

For Lease
Michael Commons
123 Bulifants Boulevard
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Ron A. Campana, Jr.
Campana Waltz Commercial Real Estate, L.L.C.
11832 Fishing Point Dr, Suite 400
Newport News, Virginia 23606
757.327.0333
ron@campanawaltz.com

Campana Waltz
Commercial Real Estate, LLC

*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
Michael Commons
Office Park
Williamsburg, Virginia

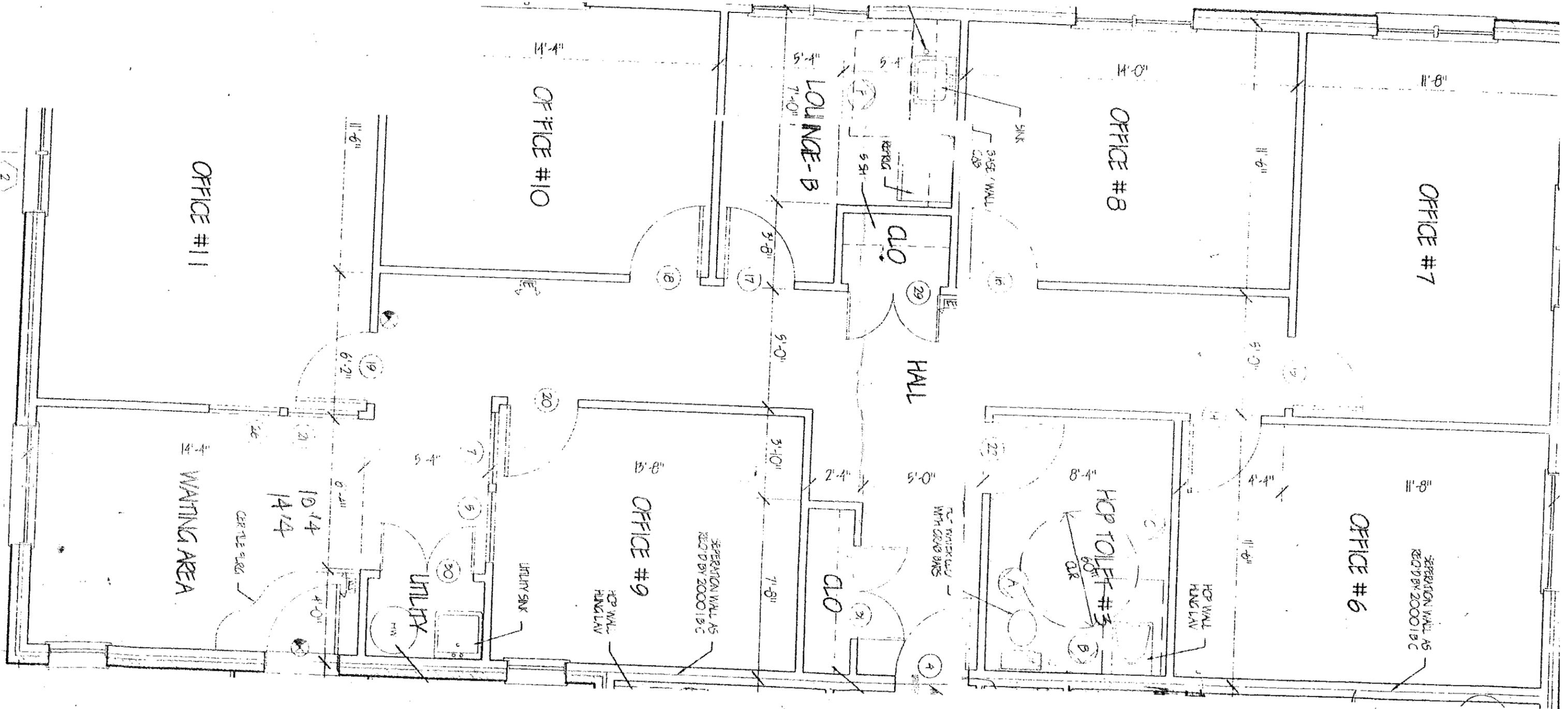
- Location:** Michael Commons Office Park
123 Bulifants Boulevard
Williamsburg, Virginia
- Description:** Class "A" Type Office space which is located in the heart of the Michael Commons Office Park in Williamsburg. The office is in close proximity to Route 199, and Interstate 64 and located conveniently across the street from Sentara Hospital.
- Building Size:** Approximately 2,000 Square Feet
- Rental Rate:** \$12.00 per square foot (Price is inclusive of Condominium Association Fees)
- Utilities:** Tenant pays for utilities, telecommunications, and janitorial.
- Zoning:** EO : Economic Opportunity
- Additional Information:**
- Floor Plans
 - Location Maps
 - Demographics

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

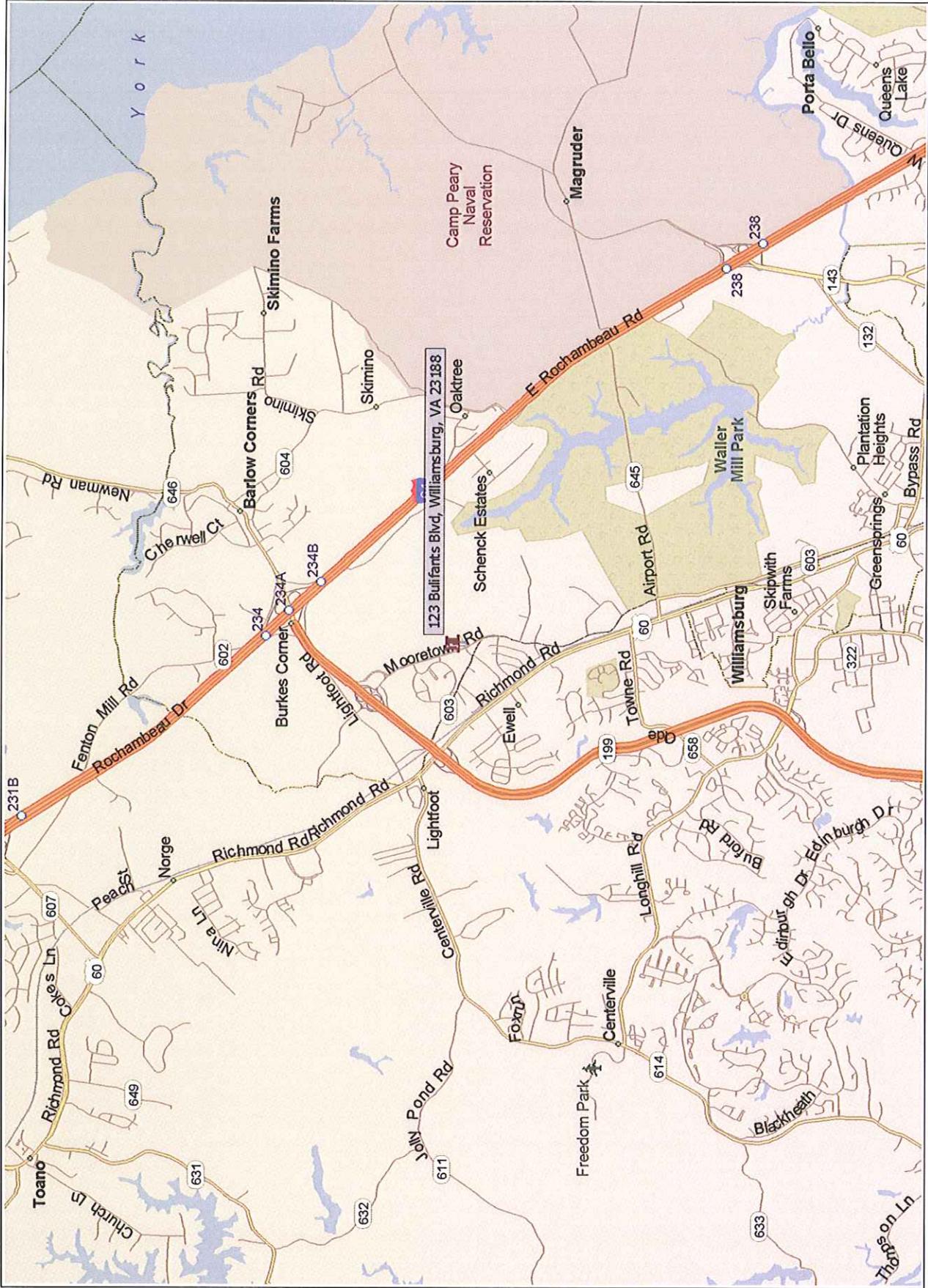


Ron A. Campana, Jr.
Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia 23606
Phone (757) 327-0333 Fax (757) 327-0984

*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.*



123 Bulifants Boulevard, Williamsburg, Virginia



Copyright © and (P) 1988-2008 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
Certain mapping and direction data © 2008 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2008 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2008 by Applied Geographic Systems. All rights reserved.

Demographics for 123 Bulifants Boulevard, Williamsburg,

VA 23188

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	1,047	8,813	22,149
2011 Female Population	1,187	9,582	24,929
% 2011 Male Population	46.87%	47.91%	47.05%
% 2011 Female Population	53.13%	52.09%	52.95%
2011 Total Adult Population	1,727	13,847	36,902
2011 Total Daytime Population	4,676	21,150	64,343
2011 Total Daytime Work Population	3,919	11,747	39,016
2011 Median Age Total Population	32	33	35
2011 Median Age Adult Population	40	42	43
2011 Age 0-5	197	1,630	3,665
2011 Age 6-13	208	1,961	4,324
2011 Age 14-17	102	958	2,186
2011 Age 18-20	88	677	2,844
2011 Age 21-24	157	1,212	3,172
2011 Age 25-29	244	1,702	3,512
2011 Age 30-34	178	1,342	3,045
2011 Age 35-39	168	1,329	3,131
2011 Age 40-44	145	1,284	3,132
2011 Age 45-49	154	1,441	3,291
2011 Age 50-54	133	1,262	3,062
2011 Age 55-59	110	1,021	2,802
2011 Age 60-64	106	829	2,493
2011 Age 65-69	85	618	2,031
2011 Age 70-74	59	474	1,572
2011 Age 75-79	41	315	1,128
2011 Age 80-84	31	200	817
2011 Age 85+	27	140	871
% 2011 Age 0-5	8.82%	8.86%	7.78%
% 2011 Age 6-13	9.31%	10.66%	9.18%
% 2011 Age 14-17	4.57%	5.21%	4.64%
% 2011 Age 18-20	3.94%	3.68%	6.04%
% 2011 Age 21-24	7.03%	6.59%	6.74%
% 2011 Age 25-29	10.93%	9.25%	7.46%
% 2011 Age 30-34	7.97%	7.30%	6.47%
% 2011 Age 35-39	7.52%	7.22%	6.65%
% 2011 Age 40-44	6.49%	6.98%	6.65%
% 2011 Age 45-49	6.90%	7.83%	6.99%
% 2011 Age 50-54	5.96%	6.86%	6.50%
% 2011 Age 55-59	4.93%	5.55%	5.95%
% 2011 Age 60-64	4.75%	4.51%	5.30%
% 2011 Age 65-69	3.81%	3.36%	4.31%
% 2011 Age 70-74	2.64%	2.58%	3.34%
% 2011 Age 75-79	1.84%	1.71%	2.40%
% 2011 Age 80-84	1.39%	1.09%	1.74%
% 2011 Age 85+	1.21%	0.76%	1.85%
2011 White Population	1,553	13,998	36,021
2011 Black Population	495	3,009	7,118
2011 Asian/Hawaiian/Pacific Islander	68	422	1,566
2011 American Indian/Alaska Native	7	66	140
2011 Other Population (Incl 2+ Races)	109	900	2,233
2011 Hispanic Population	124	1,003	2,535
2011 Non-Hispanic Population	2,110	17,392	44,542
% 2011 White Population	69.58%	76.10%	76.51%
% 2011 Black Population	22.18%	16.36%	15.12%
% 2011 Asian/Hawaiian/Pacific Islander	3.05%	2.29%	3.33%
% 2011 American Indian/Alaska Native	0.31%	0.36%	0.30%
% 2011 Other Population (Incl 2+ Races)	4.88%	4.89%	4.74%
% 2011 Hispanic Population	5.55%	5.45%	5.38%
% 2011 Non-Hispanic Population	94.45%	94.55%	94.62%
2000 Non-Hispanic White	1,035	9,601	24,469
2000 Non-Hispanic Black	380	2,214	5,321
2000 Non-Hispanic Amer Indian/Alaska Native	10	136	181
2000 Non-Hispanic Asian	43	329	809
2000 Non-Hispanic Hawaiian/Pacific Islander	2	7	11
2000 Non-Hispanic Some Other Race	n/a	5	28
2000 Non-Hispanic Two or More Races	22	196	386
% 2000 Non-Hispanic White	69.37%	76.88%	78.41%
% 2000 Non-Hispanic Black	25.47%	17.73%	17.05%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.67%	1.09%	0.58%
% 2000 Non-Hispanic Asian	2.88%	2.63%	2.59%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.13%	0.06%	0.04%
% 2000 Non-Hispanic Some Other Race	0.00%	0.04%	0.09%
% 2000 Non-Hispanic Two or More Races	1.47%	1.57%	1.24%
Population Change			
Total Employees	1-mi.	3-mi.	5-mi.
Total Establishments	n/a	n/a	n/a
2011 Total Population	2,234	18,395	47,078
2011 Total Households	830	7,430	17,604
Population Change 1990-2011	1,177	8,240	20,832
Household Change 1990-2011	457	3,741	9,208
% Population Change 1990-2011	111.35%	81.14%	79.37%
% Household Change 1990-2011	122.52%	101.41%	109.67%
Population Change 2000-2011	724	5,656	15,363
Household Change 2000-2011	265	2,380	6,298
% Population Change 2000-2011	47.65%	44.40%	49.44%

% Population Change 2000-2011	44.90%	44.40%	40.44%
% Households Change 2000-2011	46.90%	47.13%	55.70%
Housing			
2000 Total Housing Units	1-mi. 625	3-mi. 5,326	5-mi. 11,971
2000 Occupied Housing Units	588	5,069	11,268
2000 Owner Occupied Housing Units	440	3,644	7,374
2000 Renter Occupied Housing Units	148	1,425	3,894
2000 Vacant Housing Units	37	257	703
% 2000 Occupied Housing Units	94.08%	95.17%	94.13%
% 2000 Owner Occupied Housing Units	70.40%	68.42%	61.60%
% 2000 Renter Occupied Housing Units	23.68%	26.76%	32.53%
% 2000 Vacant Housing Units	5.92%	4.83%	5.87%
Income			
2011 Median Household Income	1-mi. \$54,914	3-mi. \$55,801	5-mi. \$55,587
2011 Per Capita Income	\$24,779	\$29,402	\$29,194
2011 Average Household Income	\$66,694	\$72,793	\$78,074
2011 Household Income < \$10,000	51	421	1,052
2011 Household Income \$10,000-\$14,999	31	261	616
2011 Household Income \$15,000-\$19,999	53	420	772
2011 Household Income \$20,000-\$24,999	18	241	703
2011 Household Income \$25,000-\$29,999	33	267	769
2011 Household Income \$30,000-\$34,999	46	443	1,107
2011 Household Income \$35,000-\$39,999	50	402	941
2011 Household Income \$40,000-\$44,999	29	296	863
2011 Household Income \$45,000-\$49,999	47	385	911
2011 Household Income \$50,000-\$59,999	117	998	1,913
2011 Household Income \$60,000-\$74,999	137	1,217	2,431
2011 Household Income \$75,000-\$99,999	98	905	2,181
2011 Household Income \$100,000-\$124,999	56	542	1,480
2011 Household Income \$125,000-\$149,999	n/a	165	442
2011 Household Income \$150,000-\$199,999	52	373	846
2011 Household Income \$200,000-\$249,999	8	32	258
2011 Household Income \$250,000-\$499,999	5	62	256
2011 Household Income \$500,000+	n/a	n/a	65
2011 Household Income \$200,000+	14	94	579
% 2011 Household Income < \$10,000	8.14%	5.67%	5.98%
% 2011 Household Income \$10,000-\$14,999	3.73%	3.51%	3.50%
% 2011 Household Income \$15,000-\$19,999	6.38%	5.65%	4.38%
% 2011 Household Income \$20,000-\$24,999	2.17%	3.24%	3.99%
% 2011 Household Income \$25,000-\$29,999	3.97%	3.59%	4.37%
% 2011 Household Income \$30,000-\$34,999	5.54%	5.96%	6.29%
% 2011 Household Income \$35,000-\$39,999	6.02%	5.41%	5.34%
% 2011 Household Income \$40,000-\$44,999	3.49%	3.98%	4.90%
% 2011 Household Income \$45,000-\$49,999	5.66%	5.18%	5.17%
% 2011 Household Income \$50,000-\$59,999	14.08%	13.43%	10.87%
% 2011 Household Income \$60,000-\$74,999	16.49%	16.38%	13.81%
% 2011 Household Income \$75,000-\$99,999	11.79%	12.18%	12.39%
% 2011 Household Income \$100,000-\$124,999	6.74%	7.29%	8.41%
% 2011 Household Income \$125,000-\$149,999	0.00%	2.22%	2.51%
% 2011 Household Income \$150,000-\$199,999	6.26%	5.02%	4.81%
% 2011 Household Income \$200,000-\$249,999	0.96%	0.43%	1.47%
% 2011 Household Income \$250,000-\$499,999	0.60%	0.83%	1.45%
% 2011 Household Income \$500,000+	0.00%	0.00%	0.37%
% 2011 Household Income \$200,000+	1.68%	1.27%	3.29%
Retail Sales Volume			
2011 Children/Infants Clothing Stores	1-mi. \$289,963	3-mi. \$2,892,341	5-mi. \$7,467,952
2011 Jewelry Stores	\$217,292	\$2,132,580	\$5,573,289
2011 Mens Clothing Stores	\$431,441	\$4,206,822	\$10,886,426
2011 Shoe Stores	\$409,540	\$3,982,311	\$10,115,155
2011 Womens Clothing Stores	\$802,379	\$7,432,885	\$18,906,110
2011 Automobile Dealers	\$6,323,184	\$54,430,610	\$131,084,963
2011 Automotive Parts/Acc/Repair Stores	\$701,948	\$6,480,207	\$16,193,968
2011 Other Motor Vehicle Dealers	\$199,540	\$1,938,071	\$4,941,316
2011 Tire Dealers	\$187,319	\$1,731,410	\$4,394,587
2011 Hardware Stores	\$87,469	\$1,066,173	\$2,450,827
2011 Home Centers	\$675,850	\$5,737,158	\$13,057,038
2011 Nursery/Garden Centers	\$198,858	\$1,835,403	\$4,641,612
2011 Outdoor Power Equipment Stores	\$98,972	\$722,155	\$1,549,686
2011 Paint/Wallpaper Stores	\$27,708	\$218,892	\$492,111
2011 Appliance/TV/Other Electronics Stores	\$485,791	\$4,813,412	\$12,573,554
2011 Camera/Photographic Supplies Stores	\$89,342	\$825,393	\$2,048,261
2011 Computer/Software Stores	\$283,463	\$2,499,385	\$6,112,577
2011 Beer/Wine/Liquor Stores	\$312,935	\$3,124,032	\$8,038,951
2011 Convenience/Specialty Food Stores	\$528,692	\$6,610,429	\$17,258,773
2011 Restaurant Expenditures	\$2,506,575	\$33,421,019	\$88,669,051
2011 Supermarkets/Other Grocery excl Conv	\$3,949,709	\$36,071,413	\$88,979,091
2011 Furniture Stores	\$551,807	\$5,097,849	\$12,792,607
2011 Home Furnishings Stores	\$306,493	\$3,184,529	\$8,332,595
2011 Gen Merch/Appliance/Furniture Stores	\$4,806,626	\$45,006,496	\$113,507,781
2011 Gasoline Stations w/ Convenience Stores	\$2,707,762	\$28,276,622	\$73,519,805
2011 Other Gasoline Stations	\$2,181,070	\$21,866,193	\$56,261,034
2011 Department Stores excl Leased Depts	\$5,292,417	\$49,819,909	\$126,081,338
2011 General Merchandise Stores	\$4,254,819	\$39,908,646	\$100,715,174
2011 Other Health/Personal Care Stores	\$401,330	\$3,467,078	\$8,382,849
2011 Pharmacies/Drug Stores	\$1,914,986	\$17,335,943	\$42,728,224
2011 Pet/Pet Supplies Stores	\$278,840	\$2,493,731	\$6,080,469
2011 Book/Periodical/Music Stores	\$58,236	\$634,055	\$1,921,918
2011 Hobby/Toy/Game Stores	\$199,775	\$1,213,231	\$2,137,085
2011 Musical Instrument/Supplies Stores	\$52,733	\$472,715	\$1,167,992
2011 Service/Leisure/Recreation Stores	\$12,804	\$140,587	\$373,703

2011 Sporting Goods Stores	\$138,210	\$2,487,025	\$7,572,674
2011 Video Tape Stores - Retail	\$43,851	\$410,225	\$1,035,714

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