

# For Lease

213 McLaws Circle, Suite 2A

Williamsburg, Virginia

Located in Busch Corporate Office Park



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Ron A. Campana, Jr.**

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**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.*

**OFFICE CONDOMINIUM  
FOR LEASE  
213 McLaws Circle, Suite 2A  
Williamsburg, Virginia**

**Location:** 213 McLaws Circle, Suite 2A  
James City County  
Busch Corporate Office Park

**Description:** Class "B" Type Office space which is located in the heart of the Busch Corporate Park in Williamsburg. The office is in close proximity to Route 199, and Interstate 64.

**Size:** Approximately 600 Square Feet

**Lease Rate:** **\$600.00/ month** (\$12.00 / square foot)

**Condominium Fees:** Included in Rental Rate

**Zoning:** M1 Limited Business/Industrial

**Built:** 1990

**Additional Information:**

- Aerial
- Location Map
- Demographics

**For Additional Information, Please Contact:**



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# 213 McLaws Circle, Williamsburg, Virginia

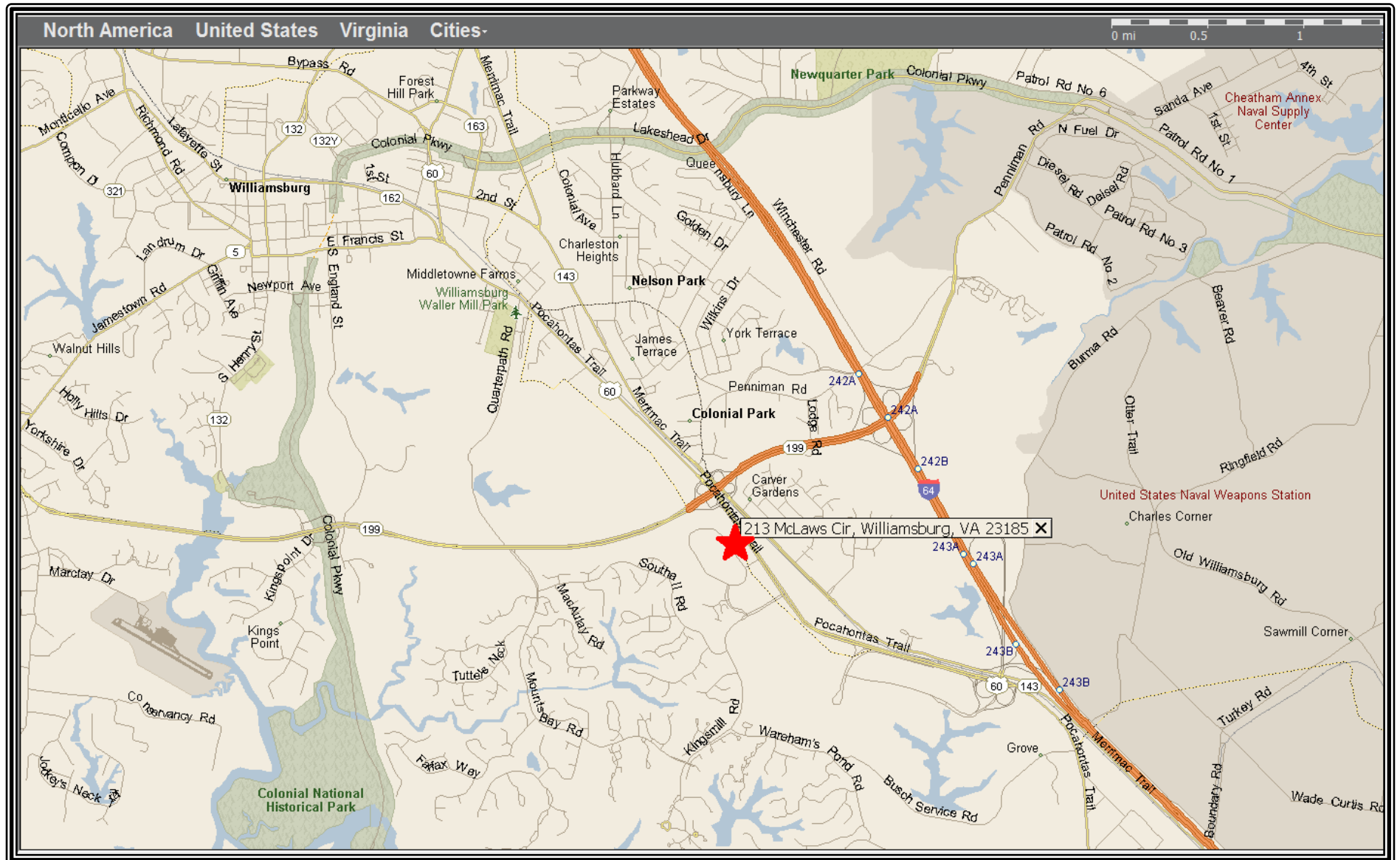


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# 213 McLaws Circle Williamsburg, Virginia



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## Demographic and Income Profile

213 McLaws Cir, Williamsburg, Virginia, 23185 3  
213 McLaws Cir, Williamsburg, Virginia, 23185  
Drive Distance: 5 mile radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.24674  
Longitude: -76.66049

| Summary                         | Census 2010                | 2015    | 2020      |         |        |         |       |
|---------------------------------|----------------------------|---------|-----------|---------|--------|---------|-------|
| Population                      | 28,898                     | 29,767  | 30,815    |         |        |         |       |
| Households                      | 10,277                     | 10,620  | 11,057    |         |        |         |       |
| Families                        | 6,706                      | 6,851   | 7,067     |         |        |         |       |
| Average Household Size          | 2.46                       | 2.45    | 2.45      |         |        |         |       |
| Owner Occupied Housing Units    | 7,063                      | 7,034   | 7,236     |         |        |         |       |
| Renter Occupied Housing Units   | 3,214                      | 3,586   | 3,821     |         |        |         |       |
| Median Age                      | 36.0                       | 37.1    | 38.6      |         |        |         |       |
| Trends: 2015 - 2020 Annual Rate | Area                       | State   | National  |         |        |         |       |
| Population                      | 0.69%                      | 0.99%   | 0.75%     |         |        |         |       |
| Households                      | 0.81%                      | 1.00%   | 0.77%     |         |        |         |       |
| Families                        | 0.62%                      | 0.92%   | 0.69%     |         |        |         |       |
| Owner HHs                       | 0.57%                      | 0.95%   | 0.70%     |         |        |         |       |
| Median Household Income         | 3.23%                      | 2.91%   | 2.66%     |         |        |         |       |
| Households by Income            | 2015                       |         | 2020      |         |        |         |       |
|                                 | Number                     | Percent | Number    | Percent |        |         |       |
|                                 | <\$15,000                  | 1,168   | 11.0%     | 1,130   | 10.2%  |         |       |
|                                 | \$15,000 - \$24,999        | 677     | 6.4%      | 558     | 5.0%   |         |       |
|                                 | \$25,000 - \$34,999        | 964     | 9.1%      | 740     | 6.7%   |         |       |
|                                 | \$35,000 - \$49,999        | 1,448   | 13.6%     | 1,380   | 12.5%  |         |       |
|                                 | \$50,000 - \$74,999        | 1,671   | 15.7%     | 1,743   | 15.8%  |         |       |
|                                 | \$75,000 - \$99,999        | 1,441   | 13.6%     | 1,765   | 16.0%  |         |       |
|                                 | \$100,000 - \$149,999      | 1,545   | 14.5%     | 1,825   | 16.5%  |         |       |
|                                 | \$150,000 - \$199,999      | 861     | 8.1%      | 926     | 8.4%   |         |       |
| \$200,000+                      | 844                        | 7.9%    | 991       | 9.0%    |        |         |       |
| Median Household Income         | \$63,604                   |         | \$74,560  |         |        |         |       |
| Average Household Income        | \$92,558                   |         | \$102,318 |         |        |         |       |
| Per Capita Income               | \$34,462                   |         | \$38,166  |         |        |         |       |
| Population by Age               | Census 2010                |         | 2015      |         | 2020   |         |       |
|                                 | Number                     | Percent | Number    | Percent | Number | Percent |       |
|                                 | 0 - 4                      | 1,324   | 4.6%      | 1,254   | 4.2%   | 1,263   | 4.1%  |
|                                 | 5 - 9                      | 1,361   | 4.7%      | 1,320   | 4.4%   | 1,279   | 4.2%  |
|                                 | 10 - 14                    | 1,445   | 5.0%      | 1,406   | 4.7%   | 1,414   | 4.6%  |
|                                 | 15 - 19                    | 2,882   | 10.0%     | 2,780   | 9.3%   | 2,781   | 9.0%  |
|                                 | 20 - 24                    | 4,007   | 13.9%     | 4,254   | 14.3%  | 4,041   | 13.1% |
|                                 | 25 - 34                    | 3,152   | 10.9%     | 3,281   | 11.0%  | 3,567   | 11.6% |
|                                 | 35 - 44                    | 2,931   | 10.1%     | 2,832   | 9.5%   | 2,926   | 9.5%  |
|                                 | 45 - 54                    | 3,492   | 12.1%     | 3,234   | 10.9%  | 2,987   | 9.7%  |
| 55 - 64                         | 3,326                      | 11.5%   | 3,759     | 12.6%   | 3,949  | 12.8%   |       |
| 65 - 74                         | 2,600                      | 9.0%    | 3,155     | 10.6%   | 3,761  | 12.2%   |       |
| 75 - 84                         | 1,748                      | 6.0%    | 1,784     | 6.0%    | 2,019  | 6.6%    |       |
| 85+                             | 630                        | 2.2%    | 708       | 2.4%    | 827    | 2.7%    |       |
| Race and Ethnicity              | Census 2010                |         | 2015      |         | 2020   |         |       |
|                                 | Number                     | Percent | Number    | Percent | Number | Percent |       |
|                                 | White Alone                | 20,402  | 70.6%     | 20,592  | 69.2%  | 20,808  | 67.5% |
|                                 | Black Alone                | 5,531   | 19.1%     | 5,741   | 19.3%  | 5,948   | 19.3% |
|                                 | American Indian Alone      | 118     | 0.4%      | 144     | 0.5%   | 171     | 0.6%  |
|                                 | Asian Alone                | 1,138   | 3.9%      | 1,167   | 3.9%   | 1,246   | 4.0%  |
|                                 | Pacific Islander Alone     | 26      | 0.1%      | 36      | 0.1%   | 47      | 0.2%  |
|                                 | Some Other Race Alone      | 682     | 2.4%      | 899     | 3.0%   | 1,157   | 3.8%  |
|                                 | Two or More Races          | 999     | 3.5%      | 1,187   | 4.0%   | 1,438   | 4.7%  |
|                                 | Hispanic Origin (Any Race) | 1,731   | 6.0%      | 2,301   | 7.7%   | 2,975   | 9.7%  |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

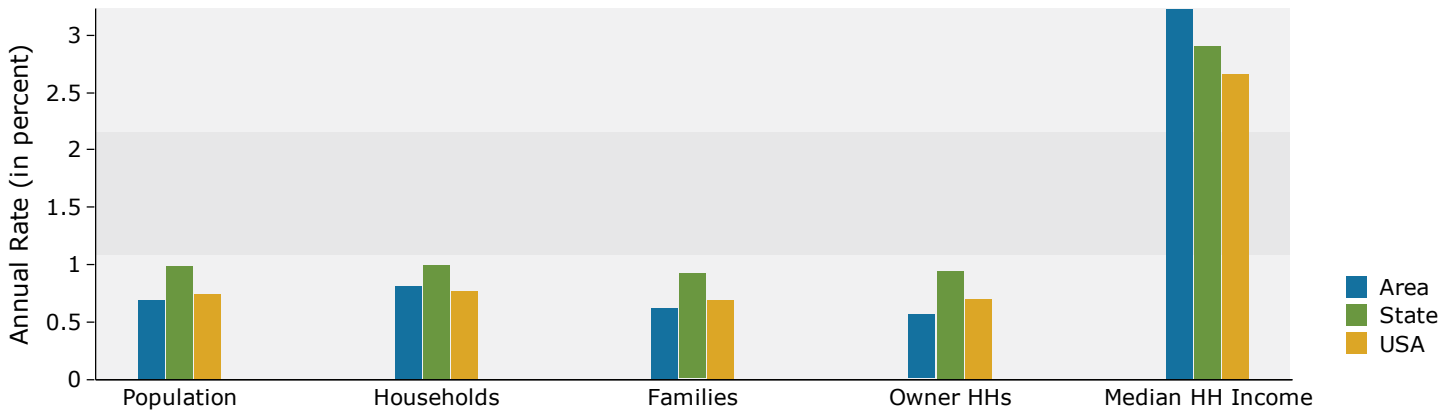
May 07, 2015

## Demographic and Income Profile

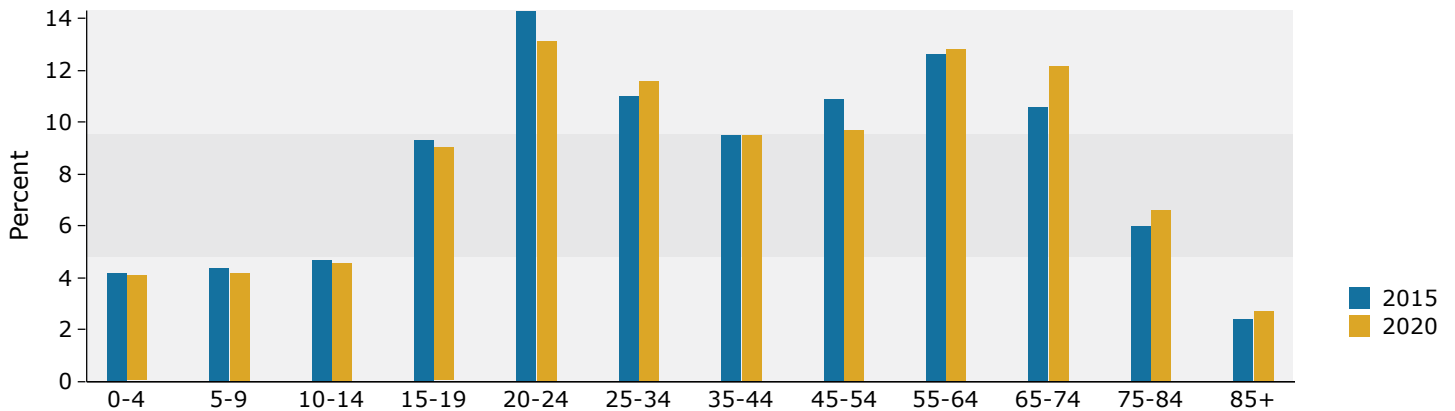
213 McLaws Cir, Williamsburg, Virginia, 23185 3  
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Prepared by Janice Lewis, CCIM  
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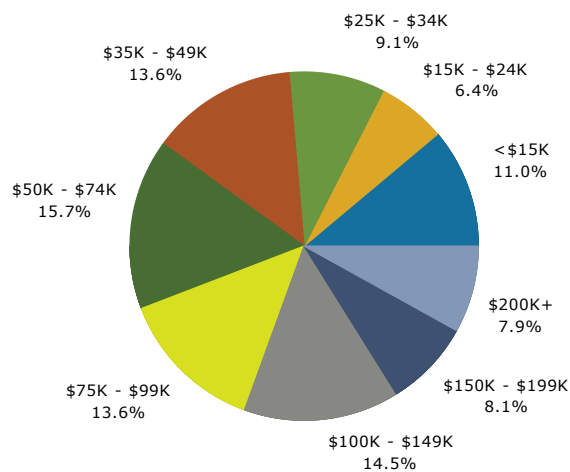
### Trends 2015-2020



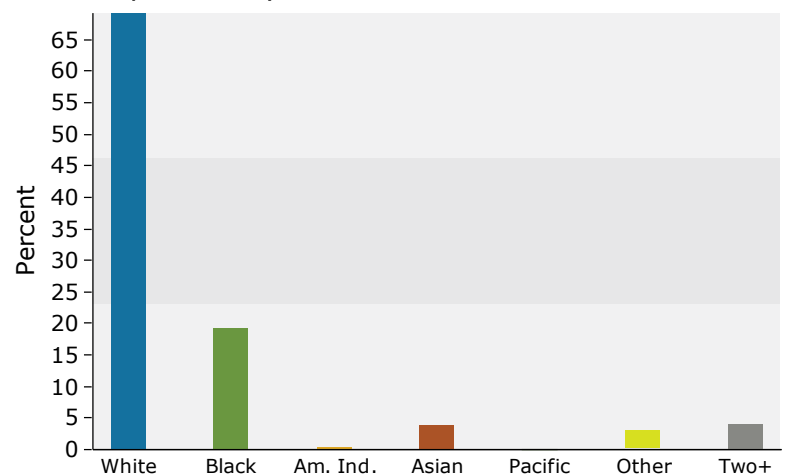
### Population by Age



### 2015 Household Income



### 2015 Population by Race



2015 Percent Hispanic Origin: 7.7%

## Demographic and Income Profile

213 McLaws Cir, Williamsburg, Virginia, 23185 3  
213 McLaws Cir, Williamsburg, Virginia, 23185  
Drive Distance: 10 mile radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.24674  
Longitude: -76.66049

| Summary                         | Census 2010 | 2015   | 2020     |
|---------------------------------|-------------|--------|----------|
| Population                      | 88,128      | 92,237 | 96,827   |
| Households                      | 32,853      | 34,568 | 36,504   |
| Families                        | 22,451      | 23,437 | 24,614   |
| Average Household Size          | 2.47        | 2.46   | 2.45     |
| Owner Occupied Housing Units    | 21,125      | 21,526 | 22,625   |
| Renter Occupied Housing Units   | 11,728      | 13,042 | 13,879   |
| Median Age                      | 35.6        | 36.6   | 37.9     |
| Trends: 2015 - 2020 Annual Rate | Area        | State  | National |
| Population                      | 0.98%       | 0.99%  | 0.75%    |
| Households                      | 1.10%       | 1.00%  | 0.77%    |
| Families                        | 0.98%       | 0.92%  | 0.69%    |
| Owner HHs                       | 1.00%       | 0.95%  | 0.70%    |
| Median Household Income         | 3.41%       | 2.91%  | 2.66%    |

| Households by Income  | 2015   |         | 2020   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 3,104  | 9.0%    | 2,974  | 8.1%    |
| \$15,000 - \$24,999   | 2,557  | 7.4%    | 2,061  | 5.6%    |
| \$25,000 - \$34,999   | 3,038  | 8.8%    | 2,287  | 6.3%    |
| \$35,000 - \$49,999   | 4,911  | 14.2%   | 4,725  | 12.9%   |
| \$50,000 - \$74,999   | 5,750  | 16.6%   | 6,076  | 16.6%   |
| \$75,000 - \$99,999   | 4,336  | 12.5%   | 5,494  | 15.1%   |
| \$100,000 - \$149,999 | 5,288  | 15.3%   | 6,212  | 17.0%   |
| \$150,000 - \$199,999 | 3,282  | 9.5%    | 3,907  | 10.7%   |
| \$200,000+            | 2,301  | 6.7%    | 2,769  | 7.6%    |

|                          |          |           |
|--------------------------|----------|-----------|
| Median Household Income  | \$63,795 | \$75,431  |
| Average Household Income | \$89,925 | \$100,603 |
| Per Capita Income        | \$34,222 | \$38,399  |

| Population by Age | Census 2010 |         | 2015   |         | 2020   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 5,259       | 6.0%    | 5,109  | 5.5%    | 5,215  | 5.4%    |
| 5 - 9             | 5,066       | 5.7%    | 5,264  | 5.7%    | 5,206  | 5.4%    |
| 10 - 14           | 5,268       | 6.0%    | 5,148  | 5.6%    | 5,488  | 5.7%    |
| 15 - 19           | 7,511       | 8.5%    | 7,350  | 8.0%    | 7,322  | 7.6%    |
| 20 - 24           | 9,296       | 10.5%   | 9,500  | 10.3%   | 9,111  | 9.4%    |
| 25 - 34           | 11,075      | 12.6%   | 12,194 | 13.2%   | 12,708 | 13.1%   |
| 35 - 44           | 10,040      | 11.4%   | 9,758  | 10.6%   | 10,784 | 11.1%   |
| 45 - 54           | 11,252      | 12.8%   | 10,887 | 11.8%   | 10,142 | 10.5%   |
| 55 - 64           | 9,793       | 11.1%   | 10,884 | 11.8%   | 11,709 | 12.1%   |
| 65 - 74           | 7,344       | 8.3%    | 9,011  | 9.8%    | 10,459 | 10.8%   |
| 75 - 84           | 4,480       | 5.1%    | 4,999  | 5.4%    | 6,097  | 6.3%    |
| 85+               | 1,744       | 2.0%    | 2,133  | 2.3%    | 2,587  | 2.7%    |

| Race and Ethnicity         | Census 2010 |         | 2015   |         | 2020   |         |
|----------------------------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 61,623      | 69.9%   | 63,349 | 68.7%   | 65,135 | 67.3%   |
| Black Alone                | 18,037      | 20.5%   | 18,811 | 20.4%   | 19,558 | 20.2%   |
| American Indian Alone      | 319         | 0.4%    | 386    | 0.4%    | 457    | 0.5%    |
| Asian Alone                | 2,944       | 3.3%    | 3,295  | 3.6%    | 3,770  | 3.9%    |
| Pacific Islander Alone     | 150         | 0.2%    | 192    | 0.2%    | 242    | 0.2%    |
| Some Other Race Alone      | 1,896       | 2.2%    | 2,448  | 2.7%    | 3,119  | 3.2%    |
| Two or More Races          | 3,160       | 3.6%    | 3,756  | 4.1%    | 4,547  | 4.7%    |
| Hispanic Origin (Any Race) | 5,743       | 6.5%    | 7,556  | 8.2%    | 9,739  | 10.1%   |

**Data Note:** Income is expressed in current dollars.

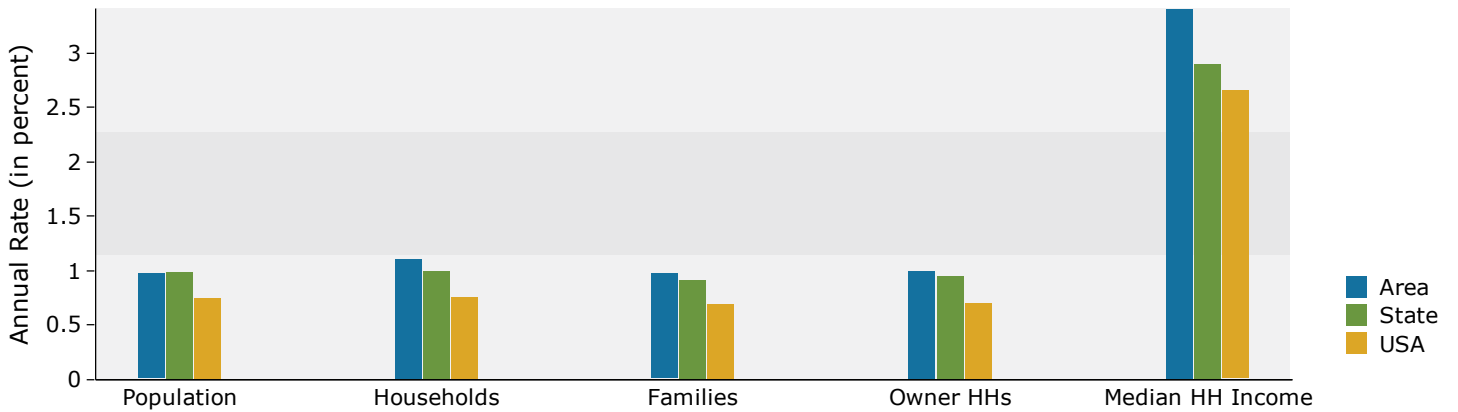
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 07, 2015

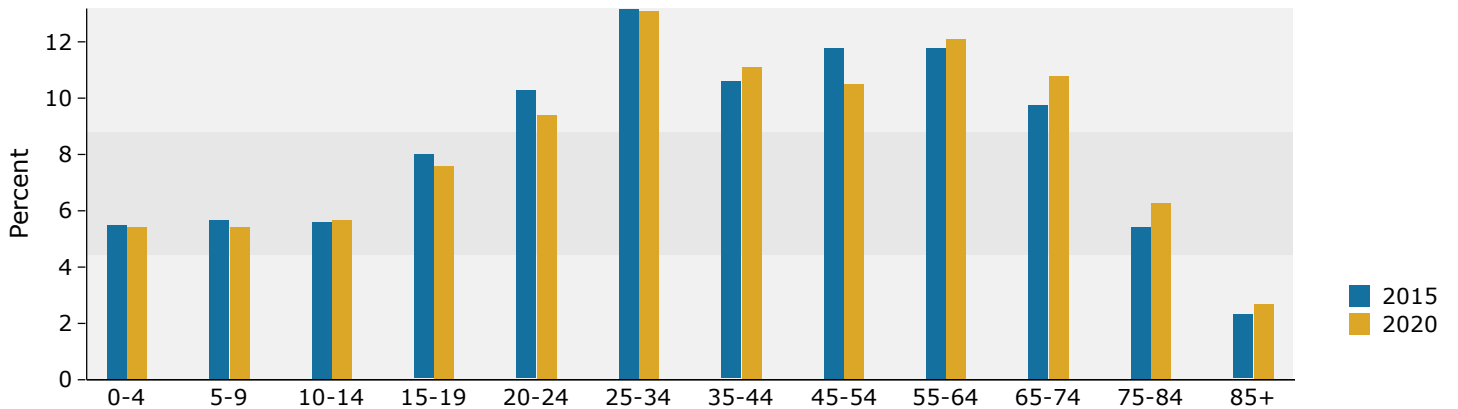
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Drive Distance: 10 mile radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.24674  
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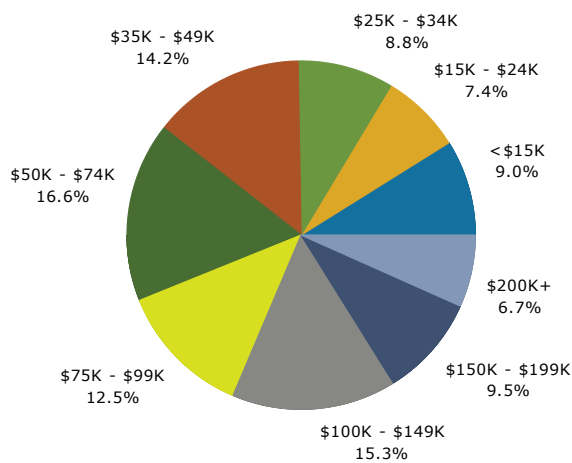
## Trends 2015-2020



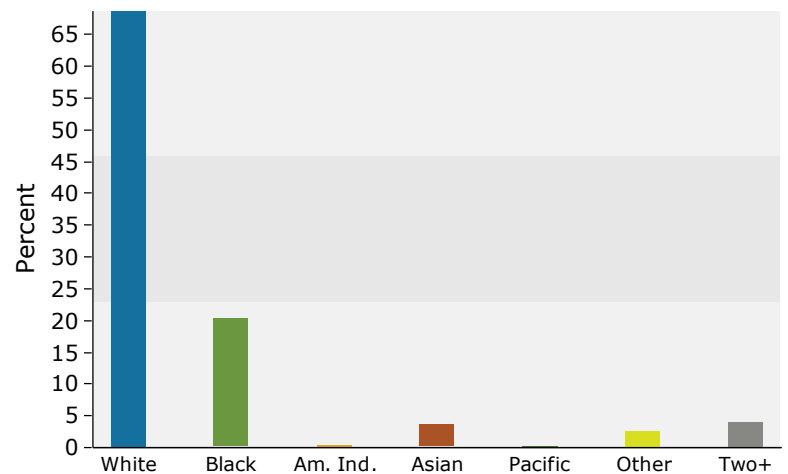
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 8.2%



## Demographic and Income Profile

213 McLaws Cir, Williamsburg, Virginia, 23185 3  
213 McLaws Cir, Williamsburg, Virginia, 23185  
Drive Distance: 15 mile radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.24674  
Longitude: -76.66049

| Summary                         | Census 2010                |             | 2015    |          | 2020     |         |         |         |
|---------------------------------|----------------------------|-------------|---------|----------|----------|---------|---------|---------|
| Population                      | 182,940                    |             | 190,138 |          | 198,215  |         |         |         |
| Households                      | 69,831                     |             | 73,061  |          | 76,542   |         |         |         |
| Families                        | 48,239                     |             | 50,083  |          | 52,219   |         |         |         |
| Average Household Size          | 2.50                       |             | 2.48    |          | 2.47     |         |         |         |
| Owner Occupied Housing Units    | 44,562                     |             | 44,994  |          | 46,965   |         |         |         |
| Renter Occupied Housing Units   | 25,269                     |             | 28,067  |          | 29,577   |         |         |         |
| Median Age                      | 35.9                       |             | 36.8    |          | 37.9     |         |         |         |
| Trends: 2015 - 2020 Annual Rate | Area                       |             | State   |          | National |         |         |         |
| Population                      | 0.84%                      |             | 0.99%   |          | 0.75%    |         |         |         |
| Households                      | 0.94%                      |             | 1.00%   |          | 0.77%    |         |         |         |
| Families                        | 0.84%                      |             | 0.92%   |          | 0.69%    |         |         |         |
| Owner HHs                       | 0.86%                      |             | 0.95%   |          | 0.70%    |         |         |         |
| Median Household Income         | 2.79%                      |             | 2.91%   |          | 2.66%    |         |         |         |
|                                 |                            |             | 2015    |          | 2020     |         |         |         |
| Households by Income            |                            |             | Number  | Percent  | Number   | Percent |         |         |
|                                 | <\$15,000                  |             | 6,482   | 8.9%     | 6,252    | 8.2%    |         |         |
|                                 | \$15,000 - \$24,999        |             | 5,636   | 7.7%     | 4,567    | 6.0%    |         |         |
|                                 | \$25,000 - \$34,999        |             | 6,729   | 9.2%     | 5,095    | 6.7%    |         |         |
|                                 | \$35,000 - \$49,999        |             | 11,343  | 15.5%    | 10,971   | 14.3%   |         |         |
|                                 | \$50,000 - \$74,999        |             | 13,716  | 18.8%    | 14,494   | 18.9%   |         |         |
|                                 | \$75,000 - \$99,999        |             | 9,215   | 12.6%    | 11,696   | 15.3%   |         |         |
|                                 | \$100,000 - \$149,999      |             | 10,570  | 14.5%    | 12,235   | 16.0%   |         |         |
|                                 | \$150,000 - \$199,999      |             | 5,592   | 7.7%     | 6,737    | 8.8%    |         |         |
|                                 | \$200,000+                 |             | 3,777   | 5.2%     | 4,493    | 5.9%    |         |         |
|                                 |                            |             |         |          |          |         |         |         |
| Median Household Income         |                            | \$59,164    |         | \$67,895 |          |         |         |         |
| Average Household Income        |                            | \$82,541    |         | \$92,075 |          |         |         |         |
| Per Capita Income               |                            | \$32,041    |         | \$35,869 |          |         |         |         |
|                                 |                            | Census 2010 |         | 2015     |          | 2020    |         |         |
| Population by Age               |                            |             | Number  | Percent  | Number   | Percent | Number  | Percent |
|                                 | 0 - 4                      |             | 11,697  | 6.4%     | 11,368   | 6.0%    | 11,617  | 5.9%    |
|                                 | 5 - 9                      |             | 11,412  | 6.2%     | 11,560   | 6.1%    | 11,388  | 5.7%    |
|                                 | 10 - 14                    |             | 11,551  | 6.3%     | 11,330   | 6.0%    | 11,785  | 5.9%    |
|                                 | 15 - 19                    |             | 14,005  | 7.7%     | 13,392   | 7.0%    | 13,333  | 6.7%    |
|                                 | 20 - 24                    |             | 16,307  | 8.9%     | 16,609   | 8.7%    | 15,692  | 7.9%    |
|                                 | 25 - 34                    |             | 24,530  | 13.4%    | 27,037   | 14.2%   | 27,832  | 14.0%   |
|                                 | 35 - 44                    |             | 22,013  | 12.0%    | 21,370   | 11.2%   | 23,722  | 12.0%   |
|                                 | 45 - 54                    |             | 25,139  | 13.7%    | 23,611   | 12.4%   | 21,609  | 10.9%   |
|                                 | 55 - 64                    |             | 20,524  | 11.2%    | 22,917   | 12.1%   | 24,664  | 12.4%   |
|                                 | 65 - 74                    |             | 14,427  | 7.9%     | 17,795   | 9.4%    | 20,392  | 10.3%   |
|                                 | 75 - 84                    |             | 8,281   | 4.5%     | 9,391    | 4.9%    | 11,639  | 5.9%    |
|                                 | 85+                        |             | 3,053   | 1.7%     | 3,758    | 2.0%    | 4,541   | 2.3%    |
|                                 |                            | Census 2010 |         | 2015     |          | 2020    |         |         |
| Race and Ethnicity              |                            |             | Number  | Percent  | Number   | Percent | Number  | Percent |
|                                 | White Alone                |             | 117,953 | 64.5%    | 120,722  | 63.5%   | 123,597 | 62.4%   |
|                                 | Black Alone                |             | 46,063  | 25.2%    | 47,102   | 24.8%   | 48,128  | 24.3%   |
|                                 | American Indian Alone      |             | 769     | 0.4%     | 884      | 0.5%    | 1,011   | 0.5%    |
|                                 | Asian Alone                |             | 6,265   | 3.4%     | 7,245    | 3.8%    | 8,385   | 4.2%    |
|                                 | Pacific Islander Alone     |             | 325     | 0.2%     | 394      | 0.2%    | 476     | 0.2%    |
|                                 | Some Other Race Alone      |             | 4,389   | 2.4%     | 5,514    | 2.9%    | 6,876   | 3.5%    |
|                                 | Two or More Races          |             | 7,175   | 3.9%     | 8,278    | 4.4%    | 9,742   | 4.9%    |
|                                 |                            |             |         |          |          |         |         |         |
|                                 | Hispanic Origin (Any Race) |             | 13,102  | 7.2%     | 16,728   | 8.8%    | 21,192  | 10.7%   |

**Data Note:** Income is expressed in current dollars.

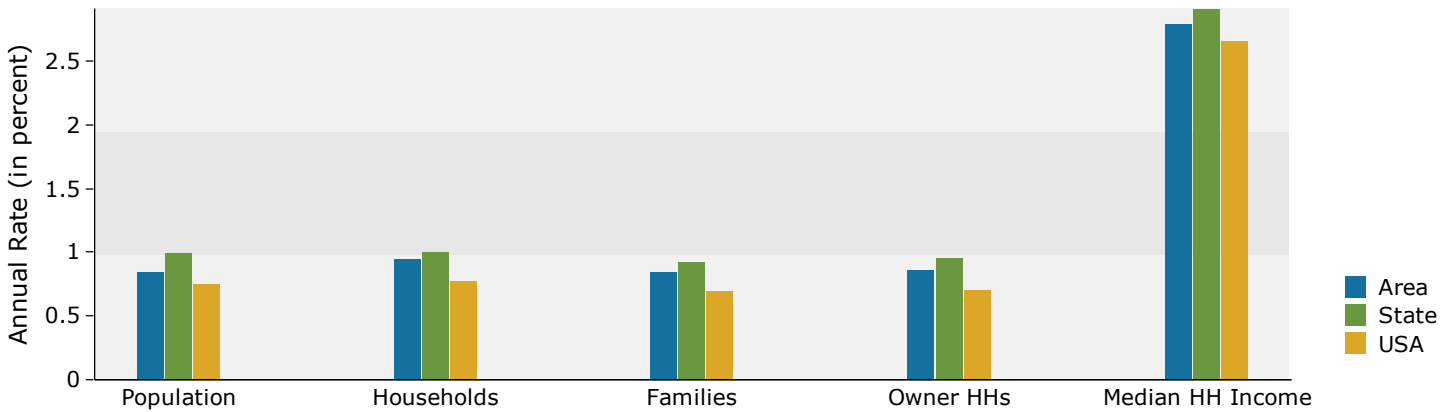
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 07, 2015

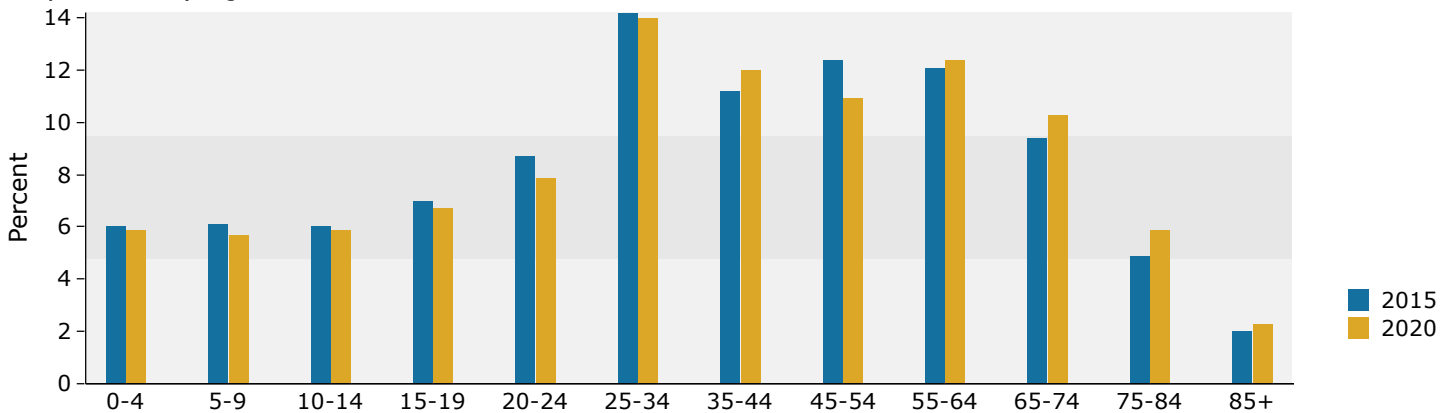
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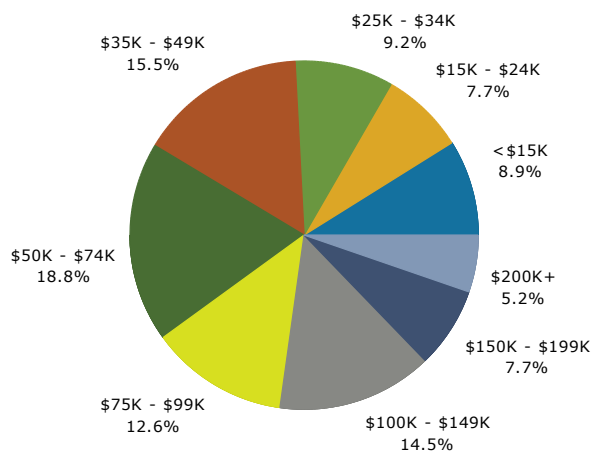
## Trends 2015-2020



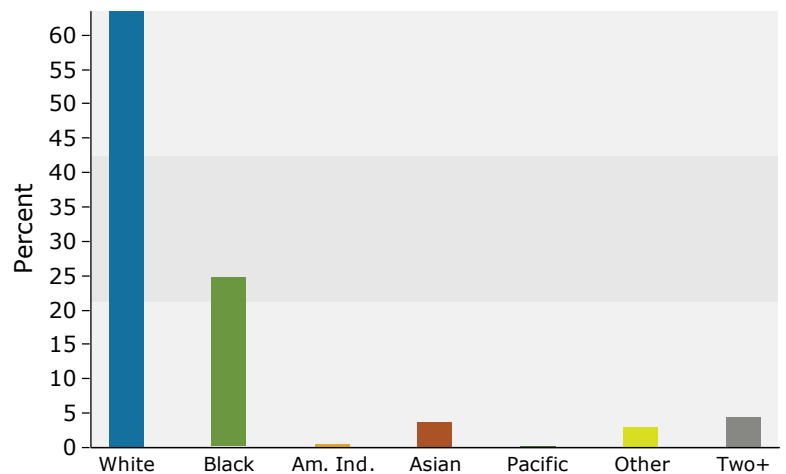
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 8.8%

## 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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Campana Waltz Commercial Real Estate, LLC