

# For Lease

7151 Richmond Road, Suite 201B  
Norge Office Park  
Williamsburg, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

757.209.2990

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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 OFFICE CONDOMINIUM  
FOR LEASE  
7151 Richmond Road, Suite 201  
Williamsburg, Virginia**

- Location:** 7151 Richmond Road  
Suite 201B  
Norge Office Park
- Description:** Professional Office space which is located in the heart of the Norge Office Park in Williamsburg. The office is in close proximity to Route 199. The property is ideal for any professional office or medical related use. The building is laid out efficiently with 2 restrooms, multiple offices, and 2 entryways. Directory and Building signage are available.
- Size:** **Approximately 1,200 Square Feet**
- Lease Price:** **\$12.95/ square foot (Modified Gross)**
- Zoning:** B1 – General Business
- Year Built:** 1996
- General Information:**
- Well established area
  - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Floor Plan
  - Aerial Maps
  - Location Map
  - Zoning Matrix
  - Demographics

**For Additional Information, Please Contact:**

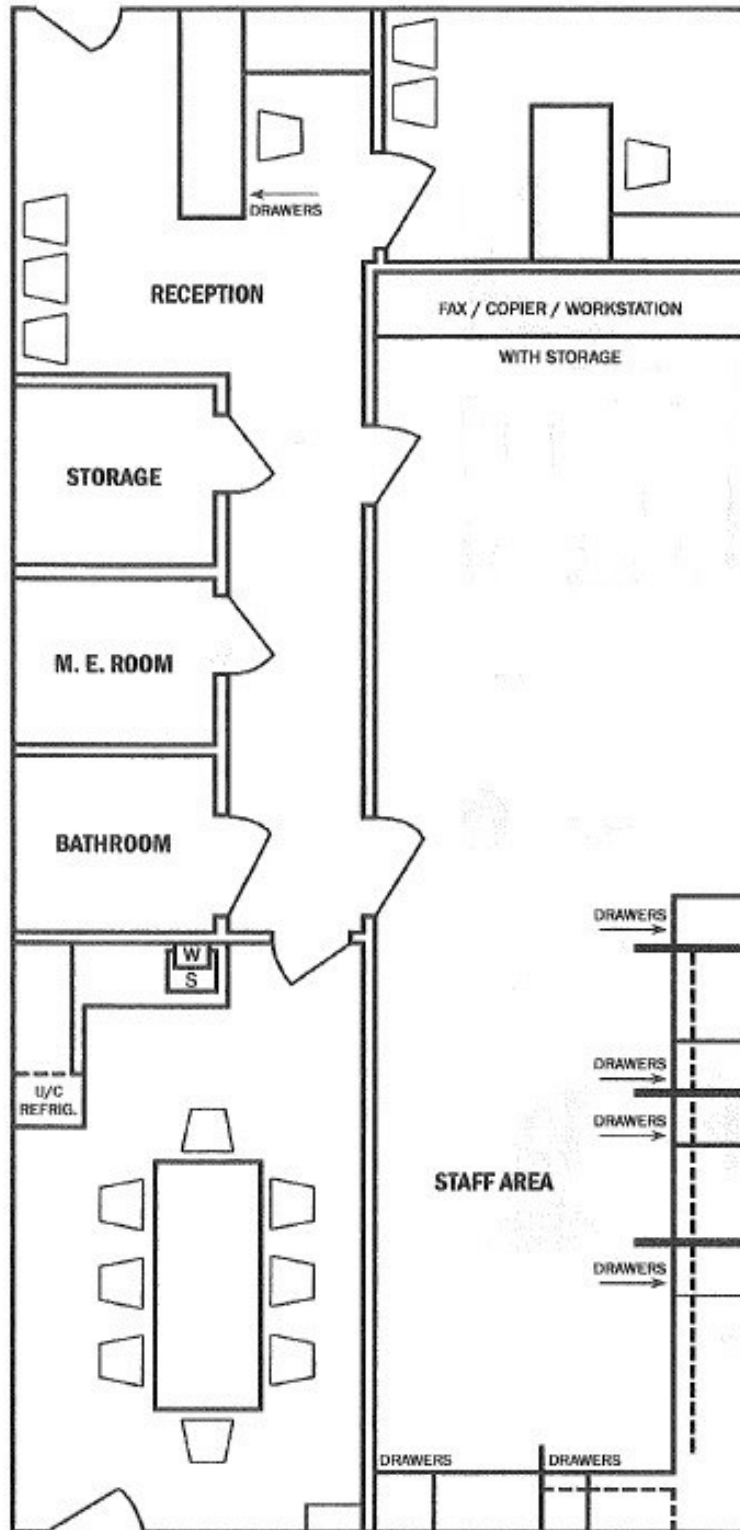


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7151 Richmond Road, Suite 201B, Williamsburg, Virginia

**#201**



Not to scale.

For illustration purposes only.

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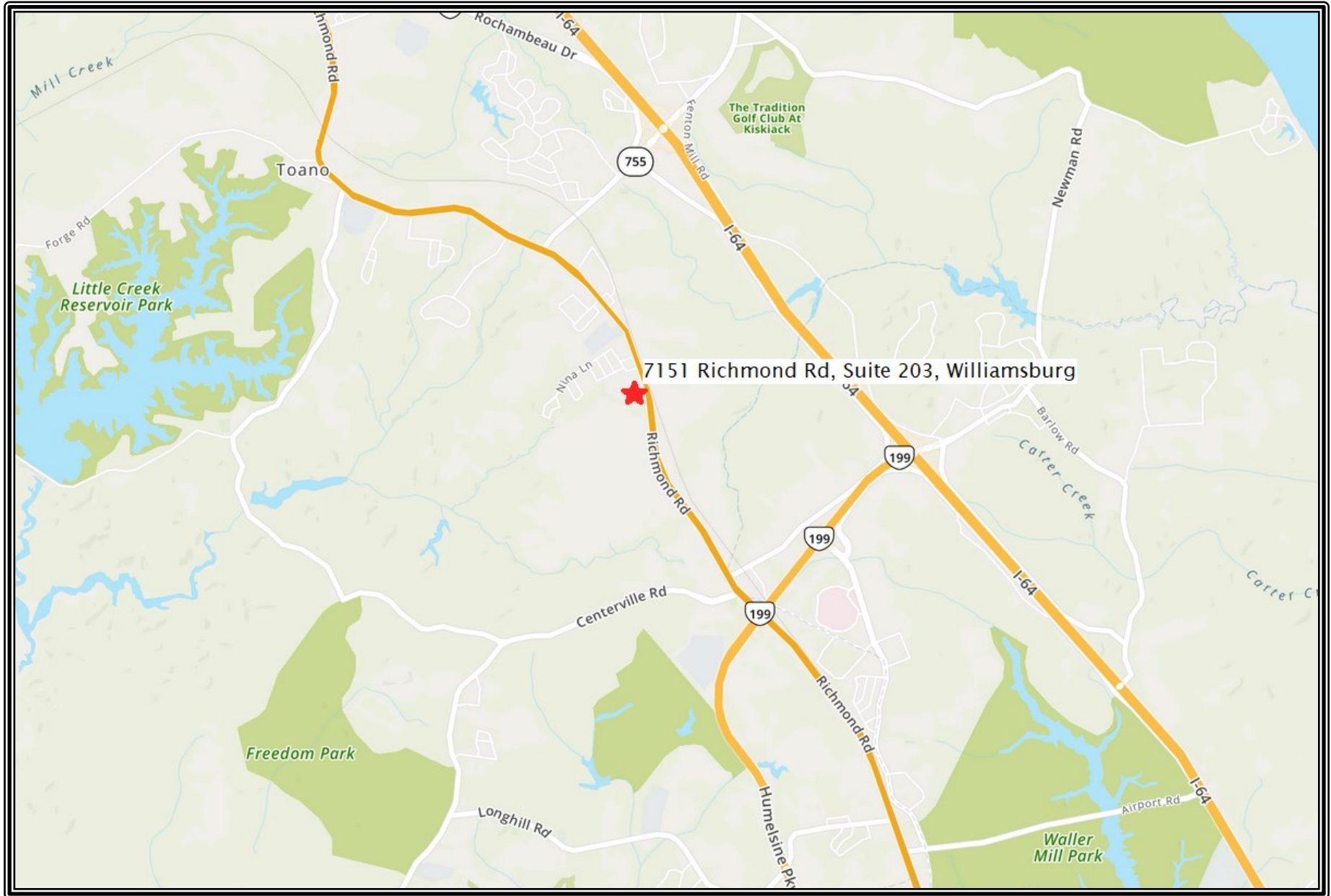
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Sec. 24-390. - Use list.

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	
	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	
	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	P	

	chapter		
	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, 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	P	

	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	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures up to a height of 40 feet; or multi-antenna systems up to a height of 60 feet. All facilities shall comply with article II, division 6 of this chapter.	P	
	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures greater than a height of 40 feet; or multi-antenna systems greater than a height of 60 feet. All facilities comply with article II, division 6 of this chapter.		SUP
	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures, that utilize alternative mounting structures and/or are camouflaged. All facilities shall comply with article II, division 6 of this chapter.	P	
	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 rights-of-way, are permitted generally and shall not require a special use permit		SUP
	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		SUP

	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		
	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

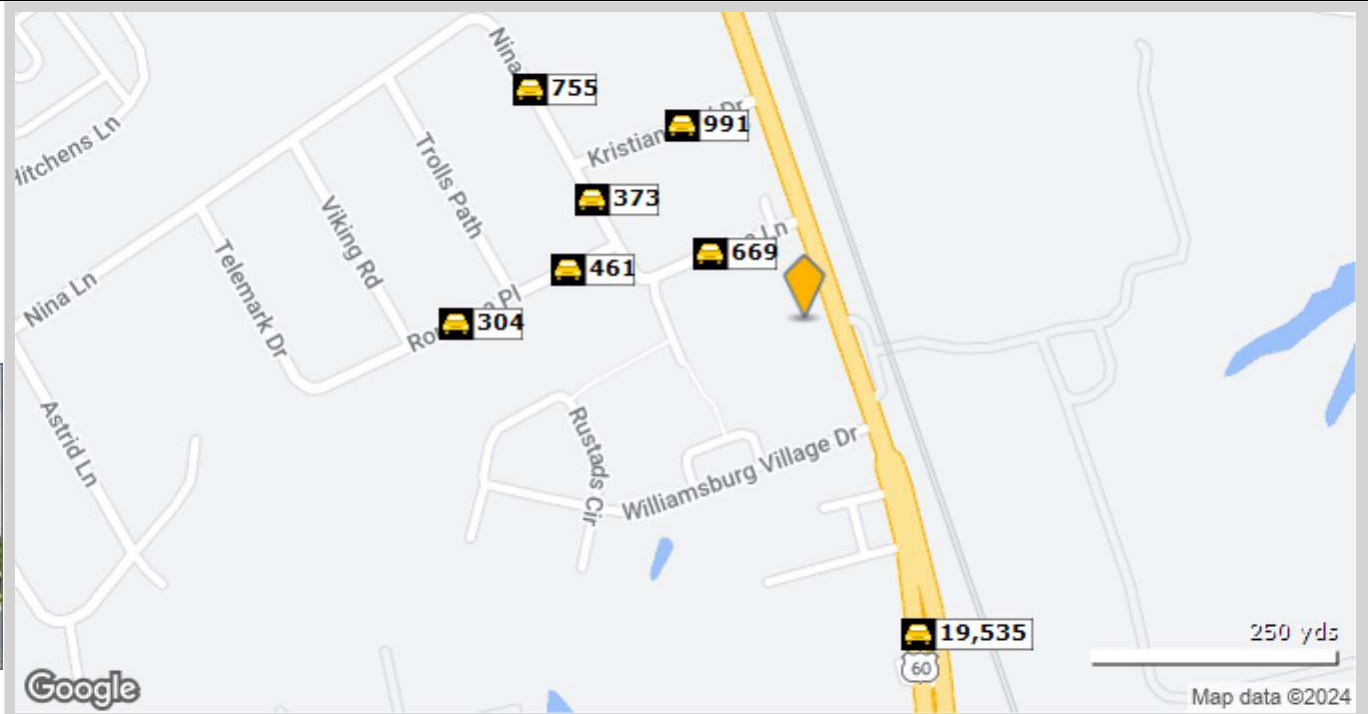
(Ord. No. 31A-88, § 20-82, 4-8-85; Ord. No. 31A-96, 4-7-86; Ord. No. 31A-102, 6-1-87; Ord. No. 31A-121, 5-21-90; Ord. No. 31A-143, 5-4-92; Ord. No. 31A -145, 7-6-92; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-174, 1-28-97; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-236, 8-12-08; Ord. 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)

# Traffic Count Report

**201**

7151 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **2,400 SF**  
 Typical Floor: **1,200 SF**  
 Total Available: **1,200 SF**  
 % Leased: **50%**  
 Rent/SF/Yr: **\$12.95**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Nina Ln	Rondale	0.06 W	2020	688	MPSI	.07
2	Nina Ln	Rondale	0.06 W	2022	669	MPSI	.07
3	Kristiansand Dr	Richmond Rd	0.05 E	2022	986	MPSI	.14
4	Kristiansand Dr	Richmond Rd	0.05 E	2021	991	MPSI	.14
5	Rondale	Nina Ln	0.03 NE	2022	461	MPSI	.14
6	Nina Ln	Kristiansand Dr	0.02 NW	2022	373	MPSI	.14
7	Richmond Rd	Williamsburg Village Dr	0.13 N	2021	19,658	MPSI	.19
8	Richmond Rd	Williamsburg Village Dr	0.13 N	2022	19,535	MPSI	.19
9	Rondale	Viking Rd	0.03 SW	2022	304	MPSI	.20
10	Nina Ln	Kristiansand Dr	0.05 SE	2018	755	MPSI	.21

# Demographic Trend Report

1 Mile Radius

**201**  
**7151 Richmond Rd, Williamsburg, VA 23188**

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 Class: **C**      % Leased: **50%**  
 RBA: **2,400 SF**      Rent/SF/Yr: **\$12.95**  
 Typical Floor: **1,200 SF**



Description	2010	2023	2028
<b>Population</b>	<b>1,382</b>	<b>2,349</b>	<b>2,544</b>
Age 0 - 4	63 4.56%	89 3.79%	98 3.85%
Age 5 - 9	53 3.84%	101 4.30%	105 4.13%
Age 10 - 14	67 4.85%	111 4.73%	116 4.56%
Age 15 - 19	53 3.84%	108 4.60%	123 4.83%
Age 20 - 24	47 3.40%	92 3.92%	118 4.64%
Age 25 - 29	67 4.85%	87 3.70%	108 4.25%
Age 30 - 34	60 4.34%	96 4.09%	106 4.17%
Age 35 - 39	73 5.28%	120 5.11%	118 4.64%
Age 40 - 44	74 5.35%	129 5.49%	133 5.23%
Age 45 - 49	81 5.86%	123 5.24%	141 5.54%
Age 50 - 54	88 6.37%	125 5.32%	141 5.54%
Age 55 - 59	126 9.12%	141 6.00%	145 5.70%
Age 60 - 64	144 10.42%	169 7.19%	160 6.29%
Age 65 - 69	158 11.43%	203 8.64%	185 7.27%
Age 70 - 74	113 8.18%	231 9.83%	209 8.22%
Age 75 - 79	65 4.70%	200 8.51%	207 8.14%
Age 80 - 84	30 2.17%	131 5.58%	166 6.53%
Age 85+	21 1.52%	93 3.96%	164 6.45%
<b>Age 15+</b>	<b>1,200 86.83%</b>	<b>2,048 87.19%</b>	<b>2,224 87.42%</b>
<b>Age 20+</b>	<b>1,147 83.00%</b>	<b>1,940 82.59%</b>	<b>2,101 82.59%</b>
<b>Age 65+</b>	<b>387 28.00%</b>	<b>858 36.53%</b>	<b>931 36.60%</b>
<b>Median Age</b>	<b>53</b>	<b>55</b>	<b>54</b>
<b>Average Age</b>	<b>47.20</b>	<b>49.70</b>	<b>49.90</b>
<b>Population By Race</b>	<b>1,382</b>	<b>2,349</b>	<b>2,544</b>
White	1,227 88.78%	2,037 86.72%	2,205 86.67%
Black	105 7.60%	197 8.39%	214 8.41%
Am. Indian & Alaskan	8 0.58%	18 0.77%	20 0.79%
Asian	17 1.23%	37 1.58%	39 1.53%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	26 1.88%	61 2.60%	67 2.63%

# Demographic Trend Report

1 Mile Radius

<b>201</b>						
7151 Richmond Rd, Williamsburg, VA 23188						
Description	2010		2023		2028	
<b>Population by Race (Hispanic)</b>	<b>52</b>		<b>135</b>		<b>146</b>	
White	44	84.62%	111	82.22%	120	82.19%
Black	4	7.69%	13	9.63%	14	9.59%
Am. Indian & Alaskan	0	0.00%	3	2.22%	3	2.05%
Asian	0	0.00%	0	0.00%	0	0.00%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	3	5.77%	8	5.93%	9	6.16%
<b>Household by Household Income</b>	<b>618</b>		<b>1,037</b>		<b>1,123</b>	
<\$25,000	98	15.86%	166	16.01%	179	15.94%
\$25,000 - \$50,000	177	28.64%	24	2.31%	17	1.51%
\$50,000 - \$75,000	169	27.35%	155	14.95%	161	14.34%
\$75,000 - \$100,000	78	12.62%	108	10.41%	114	10.15%
\$100,000 - \$125,000	11	1.78%	81	7.81%	91	8.10%
\$125,000 - \$150,000	55	8.90%	150	14.46%	165	14.69%
\$150,000 - \$200,000	29	4.69%	180	17.36%	201	17.90%
\$200,000+	1	0.16%	173	16.68%	195	17.36%
<b>Average Household Income</b>	<b>\$64,919</b>		<b>\$133,434</b>		<b>\$136,202</b>	
<b>Median Household Income</b>	<b>\$57,727</b>		<b>\$120,215</b>		<b>\$124,862</b>	



# Demographic Summary Report

## 201 7151 Richmond Rd, Williamsburg, VA 23188

**Building Type: Class C Office**      **Total Available: 1,200 SF**  
**Class: C**      **% Leased: 50%**  
**RBA: 2,400 SF**      **Rent/SF/Yr: \$12.95**  
**Typical Floor: 1,200 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	2,544	18,839	39,149
2023 Estimate	2,349	17,837	37,361
2010 Census	1,382	13,611	30,315
Growth 2023 - 2028	8.30%	5.62%	4.79%
Growth 2010 - 2023	69.97%	31.05%	23.24%
<b>2023 Population by Hispanic Origin</b>	135	1,140	2,584
<b>2023 Population</b>	2,349	17,837	37,361
White	2,037 86.72%	13,690 76.75%	28,859 77.24%
Black	197 8.39%	3,067 17.19%	6,096 16.32%
Am. Indian & Alaskan	18 0.77%	98 0.55%	199 0.53%
Asian	37 1.58%	420 2.35%	917 2.45%
Hawaiian & Pacific Island	0 0.00%	21 0.12%	35 0.09%
Other	61 2.60%	542 3.04%	1,255 3.36%
U.S. Armed Forces	19	173	370
<b>Households</b>			
2028 Projection	1,122	7,464	15,576
2023 Estimate	1,037	7,059	14,864
2010 Census	618	5,339	12,079
Growth 2023 - 2028	8.20%	5.74%	4.79%
Growth 2010 - 2023	67.80%	32.22%	23.06%
Owner Occupied	894 86.21%	5,681 80.48%	11,228 75.54%
Renter Occupied	143 13.79%	1,378 19.52%	3,635 24.46%
<b>2023 Households by HH Income</b>	1,037	7,059	14,866
Income: <\$25,000	166 16.01%	940 13.32%	1,737 11.68%
Income: \$25,000 - \$50,000	24 2.31%	709 10.04%	1,783 11.99%
Income: \$50,000 - \$75,000	155 14.95%	1,156 16.38%	2,238 15.05%
Income: \$75,000 - \$100,000	108 10.41%	1,033 14.63%	2,515 16.92%
Income: \$100,000 - \$125,000	81 7.81%	935 13.25%	2,078 13.98%
Income: \$125,000 - \$150,000	150 14.46%	762 10.79%	1,572 10.57%
Income: \$150,000 - \$200,000	180 17.36%	842 11.93%	1,493 10.04%
Income: \$200,000+	173 16.68%	682 9.66%	1,450 9.75%
<b>2023 Avg Household Income</b>	\$133,434	\$109,809	\$108,763
<b>2023 Med Household Income</b>	\$120,215	\$92,533	\$91,649

Demographic Market Comparison Report

1 mile radius

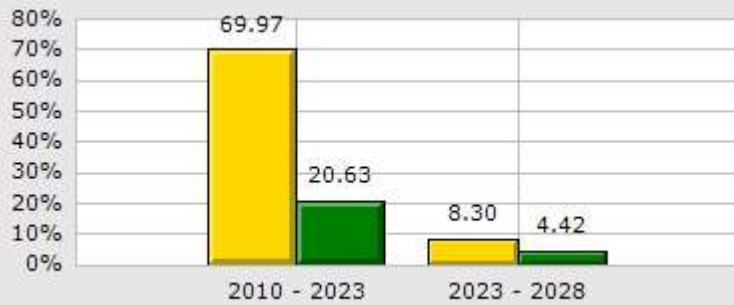
201

7151 Richmond Rd, Williamsburg, VA 23188

Type: **Class C Office/Medical**  
 County: **James City**

**1 Mile**  
**County**

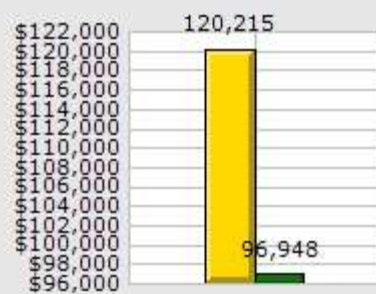
Population Growth



Household Growth



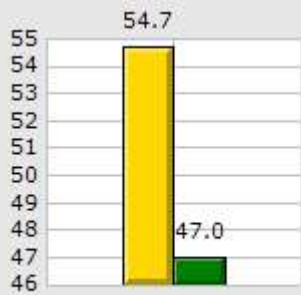
2023 Med Household Inc



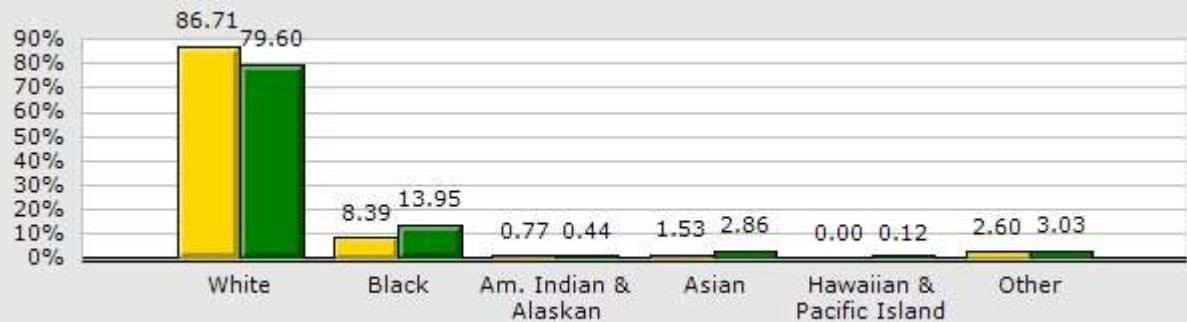
2023 Households by Household Income



2023 Median Age



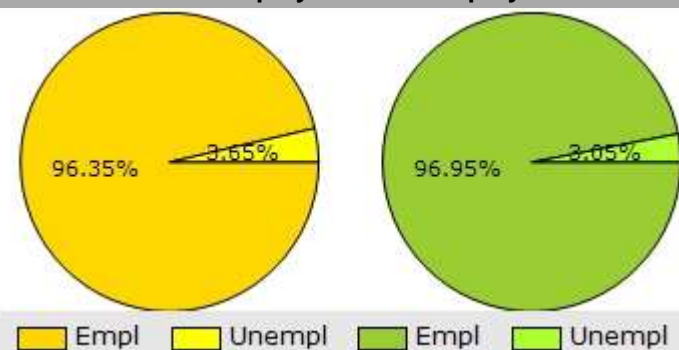
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



**Demographic Market Comparison Report**

**1 mile radius**

**201**

**7151 Richmond Rd, Williamsburg, VA 23188**

Type: **Class C Office/Medical**  
 County: **James City**

	<b>1 Mile</b>		<b>County</b>	
<b>Population Growth</b>				
Growth 2010 - 2023	69.97%		20.63%	
Growth 2023 - 2028	8.30%		4.42%	
Empl	1,241	96.35%	38,209	96.95%
Unempl	47	3.65%	1,202	3.05%
<b>2023 Population by Race</b>				
	<b>2,348</b>		<b>80,835</b>	
White	2,036	86.71%	64,342	79.60%
Black	197	8.39%	11,279	13.95%
Am. Indian & Alaskan	18	0.77%	358	0.44%
Asian	36	1.53%	2,308	2.86%
Hawaiian & Pacific Island	0	0.00%	95	0.12%
Other	61	2.60%	2,453	3.03%
<b>Household Growth</b>				
Growth 2010 - 2023	67.80%		20.69%	
Growth 2023 - 2028	8.20%		4.41%	
Renter Occupied	143	13.79%	7,821	24.13%
Owner Occupied	894	86.21%	24,595	75.87%
<b>2023 Households by Household Income</b>				
	<b>1,037</b>		<b>32,416</b>	
Income <\$25K	166	16.01%	3,088	9.53%
Income \$25K - \$50K	24	2.31%	3,820	11.78%
Income \$50K - \$75K	155	14.95%	4,373	13.49%
Income \$75K - \$100K	108	10.41%	5,612	17.31%
Income \$100K - \$125K	81	7.81%	4,631	14.29%
Income \$125K - \$150K	150	14.46%	3,773	11.64%
Income \$150K - \$200K	180	17.36%	3,758	11.59%
Income \$200K+	173	16.68%	3,361	10.37%
2023 Med Household Inc	\$120,215		\$96,948	
2023 Median Age	54.70		47.00	

# Demographic Detail Report

## 201 7151 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**      Total Available: **1,200 SF**  
 Class: **C**      % Leased: **50%**  
 RBA: **2,400 SF**      Rent/SF/Yr: **\$12.95**  
 Typical Floor: **1,200 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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2010 Census	1,382	13,611	30,315
Growth 2023 - 2028	8.30%	5.62%	4.79%
Growth 2010 - 2023	69.97%	31.05%	23.24%

2023 Population by Age	2,349	17,837	37,361
Age 0 - 4	89 3.79%	843 4.73%	1,803 4.83%
Age 5 - 9	101 4.30%	947 5.31%	1,992 5.33%
Age 10 - 14	111 4.73%	1,051 5.89%	2,207 5.91%
Age 15 - 19	108 4.60%	1,049 5.88%	2,306 6.17%
Age 20 - 24	92 3.92%	918 5.15%	2,053 5.50%
Age 25 - 29	87 3.70%	837 4.69%	1,817 4.86%
Age 30 - 34	96 4.09%	873 4.89%	1,862 4.98%
Age 35 - 39	120 5.11%	1,029 5.77%	2,141 5.73%
Age 40 - 44	129 5.49%	1,105 6.19%	2,236 5.98%
Age 45 - 49	123 5.24%	1,075 6.03%	2,153 5.76%
Age 50 - 54	125 5.32%	1,109 6.22%	2,226 5.96%
Age 55 - 59	141 6.00%	1,207 6.77%	2,429 6.50%
Age 60 - 64	169 7.19%	1,268 7.11%	2,573 6.89%
Age 65 - 69	203 8.64%	1,254 7.03%	2,588 6.93%
Age 70 - 74	231 9.83%	1,218 6.83%	2,563 6.86%
Age 75 - 79	200 8.51%	959 5.38%	2,043 5.47%
Age 80 - 84	131 5.58%	615 3.45%	1,324 3.54%
Age 85+	93 3.96%	478 2.68%	1,044 2.79%
Age 65+	858 36.53%	4,524 25.36%	9,562 25.59%
<b>Median Age</b>	<b>54.70</b>	<b>46.20</b>	<b>45.60</b>
<b>Average Age</b>	<b>49.70</b>	<b>44.20</b>	<b>43.90</b>

# Demographic Detail Report

<b>201</b>						
7151 Richmond Rd, Williamsburg, VA 23188						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2023 Population By Race</b>	<b>2,349</b>		<b>17,837</b>		<b>37,361</b>	
White	2,037	86.72%	13,690	76.75%	28,859	77.24%
Black	197	8.39%	3,067	17.19%	6,096	16.32%
Am. Indian & Alaskan	18	0.77%	98	0.55%	199	0.53%
Asian	37	1.58%	420	2.35%	917	2.45%
Hawaiian & Pacific Island	0	0.00%	21	0.12%	35	0.09%
Other	61	2.60%	542	3.04%	1,255	3.36%
<b>Population by Hispanic Origin</b>	<b>2,349</b>		<b>17,837</b>		<b>37,361</b>	
Non-Hispanic Origin	2,214	94.25%	16,697	93.61%	34,777	93.08%
Hispanic Origin	135	5.75%	1,140	6.39%	2,584	6.92%
<b>2023 Median Age, Male</b>	<b>51.00</b>		<b>44.50</b>		<b>44.00</b>	
<b>2023 Average Age, Male</b>	<b>47.90</b>		<b>43.00</b>		<b>42.80</b>	
<b>2023 Median Age, Female</b>	<b>57.70</b>		<b>47.90</b>		<b>47.20</b>	
<b>2023 Average Age, Female</b>	<b>51.30</b>		<b>45.30</b>		<b>45.00</b>	
<b>2023 Population by Occupation Classification</b>	<b>2,027</b>		<b>14,786</b>		<b>30,897</b>	
Civilian Employed	1,241	61.22%	9,128	61.73%	17,803	57.62%
Civilian Unemployed	47	2.32%	257	1.74%	521	1.69%
Civilian Non-Labor Force	721	35.57%	5,237	35.42%	12,221	39.55%
Armed Forces	18	0.89%	164	1.11%	352	1.14%
<b>Households by Marital Status</b>						
Married	611		4,164		8,771	
Married No Children	488		2,753		5,863	
Married w/Children	124		1,411		2,908	
<b>2023 Population by Education</b>	<b>2,103</b>		<b>14,757</b>		<b>29,787</b>	
Some High School, No Diploma	71	3.38%	738	5.00%	1,391	4.67%
High School Grad (Incl Equivalency)	423	20.11%	3,061	20.74%	5,840	19.61%
Some College, No Degree	571	27.15%	3,843	26.04%	7,755	26.03%
Associate Degree	255	12.13%	1,729	11.72%	2,786	9.35%
Bachelor Degree	439	20.87%	3,122	21.16%	6,633	22.27%
Advanced Degree	344	16.36%	2,264	15.34%	5,382	18.07%

# Demographic Detail Report

201						
7151 Richmond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>2,182</b>		<b>16,072</b>		<b>31,881</b>	
Real Estate & Finance	74	3.39%	511	3.18%	906	2.84%
Professional & Management	646	29.61%	4,841	30.12%	9,956	31.23%
Public Administration	90	4.12%	692	4.31%	1,333	4.18%
Education & Health	248	11.37%	1,971	12.26%	4,353	13.65%
Services	311	14.25%	2,075	12.91%	3,511	11.01%
Information	0	0.00%	44	0.27%	162	0.51%
Sales	272	12.47%	1,904	11.85%	3,880	12.17%
Transportation	13	0.60%	63	0.39%	132	0.41%
Retail	142	6.51%	913	5.68%	1,976	6.20%
Wholesale	38	1.74%	208	1.29%	468	1.47%
Manufacturing	94	4.31%	648	4.03%	1,206	3.78%
Production	158	7.24%	981	6.10%	1,552	4.87%
Construction	38	1.74%	490	3.05%	995	3.12%
Utilities	33	1.51%	393	2.45%	651	2.04%
Agriculture & Mining	1	0.05%	20	0.12%	79	0.25%
Farming, Fishing, Forestry	1	0.05%	38	0.24%	44	0.14%
Other Services	23	1.05%	280	1.74%	677	2.12%
<b>2023 Worker Travel Time to Job</b>	<b>1,161</b>		<b>8,749</b>		<b>17,120</b>	
<30 Minutes	853	73.47%	5,866	67.05%	11,331	66.19%
30-60 Minutes	215	18.52%	2,174	24.85%	4,309	25.17%
60+ Minutes	93	8.01%	709	8.10%	1,480	8.64%
<b>2010 Households by HH Size</b>	<b>619</b>		<b>5,339</b>		<b>12,079</b>	
1-Person Households	144	23.26%	1,064	19.93%	2,468	20.43%
2-Person Households	313	50.57%	2,180	40.83%	5,076	42.02%
3-Person Households	81	13.09%	910	17.04%	1,975	16.35%
4-Person Households	51	8.24%	756	14.16%	1,626	13.46%
5-Person Households	19	3.07%	276	5.17%	613	5.07%
6-Person Households	6	0.97%	97	1.82%	203	1.68%
7 or more Person Households	5	0.81%	56	1.05%	118	0.98%
<b>2023 Average Household Size</b>	<b>2.20</b>		<b>2.50</b>		<b>2.50</b>	
<b>Households</b>						
2028 Projection	1,122		7,464		15,576	
2023 Estimate	1,037		7,059		14,864	
2010 Census	618		5,339		12,079	
Growth 2023 - 2028	8.20%		5.74%		4.79%	
Growth 2010 - 2023	67.80%		32.22%		23.06%	

# Demographic Detail Report

<b>201</b>						
7151 Richmond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Households by HH Income</b>	<b>1,037</b>		<b>7,059</b>		<b>14,866</b>	
<\$25,000	166	16.01%	940	13.32%	1,737	11.68%
\$25,000 - \$50,000	24	2.31%	709	10.04%	1,783	11.99%
\$50,000 - \$75,000	155	14.95%	1,156	16.38%	2,238	15.05%
\$75,000 - \$100,000	108	10.41%	1,033	14.63%	2,515	16.92%
\$100,000 - \$125,000	81	7.81%	935	13.25%	2,078	13.98%
\$125,000 - \$150,000	150	14.46%	762	10.79%	1,572	10.57%
\$150,000 - \$200,000	180	17.36%	842	11.93%	1,493	10.04%
\$200,000+	173	16.68%	682	9.66%	1,450	9.75%
<b>2023 Avg Household Income</b>	<b>\$133,434</b>		<b>\$109,809</b>		<b>\$108,763</b>	
<b>2023 Med Household Income</b>	<b>\$120,215</b>		<b>\$92,533</b>		<b>\$91,649</b>	
<b>2023 Occupied Housing</b>	<b>1,037</b>		<b>7,059</b>		<b>14,863</b>	
Owner Occupied	894	86.21%	5,681	80.48%	11,228	75.54%
Renter Occupied	143	13.79%	1,378	19.52%	3,635	24.46%
<b>2010 Housing Units</b>	<b>1,025</b>		<b>7,353</b>		<b>15,931</b>	
1 Unit	966	94.24%	6,445	87.65%	12,734	79.93%
2 - 4 Units	37	3.61%	208	2.83%	683	4.29%
5 - 19 Units	14	1.37%	569	7.74%	1,937	12.16%
20+ Units	8	0.78%	131	1.78%	577	3.62%
<b>2023 Housing Value</b>	<b>894</b>		<b>5,681</b>		<b>11,228</b>	
<\$100,000	0	0.00%	43	0.76%	118	1.05%
\$100,000 - \$200,000	16	1.79%	434	7.64%	1,145	10.20%
\$200,000 - \$300,000	224	25.06%	2,209	38.88%	3,391	30.20%
\$300,000 - \$400,000	542	60.63%	2,149	37.83%	3,214	28.62%
\$400,000 - \$500,000	84	9.40%	479	8.43%	1,606	14.30%
\$500,000 - \$1,000,000	28	3.13%	367	6.46%	1,754	15.62%
\$1,000,000+	0	0.00%	0	0.00%	0	0.00%
<b>2023 Median Home Value</b>	<b>\$338,192</b>		<b>\$307,189</b>		<b>\$329,869</b>	
<b>2023 Housing Units by Yr Built</b>	<b>1,089</b>		<b>7,522</b>		<b>16,176</b>	
Built 2010+	414	38.02%	1,451	19.29%	2,267	14.01%
Built 2000 - 2010	367	33.70%	2,409	32.03%	5,442	33.64%
Built 1990 - 1999	55	5.05%	1,162	15.45%	2,801	17.32%
Built 1980 - 1989	68	6.24%	1,033	13.73%	2,609	16.13%
Built 1970 - 1979	108	9.92%	817	10.86%	1,713	10.59%
Built 1960 - 1969	49	4.50%	300	3.99%	684	4.23%
Built 1950 - 1959	16	1.47%	174	2.31%	337	2.08%
Built <1949	12	1.10%	176	2.34%	323	2.00%
<b>2023 Median Year Built</b>	<b>2006</b>		<b>1999</b>		<b>1998</b>	

## 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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the \_\_\_ Listing Broker, \_\_\_ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

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C & W Real Estate, LLC., d//b/a Campana Waltz Commercial Real Estate West