

# For Sale

1.37 Acre Prime Retail Redevelopment Opportunity  
7381 Richmond Road  
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 offer subject to errors and omissions, or withdrawal, without notice.*



**FOR SALE**  
**7381 Richmond Road**  
**Williamsburg, Virginia**

**Location:** 7381 Richmond Road, Williamsburg, Virginia 23188

**Description:** This highly visible retail land redevelopment opportunity along the west side of Richmond Road (Route 60), south of Farmville Lane, and north of Kristiansand Drive offers a great location and high traffic count visibility along Route 60.

Street Frontage / Access

Street Type: Four-lane commercial corridor

Frontage (Linear Ft.): Approximately 145

Number of Curb Cuts: 1

Traffic Count (Cars/Day): 15,804 (as of 2018)

The subject consists of an existing 600-square-foot office/showroom building and had preliminary plans for a proposed additional 4,424-square-foot auto service and repair facility.

**Site:** **Approximately 1.37 Acres**

**Sales Price:** **\$550,000.00**

**Transportation / Distance:**

Interstate I-64: 1.7 miles

4-Lane arterial Highway U.S. Route 199: 2.4 miles

Commercial Airport Newport News-Williamsburg International Airport:  
25.9 miles

**Zoning:** **B-1 Zoning: General Business:** Multiple allowable uses by right are attached in the marketing package.

**Also included:**

- Additional Property Photographs
- Aerial Maps
- Location Map
- List of uses which are allowed by right
- Demographics

**For Additional Information, Please Contact:**



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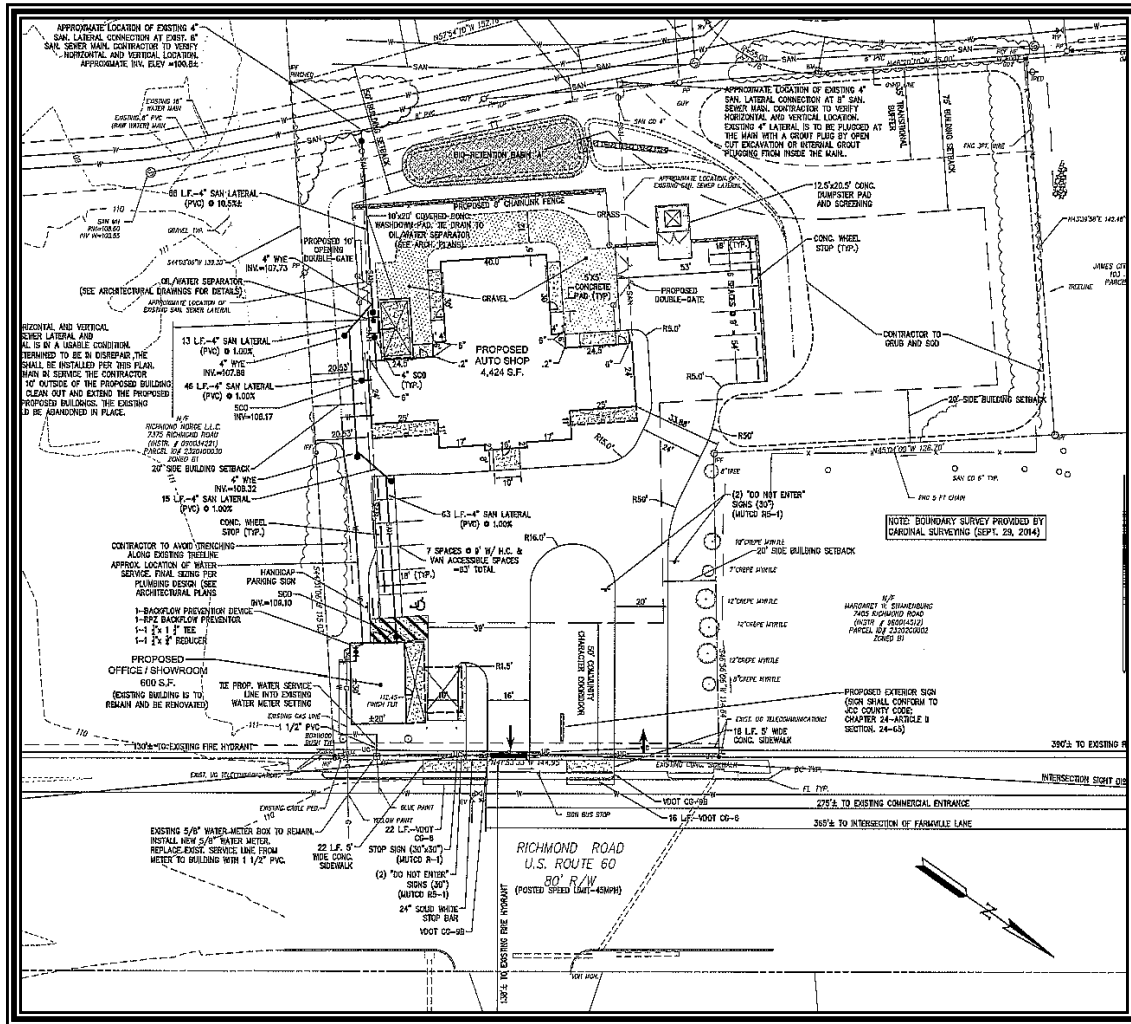
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For Sale  
7381 Richmond Road, Williamsburg, Virginia



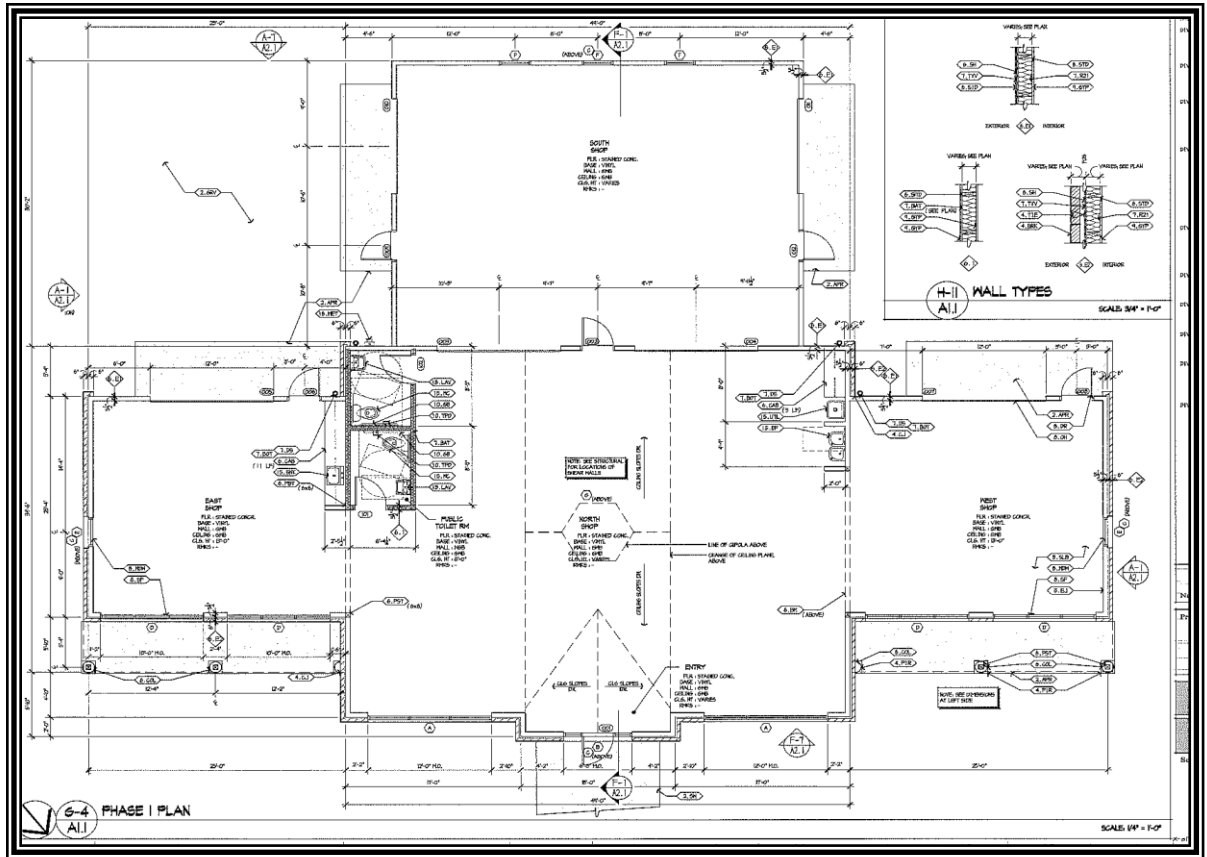
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The property is outlined in blue and highlighted in yellow.  
For illustration purposes only.

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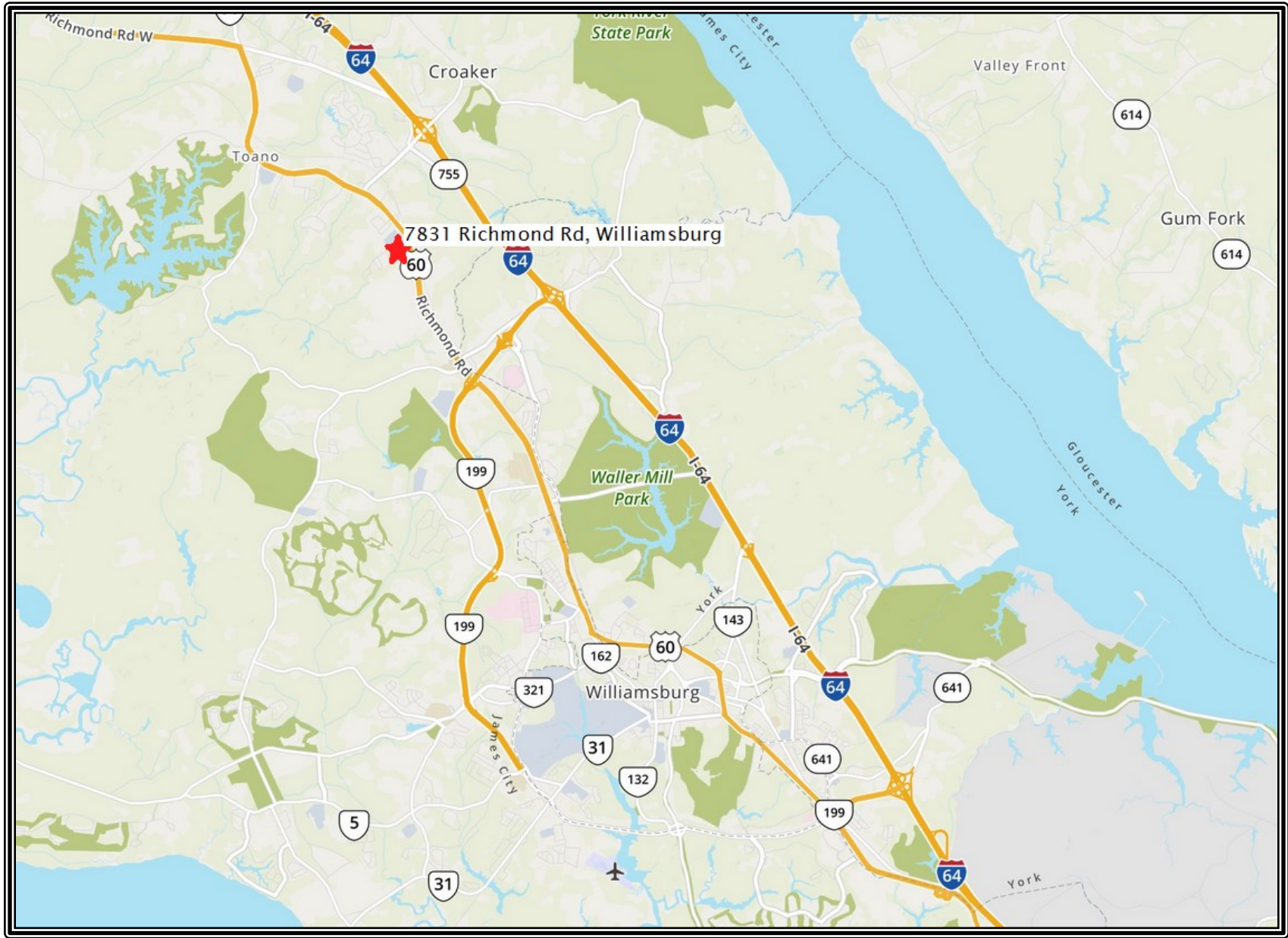
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Sec. 24-390. - Use list.

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

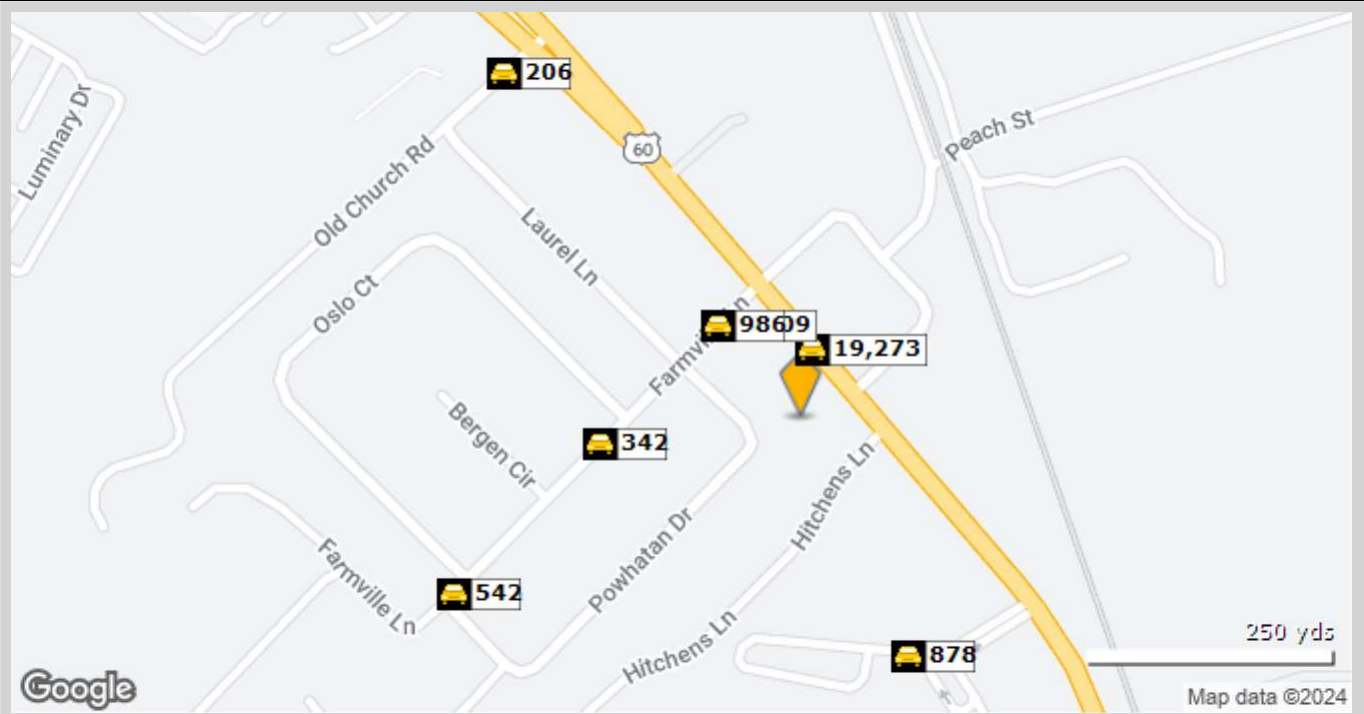
(Ord. No. 31A-88, § 20-82, 4-8-85; Ord. No. 31A-96, 4-7-86; Ord. No. 31A-102, 6-1-87; Ord. No. 31A-121, 5-21-90; Ord. No. 31A-143, 5-4-92; Ord. No. 31A -145, 7-6-92; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-174, 1-28-97; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-236, 8-12-08; Ord.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

7381 Richmond Rd, Williamsburg, VA 23188

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Richmond Rd	Peninsula St	0.03 SE	2016	21,000	AADT	.04
2	Richmond Rd	Peninsula St	0.03 SE	2022	19,273	MPSI	.04
3	Farmville Ln	Laurel Ln	0.03 SW	2020	1,009	MPSI	.07
4	Farmville Ln	Laurel Ln	0.03 SW	2022	986	MPSI	.07
5	Farmville Ln	Oslo Ct	0.02 NE	2022	709	MPSI	.12
6	Farmville Ln	Oslo Ct	0.02 NE	2018	342	MPSI	.12
7	Not Available	Not Available	0.00 No	2020	878	MPSI	.15
8	Farmville Ln	Powhatan Dr	0.01 SW	2020	556	MPSI	.23
9	Farmville Ln	Powhatan Dr	0.01 SW	2022	542	MPSI	.23
10	Old Church Rd	Richmond Rd	0.02 NE	2022	206	MPSI	.27

# Demographic Trend Report

1 Mile Radius

**7381 Richmond Rd, Williamsburg, VA 23188**

Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -



Description	2010		2023		2028	
<b>Population</b>	<b>1,547</b>		<b>2,454</b>		<b>2,641</b>	
Age 0 - 4	78	5.04%	101	4.12%	109	4.13%
Age 5 - 9	73	4.72%	114	4.65%	116	4.39%
Age 10 - 14	85	5.49%	125	5.09%	128	4.85%
Age 15 - 19	74	4.78%	123	5.01%	136	5.15%
Age 20 - 24	59	3.81%	106	4.32%	131	4.96%
Age 25 - 29	77	4.98%	99	4.03%	121	4.58%
Age 30 - 34	72	4.65%	107	4.36%	117	4.43%
Age 35 - 39	90	5.82%	130	5.30%	127	4.81%
Age 40 - 44	92	5.95%	140	5.70%	142	5.38%
Age 45 - 49	103	6.66%	135	5.50%	150	5.68%
Age 50 - 54	108	6.98%	138	5.62%	151	5.72%
Age 55 - 59	130	8.40%	153	6.23%	156	5.91%
Age 60 - 64	141	9.11%	176	7.17%	169	6.40%
Age 65 - 69	147	9.50%	200	8.15%	187	7.08%
Age 70 - 74	105	6.79%	219	8.92%	203	7.69%
Age 75 - 79	62	4.01%	184	7.50%	195	7.38%
Age 80 - 84	30	1.94%	119	4.85%	153	5.79%
Age 85+	22	1.42%	85	3.46%	150	5.68%
<b>Age 15+</b>	<b>1,312</b>	<b>84.81%</b>	<b>2,114</b>	<b>86.15%</b>	<b>2,288</b>	<b>86.63%</b>
<b>Age 20+</b>	<b>1,238</b>	<b>80.03%</b>	<b>1,991</b>	<b>81.13%</b>	<b>2,152</b>	<b>81.48%</b>
<b>Age 65+</b>	<b>366</b>	<b>23.66%</b>	<b>807</b>	<b>32.89%</b>	<b>888</b>	<b>33.62%</b>
<b>Median Age</b>	<b>49</b>		<b>52</b>		<b>51</b>	
<b>Average Age</b>	<b>44.60</b>		<b>47.90</b>		<b>48.30</b>	

Population By Race	1,547		2,454		2,641	
White	1,307	84.49%	2,043	83.25%	2,200	83.30%
Black	179	11.57%	285	11.61%	305	11.55%
Am. Indian & Alaskan	8	0.52%	17	0.69%	18	0.68%
Asian	21	1.36%	40	1.63%	43	1.63%
Hawaiian & Pacific Islander	0	0.00%	1	0.04%	1	0.04%
Other	32	2.07%	68	2.77%	74	2.80%

# Demographic Trend Report

1 Mile Radius

7381 Richmond Rd, Williamsburg, VA 23188

Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>62</b>	<b>148</b>	<b>160</b>
White	53 85.48%	123 83.11%	133 83.13%
Black	5 8.06%	13 8.78%	14 8.75%
Am. Indian & Alaskan	1 1.61%	3 2.03%	3 1.88%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	3 4.84%	8 5.41%	9 5.63%
<b>Household by Household Income</b>	<b>661</b>	<b>1,047</b>	<b>1,126</b>
<\$25,000	104 15.73%	168 16.05%	179 15.90%
\$25,000 - \$50,000	175 26.48%	38 3.63%	31 2.75%
\$50,000 - \$75,000	165 24.96%	160 15.28%	166 14.74%
\$75,000 - \$100,000	88 13.31%	120 11.46%	128 11.37%
\$100,000 - \$125,000	34 5.14%	96 9.17%	105 9.33%
\$125,000 - \$150,000	57 8.62%	142 13.56%	155 13.77%
\$150,000 - \$200,000	35 5.30%	170 16.24%	189 16.79%
\$200,000+	3 0.45%	153 14.61%	173 15.36%
<b>Average Household Income</b>	<b>\$68,345</b>	<b>\$126,802</b>	<b>\$129,767</b>
<b>Median Household Income</b>	<b>\$60,449</b>	<b>\$109,765</b>	<b>\$114,047</b>

# Demographic Summary Report

7381 Richmond Rd, Williamsburg, VA 23188

Building Type: **Land**      Total Available: **0 SF**  
 Class: -      % Leased: **0%**  
 RBA: -      Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	2,641	16,286	37,645
2023 Estimate	2,454	15,407	35,929
2010 Census	1,547	11,593	29,190
Growth 2023 - 2028	7.62%	5.71%	4.78%
Growth 2010 - 2023	58.63%	32.90%	23.09%
<b>2023 Population by Hispanic Origin</b>	147	951	2,506
<b>2023 Population</b>	2,454	15,407	35,929
White	2,043 83.25%	12,043 78.17%	27,701 77.10%
Black	285 11.61%	2,505 16.26%	5,923 16.49%
Am. Indian & Alaskan	17 0.69%	83 0.54%	196 0.55%
Asian	40 1.63%	306 1.99%	863 2.40%
Hawaiian & Pacific Island	1 0.04%	14 0.09%	34 0.09%
Other	68 2.77%	456 2.96%	1,213 3.38%
U.S. Armed Forces	20	138	357
<b>Households</b>			
2028 Projection	1,125	6,362	14,908
2023 Estimate	1,045	6,017	14,228
2010 Census	660	4,511	11,571
Growth 2023 - 2028	7.66%	5.73%	4.78%
Growth 2010 - 2023	58.33%	33.39%	22.96%
Owner Occupied	884 84.59%	4,976 82.70%	10,813 76.00%
Renter Occupied	162 15.50%	1,041 17.30%	3,415 24.00%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	168 16.05%	805 13.38%	1,659 11.66%
Income: \$25,000 - \$50,000	38 3.63%	451 7.50%	1,702 11.96%
Income: \$50,000 - \$75,000	160 15.28%	983 16.34%	2,170 15.25%
Income: \$75,000 - \$100,000	120 11.46%	900 14.96%	2,400 16.86%
Income: \$100,000 - \$125,000	96 9.17%	773 12.85%	1,966 13.81%
Income: \$125,000 - \$150,000	142 13.56%	707 11.75%	1,508 10.60%
Income: \$150,000 - \$200,000	170 16.24%	778 12.93%	1,449 10.18%
Income: \$200,000+	153 14.61%	618 10.27%	1,377 9.68%
<b>2023 Avg Household Income</b>	\$126,802	\$113,631	\$108,673
<b>2023 Med Household Income</b>	\$109,765	\$96,346	\$91,505

# Demographic Market Comparison Report

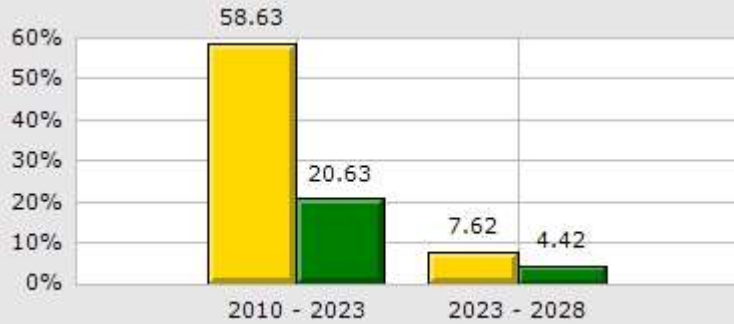
1 mile radius

7381 Richmond Rd, Williamsburg, VA 23188

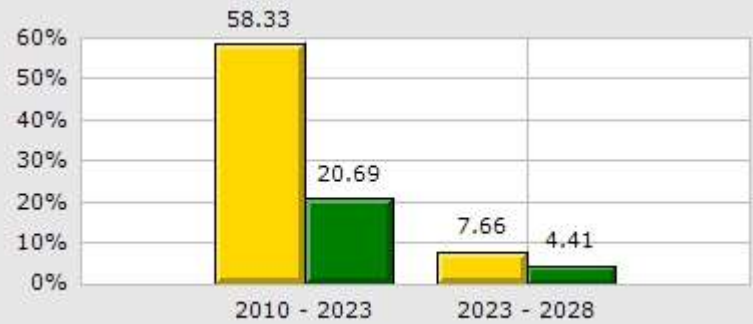
Type: **Land**  
County: **James City**

**1 Mile**  
**County**

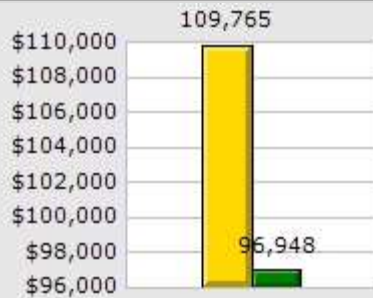
Population Growth



Household Growth



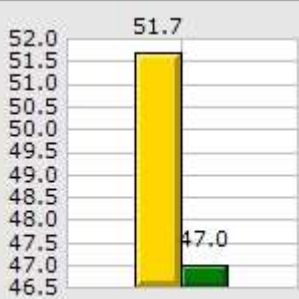
2023 Med Household Inc



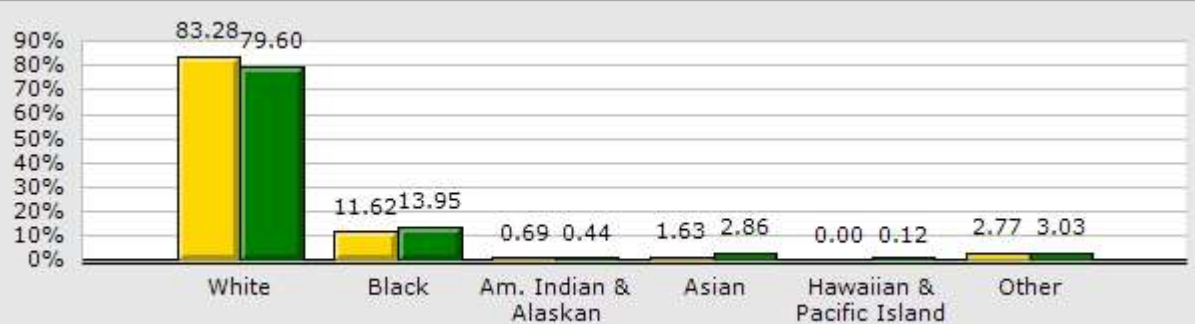
2023 Households by Household Income



2023 Median Age



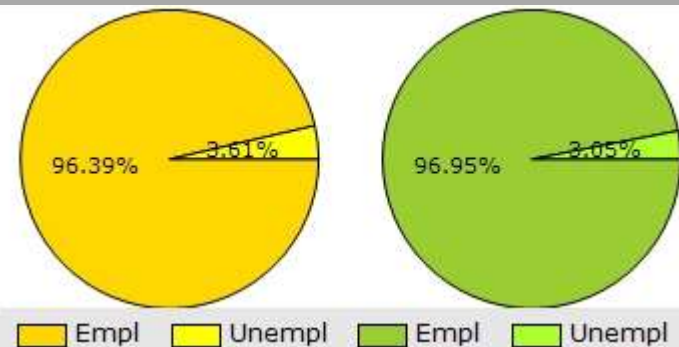
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



# Demographic Market Comparison Report

1 mile radius

7381 Richmond Rd, Williamsburg, VA 23188

Type: **Land**  
County: **James City**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	58.63%		20.63%	
Growth 2023 - 2028	7.62%		4.42%	
Empl	1,282	96.39%	38,209	96.95%
Unempl	48	3.61%	1,202	3.05%
<b>2023 Population by Race</b>				
	<b>2,452</b>		<b>80,835</b>	
White	2,042	83.28%	64,342	79.60%
Black	285	11.62%	11,279	13.95%
Am. Indian & Alaskan	17	0.69%	358	0.44%
Asian	40	1.63%	2,308	2.86%
Hawaiian & Pacific Island	0	0.00%	95	0.12%
Other	68	2.77%	2,453	3.03%
<b>Household Growth</b>				
Growth 2010 - 2023	58.33%		20.69%	
Growth 2023 - 2028	7.66%		4.41%	
Renter Occupied	162	15.49%	7,821	24.13%
Owner Occupied	884	84.51%	24,595	75.87%
<b>2023 Households by Household Income</b>				
	<b>1,047</b>		<b>32,416</b>	
Income <\$25K	168	16.05%	3,088	9.53%
Income \$25K - \$50K	38	3.63%	3,820	11.78%
Income \$50K - \$75K	160	15.28%	4,373	13.49%
Income \$75K - \$100K	120	11.46%	5,612	17.31%
Income \$100K - \$125K	96	9.17%	4,631	14.29%
Income \$125K - \$150K	142	13.56%	3,773	11.64%
Income \$150K - \$200K	170	16.24%	3,758	11.59%
Income \$200K+	153	14.61%	3,361	10.37%
2023 Med Household Inc	\$109,765		\$96,948	
2023 Median Age	51.70		47.00	

# Demographic Detail Report

**7381 Richmond Rd, Williamsburg, VA 23188**

Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	2,641	16,286	37,645
2023 Estimate	2,454	15,407	35,929
2010 Census	1,547	11,593	29,190
Growth 2023 - 2028	7.62%	5.71%	4.78%
Growth 2010 - 2023	58.63%	32.90%	23.09%

2023 Population by Age	2,454	15,407	35,929
Age 0 - 4	101 4.12%	709 4.60%	1,745 4.86%
Age 5 - 9	114 4.65%	794 5.15%	1,932 5.38%
Age 10 - 14	125 5.09%	897 5.82%	2,142 5.96%
Age 15 - 19	123 5.01%	910 5.91%	2,207 6.14%
Age 20 - 24	106 4.32%	798 5.18%	1,957 5.45%
Age 25 - 29	99 4.03%	720 4.67%	1,751 4.87%
Age 30 - 34	107 4.36%	734 4.76%	1,804 5.02%
Age 35 - 39	130 5.30%	853 5.54%	2,078 5.78%
Age 40 - 44	140 5.70%	922 5.98%	2,171 6.04%
Age 45 - 49	135 5.50%	919 5.96%	2,089 5.81%
Age 50 - 54	138 5.62%	967 6.28%	2,158 6.01%
Age 55 - 59	153 6.23%	1,063 6.90%	2,351 6.54%
Age 60 - 64	176 7.17%	1,126 7.31%	2,482 6.91%
Age 65 - 69	200 8.15%	1,124 7.30%	2,482 6.91%
Age 70 - 74	219 8.92%	1,094 7.10%	2,438 6.79%
Age 75 - 79	184 7.50%	852 5.53%	1,927 5.36%
Age 80 - 84	119 4.85%	533 3.46%	1,241 3.45%
Age 85+	85 3.46%	391 2.54%	974 2.71%
Age 65+	807 32.89%	3,994 25.92%	9,062 25.22%
<b>Median Age</b>	<b>51.70</b>	<b>47.00</b>	<b>45.40</b>
<b>Average Age</b>	<b>47.90</b>	<b>44.50</b>	<b>43.80</b>

# Demographic Detail Report

7381 Richmond Rd, Williamsburg, VA 23188

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population By Race</b>	<b>2,454</b>	<b>15,407</b>	<b>35,929</b>
White	2,043 83.25%	12,043 78.17%	27,701 77.10%
Black	285 11.61%	2,505 16.26%	5,923 16.49%
Am. Indian & Alaskan	17 0.69%	83 0.54%	196 0.55%
Asian	40 1.63%	306 1.99%	863 2.40%
Hawaiian & Pacific Island	1 0.04%	14 0.09%	34 0.09%
Other	68 2.77%	456 2.96%	1,213 3.38%
<b>Population by Hispanic Origin</b>	<b>2,454</b>	<b>15,407</b>	<b>35,929</b>
Non-Hispanic Origin	2,305 93.93%	14,457 93.83%	33,423 93.03%
Hispanic Origin	148 6.03%	950 6.17%	2,506 6.97%
<b>2023 Median Age, Male</b>	<b>48.80</b>	<b>45.30</b>	<b>43.80</b>
<b>2023 Average Age, Male</b>	<b>46.30</b>	<b>43.40</b>	<b>42.70</b>
<b>2023 Median Age, Female</b>	<b>54.50</b>	<b>48.60</b>	<b>47.00</b>
<b>2023 Average Age, Female</b>	<b>49.30</b>	<b>45.50</b>	<b>44.80</b>
<b>2023 Population by Occupation Classification</b>	<b>2,090</b>	<b>12,825</b>	<b>29,667</b>
Civilian Employed	1,282 61.34%	7,900 61.60%	17,279 58.24%
Civilian Unemployed	48 2.30%	261 2.04%	507 1.71%
Civilian Non-Labor Force	741 35.45%	4,534 35.35%	11,542 38.91%
Armed Forces	19 0.91%	130 1.01%	339 1.14%
<b>Households by Marital Status</b>			
Married	615	3,676	8,396
Married No Children	467	2,439	5,574
Married w/Children	148	1,237	2,822
<b>2023 Population by Education</b>	<b>2,139</b>	<b>12,705</b>	<b>28,641</b>
Some High School, No Diploma	75 3.51%	581 4.57%	1,377 4.81%
High School Grad (Incl Equivalency)	445 20.80%	2,662 20.95%	5,695 19.88%
Some College, No Degree	586 27.40%	3,400 26.76%	7,536 26.31%
Associate Degree	255 11.92%	1,406 11.07%	2,694 9.41%
Bachelor Degree	445 20.80%	2,729 21.48%	6,291 21.97%
Advanced Degree	333 15.57%	1,927 15.17%	5,048 17.63%



# Demographic Detail Report

7381 Richmond Rd, Williamsburg, VA 23188

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population by Occupation</b>	<b>2,260</b>	<b>14,010</b>	<b>30,943</b>
Real Estate & Finance	82 3.63%	495 3.53%	877 2.83%
Professional & Management	664 29.38%	4,176 29.81%	9,641 31.16%
Public Administration	87 3.85%	597 4.26%	1,306 4.22%
Education & Health	256 11.33%	1,648 11.76%	4,176 13.50%
Services	310 13.72%	1,784 12.73%	3,437 11.11%
Information	1 0.04%	11 0.08%	156 0.50%
Sales	287 12.70%	1,731 12.36%	3,746 12.11%
Transportation	13 0.58%	58 0.41%	125 0.40%
Retail	149 6.59%	887 6.33%	1,889 6.10%
Wholesale	36 1.59%	159 1.13%	447 1.44%
Manufacturing	93 4.12%	570 4.07%	1,205 3.89%
Production	159 7.04%	823 5.87%	1,524 4.93%
Construction	51 2.26%	470 3.35%	995 3.22%
Utilities	39 1.73%	314 2.24%	639 2.07%
Agriculture & Mining	1 0.04%	6 0.04%	77 0.25%
Farming, Fishing, Forestry	1 0.04%	14 0.10%	44 0.14%
Other Services	31 1.37%	267 1.91%	659 2.13%
<b>2023 Worker Travel Time to Job</b>	<b>1,208</b>	<b>7,525</b>	<b>16,630</b>
<30 Minutes	858 71.03%	4,912 65.28%	10,956 65.88%
30-60 Minutes	258 21.36%	2,024 26.90%	4,239 25.49%
60+ Minutes	92 7.62%	589 7.83%	1,435 8.63%
<b>2010 Households by HH Size</b>	<b>661</b>	<b>4,511</b>	<b>11,571</b>
1-Person Households	145 21.94%	842 18.67%	2,345 20.27%
2-Person Households	314 47.50%	1,882 41.72%	4,816 41.62%
3-Person Households	96 14.52%	777 17.22%	1,919 16.58%
4-Person Households	67 10.14%	638 14.14%	1,582 13.67%
5-Person Households	25 3.78%	237 5.25%	594 5.13%
6-Person Households	8 1.21%	84 1.86%	199 1.72%
7 or more Person Households	6 0.91%	51 1.13%	116 1.00%
<b>2023 Average Household Size</b>	<b>2.30</b>	<b>2.50</b>	<b>2.50</b>
<b>Households</b>			
2028 Projection	1,125	6,362	14,908
2023 Estimate	1,045	6,017	14,228
2010 Census	660	4,511	11,571
Growth 2023 - 2028	7.66%	5.73%	4.78%
Growth 2010 - 2023	58.33%	33.39%	22.96%

# Demographic Detail Report

7381 Richmond Rd, Williamsburg, VA 23188				
Radius	1 Mile	3 Mile	5 Mile	
<b>2023 Households by HH Income</b>	<b>1,047</b>	<b>6,015</b>	<b>14,231</b>	
<\$25,000	168 16.05%	805 13.38%	1,659 11.66%	
\$25,000 - \$50,000	38 3.63%	451 7.50%	1,702 11.96%	
\$50,000 - \$75,000	160 15.28%	983 16.34%	2,170 15.25%	
\$75,000 - \$100,000	120 11.46%	900 14.96%	2,400 16.86%	
\$100,000 - \$125,000	96 9.17%	773 12.85%	1,966 13.81%	
\$125,000 - \$150,000	142 13.56%	707 11.75%	1,508 10.60%	
\$150,000 - \$200,000	170 16.24%	778 12.93%	1,449 10.18%	
\$200,000+	153 14.61%	618 10.27%	1,377 9.68%	
<b>2023 Avg Household Income</b>	<b>\$126,802</b>	<b>\$113,631</b>	<b>\$108,673</b>	
<b>2023 Med Household Income</b>	<b>\$109,765</b>	<b>\$96,346</b>	<b>\$91,505</b>	
<b>2023 Occupied Housing</b>	<b>1,046</b>	<b>6,017</b>	<b>14,228</b>	
Owner Occupied	884 84.51%	4,976 82.70%	10,813 76.00%	
Renter Occupied	162 15.49%	1,041 17.30%	3,415 24.00%	
<b>2010 Housing Units</b>	<b>1,039</b>	<b>6,104</b>	<b>15,247</b>	
1 Unit	968 93.17%	5,704 93.45%	12,318 80.79%	
2 - 4 Units	36 3.46%	149 2.44%	646 4.24%	
5 - 19 Units	28 2.69%	224 3.67%	1,813 11.89%	
20+ Units	7 0.67%	27 0.44%	470 3.08%	
<b>2023 Housing Value</b>	<b>883</b>	<b>4,975</b>	<b>10,814</b>	
<\$100,000	0 0.00%	24 0.48%	107 0.99%	
\$100,000 - \$200,000	23 2.60%	319 6.41%	1,108 10.25%	
\$200,000 - \$300,000	275 31.14%	1,919 38.57%	3,338 30.87%	
\$300,000 - \$400,000	484 54.81%	1,876 37.71%	3,162 29.24%	
\$400,000 - \$500,000	76 8.61%	434 8.72%	1,488 13.76%	
\$500,000 - \$1,000,000	25 2.83%	403 8.10%	1,611 14.90%	
\$1,000,000+	0 0.00%	0 0.00%	0 0.00%	
<b>2023 Median Home Value</b>	<b>\$329,648</b>	<b>\$312,020</b>	<b>\$327,008</b>	
<b>2023 Housing Units by Yr Built</b>	<b>1,094</b>	<b>6,269</b>	<b>15,485</b>	
Built 2010+	379 34.64%	1,439 22.95%	2,164 13.97%	
Built 2000 - 2010	352 32.18%	1,793 28.60%	5,113 33.02%	
Built 1990 - 1999	81 7.40%	866 13.81%	2,691 17.38%	
Built 1980 - 1989	95 8.68%	925 14.76%	2,546 16.44%	
Built 1970 - 1979	105 9.60%	673 10.74%	1,677 10.83%	
Built 1960 - 1969	46 4.20%	237 3.78%	646 4.17%	
Built 1950 - 1959	19 1.74%	168 2.68%	326 2.11%	
Built <1949	17 1.55%	168 2.68%	322 2.08%	
<b>2023 Median Year Built</b>	<b>2005</b>	<b>2000</b>	<b>1997</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