

For Lease “Turnkey” Restaurant

351 York Street
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

www.CampanaWaltz.com

*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
“Turnkey” Restaurant
351 York Street
Williamsburg, Virginia

Location: 351 York Street
Williamsburg, Virginia

Description: “Turnkey” 1-story full-service restaurant building containing approximately 6,000 square feet and accommodates 150 seats for patrons. The property offers highly visible monument signage and additional outside seating.

This property is located adjacent to the 140-room, mid 1970s-constructed Best Western located in Williamsburg, Virginia. The 2017 Best Western Renovation was Approximately \$2.1 Million. The hotel is a four-story property located within close proximity to Interstate 64 and directly off of U.S Highway 60, the major thoroughfare in Williamsburg. A popular tourist destination, Williamsburg is one of Virginia's most visited cities. The city contains a wide variety of diverse demand generators and is best known for its historic colonial areas as well as Busch Gardens Williamsburg, an attraction which has been named "The World's Most Beautiful Theme Park" 28 years in a row.

Size: Approximately 6,000 Square Feet

Lease Rate: **\$5,500.00/ month-NNN**

Zoning: B-2 Business District Corridor

Additional Information:

- Additional Photographs
- Equipment Inventory List
- Site Plan
- Aerial
- Location Map
- Demographics

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Monument
Signage

Outside
Seating



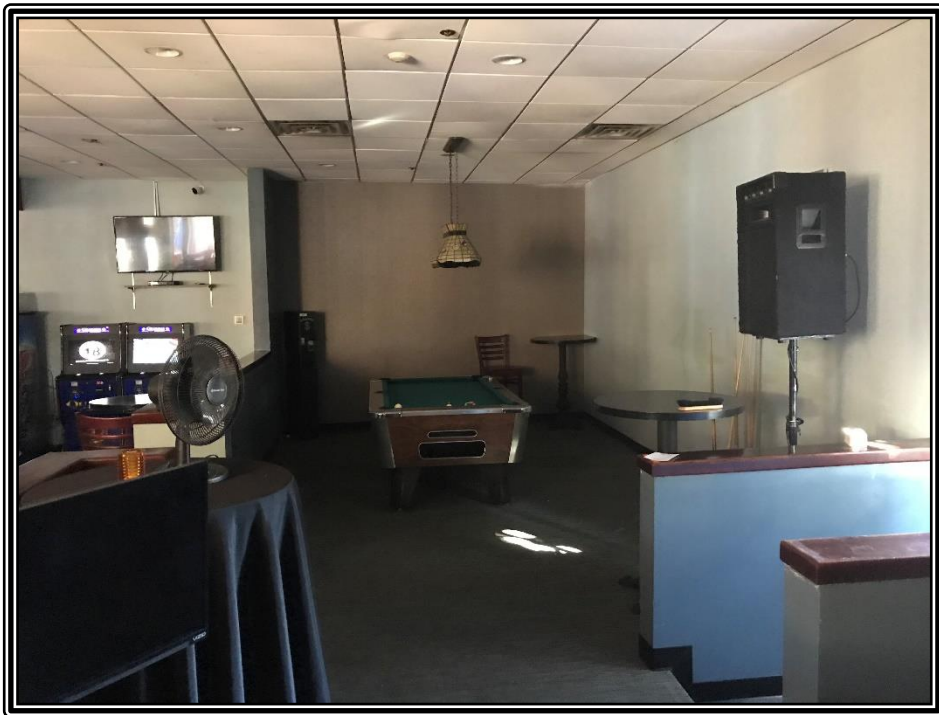
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Dining Room



Dining Room

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Bar



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Kitchen



Kitchen

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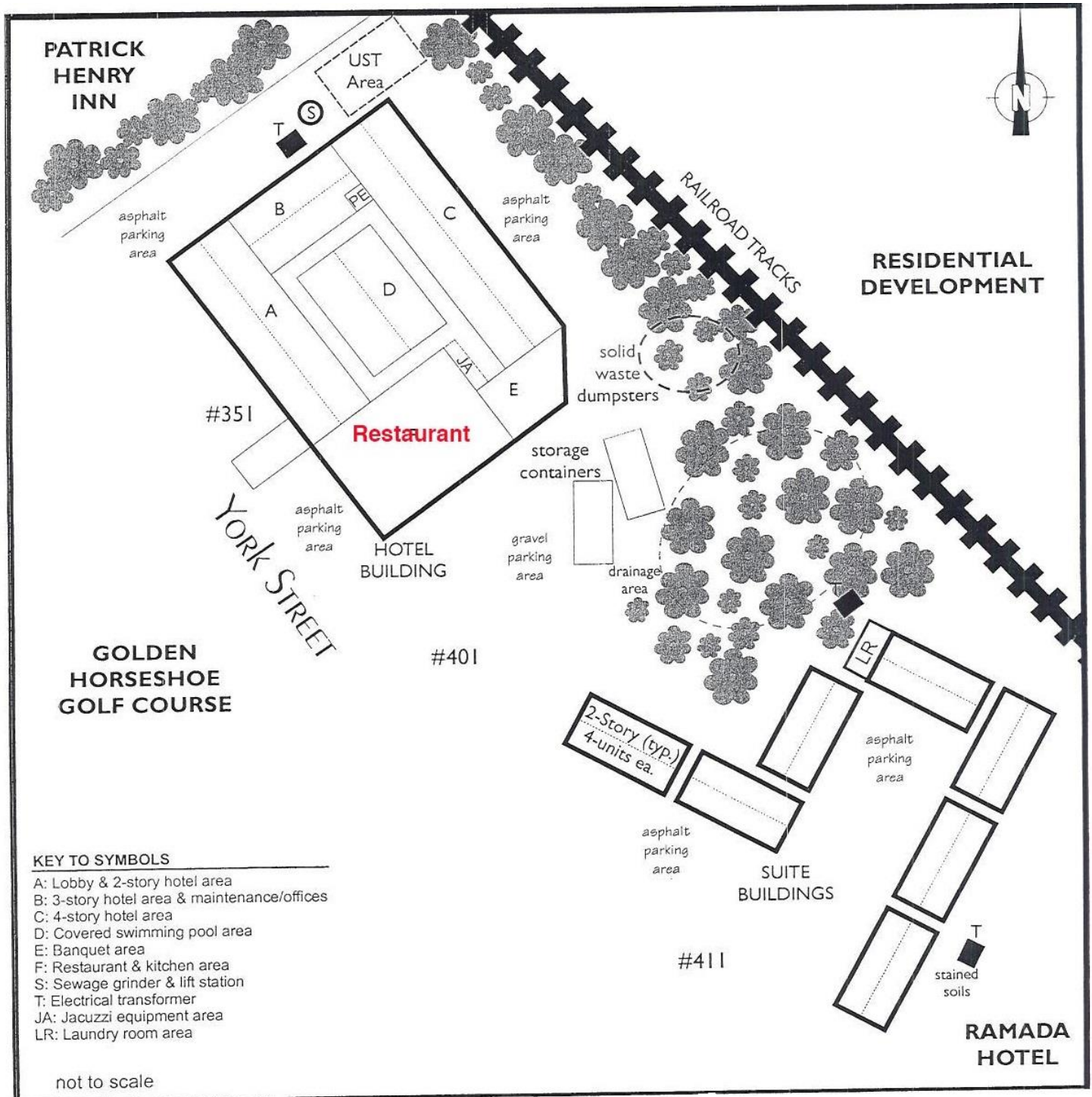
Freezer



Walk-in
Refrigerator

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351 York Street Williamsburg, Virginia



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“Turnkey” Restaurant
351 York Street
Williamsburg, Virginia

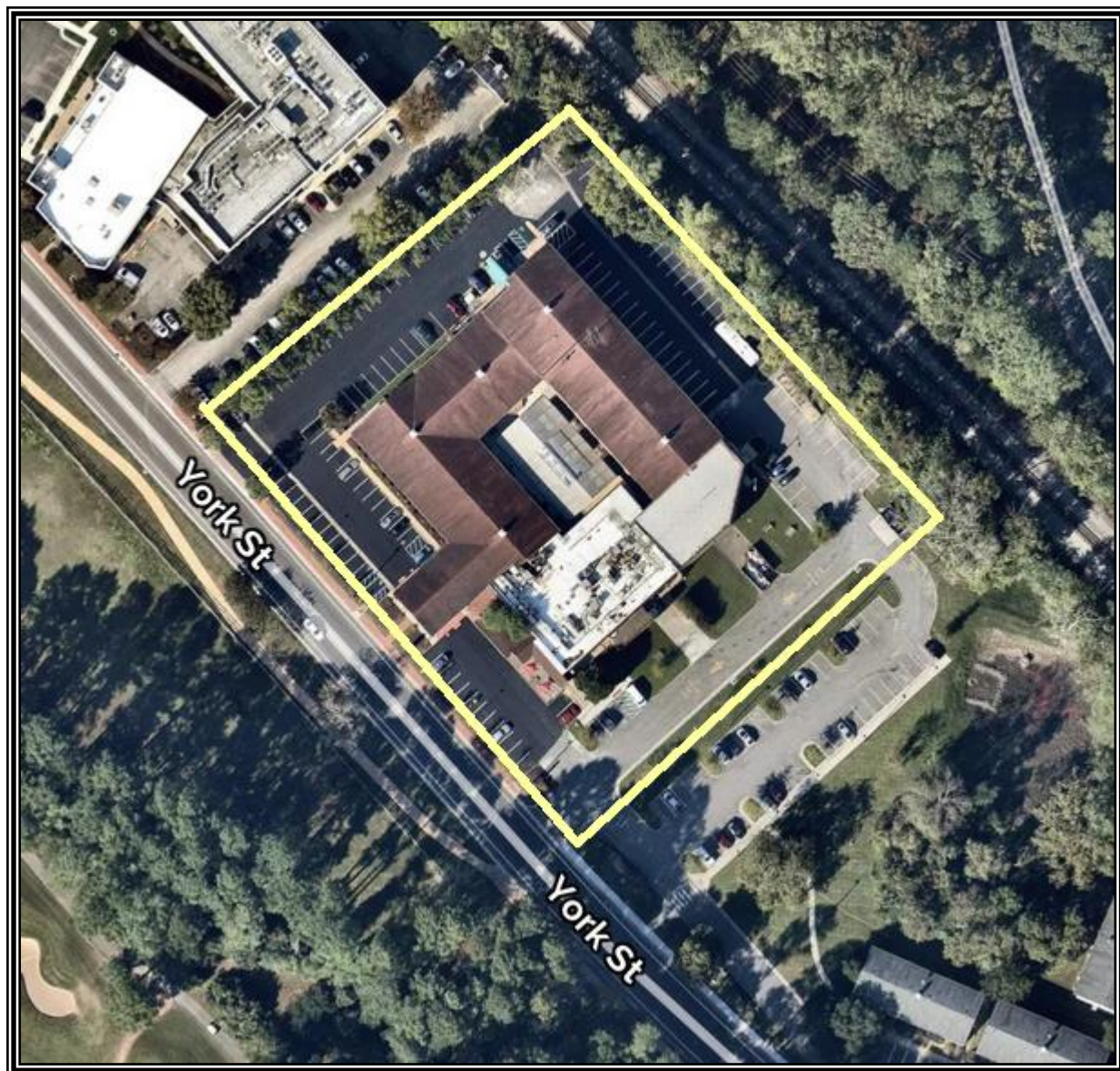
Inventory – Big Ticket FF&E

- In wall rotisserie oven
- Beverage dispenser (supplied free with Pepsi)
- Juice machine (supplied free with Juice)
- Coffee machine (supplied free with coffee)
- Dishwasher (leased) and tables
- 2 door True refrigerator
- 2 door roll-in True refrigerator
- Scotsman 750-pound Ice Machine
- Stainless tables service side
- Two True salad boxes refrigerators
- Steam table
- 1 of 35lb. fryer
- 1 of 70lb. fryer
- Four top burner gas stoves
- 40” Char Broiler
- 40” Flat top grill
- Two stack Vulcan Hustler Pizza ovens
- I Alto Sham warmer slow cook oven
- Buffalo Chopper
- Slicer
- Food Processor
- 4 blodget convection ovens
- Large walk-in refrigerator (new Compressor)
- Standard size walk-in freezer (new Compressor)
- 2 new 20 ton each Carrier gas-pack HVAC

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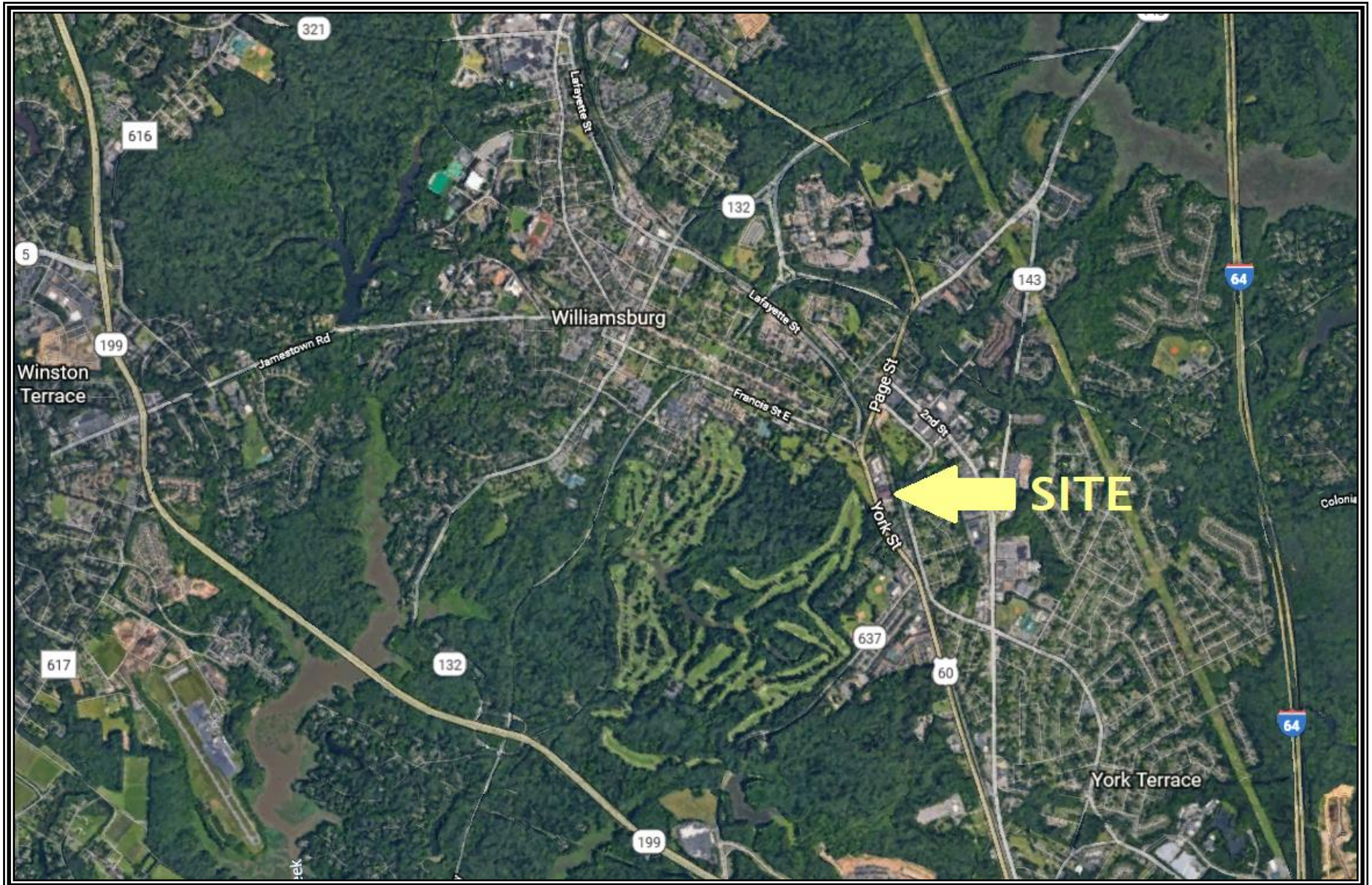
351 York Street
Williamsburg, Virginia



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

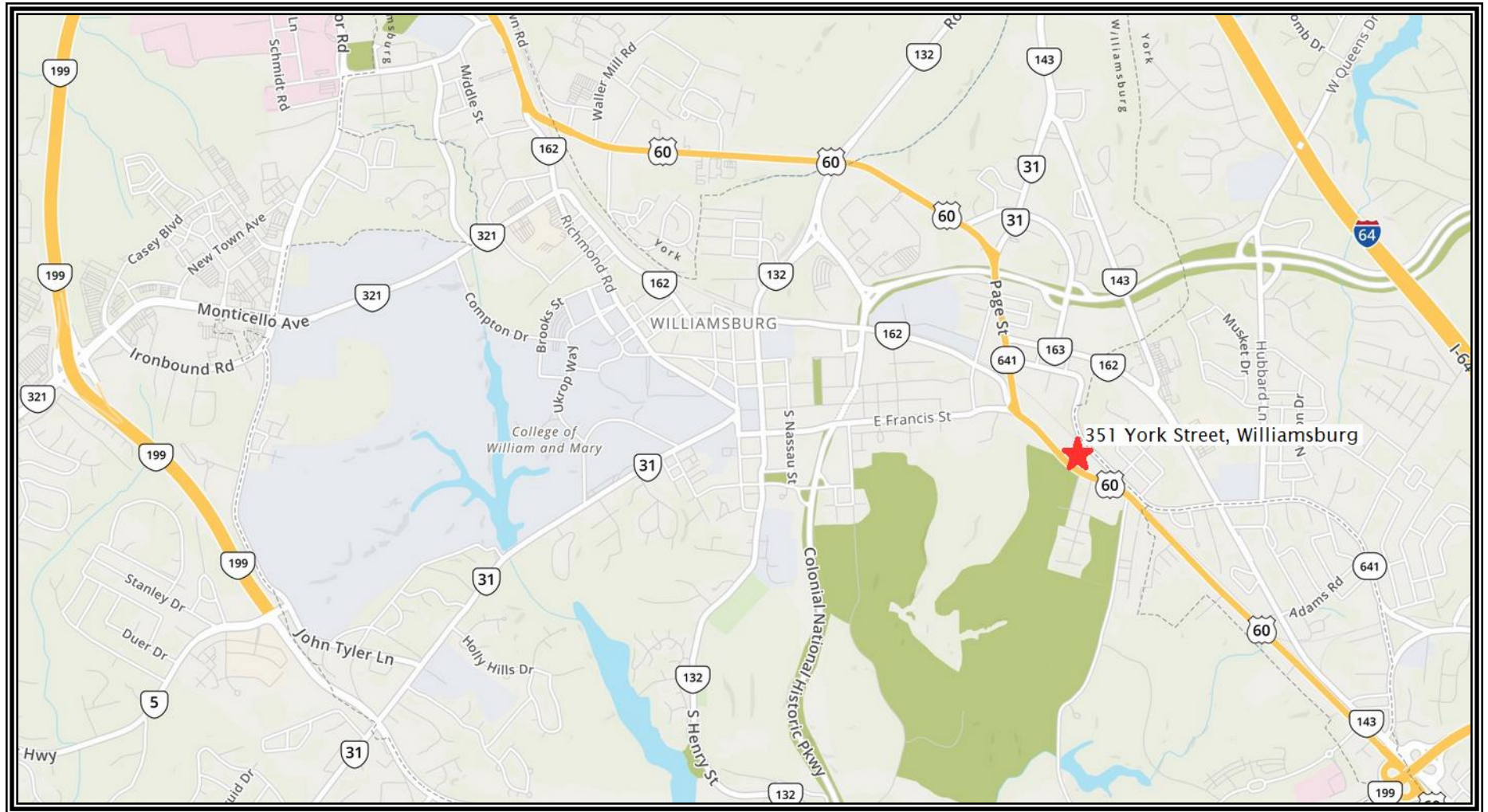
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351 York Street, Williamsburg, Virginia



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Traffic Count Report

Clarion Hotel - Bourbon Street Bar & Grille

351 York St, Williamsburg, VA 23185

Building Type: **General Retail**

Secondary: **Restaurant**

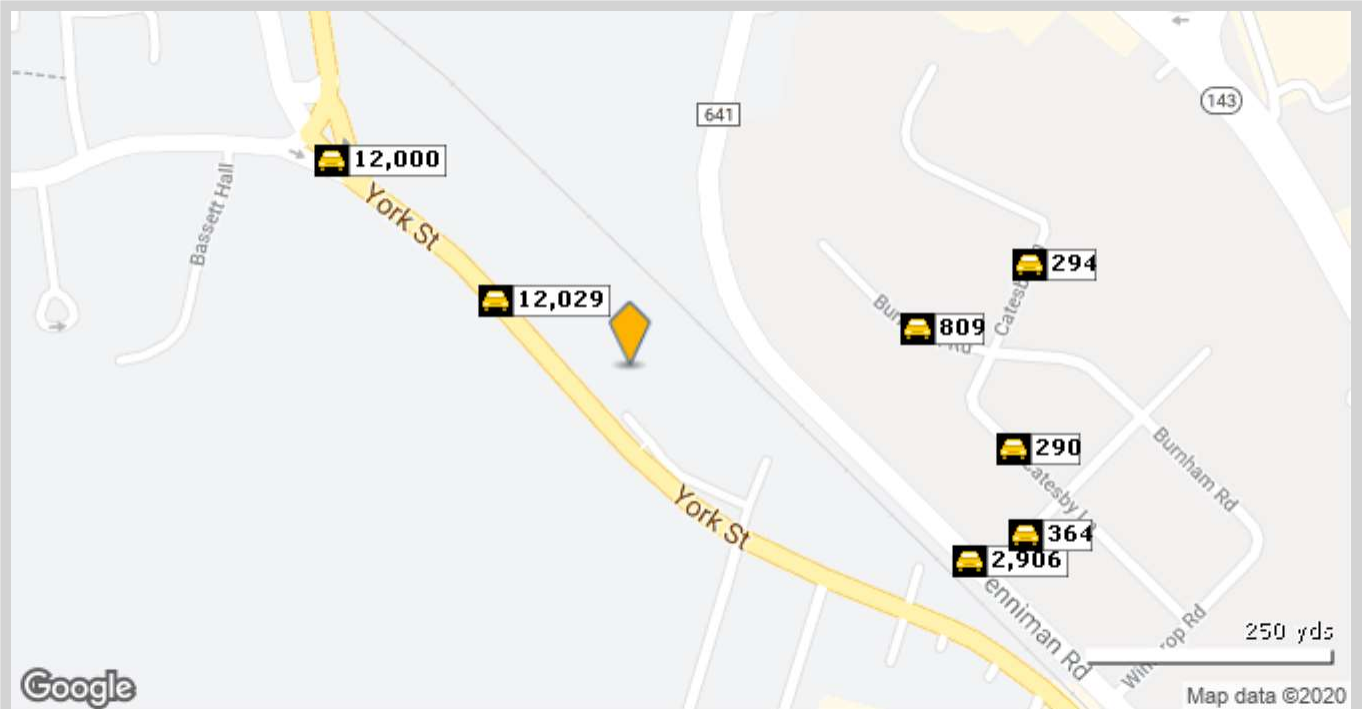
GLA: **6,500 SF**

Year Built: **1971**

Total Available: **6,000 SF**

% Leased: **100%**

Rent/SF/Yr: **\$11.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	York St	Lafayette St	0.11 NW	2016	13,000	MPSI	.09
2	York St	Lafayette St	0.15 NW	2018	12,029	MPSI	.09
3	Burnham Rd	Catesby Ln	0.05 E	2018	809	MPSI	.17
4	Lafayette St	Page St	0.02 SE	2017	12,000	MPSI	.21
5	Lafayette St	Page St	0.02 SE	2018	12,315	MPSI	.21
6	Lafayette St	Page St	0.02 SE	2016	12,000	AADT	.21
7	Penniman Rd	Parkway Dr	0.46 NW	2018	2,906	MPSI	.23
8	Catesby Ln	Harrop Ln	0.04 SE	2018	290	MPSI	.23
9	Catesby Ln	Burnham Rd	0.06 SW	2018	294	MPSI	.25
10	Harrop Ln	Catesby Ln	0.03 NE	2018	364	MPSI	.25

Clarion Hotel - Bourbon Street Bar & Grille

351 York St, Williamsburg, VA 23185

Building Type: **General Retail**Total Available: **6,000 SF**Secondary: **Restaurant**% Leased: **100%**GLA: **6,500 SF**Rent/SF/Yr: **\$11.00**Year Built: **1971**

Description	2010		2019		2024	
Population	4,151		4,246		4,393	
Age 0 - 4	253	6.09%	197	4.64%	301	6.85%
Age 5 - 9	241	5.81%	215	5.06%	243	5.53%
Age 10 - 14	222	5.35%	232	5.46%	225	5.12%
Age 15 - 19	298	7.18%	447	10.53%	298	6.78%
Age 20 - 24	484	11.66%	458	10.79%	396	9.01%
Age 25 - 29	354	8.53%	245	5.77%	376	8.56%
Age 30 - 34	296	7.13%	263	6.19%	307	6.99%
Age 35 - 39	244	5.88%	260	6.12%	270	6.15%
Age 40 - 44	264	6.36%	229	5.39%	248	5.65%
Age 45 - 49	299	7.20%	255	6.01%	241	5.49%
Age 50 - 54	297	7.15%	274	6.45%	249	5.67%
Age 55 - 59	239	5.76%	302	7.11%	263	5.99%
Age 60 - 64	197	4.75%	260	6.12%	262	5.96%
Age 65 - 69	149	3.59%	207	4.88%	231	5.26%
Age 70 - 74	111	2.67%	161	3.79%	183	4.17%
Age 75 - 79	87	2.10%	109	2.57%	132	3.00%
Age 80 - 84	63	1.52%	72	1.70%	87	1.98%
Age 85+	53	1.28%	60	1.41%	83	1.89%
Age 15+	3,435	82.75%	3,602	84.83%	3,626	82.54%
Age 20+	3,137	75.57%	3,155	74.31%	3,328	75.76%
Age 65+	463	11.15%	609	14.34%	716	16.30%
Median Age	34		36		36	
Average Age	36.10		38.00		38.30	
Population By Race	4,151		4,246		4,393	
White	2,813	67.77%	2,823	66.49%	2,864	65.19%
Black	1,008	24.28%	1,019	24.00%	1,080	24.58%
Am. Indian & Alaskan	32	0.77%	45	1.06%	57	1.30%
Asian	134	3.23%	177	4.17%	191	4.35%
Hawaiian & Pacific Islander	4	0.10%	8	0.19%	9	0.20%
Other	148	3.57%	173	4.07%	193	4.39%

Clarion Hotel - Bourbon Street Bar & Grille

351 York St, Williamsburg, VA 23185

Description	2010	2019	2024
Population by Race (Hispanic)	405	498	550
White	310 76.54%	359 72.09%	375 68.18%
Black	50 12.35%	70 14.06%	89 16.18%
Am. Indian & Alaskan	9 2.22%	20 4.02%	29 5.27%
Asian	12 2.96%	15 3.01%	15 2.73%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	24 5.93%	35 7.03%	43 7.82%
Household by Household Income	1,653	1,665	1,726
<\$25,000	394 23.84%	240 14.41%	240 13.90%
\$25,000 - \$50,000	465 28.13%	420 25.23%	429 24.86%
\$50,000 - \$75,000	305 18.45%	281 16.88%	284 16.45%
\$75,000 - \$100,000	205 12.40%	321 19.28%	339 19.64%
\$100,000 - \$125,000	73 4.42%	205 12.31%	222 12.86%
\$125,000 - \$150,000	116 7.02%	83 4.98%	86 4.98%
\$150,000 - \$200,000	60 3.63%	77 4.62%	83 4.81%
\$200,000+	35 2.12%	38 2.28%	43 2.49%
Average Household Income	\$63,560	\$74,284	\$75,747
Median Household Income	\$47,743	\$66,057	\$67,741

Demographic Summary Report

Clarion Hotel - Bourbon Street Bar & Grille

351 York St, Williamsburg, VA 23185

Building Type: **General Retail**

Total Available: **6,000 SF**

Secondary: **Restaurant**

% Leased: **100%**

GLA: **6,500 SF**

Rent/SF/Yr: **\$11.00**

Year Built: **1971**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	4,393	31,350	63,265
2019 Estimate	4,246	30,142	60,076
2010 Census	4,151	28,029	54,014
Growth 2019 - 2024	3.46%	4.01%	5.31%
Growth 2010 - 2019	2.29%	7.54%	11.22%
2019 Population by Hispanic Origin	499	2,157	3,927
2019 Population	4,246	30,142	60,076
White	2,823 66.49%	22,346 74.14%	45,934 76.46%
Black	1,019 24.00%	5,022 16.66%	9,290 15.46%
Am. Indian & Alaskan	45 1.06%	176 0.58%	276 0.46%
Asian	177 4.17%	1,524 5.06%	2,596 4.32%
Hawaiian & Pacific Island	8 0.19%	56 0.19%	87 0.14%
Other	173 4.07%	1,018 3.38%	1,893 3.15%
U.S. Armed Forces	54	577	864
Households			
2024 Projection	1,726	11,481	25,010
2019 Estimate	1,666	10,967	23,617
2010 Census	1,651	10,130	20,874
Growth 2019 - 2024	3.60%	4.69%	5.90%
Growth 2010 - 2019	0.91%	8.26%	13.14%
Owner Occupied	834 50.06%	6,872 62.66%	15,015 63.58%
Renter Occupied	832 49.94%	4,095 37.34%	8,602 36.42%
2019 Households by HH Income	1,665	10,966	23,618
Income: <\$25,000	240 14.41%	1,767 16.11%	3,658 15.49%
Income: \$25,000 - \$50,000	420 25.23%	1,943 17.72%	4,340 18.38%
Income: \$50,000 - \$75,000	281 16.88%	1,723 15.71%	3,516 14.89%
Income: \$75,000 - \$100,000	321 19.28%	1,634 14.90%	3,319 14.05%
Income: \$100,000 - \$125,000	205 12.31%	1,276 11.64%	2,800 11.86%
Income: \$125,000 - \$150,000	83 4.98%	739 6.74%	1,868 7.91%
Income: \$150,000 - \$200,000	77 4.62%	652 5.95%	1,622 6.87%
Income: \$200,000+	38 2.28%	1,232 11.23%	2,495 10.56%
2019 Avg Household Income	\$74,284	\$99,069	\$99,516
2019 Med Household Income	\$66,057	\$75,765	\$77,222

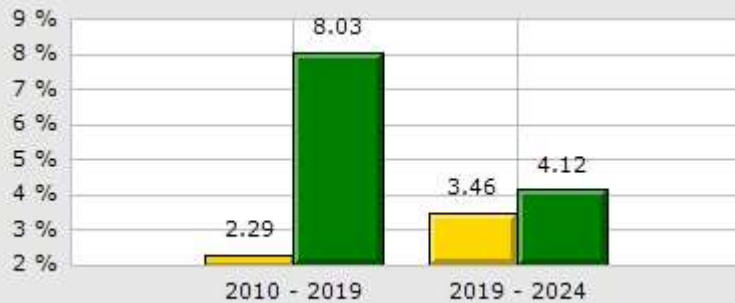
Clarion Hotel - Bourbon Street Bar & Grille

351 York St, Williamsburg, VA 23185

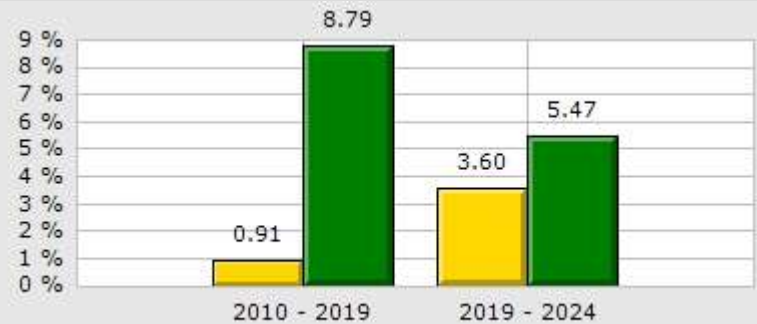
Type: **Retail/Restaurant**
County: **Williamsburg**

1 Mile
County

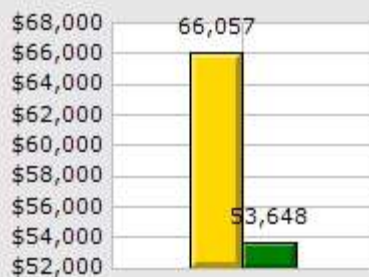
Population Growth



Household Growth



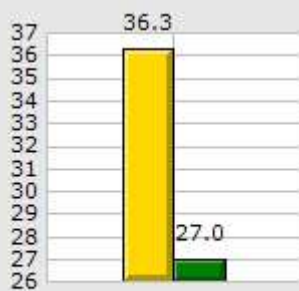
2019 Med Household Inc



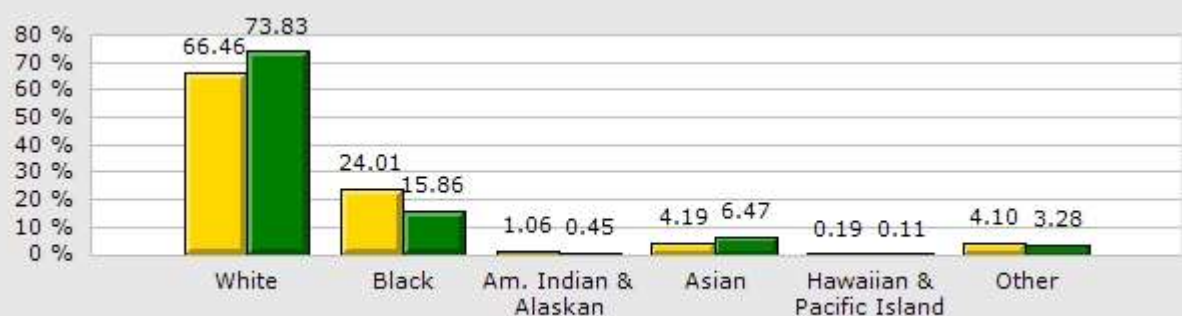
2019 Households by Household Income



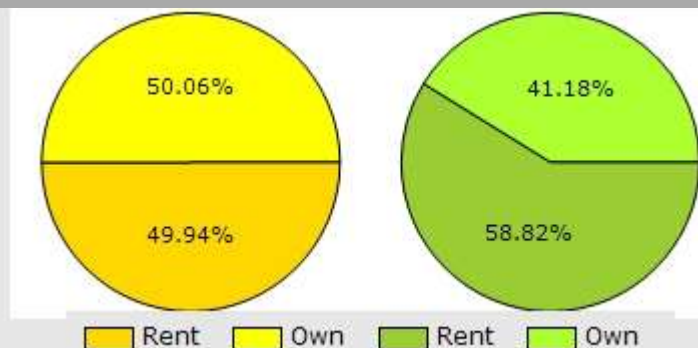
2019 Median Age



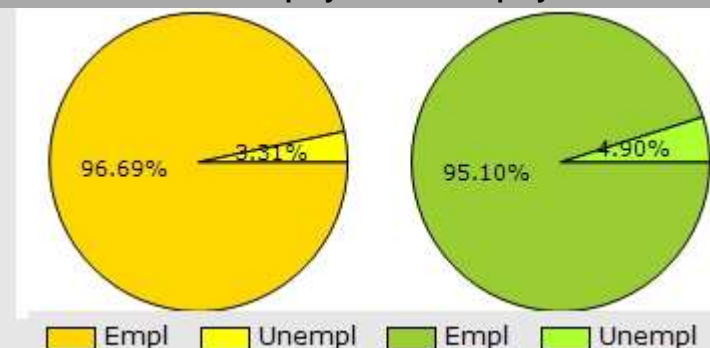
2019 Population by Race



2019 Renter vs. Owner



2019 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Clarion Hotel - Bourbon Street Bar & Grille

351 York St, Williamsburg, VA 23185

Type: **Retail/Restaurant**
County: **Williamsburg**

	1 Mile		County	
Population Growth				
Growth 2010 - 2019	2.29%		8.03%	
Growth 2019 - 2024	3.46%		4.12%	
Empl	2,132	96.69%	6,116	95.10%
Unempl	73	3.31%	315	4.90%
2019 Population by Race				
	4,249		15,197	
White	2,824	66.46%	11,220	73.83%
Black	1,020	24.01%	2,410	15.86%
Am. Indian & Alaskan	45	1.06%	68	0.45%
Asian	178	4.19%	983	6.47%
Hawaiian & Pacific Island	8	0.19%	17	0.11%
Other	174	4.10%	499	3.28%
Household Growth				
Growth 2010 - 2019	0.91%		8.79%	
Growth 2019 - 2024	3.60%		5.47%	
Renter Occupied	832	49.94%	2,925	58.82%
Owner Occupied	834	50.06%	2,048	41.18%
2019 Households by Household Income				
	1,665		4,973	
Income <\$25K	240	14.41%	1,170	23.53%
Income \$25K - \$50K	420	25.23%	1,168	23.49%
Income \$50K - \$75K	281	16.88%	826	16.61%
Income \$75K - \$100K	321	19.28%	594	11.94%
Income \$100K - \$125K	205	12.31%	443	8.91%
Income \$125K - \$150K	83	4.98%	142	2.86%
Income \$150K - \$200K	77	4.62%	200	4.02%
Income \$200K+	38	2.28%	430	8.65%
2019 Med Household Inc	\$66,057		\$53,648	
2019 Median Age	36.30		27.00	

Demographic Detail Report

Clarion Hotel - Bourbon Street Bar & Grille

351 York St, Williamsburg, VA 23185

Building Type: **General Retail**

Total Available: **6,000 SF**

Secondary: **Restaurant**

% Leased: **100%**

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Population						
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2019 Estimate	4,246		30,142		60,076	
2010 Census	4,151		28,029		54,014	
Growth 2019 - 2024	3.46%		4.01%		5.31%	
Growth 2010 - 2019	2.29%		7.54%		11.22%	
2019 Population by Age	4,246		30,142		60,076	
Age 0 - 4	197	4.64%	1,308	4.34%	2,821	4.70%
Age 5 - 9	215	5.06%	1,365	4.53%	2,973	4.95%
Age 10 - 14	232	5.46%	1,418	4.70%	3,128	5.21%
Age 15 - 19	447	10.53%	3,204	10.63%	4,916	8.18%
Age 20 - 24	458	10.79%	3,971	13.17%	5,525	9.20%
Age 25 - 29	245	5.77%	1,806	5.99%	3,479	5.79%
Age 30 - 34	263	6.19%	1,694	5.62%	3,474	5.78%
Age 35 - 39	260	6.12%	1,521	5.05%	3,330	5.54%
Age 40 - 44	229	5.39%	1,312	4.35%	2,925	4.87%
Age 45 - 49	255	6.01%	1,428	4.74%	3,190	5.31%
Age 50 - 54	274	6.45%	1,566	5.20%	3,489	5.81%
Age 55 - 59	302	7.11%	1,781	5.91%	3,777	6.29%
Age 60 - 64	260	6.12%	1,728	5.73%	3,684	6.13%
Age 65 - 69	207	4.88%	1,663	5.52%	3,737	6.22%
Age 70 - 74	161	3.79%	1,509	5.01%	3,370	5.61%
Age 75 - 79	109	2.57%	1,162	3.86%	2,557	4.26%
Age 80 - 84	72	1.70%	839	2.78%	1,788	2.98%
Age 85+	60	1.41%	867	2.88%	1,912	3.18%
Age 65+	609	14.34%	6,040	20.04%	13,364	22.25%
Median Age	36.30		36.00		40.70	
Average Age	38.00		39.70		41.60	

Demographic Detail Report

Clarion Hotel - Bourbon Street Bar & Grille

351 York St, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2019 Population By Race	4,246	30,142	60,076
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Black	1,019 24.00%	5,022 16.66%	9,290 15.46%
Am. Indian & Alaskan	45 1.06%	176 0.58%	276 0.46%
Asian	177 4.17%	1,524 5.06%	2,596 4.32%
Hawaiian & Pacific Island	8 0.19%	56 0.19%	87 0.14%
Other	173 4.07%	1,018 3.38%	1,893 3.15%
Population by Hispanic Origin	4,246	30,142	60,076
Non-Hispanic Origin	3,748 88.27%	27,985 92.84%	56,150 93.46%
Hispanic Origin	498 11.73%	2,157 7.16%	3,926 6.54%
2019 Median Age, Male	35.70	34.90	39.10
2019 Average Age, Male	37.40	39.00	40.60
2019 Median Age, Female	36.90	37.00	42.20
2019 Average Age, Female	38.60	40.40	42.50
2019 Population by Occupation Classification	3,512	25,414	50,176
Civilian Employed	2,132 60.71%	13,272 52.22%	26,818 53.45%
Civilian Unemployed	73 2.08%	532 2.09%	959 1.91%
Civilian Non-Labor Force	1,255 35.73%	11,050 43.48%	21,571 42.99%
Armed Forces	52 1.48%	560 2.20%	828 1.65%
Households by Marital Status			
Married	671	5,289	11,901
Married No Children	411	3,590	8,043
Married w/Children	261	1,699	3,858
2019 Population by Education	3,206	21,187	44,745
Some High School, No Diploma	412 12.85%	1,455 6.87%	2,859 6.39%
High School Grad (Incl Equivalency)	695 21.68%	3,310 15.62%	7,077 15.82%
Some College, No Degree	741 23.11%	4,965 23.43%	10,586 23.66%
Associate Degree	508 15.85%	2,311 10.91%	4,032 9.01%
Bachelor Degree	397 12.38%	4,860 22.94%	11,084 24.77%
Advanced Degree	453 14.13%	4,286 20.23%	9,107 20.35%

Demographic Detail Report

Clarion Hotel - Bourbon Street Bar & Grille

351 York St, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2019 Population by Occupation	3,519	23,766	48,921
Real Estate & Finance	50 1.42%	421 1.77%	1,070 2.19%
Professional & Management	732 20.80%	7,226 30.40%	15,987 32.68%
Public Administration	175 4.97%	1,020 4.29%	1,923 3.93%
Education & Health	479 13.61%	3,925 16.52%	7,923 16.20%
Services	544 15.46%	2,651 11.15%	5,226 10.68%
Information	26 0.74%	149 0.63%	355 0.73%
Sales	349 9.92%	2,695 11.34%	5,500 11.24%
Transportation	33 0.94%	243 1.02%	440 0.90%
Retail	262 7.45%	1,555 6.54%	3,151 6.44%
Wholesale	41 1.17%	263 1.11%	427 0.87%
Manufacturing	106 3.01%	722 3.04%	1,410 2.88%
Production	271 7.70%	1,007 4.24%	1,592 3.25%
Construction	308 8.75%	984 4.14%	1,751 3.58%
Utilities	42 1.19%	252 1.06%	654 1.34%
Agriculture & Mining	0 0.00%	29 0.12%	192 0.39%
Farming, Fishing, Forestry	0 0.00%	29 0.12%	121 0.25%
Other Services	101 2.87%	595 2.50%	1,199 2.45%
2019 Worker Travel Time to Job	2,125	12,735	25,923
<30 Minutes	1,615 76.00%	9,440 74.13%	18,731 72.26%
30-60 Minutes	393 18.49%	2,542 19.96%	5,773 22.27%
60+ Minutes	117 5.51%	753 5.91%	1,419 5.47%
2010 Households by HH Size	1,652	10,129	20,874
1-Person Households	474 28.69%	2,657 26.23%	5,420 25.97%
2-Person Households	556 33.66%	4,085 40.33%	8,467 40.56%
3-Person Households	289 17.49%	1,515 14.96%	3,117 14.93%
4-Person Households	196 11.86%	1,187 11.72%	2,485 11.90%
5-Person Households	81 4.90%	455 4.49%	935 4.48%
6-Person Households	33 2.00%	152 1.50%	298 1.43%
7 or more Person Households	23 1.39%	78 0.77%	152 0.73%
2019 Average Household Size	2.40	2.30	2.30
Households			
2024 Projection	1,726	11,481	25,010
2019 Estimate	1,666	10,967	23,617
2010 Census	1,651	10,130	20,874
Growth 2019 - 2024	3.60%	4.69%	5.90%
Growth 2010 - 2019	0.91%	8.26%	13.14%

Demographic Detail Report

Clarion Hotel - Bourbon Street Bar & Grille

351 York St, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income	1,665	10,966	23,618
<\$25,000	240 14.41%	1,767 16.11%	3,658 15.49%
\$25,000 - \$50,000	420 25.23%	1,943 17.72%	4,340 18.38%
\$50,000 - \$75,000	281 16.88%	1,723 15.71%	3,516 14.89%
\$75,000 - \$100,000	321 19.28%	1,634 14.90%	3,319 14.05%
\$100,000 - \$125,000	205 12.31%	1,276 11.64%	2,800 11.86%
\$125,000 - \$150,000	83 4.98%	739 6.74%	1,868 7.91%
\$150,000 - \$200,000	77 4.62%	652 5.95%	1,622 6.87%
\$200,000+	38 2.28%	1,232 11.23%	2,495 10.56%
2019 Avg Household Income	\$74,284	\$99,069	\$99,516
2019 Med Household Income	\$66,057	\$75,765	\$77,222
2019 Occupied Housing	1,666	10,967	23,617
Owner Occupied	834 50.06%	6,872 62.66%	15,015 63.58%
Renter Occupied	832 49.94%	4,095 37.34%	8,602 36.42%
2010 Housing Units	1,829	12,472	26,864
1 Unit	1,293 70.69%	9,111 73.05%	18,485 68.81%
2 - 4 Units	180 9.84%	886 7.10%	1,960 7.30%
5 - 19 Units	268 14.65%	1,630 13.07%	4,264 15.87%
20+ Units	88 4.81%	845 6.78%	2,155 8.02%
2019 Housing Value	834	6,872	15,016
<\$100,000	39 4.68%	182 2.65%	515 3.43%
\$100,000 - \$200,000	241 28.90%	1,093 15.91%	2,317 15.43%
\$200,000 - \$300,000	316 37.89%	1,657 24.11%	3,839 25.57%
\$300,000 - \$400,000	125 14.99%	1,633 23.76%	3,383 22.53%
\$400,000 - \$500,000	2 0.24%	646 9.40%	1,691 11.26%
\$500,000 - \$1,000,000	63 7.55%	1,365 19.86%	2,848 18.97%
\$1,000,000+	48 5.76%	296 4.31%	423 2.82%
2019 Median Home Value	\$243,354	\$330,863	\$324,741
2019 Housing Units by Yr Built	1,859	12,550	27,145
Built 2010+	194 10.44%	1,121 8.93%	3,110 11.46%
Built 2000 - 2010	148 7.96%	2,743 21.86%	7,450 27.45%
Built 1990 - 1999	242 13.02%	1,592 12.69%	4,491 16.54%
Built 1980 - 1989	239 12.86%	2,102 16.75%	4,512 16.62%
Built 1970 - 1979	349 18.77%	1,850 14.74%	3,017 11.11%
Built 1960 - 1969	206 11.08%	1,197 9.54%	2,022 7.45%
Built 1950 - 1959	253 13.61%	1,057 8.42%	1,442 5.31%
Built <1949	228 12.26%	888 7.08%	1,101 4.06%
2019 Median Year Built	1976	1985	1992

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