

For Lease

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

757.327.0333

Ron@CampanaWaltz.com

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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
1303 Mount Vernon Avenue
Williamsburg, Virginia 23185

Location: This property is located in the heart of Williamsburg! It is 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 New Town or High Street!

Unit Size: Approximately 1,200 square feet of office space available.

Built: 1962

Lease Rate: \$14.00 square feet – NNN

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

For Additional Information, Please Contact:

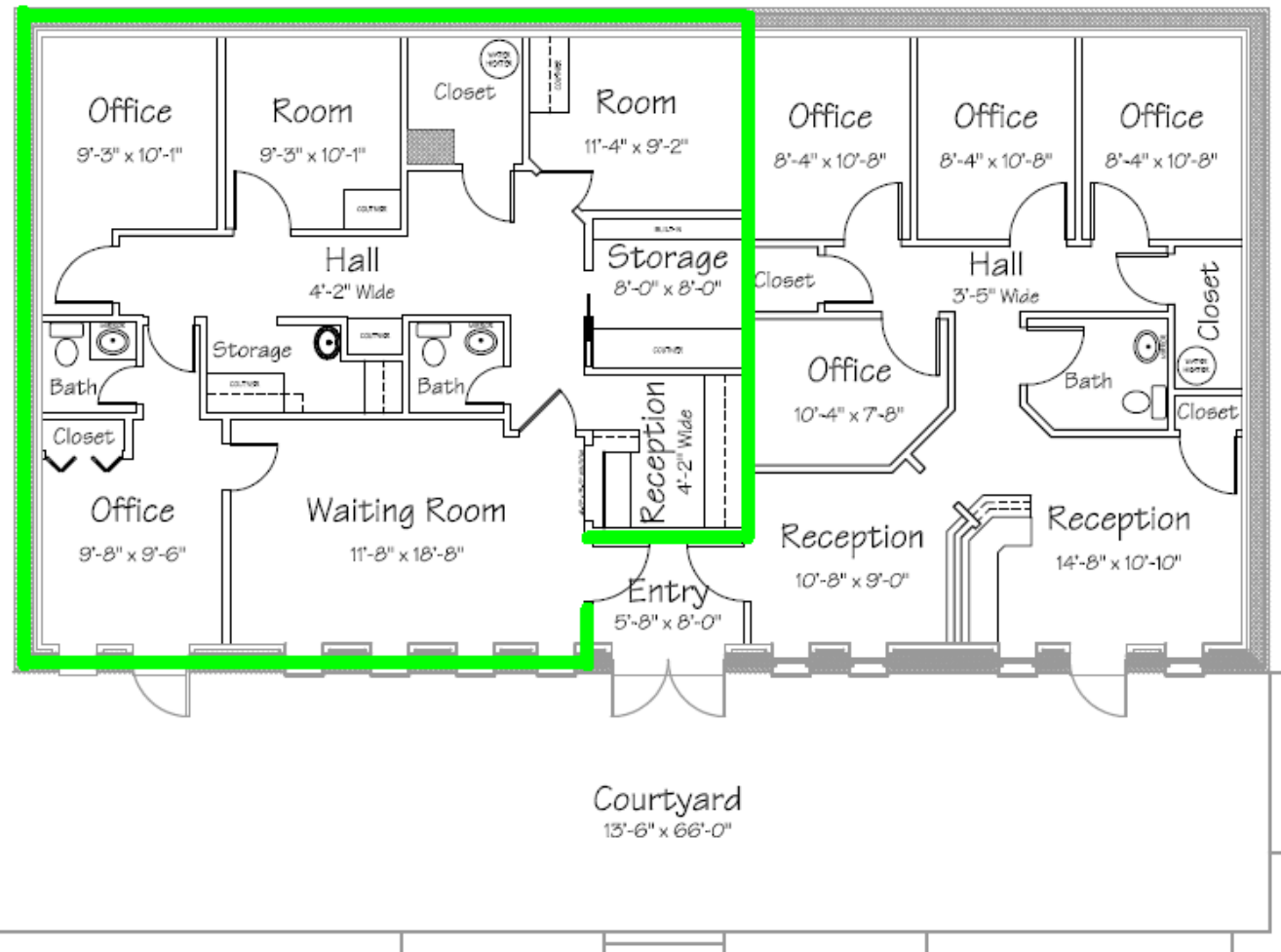
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1303 Mount Vernon Avenue, Williamsburg, Virginia



Floor Plan - Building

1301 Mt Vernon & 1303 Mount Vernon

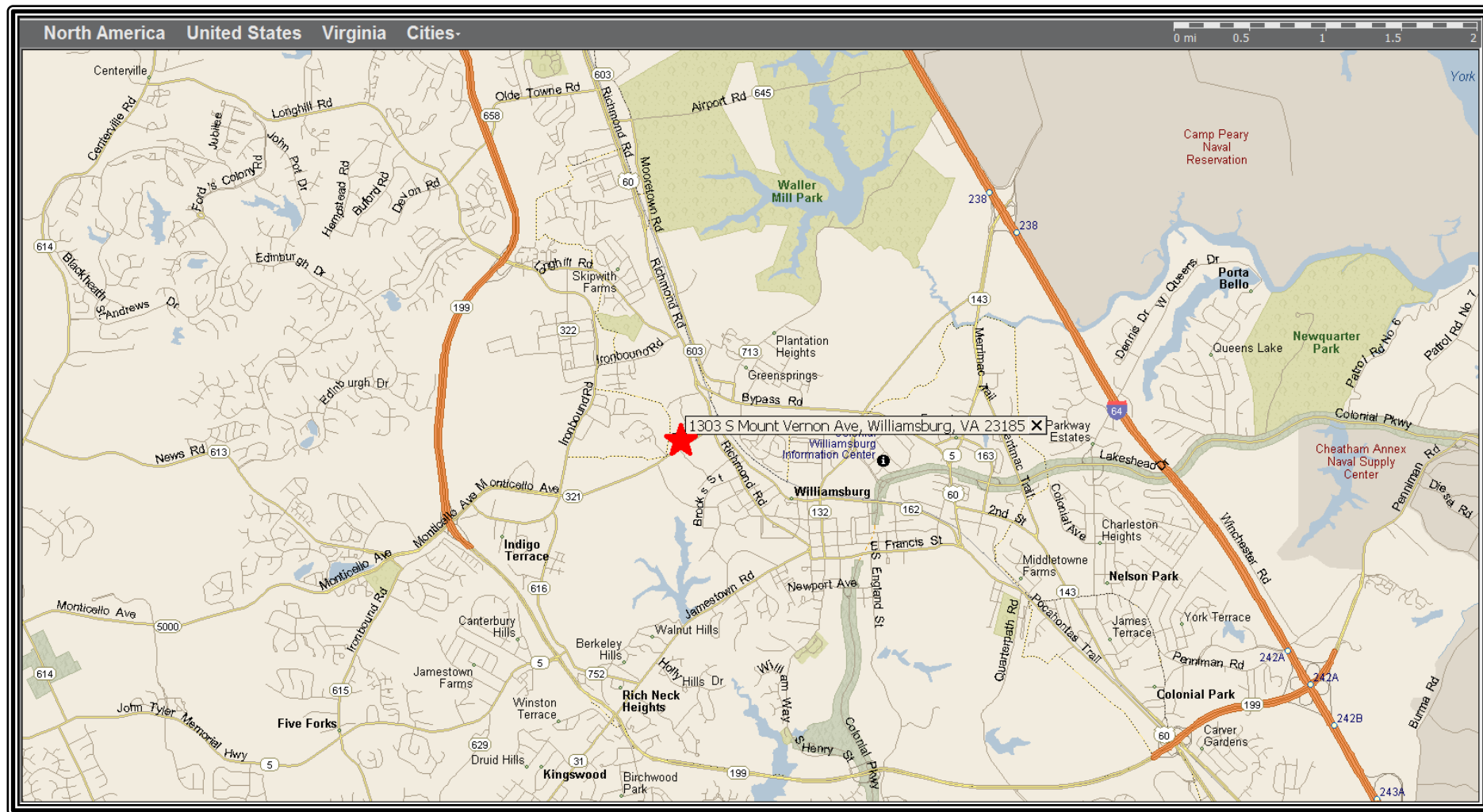
Unit 1301 (870 SQ. FT. ±) Unit 1303 (1,184 SQ. FT. ±) FOYER (54 SQ. FT. ±)
NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

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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Demographic and Income Profile

1303 Mount Vernon Ave, Williamsburg, Virginia, 23185
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.28073
Longitude: -76.72370

Summary	Census 2010	2015	2020				
Population	8,842	9,368	9,889				
Households	2,838	3,084	3,350				
Families	1,245	1,331	1,430				
Average Household Size	1.99	1.98	1.98				
Owner Occupied Housing Units	1,245	1,277	1,391				
Renter Occupied Housing Units	1,593	1,806	1,959				
Median Age	24.7	25.3	27.2				
Trends: 2015 - 2020 Annual Rate	Area	State	National				
Population	1.09%	0.99%	0.75%				
Households	1.67%	1.00%	0.77%				
Families	1.45%	0.92%	0.69%				
Owner HHs	1.72%	0.95%	0.70%				
Median Household Income	3.46%	2.91%	2.66%				
Households by Income	2015		2020				
	Number	Percent	Number	Percent			
	<\$15,000	511	16.6%	509	15.2%		
	\$15,000 - \$24,999	266	8.6%	227	6.8%		
	\$25,000 - \$34,999	254	8.2%	209	6.2%		
	\$35,000 - \$49,999	494	16.0%	495	14.8%		
	\$50,000 - \$74,999	442	14.3%	482	14.4%		
	\$75,000 - \$99,999	422	13.7%	572	17.1%		
	\$100,000 - \$149,999	406	13.2%	498	14.9%		
	\$150,000 - \$199,999	192	6.2%	240	7.2%		
\$200,000+	96	3.1%	118	3.5%			
Median Household Income	\$50,651		\$60,043				
Average Household Income	\$69,102		\$77,341				
Per Capita Income	\$25,638		\$28,908				
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	243	2.7%	242	2.6%	253	2.6%
	5 - 9	202	2.3%	214	2.3%	216	2.2%
	10 - 14	214	2.4%	223	2.4%	243	2.5%
	15 - 19	1,511	17.1%	1,520	16.2%	1,528	15.5%
	20 - 24	2,387	27.0%	2,452	26.2%	2,428	24.6%
	25 - 34	974	11.0%	1,098	11.7%	1,142	11.5%
	35 - 44	617	7.0%	624	6.7%	730	7.4%
	45 - 54	675	7.6%	664	7.1%	633	6.4%
	55 - 64	657	7.4%	721	7.7%	792	8.0%
	65 - 74	577	6.5%	708	7.6%	820	8.3%
	75 - 84	451	5.1%	499	5.3%	613	6.2%
85+	336	3.8%	403	4.3%	491	5.0%	
Race and Ethnicity	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	6,572	74.3%	6,846	73.1%	7,075	71.5%
	Black Alone	1,317	14.9%	1,506	16.1%	1,684	17.0%
	American Indian Alone	21	0.2%	26	0.3%	32	0.3%
	Asian Alone	511	5.8%	490	5.2%	493	5.0%
	Pacific Islander Alone	7	0.1%	9	0.1%	11	0.1%
	Some Other Race Alone	126	1.4%	160	1.7%	201	2.0%
	Two or More Races	288	3.3%	331	3.5%	394	4.0%
	Hispanic Origin (Any Race)	483	5.5%	613	6.5%	777	7.9%

Data Note: Income is expressed in current dollars.

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

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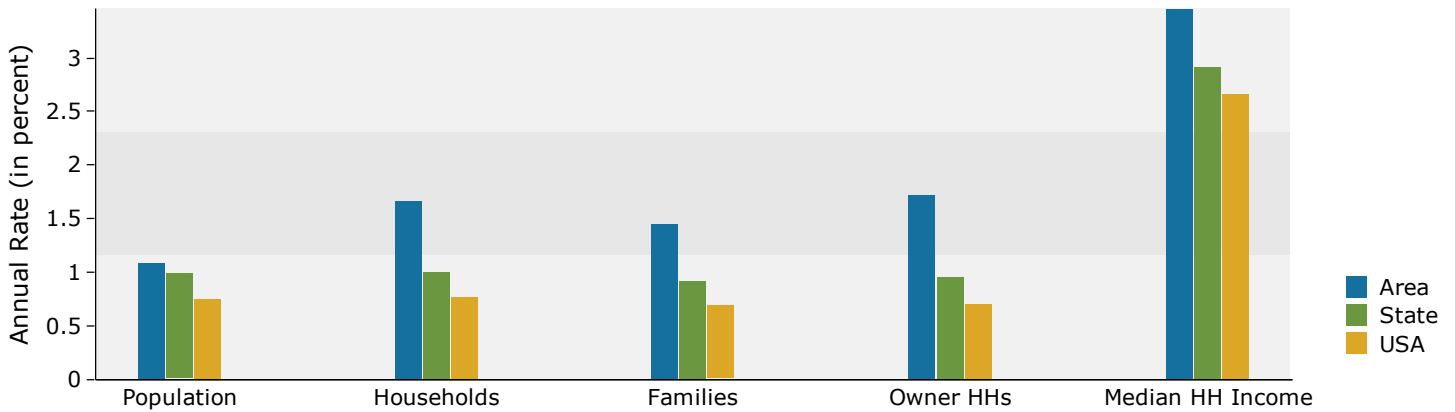
Demographic and Income Profile

1303 Mount Vernon Ave, Williamsburg, Virginia, 23185
Drive Time: 5 minute radius

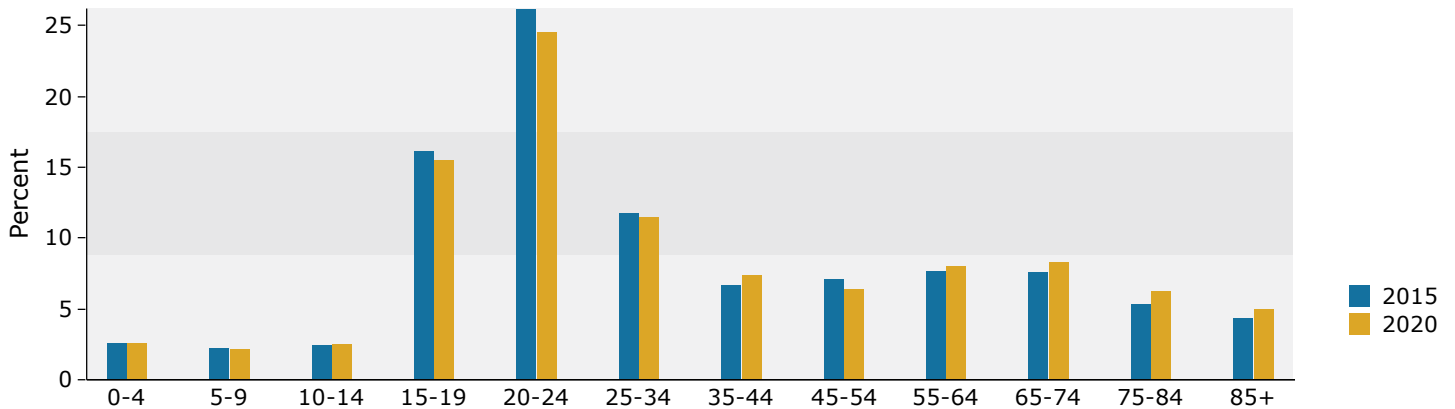
Prepared by Janice Lewis, CCIM

Latitude: 37.28073
Longitude: -76.72370

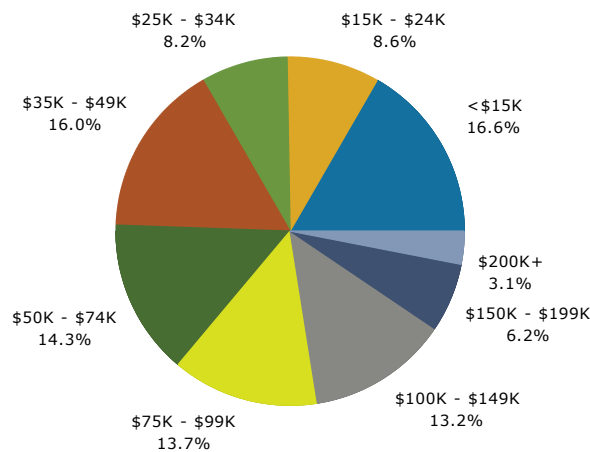
Trends 2015-2020



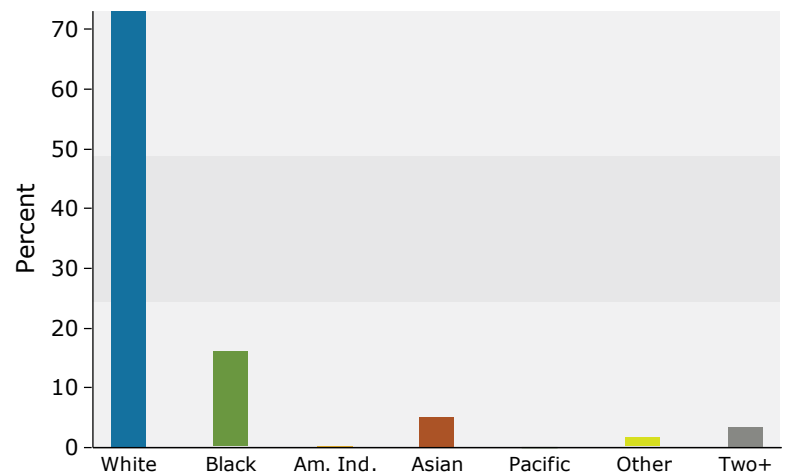
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 6.5%

Demographic and Income Profile

1303 Mount Vernon Ave, Williamsburg, Virginia, 23185
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.28073
Longitude: -76.72370

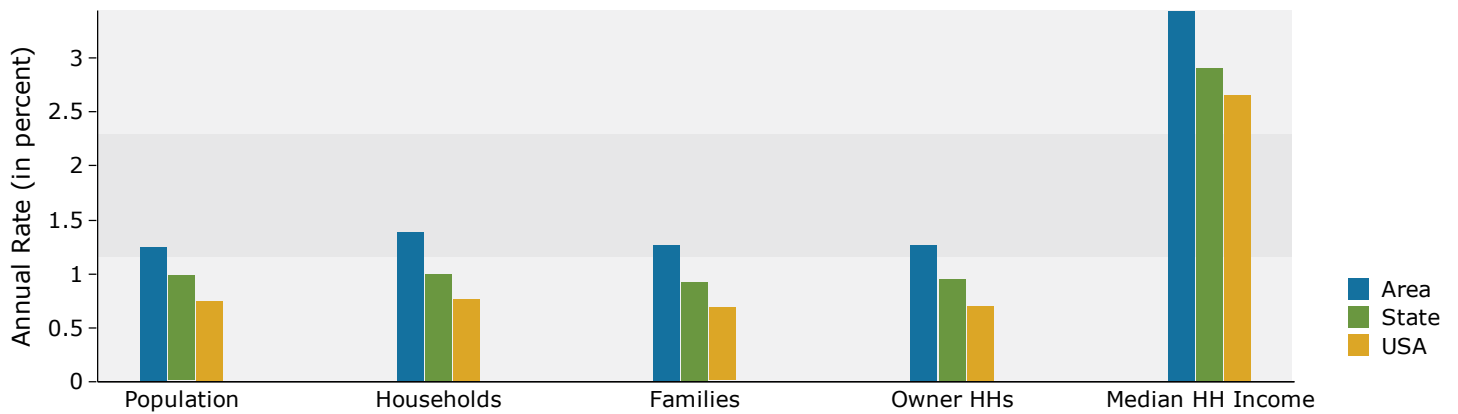
Summary	Census 2010	2015	2020				
Population	43,741	46,303	49,242				
Households	16,684	17,779	19,045				
Families	10,516	11,111	11,834				
Average Household Size	2.35	2.35	2.35				
Owner Occupied Housing Units	10,274	10,552	11,240				
Renter Occupied Housing Units	6,410	7,227	7,805				
Median Age	36.4	37.4	38.9				
Trends: 2015 - 2020 Annual Rate	Area	State	National				
Population	1.24%	0.99%	0.75%				
Households	1.39%	1.00%	0.77%				
Families	1.27%	0.92%	0.69%				
Owner HHs	1.27%	0.95%	0.70%				
Median Household Income	3.44%	2.91%	2.66%				
Households by Income	2015		2020				
	Number	Percent	Number	Percent			
	<\$15,000	1,880	10.6%	1,805	9.5%		
	\$15,000 - \$24,999	1,289	7.3%	1,035	5.4%		
	\$25,000 - \$34,999	1,373	7.7%	1,052	5.5%		
	\$35,000 - \$49,999	2,507	14.1%	2,424	12.7%		
	\$50,000 - \$74,999	2,595	14.6%	2,762	14.5%		
	\$75,000 - \$99,999	2,179	12.3%	2,822	14.8%		
	\$100,000 - \$149,999	3,043	17.1%	3,601	18.9%		
	\$150,000 - \$199,999	1,860	10.5%	2,269	11.9%		
	\$200,000+	1,054	5.9%	1,276	6.7%		
Median Household Income	\$65,870		\$78,020				
Average Household Income	\$89,040		\$99,535				
Per Capita Income	\$35,254		\$39,510				
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	2,065	4.7%	2,049	4.4%	2,128	4.3%
	5 - 9	2,074	4.7%	2,147	4.6%	2,191	4.4%
	10 - 14	2,246	5.1%	2,267	4.9%	2,434	4.9%
	15 - 19	4,184	9.6%	4,081	8.8%	4,136	8.4%
	20 - 24	5,724	13.1%	5,672	12.2%	5,379	10.9%
	25 - 34	4,994	11.4%	5,868	12.7%	6,143	12.5%
	35 - 44	4,605	10.5%	4,485	9.7%	5,283	10.7%
	45 - 54	5,431	12.4%	5,394	11.6%	5,076	10.3%
	55 - 64	5,002	11.4%	5,465	11.8%	6,002	12.2%
	65 - 74	3,954	9.0%	4,854	10.5%	5,494	11.2%
	75 - 84	2,454	5.6%	2,762	6.0%	3,432	7.0%
	85+	1,008	2.3%	1,259	2.7%	1,545	3.1%
	Race and Ethnicity	Census 2010		2015		2020	
Number		Percent	Number	Percent	Number	Percent	
White Alone		33,488	76.6%	34,662	74.9%	35,926	73.0%
Black Alone		6,177	14.1%	6,834	14.8%	7,496	15.2%
American Indian Alone		128	0.3%	162	0.3%	200	0.4%
Asian Alone		1,642	3.8%	1,753	3.8%	1,961	4.0%
Pacific Islander Alone		46	0.1%	64	0.1%	85	0.2%
Some Other Race Alone		868	2.0%	1,137	2.5%	1,465	3.0%
Two or More Races		1,393	3.2%	1,691	3.7%	2,109	4.3%
Hispanic Origin (Any Race)		2,440	5.6%	3,259	7.0%	4,259	8.6%

Data Note: Income is expressed in current dollars.

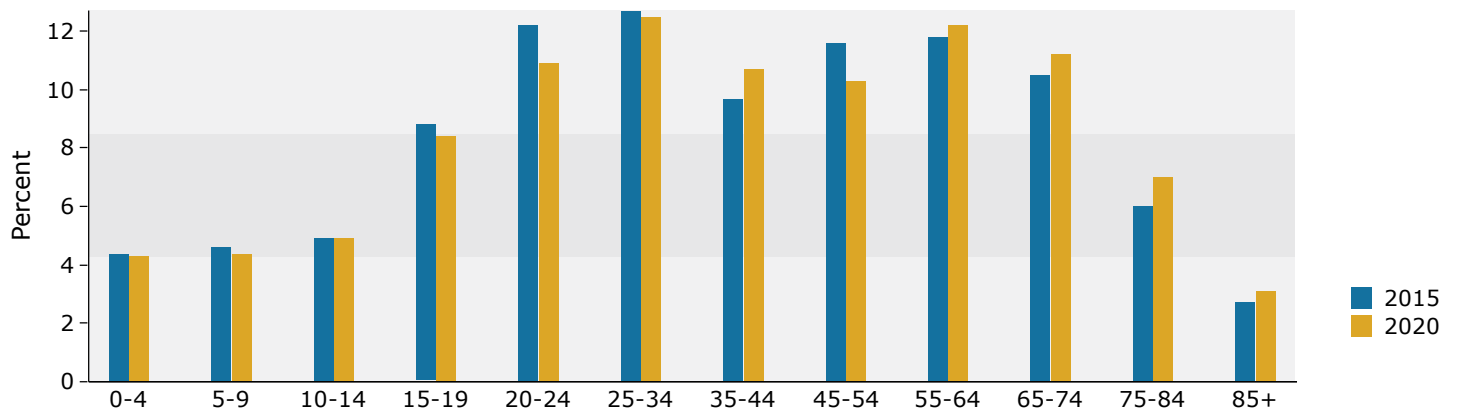
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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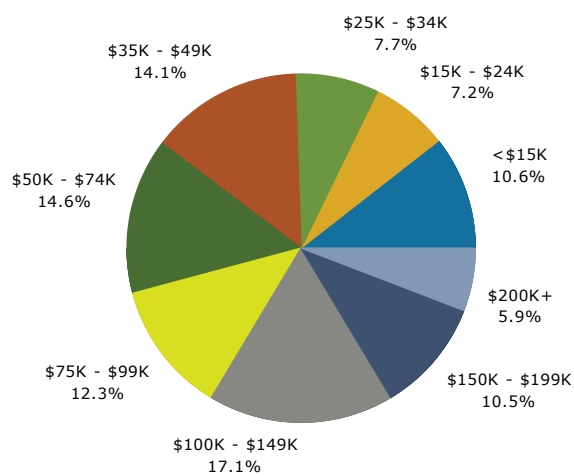
Trends 2015-2020



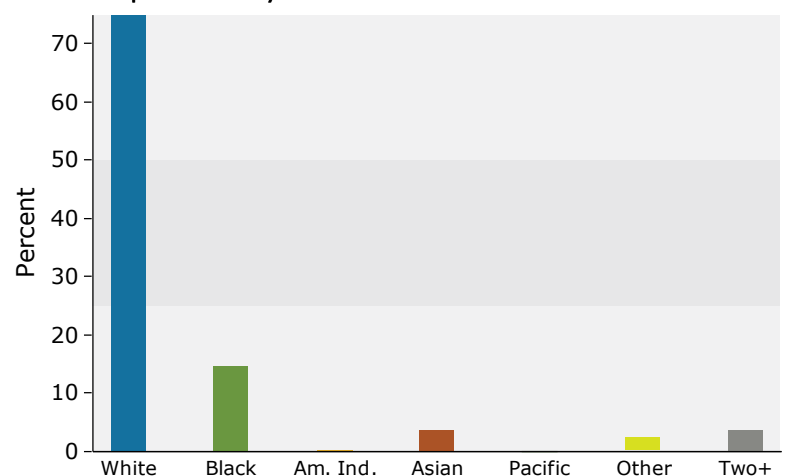
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 7.0%

Demographic and Income Profile

1303 Mount Vernon Ave, Williamsburg, Virginia, 23185
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.28073
Longitude: -76.72370

Summary	Census 2010		2015		2020			
Population	75,686		80,141		85,201			
Households	29,520		31,444		33,616			
Families	20,290		21,452		22,814			
Average Household Size	2.40		2.39		2.39			
Owner Occupied Housing Units	20,795		21,506		22,893			
Renter Occupied Housing Units	8,725		9,938		10,724			
Median Age	42.0		43.5		44.9			
Trends: 2015 - 2020 Annual Rate	Area		State		National			
Population	1.23%		0.99%		0.75%			
Households	1.34%		1.00%		0.77%			
Families	1.24%		0.92%		0.69%			
Owner HHs	1.26%		0.95%		0.70%			
Median Household Income	2.24%		2.91%		2.66%			
Households by Income	2015			2020				
	Number		Percent	Number		Percent		
	<\$15,000		2,519	8.0%	2,387	7.1%		
	\$15,000 - \$24,999		1,913	6.1%	1,512	4.5%		
	\$25,000 - \$34,999		2,390	7.6%	1,795	5.3%		
	\$35,000 - \$49,999		4,149	13.2%	4,010	11.9%		
	\$50,000 - \$74,999		4,738	15.1%	4,974	14.8%		
	\$75,000 - \$99,999		4,034	12.8%	5,013	14.9%		
	\$100,000 - \$149,999		5,568	17.7%	6,529	19.4%		
	\$150,000 - \$199,999		3,491	11.1%	4,184	12.4%		
\$200,000+		2,641	8.4%	3,214	9.6%			
Median Household Income			\$75,058		\$83,862			
Average Household Income			\$100,103		\$111,787			
Per Capita Income			\$40,012		\$44,824			
Population by Age	Census 2010		2015		2020			
	Number	Percent	Number	Percent	Number	Percent		
	0 - 4		3,554	4.7%	3,509	4.4%	3,589	4.2%
	5 - 9		3,868	5.1%	3,874	4.8%	3,903	4.6%
	10 - 14		4,319	5.7%	4,254	5.3%	4,418	5.2%
	15 - 19		6,085	8.0%	6,033	7.5%	6,048	7.1%
	20 - 24		6,951	9.2%	7,247	9.0%	6,851	8.0%
	25 - 34		7,464	9.9%	8,535	10.6%	9,220	10.8%
	35 - 44		8,279	10.9%	7,846	9.8%	8,696	10.2%
	45 - 54		10,059	13.3%	10,089	12.6%	9,464	11.1%
	55 - 64		9,915	13.1%	10,599	13.2%	11,501	13.5%
	65 - 74		8,334	11.0%	10,085	12.6%	11,389	13.4%
	75 - 84		4,934	6.5%	5,715	7.1%	7,203	8.5%
85+		1,923	2.5%	2,357	2.9%	2,919	3.4%	
Race and Ethnicity	Census 2010		2015		2020			
	Number	Percent	Number	Percent	Number	Percent		
	White Alone		59,771	79.0%	62,034	77.4%	64,469	75.7%
	Black Alone		9,889	13.1%	10,814	13.5%	11,734	13.8%
	American Indian Alone		221	0.3%	284	0.4%	353	0.4%
	Asian Alone		2,423	3.2%	2,689	3.4%	3,102	3.6%
	Pacific Islander Alone		75	0.1%	105	0.1%	141	0.2%
	Some Other Race Alone		1,174	1.6%	1,569	2.0%	2,059	2.4%
	Two or More Races		2,132	2.8%	2,645	3.3%	3,343	3.9%
	Hispanic Origin (Any Race)		3,603	4.8%	4,957	6.2%	6,615	7.8%

Data Note: Income is expressed in current dollars.

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

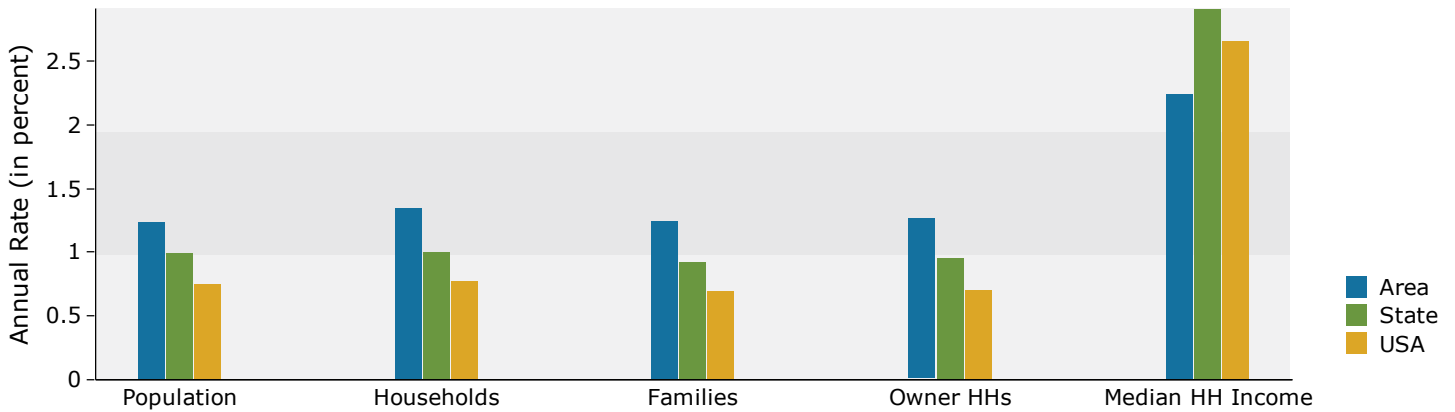
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Drive Time: 15 minute radius

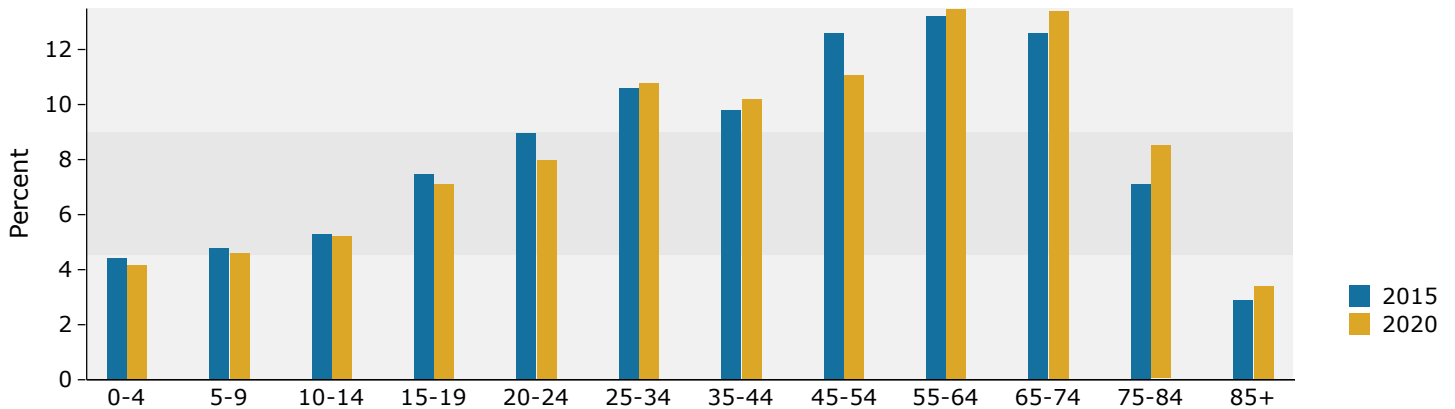
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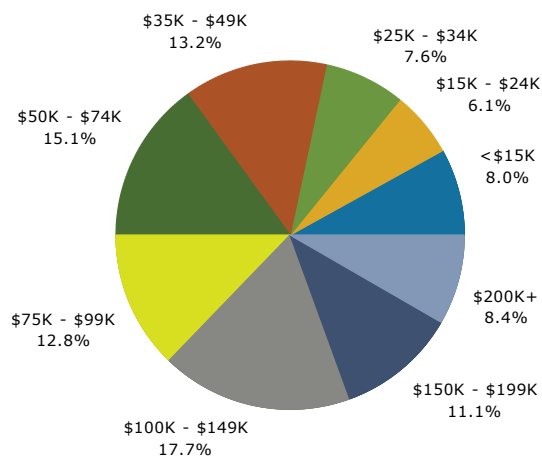
Trends 2015-2020



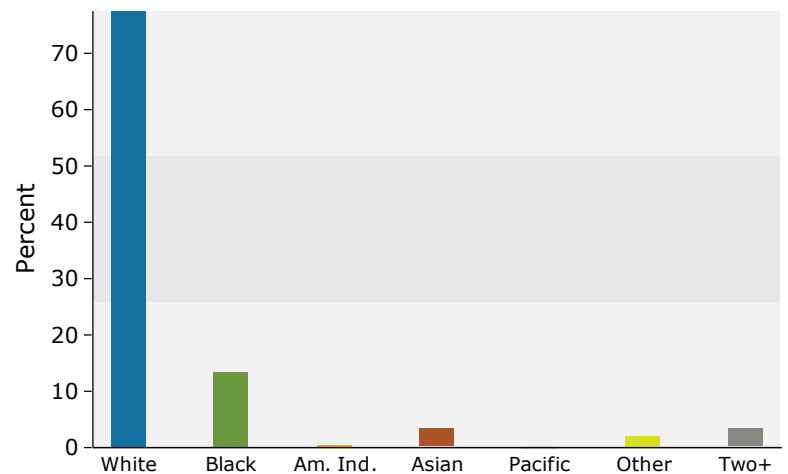
Population by Age



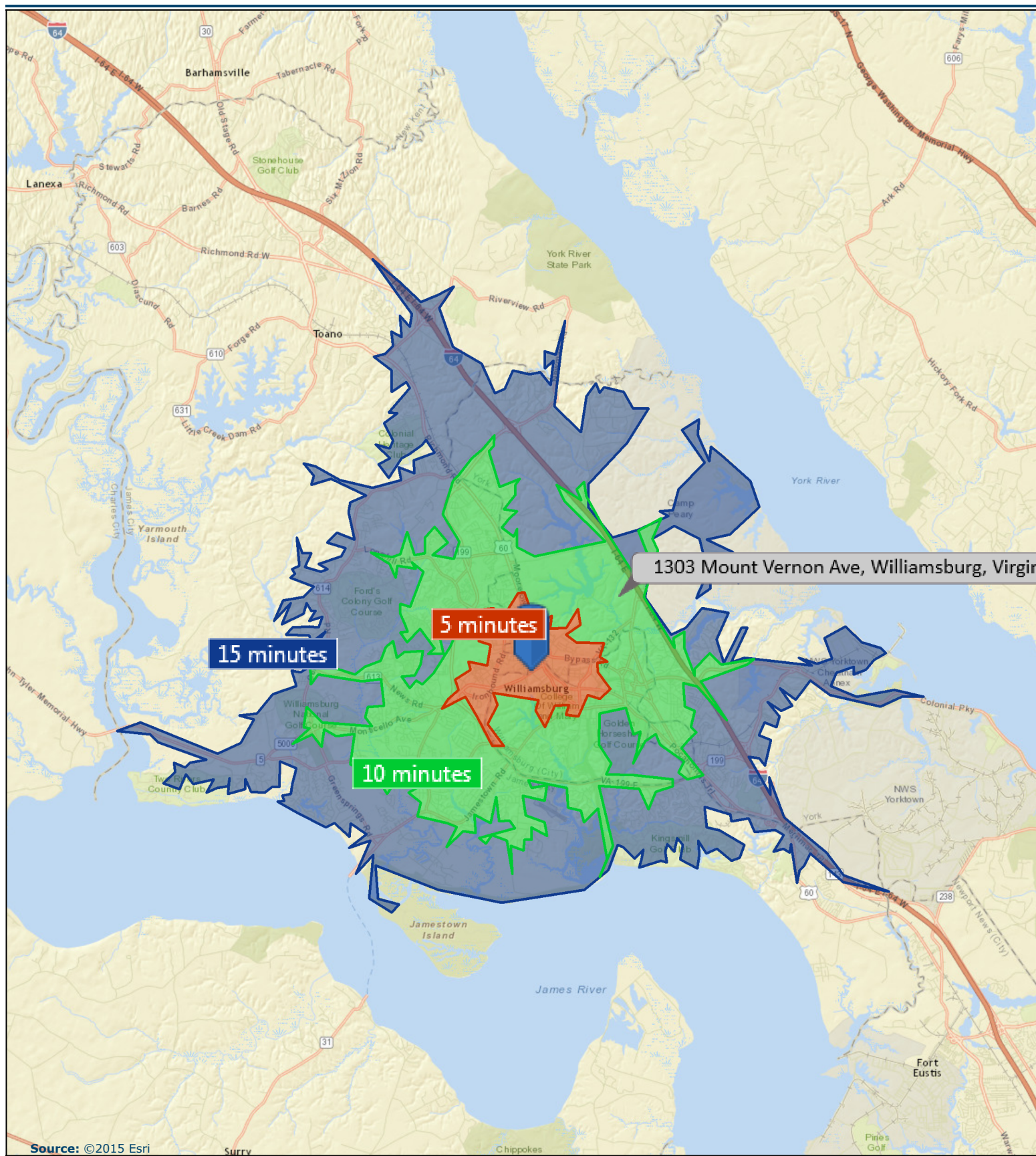
2015 Household Income



2015 Population by Race



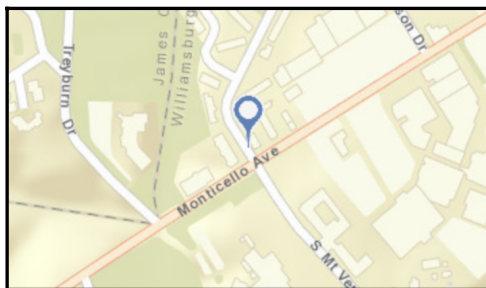
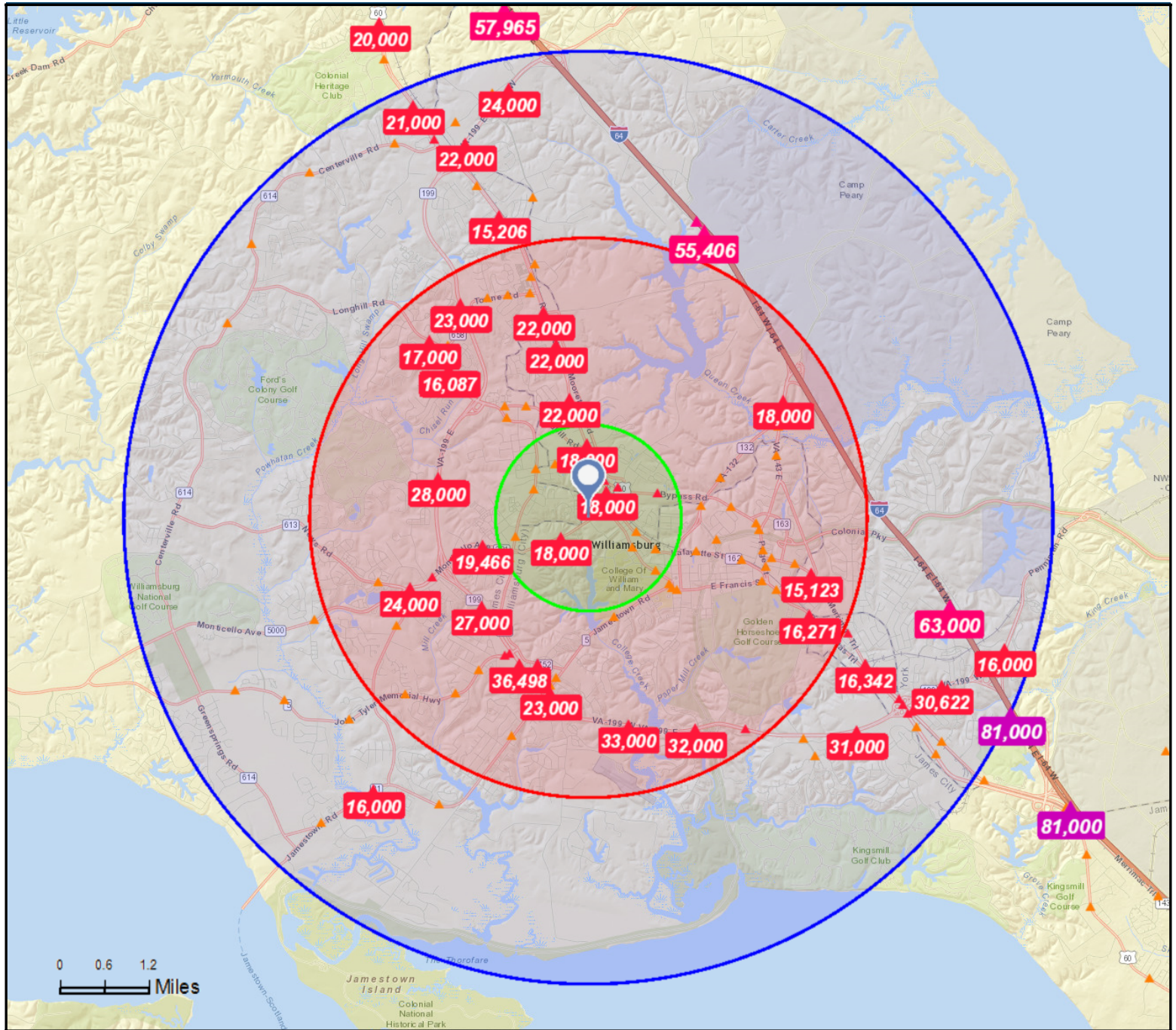
2015 Percent Hispanic Origin: 6.2%



Traffic Count Map

1303 Mount Vernon Ave, Williamsburg, Virginia, 23185 2
1303 Mount Vernon Ave, Williamsburg, Virginia, 23185
Rings: 1, 3, 5 mile radii

Prepared by Janice Lewis, CCIM
Latitude: 37.28073
Longitude: -76.72370



Source: ©2015 Market Planning Solutions, Inc.

February 03, 2016

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