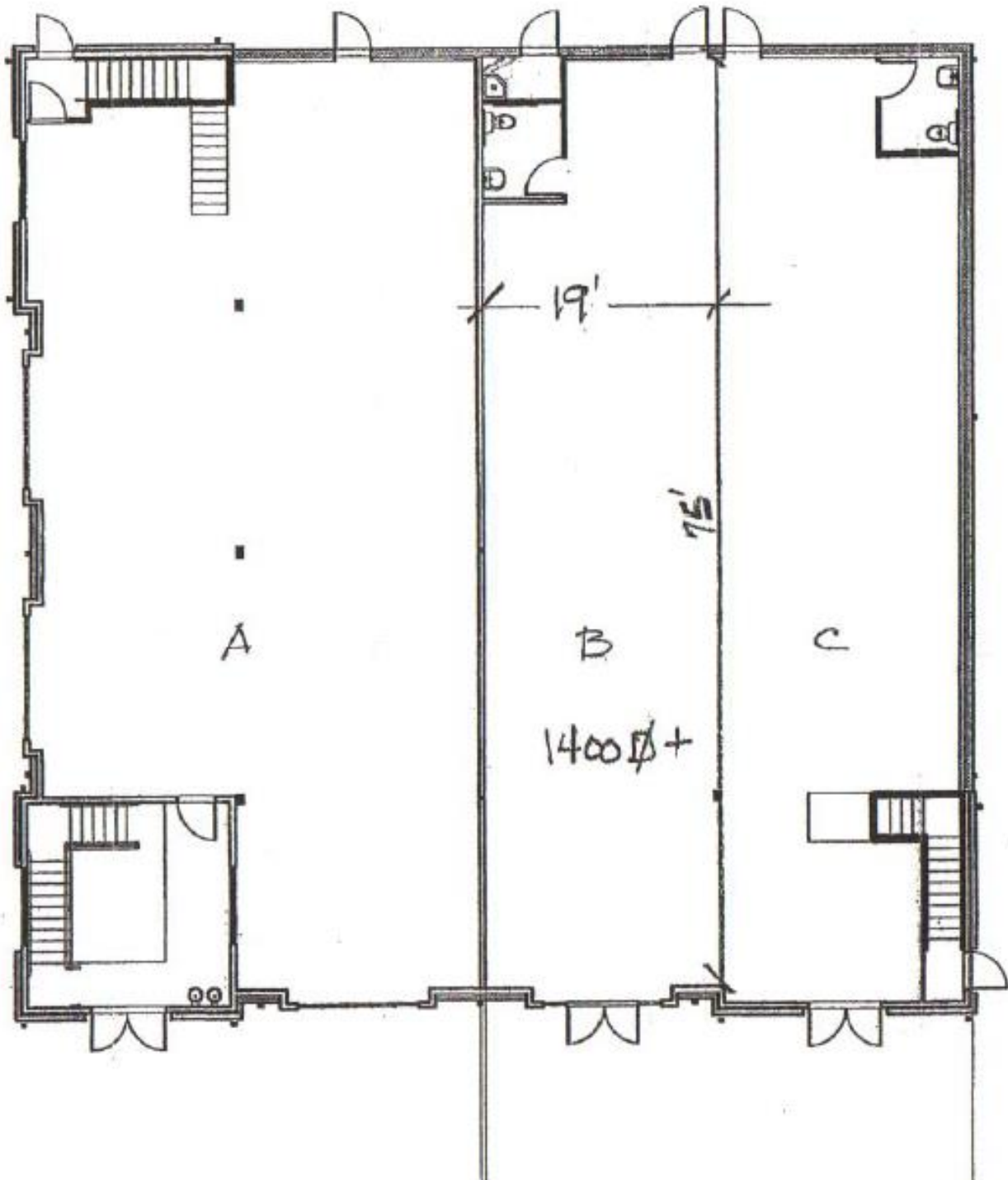
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5525 Olde Towne Road, Williamsburg, Virginia



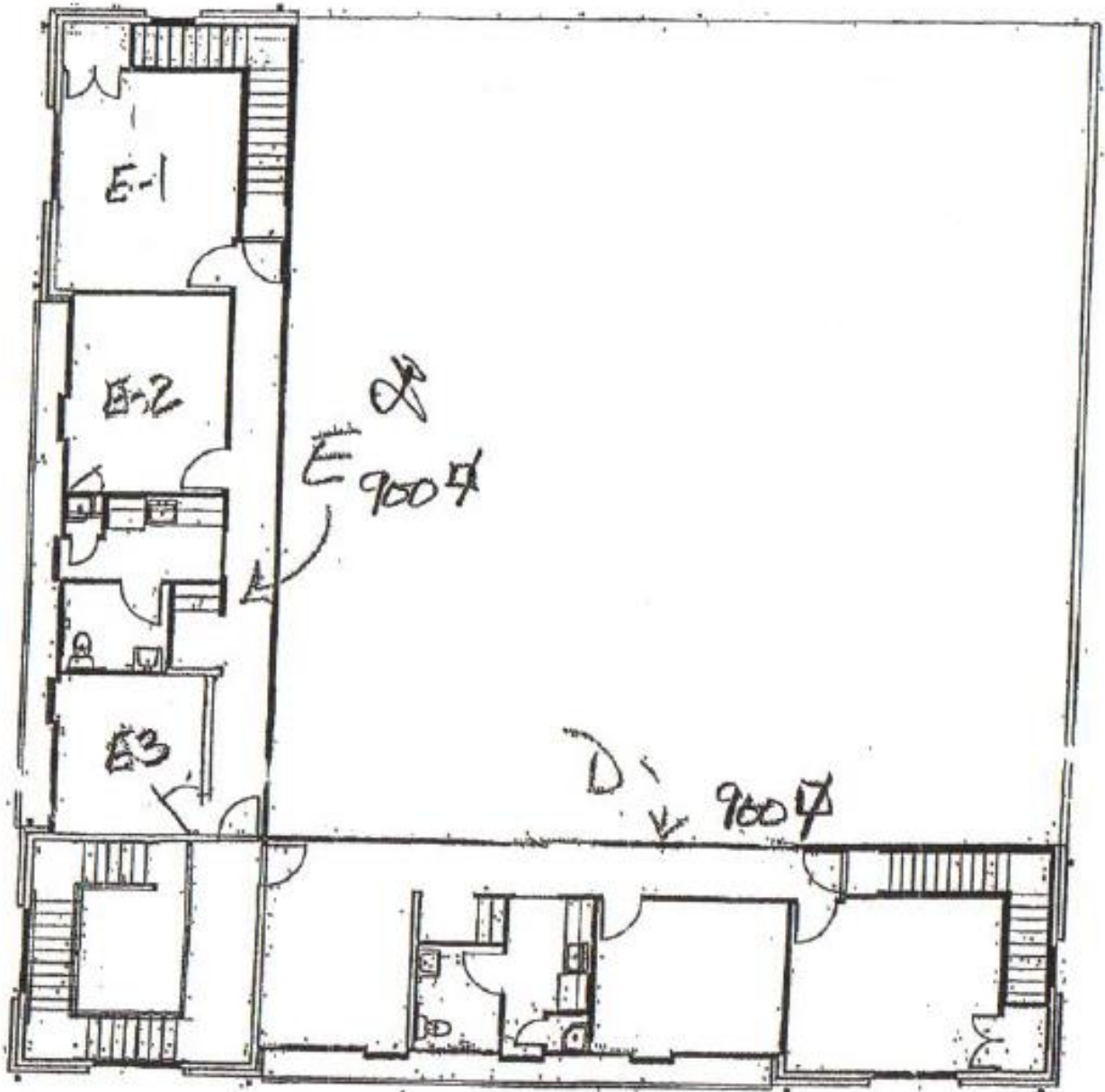
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5525 Olde Towne Road, Suite B
First Floor
Williamsburg, Virginia



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5525 Olde Towne Road, Suite E
Second Floor
Williamsburg, Virginia



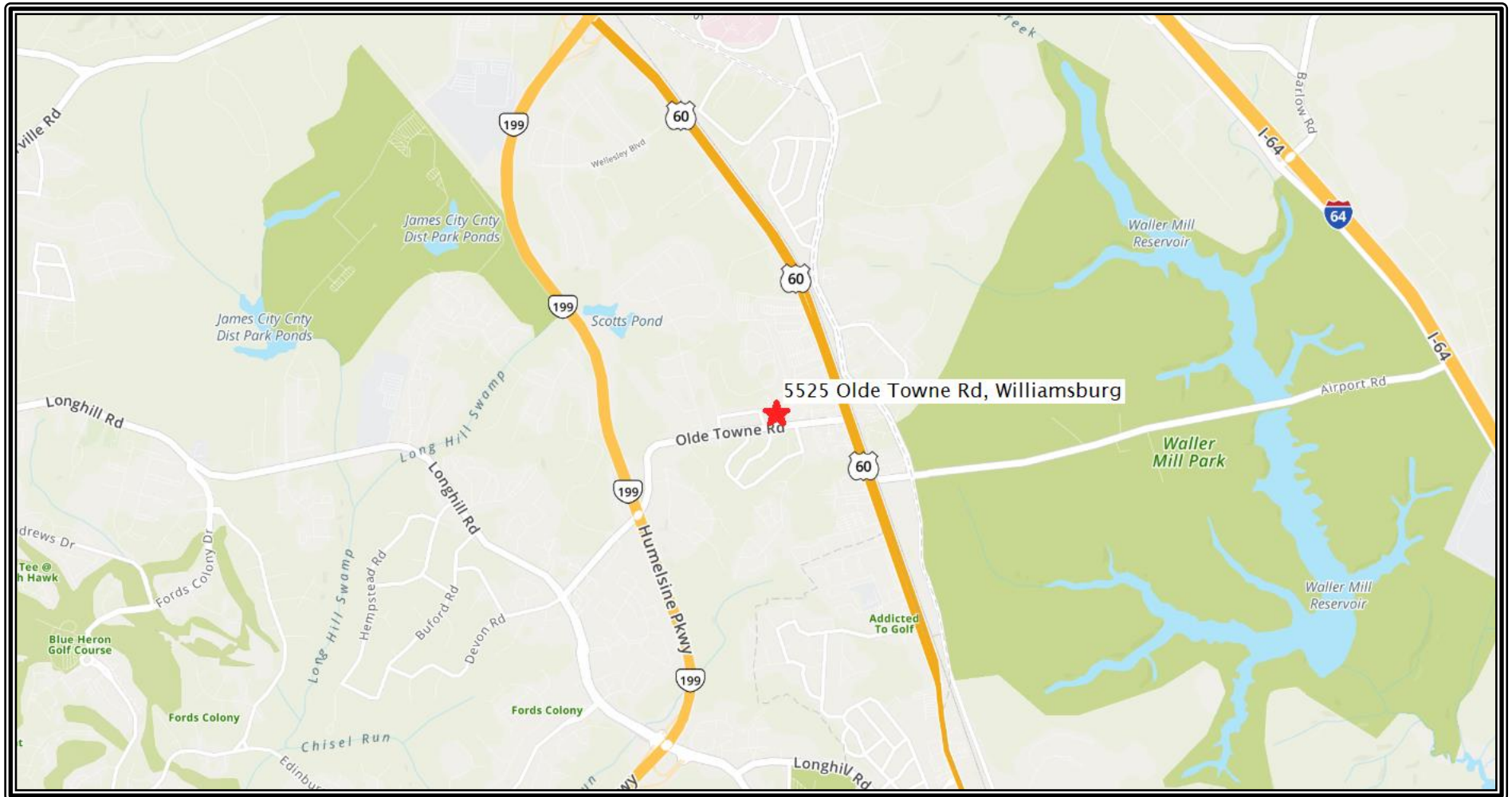
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Sec. 24-390. Use list.

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the **General Business District, B-1**, structures to be erected or land to be used, shall be for one or more of the following uses:

| Use Category | Use List | Permitted Uses | Specially Permitted Uses |
|--------------|---|----------------|--------------------------|
| Residential | An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial use of the property | P | |
| Commercial | Accessory uses and structures, as defined in section 24-2 | P | |
| | Adult day care centers | P | |
| | Amphitheaters | | SUP |
| | Antique shops | P | |
| | Arts and crafts, hobby and handicraft shops | P | |
| | Auction houses | P | |
| | Bakeries or fish markets | P | |
| | Banks and other financial institutions | P | |
| | Barber and beauty salons | P | |
| | Beekeeping in accordance with section 24-47.1 | P | |
| | Business and professional offices | P | |
| | Campgrounds | | SUP |
| | Catering and meal preparation | P | |
| | Child day care centers | P | |
| | Contractor offices (with storage of materials and equipment limited to a fully enclosed building) | P | |
| | Convenience stores which sell and dispense fuel in accordance with section 24-38 | | SUP |
| | Convention centers | | SUP |
| | Country clubs and golf courses, public or private | | SUP |
| | Drug stores | P | |
| | Dry cleaners and laundries | P | |
| | Farmer's market | P | |
| | Feed, seed and farm supply stores | P | |
| | Firearms sales and service | P | |
| | Firing and shooting ranges, limited to a fully enclosed building | | SUP |
| | Flea markets | | SUP |
| | Funeral homes | P | |
| | Gift and souvenir stores | P | |
| | Grocery stores | P | |
| | Health and exercise clubs, fitness centers | P | |
| | Heliports and helistops, as an accessory use | | SUP |
| | Hospitals | | SUP |
| | Hotels and motels | P | |

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|--|---|---|-----|
| | Indoor centers of amusement including billiard halls, arcades, pool rooms, bowling alleys, dance clubs and bingo halls | P | |
| | Indoor sport facilities (excluding firing and shooting ranges) | P | |
| | Indoor theaters | P | |
| | Janitorial service establishments | P | |
| | Kennels and animal boarding facilities | P | |
| | Limousine services (with maintenance limited to a fully enclosed building) | P | |
| | Lodges, civic clubs, fraternal organizations and service clubs | P | |
| | Lumber and building supply (with storage limited to a fully enclosed building or screened from view with landscaping and fencing with a maximum height of 12 feet) | P | |
| | Machinery sales and service (with storage and repair limited to a fully enclosed building) | P | |
| | Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 24-38 | P | |
| | Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packaging or distribution | P | |
| | Medical clinics or offices | P | |
| | Mobile food vending vehicles in accordance with Section 24-49 | P | |
| | Museums | P | |
| | New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building) | P | |
| | Nursing homes | | SUP |
| | Off-street parking as required by article II, division 2 of this chapter | P | |
| | Office supply stores | P | |
| | Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks | | SUP |
| | Outdoor sports facilities, including golf driving ranges, batting cages and skate parks | | SUP |
| | Parking lots, structures or garages | P | |
| | Pet stores and pet supply sales | P | |
| | Photography, artist and sculptor stores and studios | P | |
| | Plumbing and electrical supply and sales (with storage limited to a fully enclosed building) | P | |
| | Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments | P | |
| | Radio and television stations and accessory antenna or towers which are 60 feet or less in height | P | |
| | Research, development and design facilities or laboratories | P | |
| | Restaurants, including fast food restaurants, tea rooms, coffee shops, and taverns | P | |
| | Retail and service stores, including the following stores: alcohol, appliances, books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier, | P | |

| | | | |
|--------------|--|---|-----|
| | garden supply, gift, gourmet foods, greeting cards, handicrafts, hardware, home appliance, health and beauty aids, ice cream, jewelry, locksmith, music, office supply, optical goods, paint, pet, photography, picture framing, plant supply, secretarial services, shoes, sporting goods, stamps, tailor, tobacco and pipes, toys, travel agencies, upholstery, variety, wearing apparel, and yard goods | | |
| | Retail food stores | P | |
| | Security service offices | P | |
| | Small-scale alcohol production | P | |
| | Taxi service | P | |
| | Theme parks greater than 10 acres in size | | SUP |
| | Tourist homes | P | |
| | Vehicle repair and service, including tire, transmission, glass, body and fender, and other automotive product sales, new and/or rebuilt (with major repair limited to a fully enclosed building and storage of parts and vehicles screened from adjacent property by landscaping and fencing) | P | |
| | Vehicle and trailer sales and services (with major repair limited to a fully enclosed building) | P | |
| | Vehicle rentals | P | |
| | Vehicle service stations; if fuel is sold, then in accordance with section 24-38 | | SUP |
| | Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise while on a leash) | P | |
| | Wholesale and warehousing (with storage limited to a fully enclosed building) | P | |
| Civic | Fire stations | P | |
| | Governmental offices | P | |
| | Libraries | P | |
| | Nonemergency medical transport | | SUP |
| | Places of public assembly | P | |
| | Post offices | P | |
| | Schools | | SUP |
| Utility Uses | Communications facilities (public or private) in compliance with article II, division 6 of this chapter. | P | |
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| | Electrical generation facilities (public or private), steam generation facilities, and electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more | | SUP |
| | Railroad facilities including tracks, bridges and stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad | | SUP |

| | | | |
|-----------------|--|---|-----|
| | rights-of-way, are permitted generally and shall not require a special use permit | | |
| | Telephone exchanges and telephone switching stations | P | |
| | Transmission pipelines, public or private, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. Extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit | | SUP |
| | Water facilities, public or private, and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, the following are permitted generally and shall not require a special use permit: | | SUP |
| | (a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and | | |
| | (b) Distribution lines and local facilities within a development, including pump stations | | |
| Open | Timbering, in accordance with section 24-43 | P | |
| Industrial Uses | Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted indoors or under cover, with no dust, noise, odor or other objectionable effect. | | SUP |
| | Waste disposal facilities | | SUP |

(Ord. No. 31A-88, § 20-82, 4-8-85; Ord. No. 31A-96, 4-7-86; Ord. No. 31A-102, 6-1-87; Ord. No. 31A-121, 5-21-90; Ord. No. 31A-143, 5-4-92; Ord. No. 31A -145, 7-6-92; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-174, 1-28-97; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-236, 8-12-08; Ord. No. 31A-244, 2-9-10; Ord. No. 31A-262, 1-10-12; Ord. No. 31A-291, 8-13-13; Ord. No. 31A-298, 6-9-15; Ord. No. 31A-321, 11-8-16; Ord. No. 31A-332, 12-13-16; Ord. No. 31A-348, 7-14-20; Ord. No. 31A-354, 12-14-21)

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