

Commercial Building with Office Suites For Lease City of Williamsburg

1215 Mount Vernon, Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Janice Lewis, CCIM

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

www.CampanaWaltz.com

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 SUITES FOR LEASE

**1215 Mount Vernon Avenue
Williamsburg, Virginia**

- Location:** 1215 Mount Vernon Avenue, Williamsburg, VA 23185
- Description:** The Property is attractively located in the City of Williamsburg limits Walking distance to Colonial Williamsburg and the College William and Mary.
- Building Size:** 9,382 square feet
- Available:** Suite D 1,693 square feet - \$1,763.54 A MONTH!
Suite E 1,715 square feet - \$1,786.46 A MONTH!
- Lease Rate:** **\$12.50 per square foot INCLUDES utilities and CAM**
- Zoning:** B-3. Multiple allowable uses by right are attached in the marketing package.
- General Information:**
- Central location
 - Well established area
 - One mile from New Town
- Also included:**
- Aerial and Location Maps
 - Property Photographs
 - List of uses which are allowed by right
 - Demographics – More Reports are Available on Request

For Additional Information, Please Contact:

Janice Lewis, CCIM
Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia, 23606
757.327.0333

Janice@CampanaWaltz.com
www.CampanaWaltz.com

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 Suites For Lease

1215 Mount Vernon Avenue, Williamsburg, VA

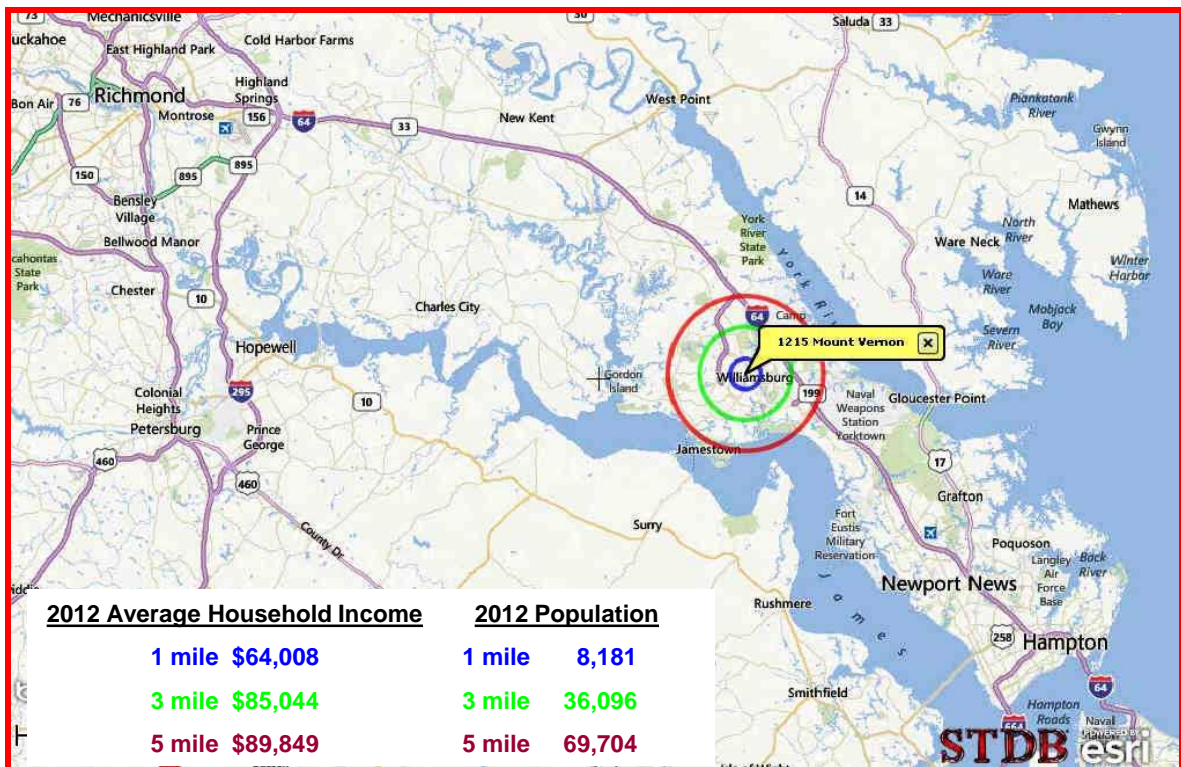


*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

Campana Waltz
Commercial Real Estate, LLC

Office Suites For Lease

1215 Mount Vernon, Williamsburg, Virginia



*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.*

Campana Waltz
Commercial Real Estate, LLC

DIVISION 10. GENERAL BUSINESS DISTRICT B-3 (City of Williamsburg)

Sec. 21-352. Permitted uses. The uses permitted in the general 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, tailors, shoe repair shops, self-service laundromats, and laundry and dry cleaning establishments.
- (5) Convenience stores.
- (6) Day care centers.
- (7) Freestanding automatic teller machines.
- (8) Funeral homes.
- (9) Hotels/motels and timeshare units, and associated meeting facilities.
- (10) Museums and art galleries.
- (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.
- (16.1) Public buildings owned and/or operated by the City of Williamsburg.
- (17) 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.
- (18) Radio and television broadcasting stations, studios and offices, but excluding onsite towers.
- (19) Repair services and businesses, including repair of bicycles, guns, radios, television sets, electrical appliances, locks, other home appliances, toys, typewriters, watches and the like.
- (20) Restaurants.
- (21) Retail sales establishments in buildings with a gross floor area not exceeding 50,000 square feet.
- (22) Service stations, provided that repair of vehicles and components thereof takes place in a fully enclosed building.
- (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.
- (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

Sec. 21-354. Uses permitted with special use permit.

Uses permitted in the general business district B-3 with a special use permit approved by city council in accordance with article II, division 2, are as follows:

- (1) Multifamily dwellings, provided that not more than 67 percent of the gross floor area of any new buildings on any lot may be devoted to multifamily use. Non-residential floor area shall be constructed simultaneously with the construction of the multifamily floor area.
- (2) [Reserved.]
- (3) Amusement arcades.
- (4) Motor vehicle service establishments provided that vehicle lifts and pits and all service and repair of motor vehicles shall be within a building enclosed on all sides. Storage of inoperable motor vehicles awaiting repair on the premises shall be permitted, but shall be 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 alternative means of screening, provided that it is equivalent to the required fence or wall.
- (5) Billiard and pool rooms.
- (6) Bowling alleys.
- (7) Drug or alcohol treatment centers.
- (8) Farmers' markets, subject to the provisions of chapter 9, article II, of this Code.
- (8.1) Lighted athletic fields owned and/or operated by the City of Williamsburg.
- (9) Newspaper printing and publishing facilities.
- (10) Nursing homes.
- (11) Offices in buildings with a gross floor area exceeding 50,000 square feet.
- (12) Parking garages.
- (13) [Reserved.]
- (14) Recreation centers.
- (15) Retail sales establishments in buildings with a gross floor area exceeding 50,000 square feet.
- (16) Tourist or visitor information centers.
- (17) Use of land as parking for and/or access to a use in an adjoining jurisdiction.

Demographic and Income Profile

1215 Mount Vernon
1215 Mount Vernon Ave, Williamsburg, VA, 23185, office lease
Ring: 1 mile radius

Prepared by Janice Lewis, CCIM
Latitude: 37.278580850
Longitude: -76.72115061

Summary	Census 2010	2012	2017
Population	7,967	8,181	8,757
Households	2,013	2,127	2,392
Families	838	867	973
Average Household Size	2.16	2.14	2.15
Owner Occupied Housing Units	851	835	931
Renter Occupied Housing Units	1,162	1,292	1,461
Median Age	23.5	23.6	23.9
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	1.37%	0.87%	0.68%
Households	2.38%	0.91%	0.74%
Families	2.33%	0.94%	0.72%
Owner HHs	2.20%	1.04%	0.91%
Median Household Income	2.38%	2.92%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	302	14.2%	360	15.1%
\$15,000 - \$24,999	229	10.8%	211	8.8%
\$25,000 - \$34,999	283	13.3%	265	11.1%
\$35,000 - \$49,999	386	18.1%	382	16.0%
\$50,000 - \$74,999	409	19.2%	434	18.1%
\$75,000 - \$99,999	132	6.2%	210	8.8%
\$100,000 - \$149,999	173	8.1%	240	10.0%
\$150,000 - \$199,999	149	7.0%	213	8.9%
\$200,000+	64	3.0%	78	3.3%

Median Household Income	\$43,436	\$48,864
Average Household Income	\$64,008	\$72,387
Per Capita Income	\$31,179	\$33,946

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	185	2.3%	194	2.4%	217	2.5%
5 - 9	151	1.9%	156	1.9%	174	2.0%
10 - 14	153	1.9%	156	1.9%	176	2.0%
15 - 19	1,742	21.9%	1,739	21.3%	1,752	20.0%
20 - 24	2,520	31.6%	2,576	31.5%	2,630	30.0%
25 - 34	831	10.4%	873	10.7%	979	11.2%
35 - 44	471	5.9%	476	5.8%	519	5.9%
45 - 54	484	6.1%	486	5.9%	502	5.7%
55 - 64	483	6.1%	519	6.3%	598	6.8%
65 - 74	412	5.2%	451	5.5%	585	6.7%
75 - 84	317	4.0%	324	4.0%	364	4.2%
85+	217	2.7%	233	2.8%	263	3.0%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,949	74.7%	6,032	73.7%	6,237	71.2%
Black Alone	1,067	13.4%	1,160	14.2%	1,372	15.7%
American Indian Alone	20	0.3%	23	0.3%	30	0.3%
Asian Alone	535	6.7%	526	6.4%	534	6.1%
Pacific Islander Alone	3	0.0%	3	0.0%	4	0.0%
Some Other Race Alone	114	1.4%	133	1.6%	190	2.2%
Two or More Races	279	3.5%	304	3.7%	391	4.5%
Hispanic Origin (Any Race)	474	5.9%	535	6.5%	729	8.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

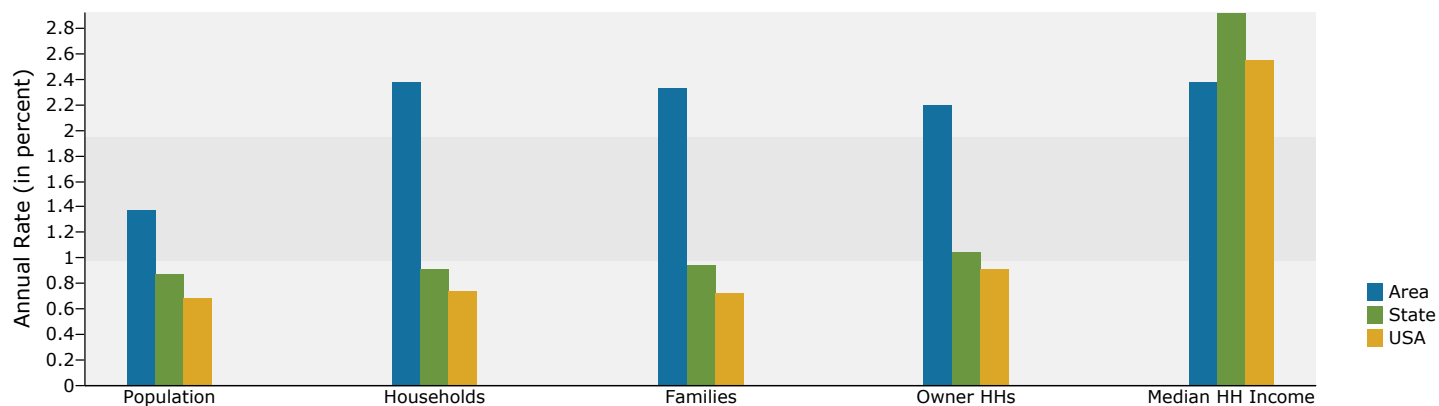
July 10, 2013

Demographic and Income Profile

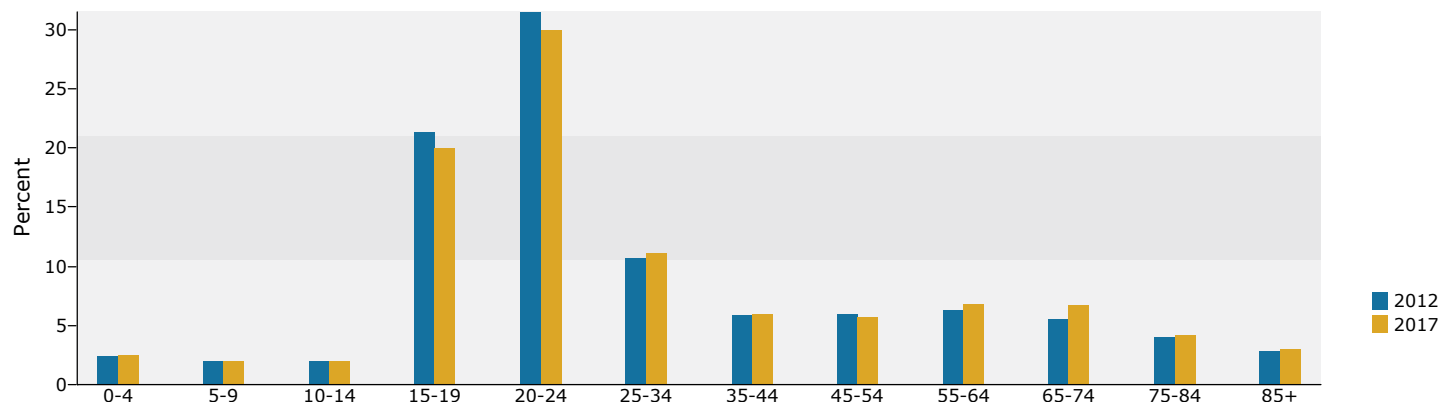
1215 Mount Vernon
1215 Mount Vernon Ave, Williamsburg, VA, 23185, office lease
Ring: 1 mile radius

Prepared by Janice Lewis, CCIM
Latitude: 37.278580850
Longitude: -76.72115061

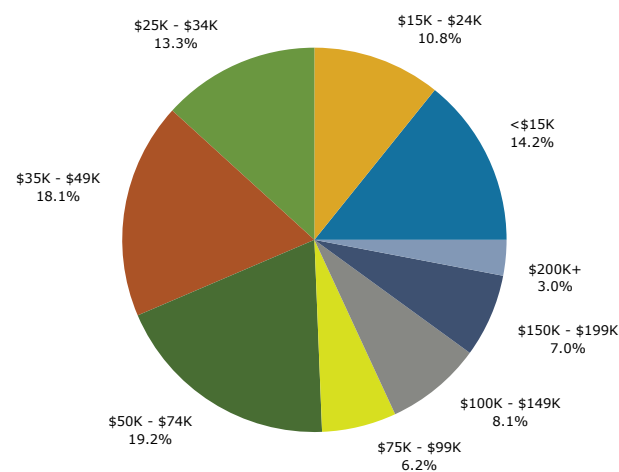
Trends 2012-2017



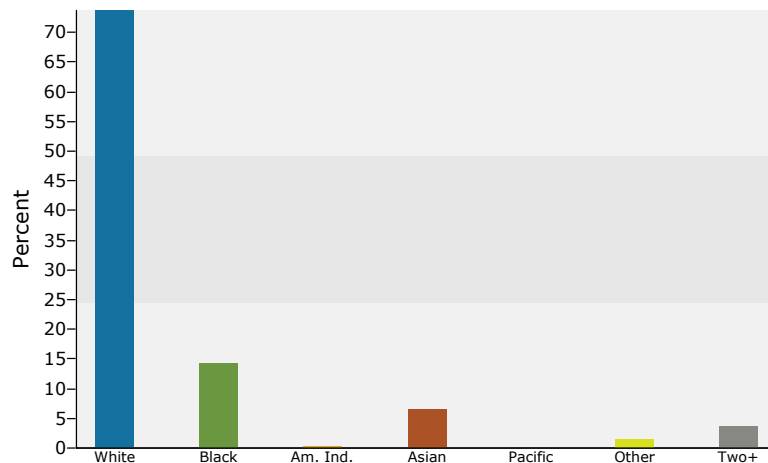
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 6.5%

Demographic and Income Profile

1215 Mount Vernon
1215 Mount Vernon Ave, Williamsburg, VA, 23185, office lease
Ring: 3 mile radius

Prepared by Janice Lewis, CCIM
Latitude: 37.278580850
Longitude: -76.72115061

Summary	Census 2010		2012		2017	
Population	35,250		36,096		38,668	
Households	13,456		13,860		14,989	
Families	8,197		8,328		8,990	
Average Household Size	2.28		2.28		2.28	
Owner Occupied Housing Units	8,053		7,977		8,681	
Renter Occupied Housing Units	5,403		5,883		6,308	
Median Age	36.0		36.6		38.4	
Trends: 2012 - 2017 Annual Rate	Area		State		National	
Population	1.39%		0.87%		0.68%	
Households	1.58%		0.91%		0.74%	
Families	1.54%		0.94%		0.72%	
Owner HHs	1.71%		1.04%		0.91%	
Median Household Income	3.48%		2.92%		2.55%	
Households by Income	2012		2017			
	Number	Percent	Number	Percent		
<\$15,000	1,088	7.8%	1,202	8.0%		
\$15,000 - \$24,999	1,057	7.6%	889	5.9%		
\$25,000 - \$34,999	1,451	10.5%	1,277	8.5%		
\$35,000 - \$49,999	1,987	14.3%	1,812	12.1%		
\$50,000 - \$74,999	2,615	18.9%	2,562	17.1%		
\$75,000 - \$99,999	1,655	11.9%	2,463	16.4%		
\$100,000 - \$149,999	2,130	15.4%	2,599	17.3%		
\$150,000 - \$199,999	967	7.0%	1,257	8.4%		
\$200,000+	911	6.6%	929	6.2%		
Median Household Income	\$60,447		\$71,708			
Average Household Income	\$85,044		\$94,347			
Per Capita Income	\$36,299		\$40,034			
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,485	4.2%	1,507	4.2%	1,601	4.1%
5 - 9	1,488	4.2%	1,503	4.2%	1,580	4.1%
10 - 14	1,605	4.6%	1,604	4.4%	1,710	4.4%
15 - 19	3,588	10.2%	3,537	9.8%	3,563	9.2%
20 - 24	5,254	14.9%	5,383	14.9%	5,380	13.9%
25 - 34	3,898	11.1%	4,034	11.2%	4,343	11.2%
35 - 44	3,370	9.6%	3,338	9.2%	3,436	8.9%
45 - 54	4,034	11.4%	3,990	11.1%	3,913	10.1%
55 - 64	3,999	11.3%	4,259	11.8%	4,753	12.3%
65 - 74	3,373	9.6%	3,671	10.2%	4,704	12.2%
75 - 84	2,165	6.1%	2,204	6.1%	2,480	6.4%
85+	993	2.8%	1,067	3.0%	1,204	3.1%
Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,371	77.6%	27,709	76.8%	28,846	74.6%
Black Alone	4,506	12.8%	4,797	13.3%	5,500	14.2%
American Indian Alone	107	0.3%	122	0.3%	154	0.4%
Asian Alone	1,407	4.0%	1,411	3.9%	1,513	3.9%
Pacific Islander Alone	38	0.1%	61	0.2%	96	0.2%
Some Other Race Alone	734	2.1%	828	2.3%	1,116	2.9%
Two or More Races	1,087	3.1%	1,167	3.2%	1,443	3.7%
Hispanic Origin (Any Race)	1,961	5.6%	2,232	6.2%	3,061	7.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

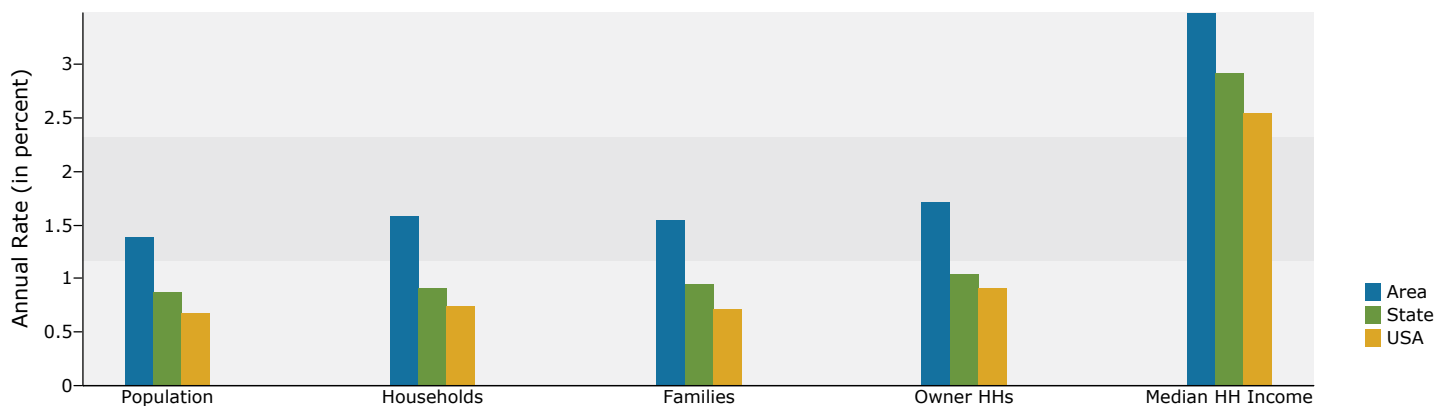
July 10, 2013

Demographic and Income Profile

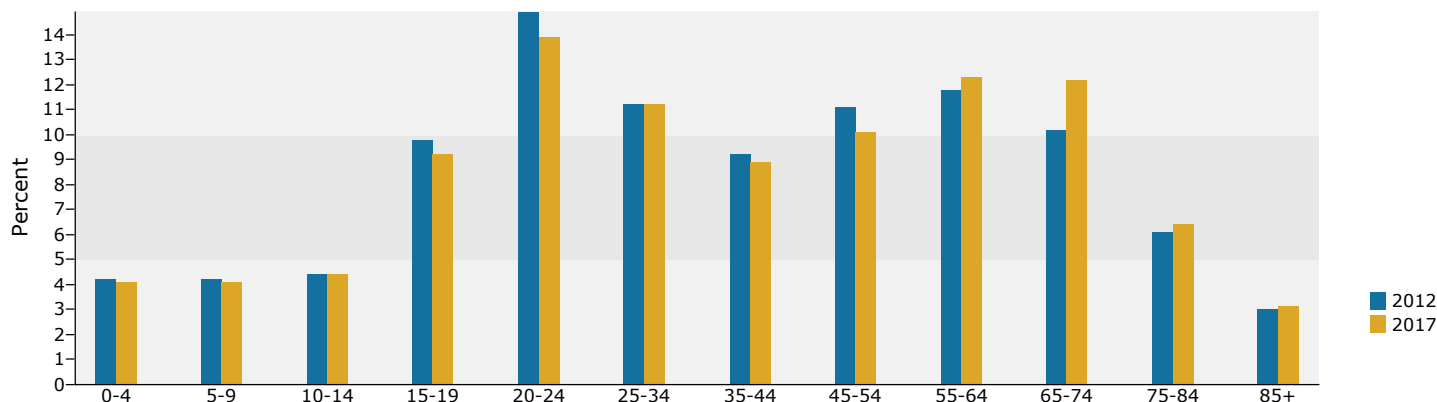
1215 Mount Vernon
1215 Mount Vernon Ave, Williamsburg, VA, 23185, office lease
Ring: 3 mile radius

Prepared by Janice Lewis, CCIM
Latitude: 37.278580850
Longitude: -76.72115061

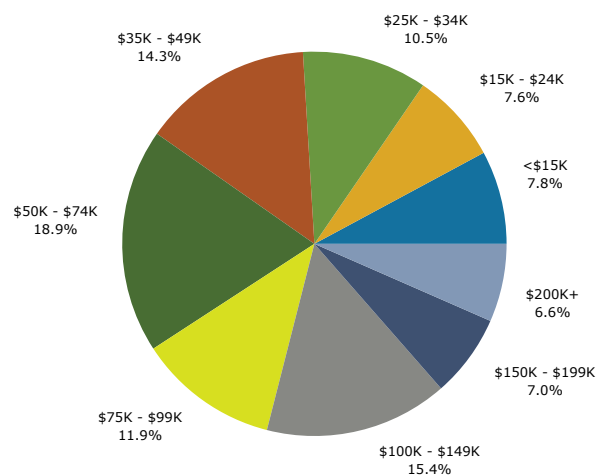
Trends 2012-2017



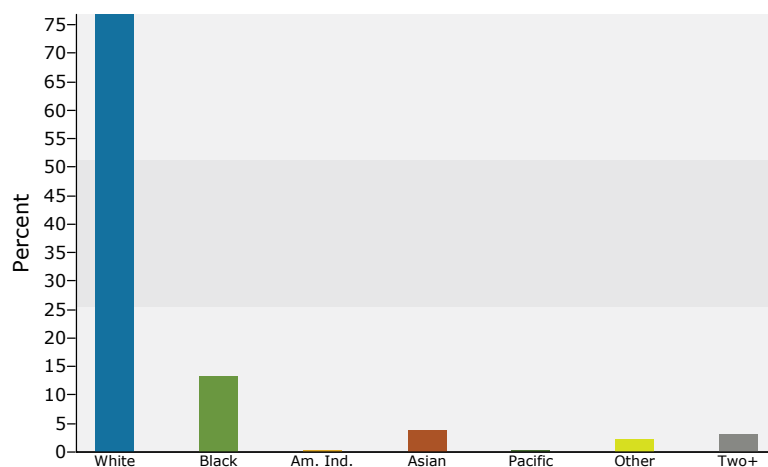
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 6.2%

Demographic and Income Profile

1215 Mount Vernon
1215 Mount Vernon Ave, Williamsburg, VA, 23185, office lease
Ring: 5 mile radius

Prepared by Janice Lewis, CCIM
Latitude: 37.278580850
Longitude: -76.72115061

Summary	Census 2010		2012		2017	
Population	68,231		69,704		74,179	
Households	26,464		27,107		29,068	
Families	17,992		18,213		19,483	
Average Household Size	2.40		2.40		2.39	
Owner Occupied Housing Units	18,281		18,141		19,546	
Renter Occupied Housing Units	8,183		8,965		9,522	
Median Age	40.9		41.5		42.9	
Trends: 2012 - 2017 Annual Rate	Area		State		National	
Population	1.25%		0.87%		0.68%	
Households	1.41%		0.91%		0.74%	
Families	1.36%		0.94%		0.72%	
Owner HHs	1.50%		1.04%		0.91%	
Median Household Income	3.15%		2.92%		2.55%	
Households by Income	2012		2017			
	Number	Percent	Number	Percent		
<\$15,000	1,756	6.5%	1,894	6.5%		
\$15,000 - \$24,999	1,670	6.2%	1,376	4.7%		
\$25,000 - \$34,999	2,423	8.9%	2,088	7.2%		
\$35,000 - \$49,999	3,751	13.8%	3,329	11.5%		
\$50,000 - \$74,999	5,412	20.0%	5,158	17.7%		
\$75,000 - \$99,999	3,744	13.8%	5,457	18.8%		
\$100,000 - \$149,999	4,390	16.2%	5,182	17.8%		
\$150,000 - \$199,999	2,042	7.5%	2,623	9.0%		
\$200,000+	1,918	7.1%	1,960	6.7%		
Median Household Income	\$66,196		\$77,284			
Average Household Income	\$89,849		\$99,573			
Per Capita Income	\$36,947		\$40,934			
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,235	4.7%	3,270	4.7%	3,421	4.6%
5 - 9	3,509	5.1%	3,530	5.1%	3,662	4.9%
10 - 14	3,880	5.7%	3,867	5.5%	4,065	5.5%
15 - 19	5,696	8.3%	5,570	8.0%	5,575	7.5%
20 - 24	6,703	9.8%	6,886	9.9%	6,826	9.2%
25 - 34	6,970	10.2%	7,201	10.3%	7,644	10.3%
35 - 44	7,474	11.0%	7,376	10.6%	7,487	10.1%
45 - 54	8,936	13.1%	8,799	12.6%	8,522	11.5%
55 - 64	8,647	12.7%	9,193	13.2%	10,140	13.7%
65 - 74	7,149	10.5%	7,776	11.2%	9,878	13.3%
75 - 84	4,344	6.4%	4,422	6.3%	4,932	6.6%
85+	1,689	2.5%	1,814	2.6%	2,026	2.7%
Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	53,193	78.0%	53,801	77.2%	55,862	75.3%
Black Alone	9,354	13.7%	9,846	14.1%	11,044	14.9%
American Indian Alone	195	0.3%	219	0.3%	272	0.4%
Asian Alone	2,295	3.4%	2,325	3.3%	2,543	3.4%
Pacific Islander Alone	73	0.1%	113	0.2%	177	0.2%
Some Other Race Alone	1,120	1.6%	1,276	1.8%	1,712	2.3%
Two or More Races	2,000	2.9%	2,124	3.0%	2,568	3.5%
Hispanic Origin (Any Race)	3,324	4.9%	3,831	5.5%	5,329	7.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

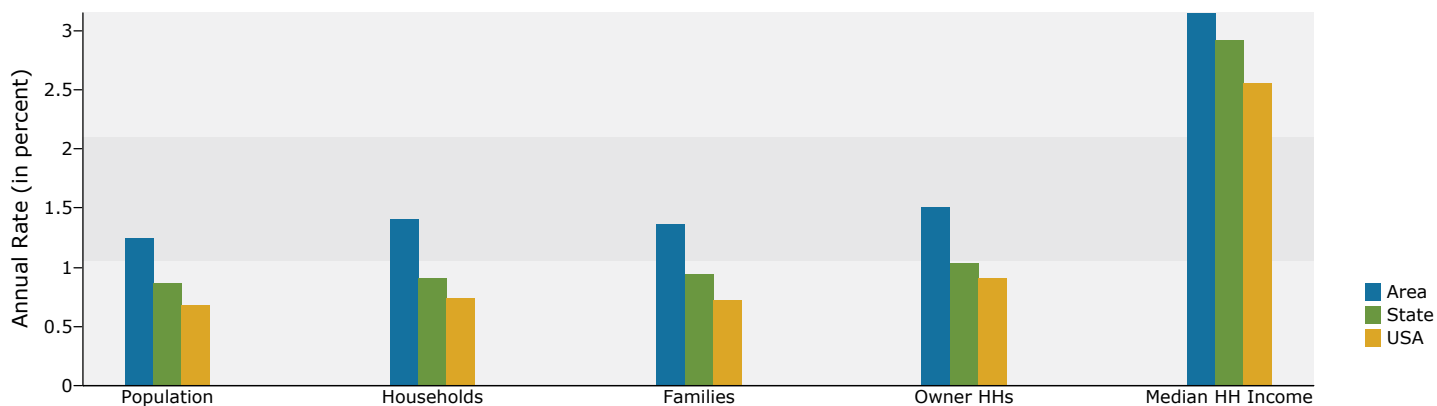
July 10, 2013

Demographic and Income Profile

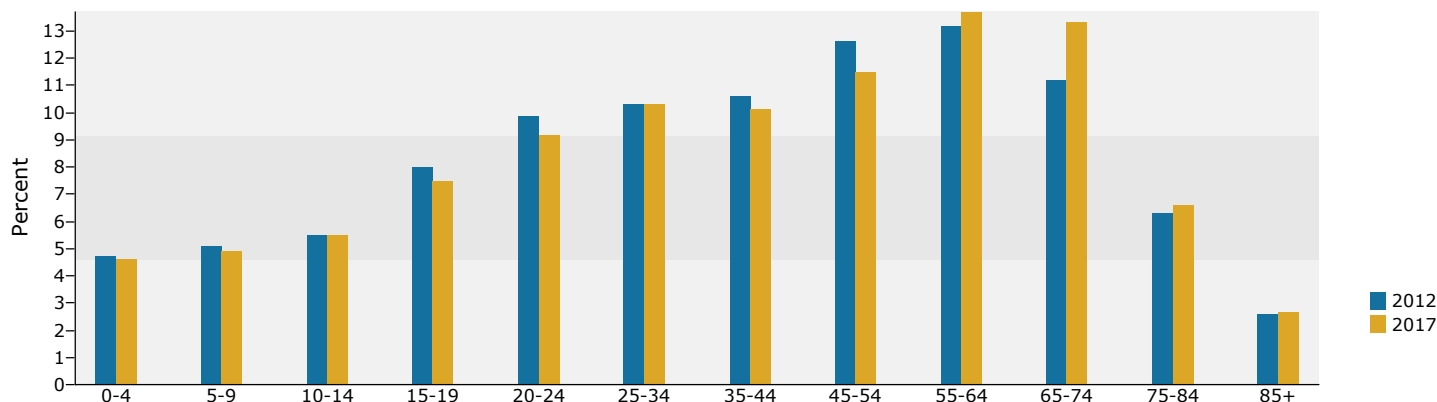
1215 Mount Vernon
1215 Mount Vernon Ave, Williamsburg, VA, 23185, office lease
Ring: 5 mile radius

Prepared by Janice Lewis, CCIM
Latitude: 37.278580850
Longitude: -76.72115061

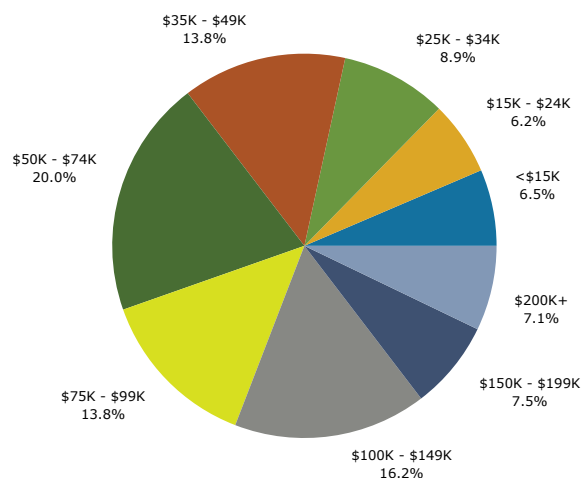
Trends 2012-2017



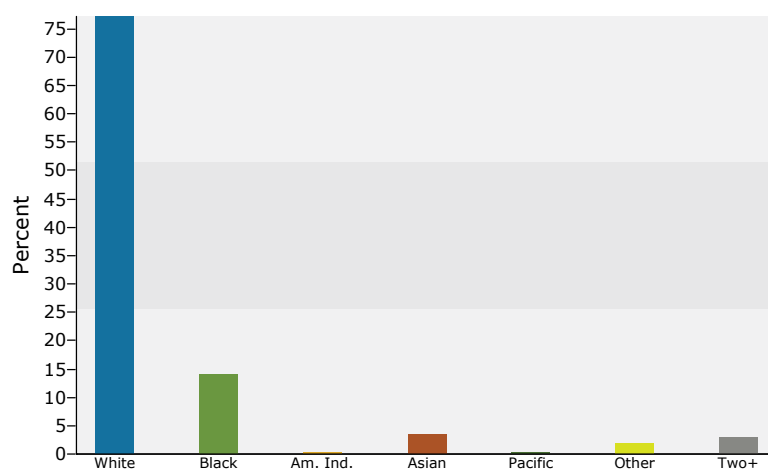
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 5.5%

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