

For Lease

1301 & 1303 Mount Vernon Avenue
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

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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.



FOR LEASE

**1301 & 1303 Mount Vernon Avenue
Williamsburg, Virginia 23185**

Location: This property is located in the heart of Williamsburg! It is walking distance to the brand-new Mid Town Row Development, only a mile from New Town and the High Street Development yet rents for FAR LESS! Across the street is the William & Mary School of Education and the building has monument signage along Monticello Avenue! This is an ideal location for a business that wants high visibility, a private parking lot, and substantially lower rent than Mid Town, New Town, or High Street!

Unit Size: **1301 Mount Vernon Avenue:** Approximately 908 square feet of office space available.
1303 Mount Vernon Avenue: Approximately 1,200 square feet of office space available.

(Both spaces can be combined to offer approximately 2,108 square feet.)

Built: 1962

Lease Rates: **1301 Mount Vernon Avenue:** \$14.00/ square foot
1303 Mount Vernon Avenue: \$16.00/ square foot
Collectively: \$15.00/square foot

Zoning: B-3

Description: The building is two stories with the top floor fronting Monticello Avenue and the bottom fronting Mount Vernon Avenue. Both stories are ground level with adjoining parking lots for each.

Additional Information:

- Floor Map
- Location Map
- Demographics

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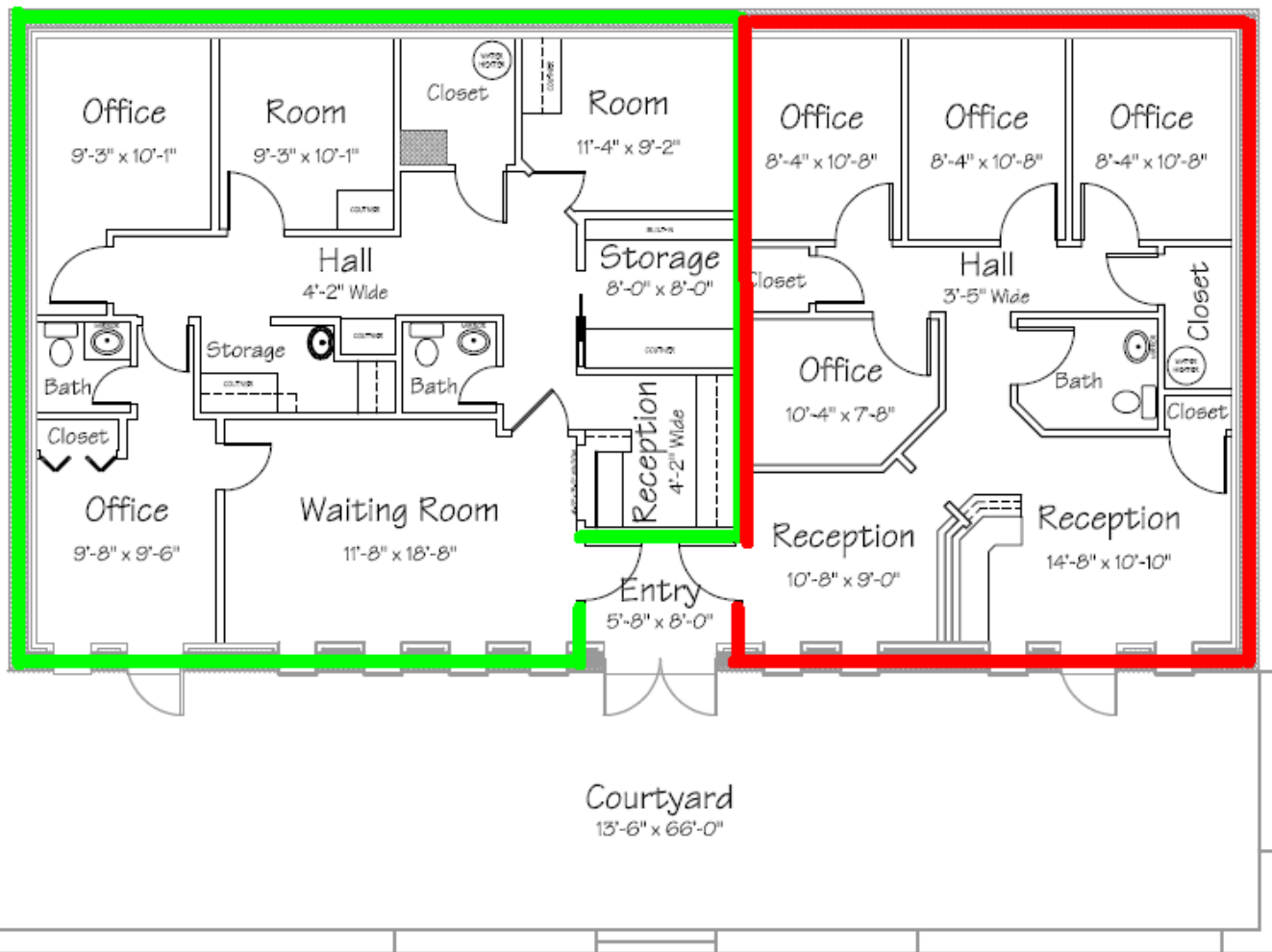
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Floor Plan - Building

1301 Mt Vernon & 1303 Mount Vernon

Unit 1301 (870 SQ. FT. ±) Unit 1303 (1,184 SQ. FT. ±) FOYER (54 SQ. FT. ±)
 NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

THIS DRAWING IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONS, DELETIONS AND MODIFICATIONS TO THE DRAWINGS AS THE DEVELOPER MAY DEEM APPROPRIATE OR DESIRABLE. DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION.

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1301 & 1303 Mount Vernon Avenue, Williamsburg, Virginia



The property is outlined in red.
For illustration purposes only.

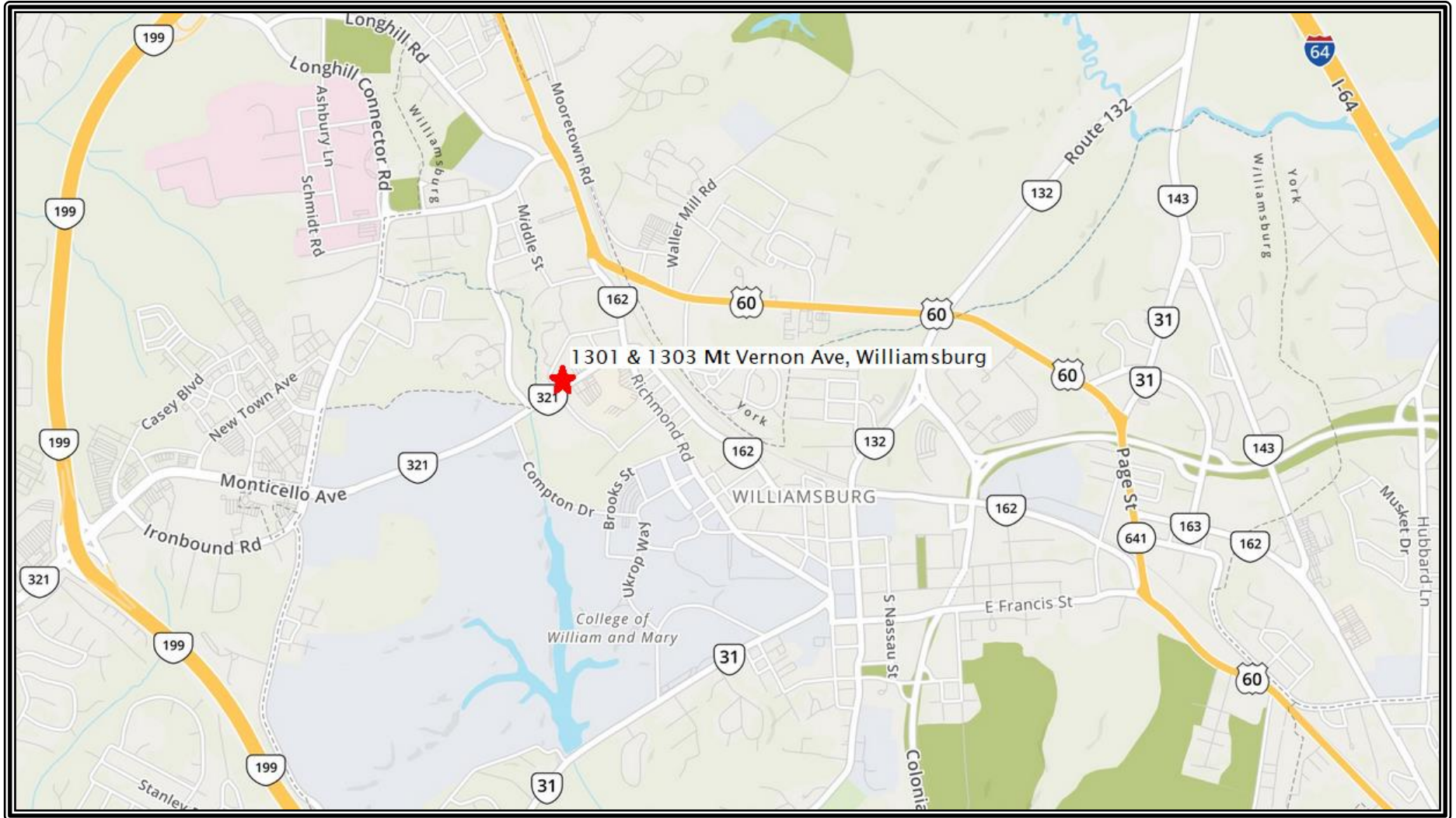
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1301 & 1303 Mount Vernon Avenue
Williamsburg, Virginia

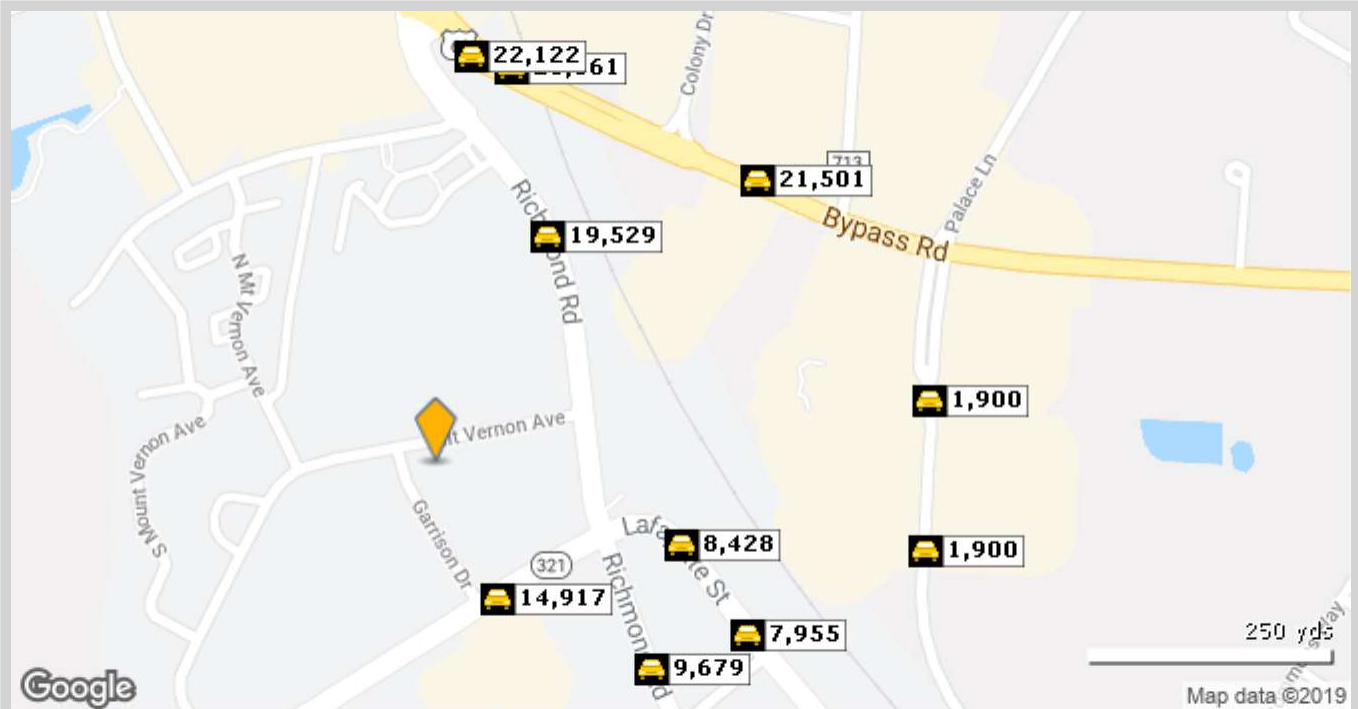


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Traffic Count Report

1301 Mount Vernon Ave, Williamsburg, VA 23185

Building Type: **General Retail**
 Secondary: **Bank**
 GLA: **3,000 SF**
 Year Built: **1967**
 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	Monticello Ave	Garrison Dr	0.01 SW	2018	14,917	MPSI	.09
2	Richmond Rd	New Hope Rd	0.09 NW	2018	19,529	MPSI	.15
3	Lafayette St	Bacon Ave	0.08 SE	2018	8,428	MPSI	.15
4	Richmond Rd	Bacon Ave	0.04 SE	2018	9,679	MPSI	.18
5	Lafayette St	Bacon Ave	0.02 SE	2018	7,955	MPSI	.21
6	Bypass Rd	Richmond Rd	0.07 NW	2018	21,661	MPSI	.24
7	Bypass Rd	Richmond Rd	0.04 NW	2018	22,122	MPSI	.24
8	Bypass Rd	Colony Dr	0.04 NW	2018	21,501	MPSI	.26
9	Commons Way	Stratford Dr	0.07 S	2018	1,900	MPSI	.30
10	Commons Way	Bypass Rd	0.08 N	2018	1,900	MPSI	.30

Demographic Trend Report

1 Mile Radius

1301 Mount Vernon Ave, Williamsburg, VA 23185

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Bank** % Leased: **0%**
 GLA: **3,000 SF** Rent/SF/Yr: **-**
 Year Built: **1967**



Description	2010	2019	2024
Population	5,677	7,393	7,892
Age 0 - 4	148 2.61%	325 4.40%	713 9.03%
Age 5 - 9	127 2.24%	279 3.77%	458 5.80%
Age 10 - 14	122 2.15%	237 3.21%	312 3.95%
Age 15 - 19	1,104 19.45%	1,076 14.55%	516 6.54%
Age 20 - 24	1,837 32.36%	1,610 21.78%	995 12.61%
Age 25 - 29	375 6.61%	576 7.79%	1,041 13.19%
Age 30 - 34	215 3.79%	505 6.83%	762 9.66%
Age 35 - 39	176 3.10%	359 4.86%	520 6.59%
Age 40 - 44	181 3.19%	259 3.50%	370 4.69%
Age 45 - 49	177 3.12%	262 3.54%	294 3.73%
Age 50 - 54	192 3.38%	266 3.60%	266 3.37%
Age 55 - 59	180 3.17%	318 4.30%	275 3.48%
Age 60 - 64	196 3.45%	303 4.10%	288 3.65%
Age 65 - 69	175 3.08%	274 3.71%	276 3.50%
Age 70 - 74	141 2.48%	247 3.34%	249 3.16%
Age 75 - 79	142 2.50%	197 2.66%	209 2.65%
Age 80 - 84	84 1.48%	149 2.02%	158 2.00%
Age 85+	106 1.87%	150 2.03%	188 2.38%
Age 15+	5,281 93.02%	6,551 88.61%	6,407 81.18%
Age 20+	4,177 73.58%	5,475 74.06%	5,891 74.65%
Age 65+	648 11.41%	1,017 13.76%	1,080 13.68%
Median Age	24	27	30
Average Age	32.20	34.50	34.20
Population By Race	5,677	7,393	7,892
White	4,387 77.28%	5,588 75.59%	5,887 74.59%
Black	702 12.37%	1,005 13.59%	1,116 14.14%
Am. Indian & Alaskan	20 0.35%	44 0.60%	57 0.72%
Asian	381 6.71%	504 6.82%	546 6.92%
Hawaiian & Pacific Islander	2 0.04%	5 0.07%	9 0.11%
Other	178 3.14%	246 3.33%	278 3.52%

Demographic Trend Report

1 Mile Radius

1301 Mount Vernon Ave, Williamsburg, VA 23185

Description	2010	2019	2024
Population by Race (Hispanic)	340	539	618
White	296 87.06%	445 82.56%	492 79.61%
Black	19 5.59%	35 6.49%	47 7.61%
Am. Indian & Alaskan	5 1.47%	17 3.15%	23 3.72%
Asian	8 2.35%	17 3.15%	22 3.56%
Hawaiian & Pacific Islander	1 0.29%	1 0.19%	1 0.16%
Other	11 3.24%	24 4.45%	33 5.34%
Household by Household Income	1,609	2,370	2,587
<\$25,000	431 26.79%	776 32.74%	863 33.36%
\$25,000 - \$50,000	498 30.95%	493 20.80%	510 19.71%
\$50,000 - \$75,000	268 16.66%	398 16.79%	432 16.70%
\$75,000 - \$100,000	221 13.74%	342 14.43%	377 14.57%
\$100,000 - \$125,000	78 4.85%	145 6.12%	161 6.22%
\$125,000 - \$150,000	22 1.37%	36 1.52%	40 1.55%
\$150,000 - \$200,000	61 3.79%	86 3.63%	95 3.67%
\$200,000+	30 1.86%	94 3.97%	109 4.21%
Average Household Income	\$56,511	\$62,697	\$63,473
Median Household Income	\$42,515	\$47,439	\$47,885

Demographic Summary Report

1301 Mount Vernon Ave, Williamsburg, VA 23185

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 Year Built: **1967**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	7,892	45,806	77,940
2019 Estimate	7,393	43,387	73,952
2010 Census	5,677	38,496	66,744
Growth 2019 - 2024	6.75%	5.58%	5.39%
Growth 2010 - 2019	30.23%	12.71%	10.80%
2019 Population by Hispanic Origin	539	2,929	4,578
2019 Population	7,393	43,387	73,952
White	5,588 75.59%	33,321 76.80%	57,509 77.77%
Black	1,005 13.59%	6,472 14.92%	10,773 14.57%
Am. Indian & Alaskan	44 0.60%	192 0.44%	311 0.42%
Asian	504 6.82%	1,980 4.56%	3,009 4.07%
Hawaiian & Pacific Island	5 0.07%	55 0.13%	105 0.14%
Other	246 3.33%	1,366 3.15%	2,244 3.03%
U.S. Armed Forces	23	349	1,017
Households			
2024 Projection	2,587	18,010	30,674
2019 Estimate	2,369	16,928	28,985
2010 Census	1,610	14,637	25,869
Growth 2019 - 2024	9.20%	6.39%	5.83%
Growth 2010 - 2019	47.14%	15.65%	12.05%
Owner Occupied	998 42.13%	9,723 57.44%	19,299 66.58%
Renter Occupied	1,371 57.87%	7,205 42.56%	9,686 33.42%
2019 Households by HH Income	2,370	16,929	28,986
Income: <\$25,000	776 32.74%	2,942 17.38%	4,147 14.31%
Income: \$25,000 - \$50,000	493 20.80%	3,444 20.34%	5,060 17.46%
Income: \$50,000 - \$75,000	398 16.79%	2,521 14.89%	4,387 15.13%
Income: \$75,000 - \$100,000	342 14.43%	2,290 13.53%	4,221 14.56%
Income: \$100,000 - \$125,000	145 6.12%	1,933 11.42%	3,663 12.64%
Income: \$125,000 - \$150,000	36 1.52%	1,298 7.67%	2,377 8.20%
Income: \$150,000 - \$200,000	86 3.63%	1,070 6.32%	2,181 7.52%
Income: \$200,000+	94 3.97%	1,431 8.45%	2,950 10.18%
2019 Avg Household Income	\$62,697	\$91,711	\$100,763
2019 Med Household Income	\$47,439	\$70,024	\$80,324

Demographic Market Comparison Report

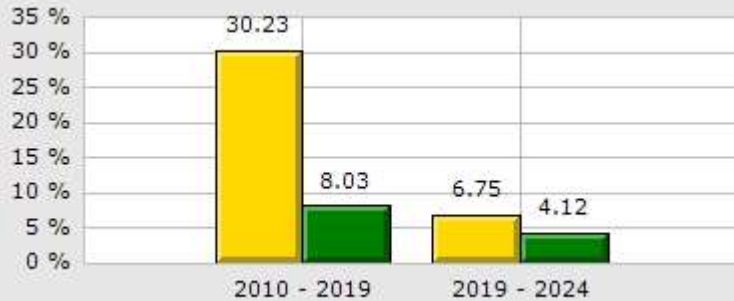
1 mile radius

1301 Mount Vernon Ave, Williamsburg, VA 23185

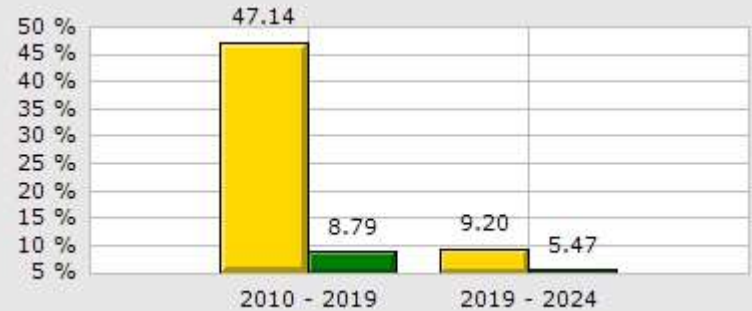
Type: **Retail/Bank**
 County: **Williamsburg**

1 Mile
County

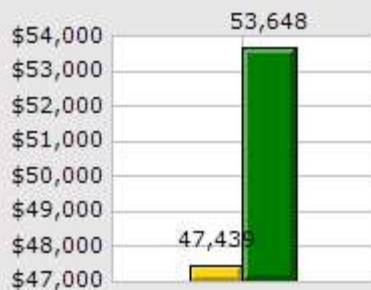
Population Growth



Household Growth



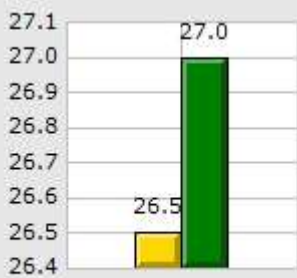
2019 Med Household Inc



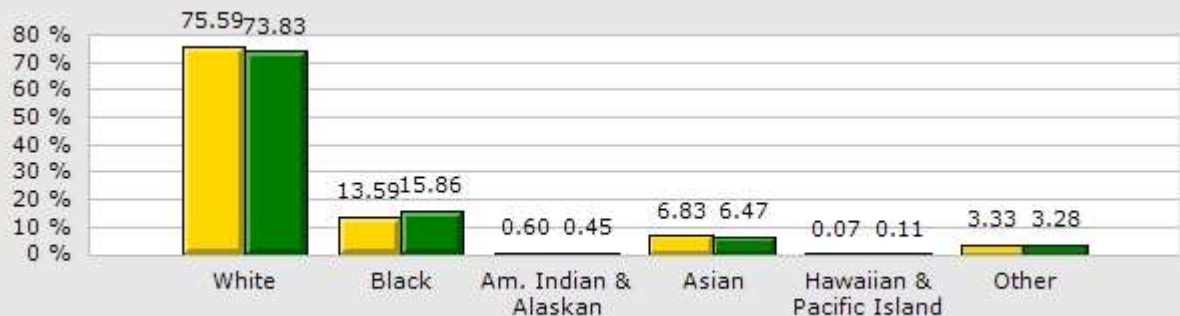
2019 Households by Household Income



2019 Median Age



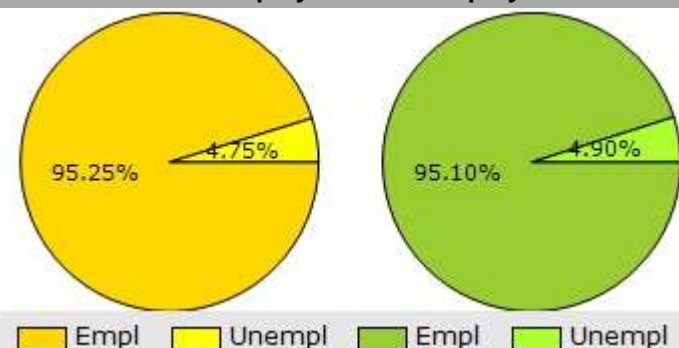
2019 Population by Race



2019 Renter vs. Owner



2019 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

1301 Mount Vernon Ave, Williamsburg, VA 23185

Type: **Retail/Bank**
 County: **Williamsburg**

	1 Mile		County	
Population Growth				
Growth 2010 - 2019	30.23%		8.03%	
Growth 2019 - 2024	6.75%		4.12%	
Empl	2,845	95.25%	6,116	95.10%
Unempl	142	4.75%	315	4.90%
2019 Population by Race				
	7,393		15,197	
White	5,588	75.59%	11,220	73.83%
Black	1,005	13.59%	2,410	15.86%
Am. Indian & Alaskan	44	0.60%	68	0.45%
Asian	505	6.83%	983	6.47%
Hawaiian & Pacific Island	5	0.07%	17	0.11%
Other	246	3.33%	499	3.28%
Household Growth				
Growth 2010 - 2019	47.14%		8.79%	
Growth 2019 - 2024	9.20%		5.47%	
Renter Occupied	1,371	57.87%	2,925	58.82%
Owner Occupied	998	42.13%	2,048	41.18%
2019 Households by Household Income				
	2,370		4,973	
Income <\$25K	776	32.74%	1,170	23.53%
Income \$25K - \$50K	493	20.80%	1,168	23.49%
Income \$50K - \$75K	398	16.79%	826	16.61%
Income \$75K - \$100K	342	14.43%	594	11.94%
Income \$100K - \$125K	145	6.12%	443	8.91%
Income \$125K - \$150K	36	1.52%	142	2.86%
Income \$150K - \$200K	86	3.63%	200	4.02%
Income \$200K+	94	3.97%	430	8.65%
2019 Med Household Inc	\$47,439		\$53,648	
2019 Median Age	26.50		27.00	

Demographic Detail Report

1301 Mount Vernon Ave, Williamsburg, VA 23185

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Bank** % Leased: **0%**
 GLA: **3,000 SF** Rent/SF/Yr: **-**
 Year Built: **1967**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	7,892	45,806	77,940
2019 Estimate	7,393	43,387	73,952
2010 Census	5,677	38,496	66,744
Growth 2019 - 2024	6.75%	5.58%	5.39%
Growth 2010 - 2019	30.23%	12.71%	10.80%
2019 Population by Age			
	7,393	43,387	73,952
Age 0 - 4	325 4.40%	2,037 4.69%	3,507 4.74%
Age 5 - 9	279 3.77%	2,060 4.75%	3,769 5.10%
Age 10 - 14	237 3.21%	2,109 4.86%	4,074 5.51%
Age 15 - 19	1,076 14.55%	3,929 9.06%	5,799 7.84%
Age 20 - 24	1,610 21.78%	4,642 10.70%	6,233 8.43%
Age 25 - 29	576 7.79%	2,659 6.13%	4,154 5.62%
Age 30 - 34	505 6.83%	2,631 6.06%	4,133 5.59%
Age 35 - 39	359 4.86%	2,394 5.52%	4,063 5.49%
Age 40 - 44	259 3.50%	2,045 4.71%	3,682 4.98%
Age 45 - 49	262 3.54%	2,237 5.16%	4,079 5.52%
Age 50 - 54	266 3.60%	2,415 5.57%	4,457 6.03%
Age 55 - 59	318 4.30%	2,618 6.03%	4,756 6.43%
Age 60 - 64	303 4.10%	2,535 5.84%	4,629 6.26%
Age 65 - 69	274 3.71%	2,550 5.88%	4,725 6.39%
Age 70 - 74	247 3.34%	2,288 5.27%	4,260 5.76%
Age 75 - 79	197 2.66%	1,728 3.98%	3,211 4.34%
Age 80 - 84	149 2.02%	1,210 2.79%	2,194 2.97%
Age 85+	150 2.03%	1,300 3.00%	2,226 3.01%
Age 65+	1,017 13.76%	9,076 20.92%	16,616 22.47%
Median Age	26.50	38.40	41.70
Average Age	34.50	40.60	41.90

Demographic Detail Report

1301 Mount Vernon Ave, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2019 Population By Race	7,393	43,387	73,952
White	5,588 75.59%	33,321 76.80%	57,509 77.77%
Black	1,005 13.59%	6,472 14.92%	10,773 14.57%
Am. Indian & Alaskan	44 0.60%	192 0.44%	311 0.42%
Asian	504 6.82%	1,980 4.56%	3,009 4.07%
Hawaiian & Pacific Island	5 0.07%	55 0.13%	105 0.14%
Other	246 3.33%	1,366 3.15%	2,244 3.03%
Population by Hispanic Origin	7,393	43,387	73,952
Non-Hispanic Origin	6,854 92.71%	40,458 93.25%	69,374 93.81%
Hispanic Origin	539 7.29%	2,929 6.75%	4,578 6.19%
2019 Median Age, Male	26.80	37.20	39.90
2019 Average Age, Male	34.00	39.70	40.90
2019 Median Age, Female	26.20	39.60	43.30
2019 Average Age, Female	34.90	41.40	42.80
2019 Population by Occupation Classification	6,338	36,399	61,447
Civilian Employed	2,845 44.89%	19,059 52.36%	33,175 53.99%
Civilian Unemployed	142 2.24%	692 1.90%	1,097 1.79%
Civilian Non-Labor Force	3,328 52.51%	16,314 44.82%	26,202 42.64%
Armed Forces	23 0.36%	334 0.92%	973 1.58%
Households by Marital Status			
Married	720	7,931	15,414
Married No Children	511	5,394	10,276
Married w/Children	209	2,537	5,138
2019 Population by Education	4,477	31,643	55,468
Some High School, No Diploma	311 6.95%	2,063 6.52%	3,446 6.21%
High School Grad (Incl Equivalency)	658 14.70%	4,671 14.76%	9,332 16.82%
Some College, No Degree	1,059 23.65%	7,316 23.12%	12,860 23.18%
Associate Degree	612 13.67%	3,033 9.59%	4,899 8.83%
Bachelor Degree	950 21.22%	8,023 25.35%	14,020 25.28%
Advanced Degree	887 19.81%	6,537 20.66%	10,911 19.67%

Demographic Detail Report

1301 Mount Vernon Ave, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2019 Population by Occupation	5,058	34,741	60,521
Real Estate & Finance	72 1.42%	767 2.21%	1,276 2.11%
Professional & Management	1,581 31.26%	11,460 32.99%	19,581 32.35%
Public Administration	94 1.86%	1,200 3.45%	2,478 4.09%
Education & Health	1,098 21.71%	6,112 17.59%	9,852 16.28%
Services	684 13.52%	3,920 11.28%	6,671 11.02%
Information	31 0.61%	238 0.69%	565 0.93%
Sales	499 9.87%	3,814 10.98%	6,800 11.24%
Transportation	61 1.21%	366 1.05%	435 0.72%
Retail	199 3.93%	2,102 6.05%	3,802 6.28%
Wholesale	17 0.34%	203 0.58%	557 0.92%
Manufacturing	117 2.31%	844 2.43%	1,984 3.28%
Production	175 3.46%	1,033 2.97%	1,961 3.24%
Construction	173 3.42%	1,127 3.24%	1,982 3.27%
Utilities	41 0.81%	457 1.32%	775 1.28%
Agriculture & Mining	25 0.49%	169 0.49%	294 0.49%
Farming, Fishing, Forestry	25 0.49%	97 0.28%	136 0.22%
Other Services	166 3.28%	832 2.39%	1,372 2.27%
2019 Worker Travel Time to Job	2,715	18,312	32,063
<30 Minutes	2,157 79.45%	13,591 74.22%	22,827 71.19%
30-60 Minutes	386 14.22%	3,835 20.94%	7,428 23.17%
60+ Minutes	172 6.34%	886 4.84%	1,808 5.64%
2010 Households by HH Size	1,609	14,638	25,870
1-Person Households	571 35.49%	3,971 27.13%	6,334 24.48%
2-Person Households	615 38.22%	5,936 40.55%	10,618 41.04%
3-Person Households	226 14.05%	2,195 15.00%	3,918 15.14%
4-Person Households	121 7.52%	1,633 11.16%	3,223 12.46%
5-Person Households	52 3.23%	601 4.11%	1,202 4.65%
6-Person Households	14 0.87%	197 1.35%	388 1.50%
7 or more Person Households	10 0.62%	105 0.72%	187 0.72%
2019 Average Household Size	2.00	2.20	2.30
Households			
2024 Projection	2,587	18,010	30,674
2019 Estimate	2,369	16,928	28,985
2010 Census	1,610	14,637	25,869
Growth 2019 - 2024	9.20%	6.39%	5.83%
Growth 2010 - 2019	47.14%	15.65%	12.05%

Demographic Detail Report

1301 Mount Vernon Ave, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income	2,370	16,929	28,986
<\$25,000	776 32.74%	2,942 17.38%	4,147 14.31%
\$25,000 - \$50,000	493 20.80%	3,444 20.34%	5,060 17.46%
\$50,000 - \$75,000	398 16.79%	2,521 14.89%	4,387 15.13%
\$75,000 - \$100,000	342 14.43%	2,290 13.53%	4,221 14.56%
\$100,000 - \$125,000	145 6.12%	1,933 11.42%	3,663 12.64%
\$125,000 - \$150,000	36 1.52%	1,298 7.67%	2,377 8.20%
\$150,000 - \$200,000	86 3.63%	1,070 6.32%	2,181 7.52%
\$200,000+	94 3.97%	1,431 8.45%	2,950 10.18%
2019 Avg Household Income	\$62,697	\$91,711	\$100,763
2019 Med Household Income	\$47,439	\$70,024	\$80,324
2019 Occupied Housing	2,369	16,928	28,985
Owner Occupied	998 42.13%	9,723 57.44%	19,299 66.58%
Renter Occupied	1,371 57.87%	7,205 42.56%	9,686 33.42%
2010 Housing Units	2,997	19,357	32,573
1 Unit	1,452 48.45%	12,431 64.22%	23,512 72.18%
2 - 4 Units	327 10.91%	1,631 8.43%	2,132 6.55%
5 - 19 Units	790 26.36%	3,446 17.80%	4,715 14.48%
20+ Units	428 14.28%	1,849 9.55%	2,214 6.80%
2019 Housing Value	998	9,722	19,299
<\$100,000	14 1.40%	304 3.13%	538 2.79%
\$100,000 - \$200,000	334 33.47%	1,618 16.64%	2,862 14.83%
\$200,000 - \$300,000	261 26.15%	2,604 26.78%	5,012 25.97%
\$300,000 - \$400,000	198 19.84%	2,239 23.03%	4,395 22.77%
\$400,000 - \$500,000	90 9.02%	1,148 11.81%	2,391 12.39%
\$500,000 - \$1,000,000	101 10.12%	1,606 16.52%	3,682 19.08%
\$1,000,000+	0 0.00%	203 2.09%	419 2.17%
2019 Median Home Value	\$257,854	\$314,962	\$328,157
2019 Housing Units by Yr Built	3,007	19,457	32,796
Built 2010+	551 18.32%	2,913 14.97%	3,551 10.83%
Built 2000 - 2010	1,168 38.84%	5,819 29.91%	9,455 28.83%
Built 1990 - 1999	159 5.29%	2,963 15.23%	6,123 18.67%
Built 1980 - 1989	176 5.85%	2,528 12.99%	5,282 16.11%
Built 1970 - 1979	290 9.64%	1,939 9.97%	3,583 10.93%
Built 1960 - 1969	264 8.78%	1,526 7.84%	2,153 6.56%
Built 1950 - 1959	138 4.59%	883 4.54%	1,488 4.54%
Built <1949	261 8.68%	886 4.55%	1,161 3.54%
2019 Median Year Built	2001	1996	1993

Sec. 21-352. - Permitted uses.

The uses permitted in the **urban business district B-3** are as follows:

- (1) Bake shops.
- (2) Banks and financial institutions.
- (3) Churches and other permanent buildings used for religious worship.
- (4) Convenience service establishments such as, but not limited to, barbershops, beauty parlors and spas, tailors, shoe repair shops, self-service laundromats, and laundry and dry cleaning establishments.
- (5) Convenience stores.
- (6) Day care centers.
 - (6.1) Fitness studios.
 - (6.2) Fitness centers.
 - (6.3) Food trucks in accordance with Section 21-622.
- (7) Freestanding automatic teller machines.
- (8) Funeral homes.
- (9) Hotels/motels and timeshare units, and associated meeting facilities. Hotels/motels are further regulated by chapter 9, Licenses, Permits and Business Regulations.
- (9.1) Medical and dental offices and clinics.
- (10) Museums and art galleries without outdoor display.
- (11) Offices in buildings with a gross floor area not exceeding 50,000 square feet.
- (12) Parking lots as a principal use.
- (13) Pet shops, but not including boarding kennels on the premises.
- (14) Playgrounds, parks and unlighted athletic fields owned and/or operated by the City of Williamsburg.
- (15) Printing and photocopying shops.
- (16) Private clubs and lodges.
- (17) Public buildings owned and/or operated by the City of Williamsburg.
- (18) Public or private elementary, middle and high schools, colleges and universities; and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.
- (19) Radio and television broadcasting stations, studios and offices, but excluding onsite towers.
- (20) Repair services and businesses, including repair of bicycles, guns, radios, television sets, electrical appliances, locks, other home appliances, toys, typewriters, watches and the like.
- (21) Restaurants.
- (22) Retail sales establishments in buildings with a gross floor area not exceeding 50,000 square feet.
- (23) Storage of materials and supplies incidental to the conduct of a permitted use, provided that such storage is screened from view by a six-foot-high wall or fence with the finished side facing the exterior of the property. The planning commission may, through the site plan review process, require or approve an alternate means of screening, provided that it is equivalent to the required fence or wall.

- (24) Theaters and assembly halls, but excluding drive-in theaters.
- (24.1) Veterinary hospitals and clinics, provided that there are no outdoor activities.
- (25) Off-street parking and loading areas for permitted uses in accordance with article V.
- (26) Signs in accordance with article VI.
- (27) Accessory uses in accordance with section 21-603.
- (28) Home occupations in accordance with section 21-606.

(Ord. No. 862, 10-10-91; Ord. No. 2-94, § 4, 1-13-94; Ord. No. 11-98, 4-9-98; Ord. No. 35-98, 11-12-98; Ord. No. 01-7, 4-12-01; Ord. No. 03-31, 11-13-03; Ord. No. 08-10, 5-8-08; Ord. No. 08-23, 8-14-08; Ord. No. 13-19, 6-13-13; Ord. No. 14-09, 3-13-14; Ord. No. 14-27, 11-13-14; Ord. No. 15-06, 4-9-15, eff. 7-1-15; Ord. No. 19-02, 1-10-19)

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