

For Lease

2021 Richmond Road
York County, 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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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
2021 Richmond Road
Williamsburg, Virginia

Location: 2021 Richmond Road, York County

Description: The Property is an attractive 1-story retail center approximately 9,895 square feet and has excellent visibility and curb appeal in the heart of Williamsburg, Virginia's Richmond Road Business Corridor.

The property is surrounded by Hotels and Restaurants. Located directly across the street from the Yankee Candle Factory, Olive Garden Restaurant, and Red Lobster. The property is in close proximity to Colonial Williamsburg and the College of William & Mary.

Space Available: Unit A: 2,000 square feet
Units E & F: 2,000 square feet – collectively
Units E & F: Can be individually leased at 1,000 square feet each

Land Area: 1.16 acres

Lease: Unit A: \$19.00 / square foot Triple Net
Units E & F: \$17.00 / square foot Triple Net

Parking: Ample parking is provided in front, beside, and behind the building

Traffic Count: 24,000

Zoning: GB – General Business.

General Information:

- Monument & Building Signage Available
- Great road frontage on Richmond Road
- Well established area
- Surrounded by numerous retailers

Also included:

- Floor Plan
- Additional Photos
- Aerial Photo
- Demographic Information

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FLOOR PLAN
EXISTING

$\frac{1}{4}" = 1'0"$

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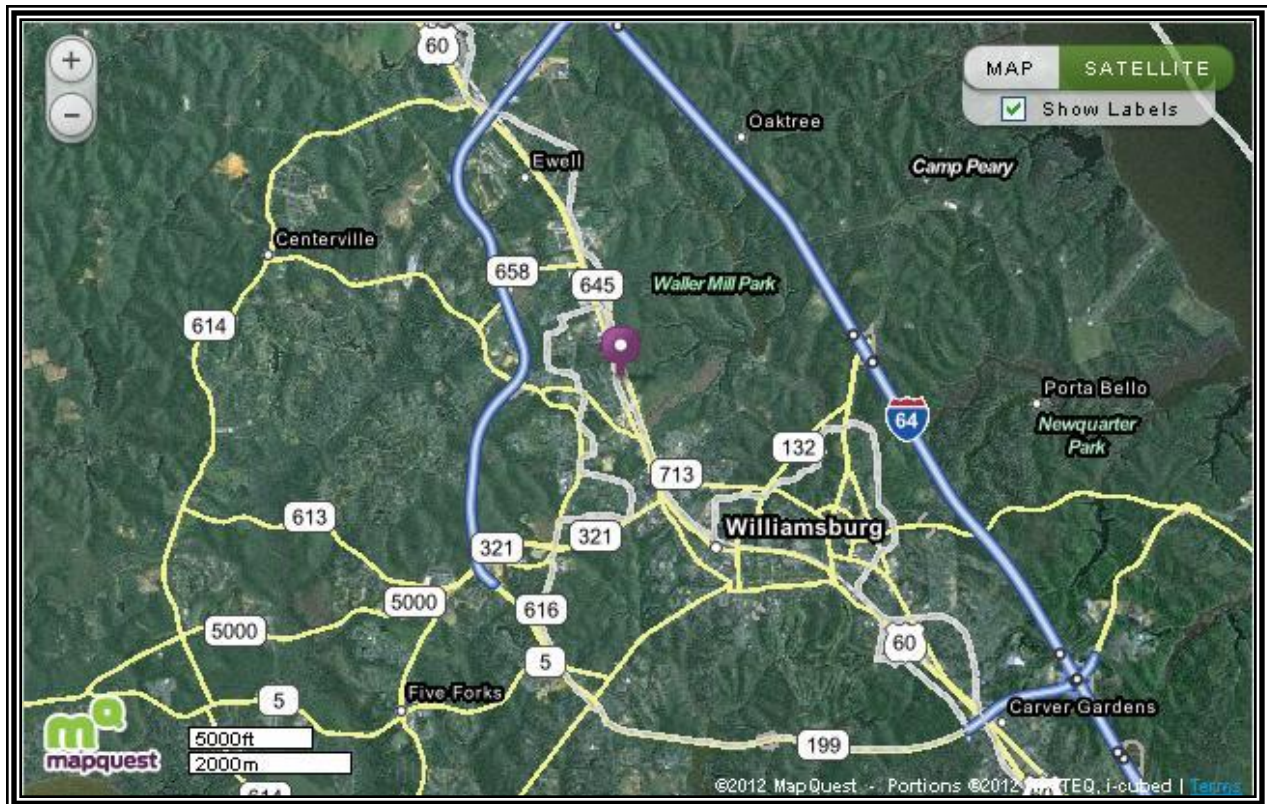
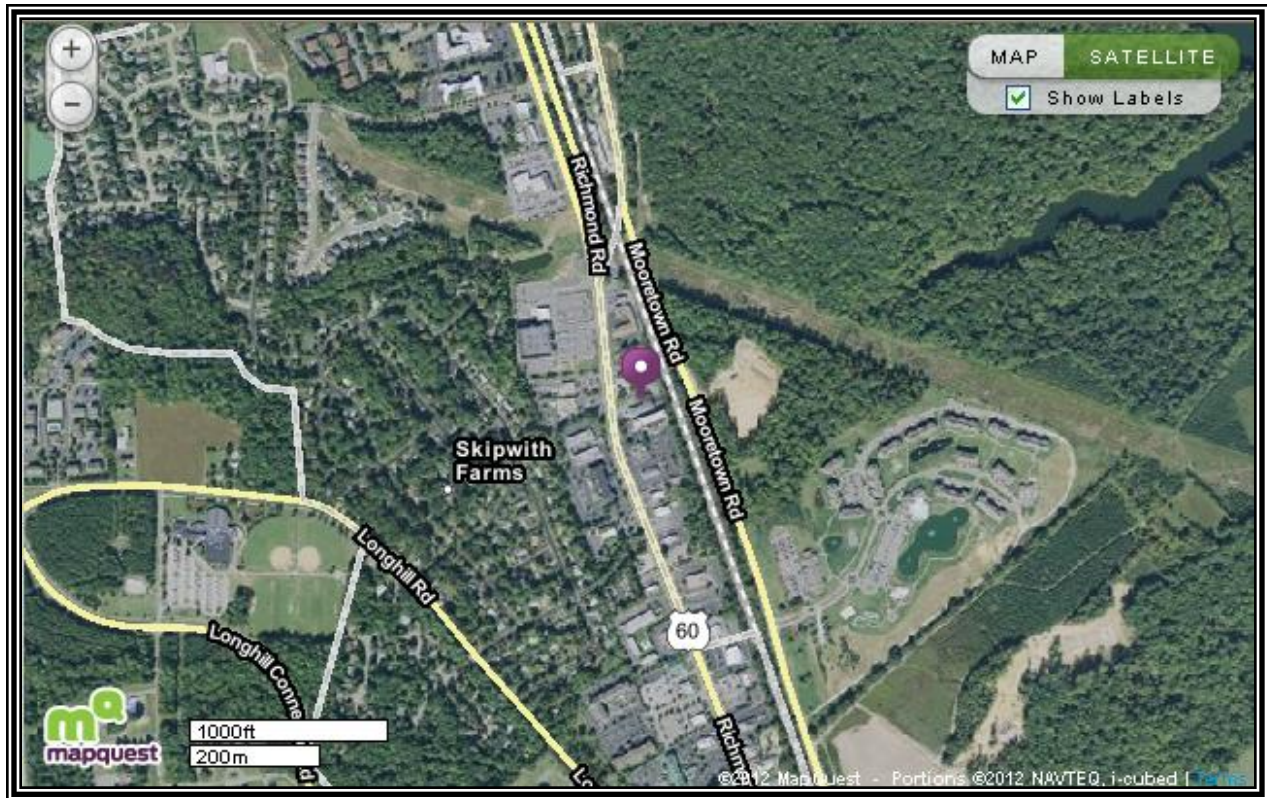


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Demographics for 2021 Richmond Road, Williamsburg, VA 23185

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	2,519	15,609	30,419
2013 Female Population	2,889	17,611	33,506
% 2013 Male Population	46.58%	46.99%	47.59%
% 2013 Female Population	53.42%	53.01%	52.41%
2013 Total Population: Adult	4,395	27,424	52,070
2013 Total Daytime Population	12,505	53,774	84,918
2013 Total Employees	9,589	34,653	48,759
2013 Total Population: Median Age	39	37	40
2013 Total Population: Adult Median Age	48	48	50
2013 Total population: Under 5 years	328	1,612	3,063
2013 Total population: 5 to 9 years	280	1,528	3,159
2013 Total population: 10 to 14 years	241	1,631	3,469
2013 Total population: 15 to 19 years	269	3,350	5,273
2013 Total population: 20 to 24 years	476	4,178	6,708
2013 Total population: 25 to 29 years	515	2,084	3,728
2013 Total population: 30 to 34 years	371	1,714	3,185
2013 Total population: 35 to 39 years	298	1,579	3,224
2013 Total population: 40 to 44 years	300	1,800	3,684
2013 Total population: 45 to 49 years	305	1,860	3,997
2013 Total population: 50 to 54 years	295	1,760	3,984
2013 Total population: 55 to 59 years	288	1,779	3,896
2013 Total population: 60 to 64 years	334	2,037	4,105
2013 Total population: 65 to 69 years	334	1,999	3,950
2013 Total population: 70 to 74 years	244	1,610	3,091
2013 Total population: 75 to 79 years	233	1,183	2,336
2013 Total population: 80 to 84 years	147	785	1,556
2013 Total population: 85 years and over	150	731	1,517
% 2013 Total population: Under 5 years	6.07%	4.85%	4.79%
% 2013 Total population: 5 to 9 years	5.18%	4.60%	4.94%
% 2013 Total population: 10 to 14 years	4.46%	4.91%	5.43%
% 2013 Total population: 15 to 19 years	4.97%	10.08%	8.25%
% 2013 Total population: 20 to 24 years	8.80%	12.58%	10.49%
% 2013 Total population: 25 to 29 years	9.52%	6.27%	5.83%
% 2013 Total population: 30 to 34 years	6.86%	5.16%	4.98%
% 2013 Total population: 35 to 39 years	5.51%	4.75%	5.04%
% 2013 Total population: 40 to 44 years	5.55%	5.42%	5.76%
% 2013 Total population: 45 to 49 years	5.64%	5.60%	6.25%

1/21/2015	Demographics for 2021 Richmond Road, Williamsburg, VA 23185		
% 2013 Total population: 50 to 54 years	5.45%	5.30%	6.23%
% 2013 Total population: 55 to 59 years	5.33%	5.36%	6.09%
% 2013 Total population: 60 to 64 years	6.18%	6.13%	6.42%
% 2013 Total population: 65 to 69 years	6.18%	6.02%	6.18%
% 2013 Total population: 70 to 74 years	4.51%	4.85%	4.84%
% 2013 Total population: 75 to 79 years	4.31%	3.56%	3.65%
% 2013 Total population: 80 to 84 years	2.72%	2.36%	2.43%
% 2013 Total population: 85 years and over	2.77%	2.20%	2.37%
2013 White alone	3,843	24,773	49,454
2013 Black or African American alone	968	5,443	9,019
2013 American Indian and Alaska Native alone	28	84	186
2013 Asian alone	156	1,205	2,167
2013 Native Hawaiian and OPI alone	1	20	72
2013 Some Other Race alone	206	619	1,105
2013 Two or More Races alone	206	1,076	1,922
2013 Hispanic	471	1,839	3,200
2013 Not Hispanic	4,937	31,381	60,725
% 2013 White alone	71.06%	74.57%	77.36%
% 2013 Black or African American alone	17.90%	16.38%	14.11%
% 2013 American Indian and Alaska Native alone	0.52%	0.25%	0.29%
% 2013 Asian alone	2.88%	3.63%	3.39%
% 2013 Native Hawaiian and OPI alone	0.02%	0.06%	0.11%
% 2013 Some Other Race alone	3.81%	1.86%	1.73%
% 2013 Two or More Races alone	3.81%	3.24%	3.01%
% 2013 Hispanic	8.71%	5.54%	5.01%
% 2013 Not Hispanic	91.29%	94.46%	94.99%
2000 Not Hispanic: White alone	2,951	16,124	35,457
2000 Not Hispanic: Black or African American alone	695	3,977	6,538
2000 Not Hispanic: American Indian and Alaska Native alone	21	66	131
2000 Not Hispanic: Asian alone	108	623	1,094
2000 Not Hispanic: Native Hawaiian and OPI alone	9	15	26
2000 Not Hispanic: Some Other Race alone	13	32	53
2000 Not Hispanic: Two or More Races	69	281	615
% 2000 Not Hispanic: White alone	74.15%	74.58%	79.13%
% 2000 Not Hispanic: Black or African American alone	17.46%	18.40%	14.59%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.53%	0.31%	0.29%
% 2000 Not Hispanic: Asian alone	2.71%	2.88%	2.44%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.23%	0.07%	0.06%
% 2000 Not Hispanic: Some Other Race alone	0.33%	0.15%	0.12%
% 2000 Not Hispanic: Two or More Races	1.73%	1.30%	1.37%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	5,408	33,220	63,925
2013 Households	2,388	12,116	24,224
Population Change 2010-2013	178	1,400	2,544
Household Change 2010-2013	28	230	413
% Population Change 2010-2013	3.40%	4.40%	4.14%
% Household Change 2010-2013	1.19%	1.94%	1.73%
Population Change 2000-2013	1,428	11,600	19,114
Household Change 2000-2013	594	4,457	7,496
% Population Change 2000 to 2013	35.88%	53.65%	42.65%
% Household Change 2000 to 2013	33.11%	58.19%	44.81%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	1,915	8,190	17,750
2000 Occupied Housing Units	1,795	7,658	16,726
2000 Owner Occupied Housing Units	1,029	4,589	11,142
2000 Renter Occupied Housing Units	766	3,069	5,584
2000 Vacant Housings Units	121	531	1,023
% 2000 Occupied Housing Units	93.73%	93.50%	94.23%
% 2000 Owner occupied housing units	57.33%	59.92%	66.61%
% 2000 Renter occupied housing units	42.67%	40.08%	33.39%
% 2000 Vacant housing units	6.32%	6.48%	5.76%
Income	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$60,283	\$64,875	\$68,211
2013 Household Income: Average	\$64,228	\$80,154	\$83,694
2013 Per Capita Income	\$28,599	\$33,522	\$34,241
2013 Household income: Less than \$10,000	123	570	1,184
2013 Household income: \$10,000 to \$14,999	59	267	541
2013 Household income: \$15,000 to \$19,999	116	365	645
2013 Household income: \$20,000 to \$24,999	175	481	956
2013 Household income: \$25,000 to \$29,999	179	465	911
2013 Household income: \$30,000 to \$34,999	24	470	1,017
2013 Household income: \$35,000 to \$39,999	100	389	816
2013 Household income: \$40,000 to \$44,999	144	779	1,339
2013 Household income: \$45,000 to \$49,999	81	487	1,003
2013 Household income: \$50,000 to \$59,999	184	1,274	2,050
2013 Household income: \$60,000 to \$74,999	476	1,572	3,014

2013 Household income: \$75,000 to \$99,999	357	1,717	3,600
2013 Household income: \$100,000 to \$124,999	197	1,182	2,336
2013 Household income: \$125,000 to \$149,999	59	685	1,630
2013 Household income: \$150,000 to \$199,999	75	773	1,666
2013 Household income: \$200,000 or more	39	640	1,516
% 2013 Household income: Less than \$10,000	5.15%	4.70%	4.89%
% 2013 Household income: \$10,000 to \$14,999	2.47%	2.20%	2.23%
% 2013 Household income: \$15,000 to \$19,999	4.86%	3.01%	2.66%
% 2013 Household income: \$20,000 to \$24,999	7.33%	3.97%	3.95%
% 2013 Household income: \$25,000 to \$29,999	7.50%	3.84%	3.76%
% 2013 Household income: \$30,000 to \$34,999	1.01%	3.88%	4.20%
% 2013 Household income: \$35,000 to \$39,999	4.19%	3.21%	3.37%
% 2013 Household income: \$40,000 to \$44,999	6.03%	6.43%	5.53%
% 2013 Household income: \$45,000 to \$49,999	3.39%	4.02%	4.14%
% 2013 Household income: \$50,000 to \$59,999	7.71%	10.52%	8.46%
% 2013 Household income: \$60,000 to \$74,999	19.93%	12.97%	12.44%
% 2013 Household income: \$75,000 to \$99,999	14.95%	14.17%	14.86%
% 2013 Household income: \$100,000 to \$124,999	8.25%	9.76%	9.64%
% 2013 Household income: \$125,000 to \$149,999	2.47%	5.65%	6.73%
% 2013 Household income: \$150,000 to \$199,999	3.14%	6.38%	6.88%
% 2013 Household income: \$200,000 or more	1.63%	5.28%	6.26%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$717,730	\$3,642,218	\$6,767,021
2013 Jewelry stores	\$442,825	\$1,882,559	\$3,122,474
2013 Mens clothing stores	\$747,802	\$2,943,165	\$6,041,728
2013 Shoe stores	\$627,262	\$3,278,766	\$6,506,395
2013 Womens clothing stores	\$1,351,269	\$6,022,391	\$11,720,723
2013 Automobile dealers	\$7,771,586	\$45,695,607	\$86,304,556
2013 Automotive parts and accessories stores	\$2,028,343	\$9,708,254	\$19,225,438
2013 Other motor vehicle dealers	\$241,059	\$1,924,367	\$3,895,658
2013 Tire dealers	\$873,624	\$4,358,676	\$8,483,256
2013 Hardware stores	\$11,918	\$70,751	\$156,523
2013 Home centers	\$122,436	\$799,939	\$1,649,183
2013 Nursery and garden centers	\$197,644	\$1,131,351	\$2,216,078
2013 Outdoor power equipment stores	\$117,334	\$1,037,059	\$2,008,580
2013 Paint andwallpaper stores	\$8,773	\$68,417	\$172,326
2013 Appliance, television, and other electronics stores	\$1,136,233	\$5,814,091	\$12,288,389
2013 Camera andphotographic supplies stores	\$137,215	\$740,787	\$1,426,909
2013 Computer andsoftware stores	\$3,025,202	\$15,251,059	\$30,569,462
2013 Beer, wine, and liquor stores	\$549,465	\$2,307,578	\$4,663,528

2013 Convenience stores	\$2,284,017	\$11,577,871	\$23,479,876
2013 Restaurant Expenditures	\$2,530,224	\$11,508,374	\$23,945,937
2013 Supermarkets and other grocery (except convenience) stores	\$8,682,096	\$43,308,409	\$87,331,877
2013 Furniture stores	\$872,151	\$4,451,677	\$8,441,805
2013 Home furnishings stores	\$1,890,776	\$10,225,503	\$20,515,374
2013 General merchandise stores	\$11,754,632	\$58,372,867	\$113,363,288
2013 Gasoline stations with convenience stores	\$7,470,690	\$37,216,187	\$73,360,357
2013 Other gasoline stations	\$5,478,901	\$26,978,775	\$52,715,021
2013 Department stores (excl leased depts)	\$11,311,808	\$56,490,307	\$110,240,814
2013 General merchandise stores	\$11,754,632	\$58,372,867	\$113,363,288
2013 Other health and personal care stores	\$837,737	\$4,298,981	\$8,238,679
2013 Pharmacies and drug stores	\$2,540,450	\$12,880,423	\$25,227,239
2013 Pet and pet supplies stores	\$728,134	\$3,402,800	\$6,919,810
2013 Book, periodical, and music stores	\$192,916	\$972,390	\$1,838,542
2013 Hobby, toy, and game stores	\$160,426	\$921,050	\$1,875,418
2013 Musical instrument and supplies stores	\$42,543	\$212,912	\$759,055
2013 Sewing, needlework, and piece goods stores	\$141,220	\$373,379	\$719,542
2013 Sporting goods stores	\$294,633	\$1,272,274	\$2,207,701

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