

For Sale

Income Producing Property

Poplar Creek Business Center
7505 Richmond Road
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

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Williamsburg, Virginia 23185

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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.

**PROFESSIONAL OFFICE COMPLEX
FOR SALE
POPLAR CREEK BUSINESS PARK
INCOME PRODUCING
7505 Richmond Road
Williamsburg, Virginia**

Location: Poplar Creek Business Park
7505 Richmond Road
Williamsburg, Virginia, 23188

Description: Income Producing Office Complex which is located in the Norge corridor of Williamsburg, Virginia. Poplar Creek Business Center consists of 3 office buildings, ample parking, and an outdoor eating area. The buildings are nestled in a private setting on busy Route 60 (Richmond Road) in a high growth area.

Poplar Creek is the largest office park on the west end of Greater Williamsburg. Interstate 64, Route 199, Food Lion, Norge Dental Office, Williamsburg Pottery, and many more all within minutes from the office park.

Land Area: Approximately 5.94 Acres

Building Size: Approximately 42,900 Square Feet

Buildings: Building 1: 16,400 Square Feet
Building 2: 11,600 Square Feet
Building 3: 14,900 Square Feet (1,050 SF of this building is storage area)
Total Square Footage = 42,900 Square Feet

Sale Price: \$6,000,000.00 (\$139.86/square foot)

CAP Rate: 6.8% (full financial information available with a signed confidentiality agreement)

Real Estate Taxes: \$17,219.28 per year (2024)

Zoning: M1 – Limited Business/Industrial

Year Built: Buildings Built from late 1980's-early 1990's.

General Information:

- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also Included:

- Aerial Maps
- Location Map
- Zoning Matrix
- Demographics

For Additional Information, Please Contact:



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Poplar Creek Business Park
7505 Richmond Road
Williamsburg, Virginia



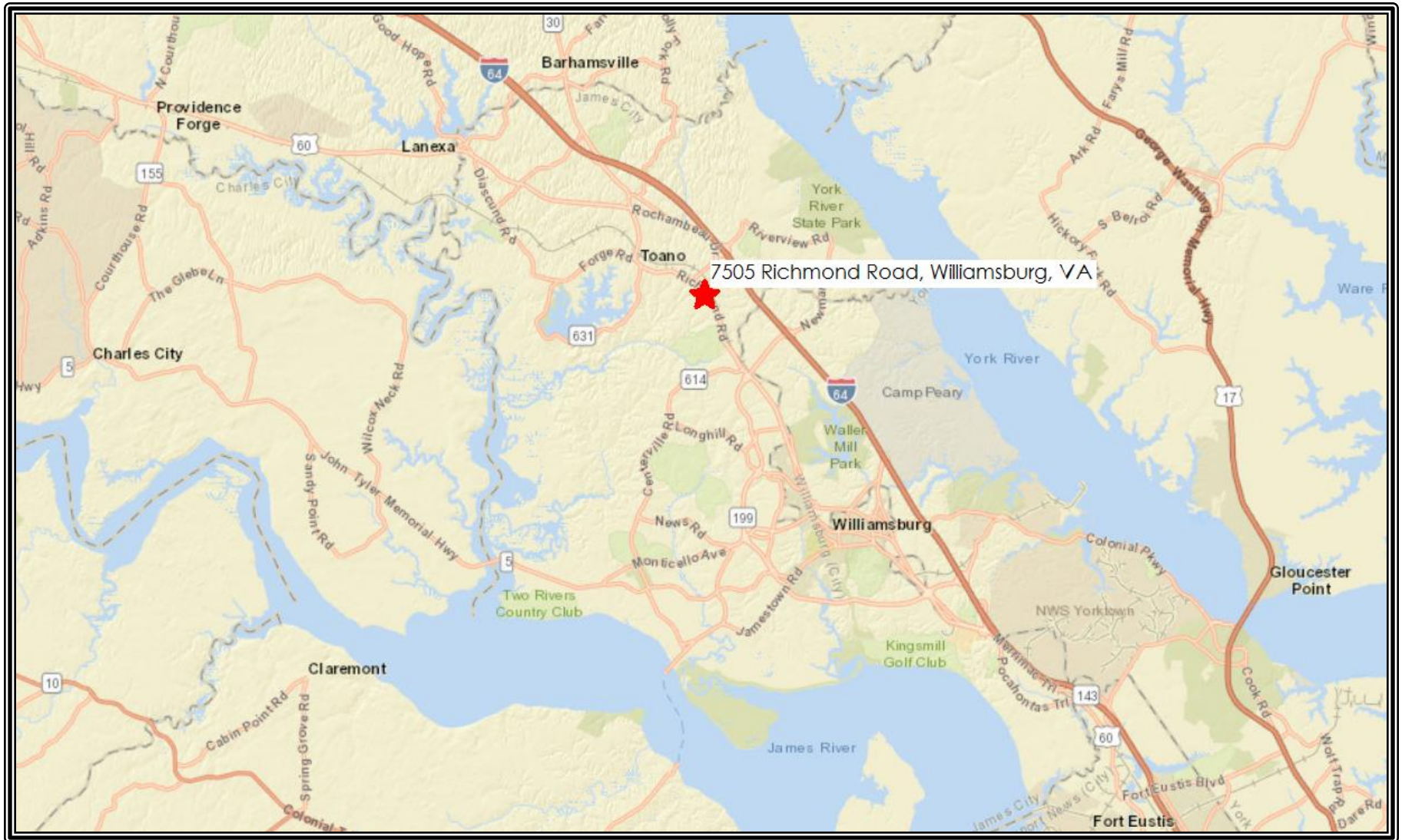
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7505 Richmond Road, Williamsburg, VA



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7505 Richmond Road, Williamsburg, Virginia



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Traffic Count Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**

Class: **C**

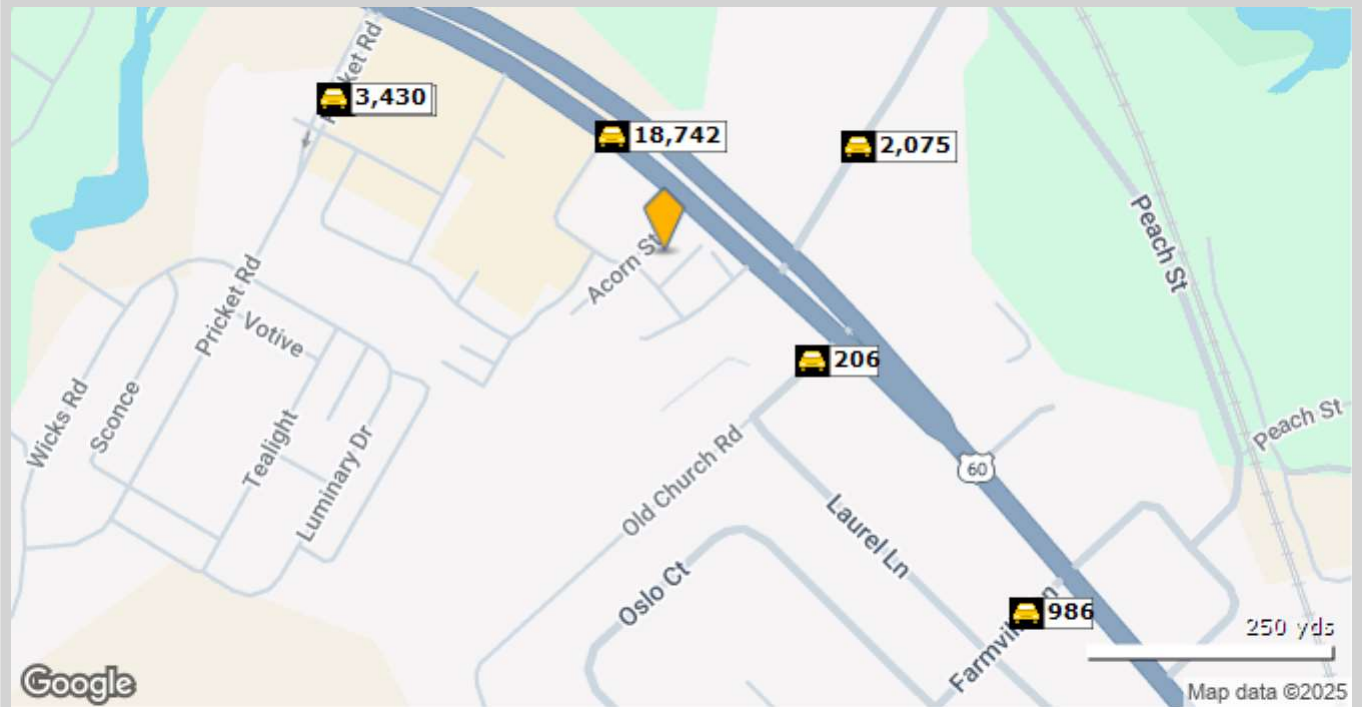
RBA: **14,268 SF**

Typical Floor: **6,430 SF**

Total Available: **200 SF**

% Leased: **100%**

Rent/SF/Yr: **\$18.00**



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|---------------|---------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Richmond Rd | Acorn St | 0.01 NW | 2018 | 16,829 | MPSI | .08 |
| 2 | Richmond Rd | Acorn St | 0.01 NW | 2020 | 19,949 | MPSI | .08 |
| 3 | Richmond Rd | Acorn St | 0.01 NW | 2022 | 18,742 | MPSI | .08 |
| 4 | Old Church Rd | Richmond Rd | 0.02 NE | 2022 | 206 | MPSI | .11 |
| 5 | Norge Ln | Richmond Rd | 0.08 SW | 2018 | 2,100 | MPSI | .13 |
| 6 | Norge Ln | Richmond Rd | 0.08 SW | 2020 | 2,116 | MPSI | .13 |
| 7 | Norge Ln | Richmond Rd | 0.08 SW | 2022 | 2,075 | MPSI | .13 |
| 8 | Prickett Road | | 0.00 | 2022 | 3,355 | MPSI | .21 |
| 9 | Not Available | Not Available | 0.00 No | 2020 | 3,430 | MPSI | .21 |
| 10 | Farmville Ln | Laurel Ln | 0.03 SW | 2022 | 986 | MPSI | .30 |

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**Class: **C**RBA: **14,268 SF**Typical Floor: **6,430 SF**Total Available: **200 SF**% Leased: **100%**Rent/SF/Yr: **\$18.00**

| Description | 2020 | 2024 | 2029 |
|-----------------------------|---------------------|---------------------|---------------------|
| Population | 2,903 | 3,021 | 3,289 |
| Age 0 - 4 | 155 5.34% | 162 5.36% | 161 4.90% |
| Age 5 - 9 | 172 5.92% | 177 5.86% | 178 5.41% |
| Age 10 - 14 | 202 6.96% | 173 5.73% | 189 5.75% |
| Age 15 - 19 | 147 5.06% | 159 5.26% | 186 5.66% |
| Age 20 - 24 | 117 4.03% | 144 4.77% | 175 5.32% |
| Age 25 - 29 | 122 4.20% | 116 3.84% | 155 4.71% |
| Age 30 - 34 | 152 5.24% | 135 4.47% | 145 4.41% |
| Age 35 - 39 | 198 6.82% | 217 7.18% | 177 5.38% |
| Age 40 - 44 | 164 5.65% | 208 6.89% | 212 6.45% |
| Age 45 - 49 | 154 5.30% | 154 5.10% | 207 6.29% |
| Age 50 - 54 | 175 6.03% | 171 5.66% | 189 5.75% |
| Age 55 - 59 | 197 6.79% | 153 5.06% | 177 5.38% |
| Age 60 - 64 | 207 7.13% | 220 7.28% | 191 5.81% |
| Age 65 - 69 | 220 7.58% | 241 7.98% | 222 6.75% |
| Age 70 - 74 | 207 7.13% | 216 7.15% | 228 6.93% |
| Age 75 - 79 | 173 5.96% | 179 5.93% | 203 6.17% |
| Age 80 - 84 | 87 3.00% | 111 3.67% | 150 4.56% |
| Age 85+ | 54 1.86% | 86 2.85% | 144 4.38% |
| Age 15+ | 2,374 81.78% | 2,510 83.09% | 2,761 83.95% |
| Age 20+ | 2,227 76.71% | 2,351 77.82% | 2,575 78.29% |
| Age 65+ | 741 25.53% | 833 27.57% | 947 28.79% |
| Median Age | 46 | 46 | 47 |
| Average Age | 43.70 | 44.50 | 45.20 |
| Population By Race | 2,903 | 3,021 | 3,289 |
| White | 2,093 72.10% | 2,190 72.49% | 2,386 72.54% |
| Black | 454 15.64% | 462 15.29% | 501 15.23% |
| Am. Indian & Alaskan | 8 0.28% | 8 0.26% | 10 0.30% |
| Asian | 64 2.20% | 65 2.15% | 71 2.16% |
| Hawaiian & Pacific Islander | 3 0.10% | 3 0.10% | 4 0.12% |
| Other | 282 9.71% | 292 9.67% | 317 9.64% |

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

| Description | 2020 | 2024 | 2029 |
|--------------------------------------|------------------|------------------|------------------|
| Population by Race (Hispanic) | 163 | 170 | 185 |
| White | 33 20.25% | 36 21.18% | 39 21.08% |
| Black | 8 4.91% | 8 4.71% | 9 4.86% |
| Am. Indian & Alaskan | 2 1.23% | 2 1.18% | 2 1.08% |
| Asian | 0 0.00% | 0 0.00% | 0 0.00% |
| Hawaiian & Pacific Islander | 0 0.00% | 0 0.00% | 0 0.00% |
| Other | 119 73.01% | 125 73.53% | 136 73.51% |
| Household by Household Income | 1,157 | 1,208 | 1,314 |
| <\$25,000 | 133 11.50% | 187 15.48% | 218 16.59% |
| \$25,000 - \$50,000 | 149 12.88% | 165 13.66% | 190 14.46% |
| \$50,000 - \$75,000 | 148 12.79% | 133 11.01% | 141 10.73% |
| \$75,000 - \$100,000 | 217 18.76% | 198 16.39% | 204 15.53% |
| \$100,000 - \$125,000 | 133 11.50% | 104 8.61% | 100 7.61% |
| \$125,000 - \$150,000 | 83 7.17% | 88 7.28% | 95 7.23% |
| \$150,000 - \$200,000 | 165 14.26% | 134 11.09% | 131 9.97% |
| \$200,000+ | 129 11.15% | 199 16.47% | 235 17.88% |
| Average Household Income | \$113,164 | \$119,185 | \$120,008 |
| Median Household Income | \$92,108 | \$90,025 | \$88,235 |

Demographic Summary Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**

Class: **C**

RBA: **14,268 SF**

Typical Floor: **6,430 SF**

Total Available: **200 SF**

% Leased: **100%**

Rent/SF/Yr: **\$18.00**



| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|------------------------------------|-----------|--------|-----------|--------|-----------|--------|
| Population | | | | | | |
| 2029 Projection | 3,289 | | 16,336 | | 38,572 | |
| 2024 Estimate | 3,021 | | 15,035 | | 35,403 | |
| 2020 Census | 2,903 | | 14,474 | | 33,163 | |
| Growth 2024 - 2029 | 8.87% | | 8.65% | | 8.95% | |
| Growth 2020 - 2024 | 4.06% | | 3.88% | | 6.75% | |
| 2024 Population by Hispanic Origin | 171 | | 881 | | 2,170 | |
| 2024 Population | 3,021 | | 15,035 | | 35,403 | |
| White | 2,190 | 72.49% | 10,922 | 72.64% | 25,046 | 70.75% |
| Black | 462 | 15.29% | 2,207 | 14.68% | 5,583 | 15.77% |
| Am. Indian & Alaskan | 8 | 0.26% | 50 | 0.33% | 114 | 0.32% |
| Asian | 65 | 2.15% | 319 | 2.12% | 987 | 2.79% |
| Hawaiian & Pacific Island | 3 | 0.10% | 10 | 0.07% | 26 | 0.07% |
| Other | 292 | 9.67% | 1,526 | 10.15% | 3,647 | 10.30% |
| U.S. Armed Forces | 31 | | 185 | | 420 | |
| Households | | | | | | |
| 2029 Projection | 1,316 | | 6,471 | | 15,525 | |
| 2024 Estimate | 1,208 | | 5,957 | | 14,249 | |
| 2020 Census | 1,156 | | 5,730 | | 13,334 | |
| Growth 2024 - 2029 | 8.94% | | 8.63% | | 8.96% | |
| Growth 2020 - 2024 | 4.50% | | 3.96% | | 6.86% | |
| Owner Occupied | 1,020 | 84.44% | 5,062 | 84.98% | 10,821 | 75.94% |
| Renter Occupied | 188 | 15.56% | 894 | 15.01% | 3,428 | 24.06% |
| 2024 Households by HH Income | 1,208 | | 5,960 | | 14,249 | |
| Income: <\$25,000 | 187 | 15.48% | 568 | 9.53% | 1,504 | 10.56% |
| Income: \$25,000 - \$50,000 | 165 | 13.66% | 774 | 12.99% | 2,376 | 16.67% |
| Income: \$50,000 - \$75,000 | 133 | 11.01% | 937 | 15.72% | 2,503 | 17.57% |
| Income: \$75,000 - \$100,000 | 198 | 16.39% | 1,073 | 18.00% | 2,154 | 15.12% |
| Income: \$100,000 - \$125,000 | 104 | 8.61% | 686 | 11.51% | 1,559 | 10.94% |
| Income: \$125,000 - \$150,000 | 88 | 7.28% | 530 | 8.89% | 1,410 | 9.90% |
| Income: \$150,000 - \$200,000 | 134 | 11.09% | 638 | 10.70% | 1,147 | 8.05% |
| Income: \$200,000+ | 199 | 16.47% | 754 | 12.65% | 1,596 | 11.20% |
| 2024 Avg Household Income | \$119,185 | | \$115,269 | | \$106,714 | |
| 2024 Med Household Income | \$90,025 | | \$91,332 | | \$83,606 | |

Poplar Creek Business Center

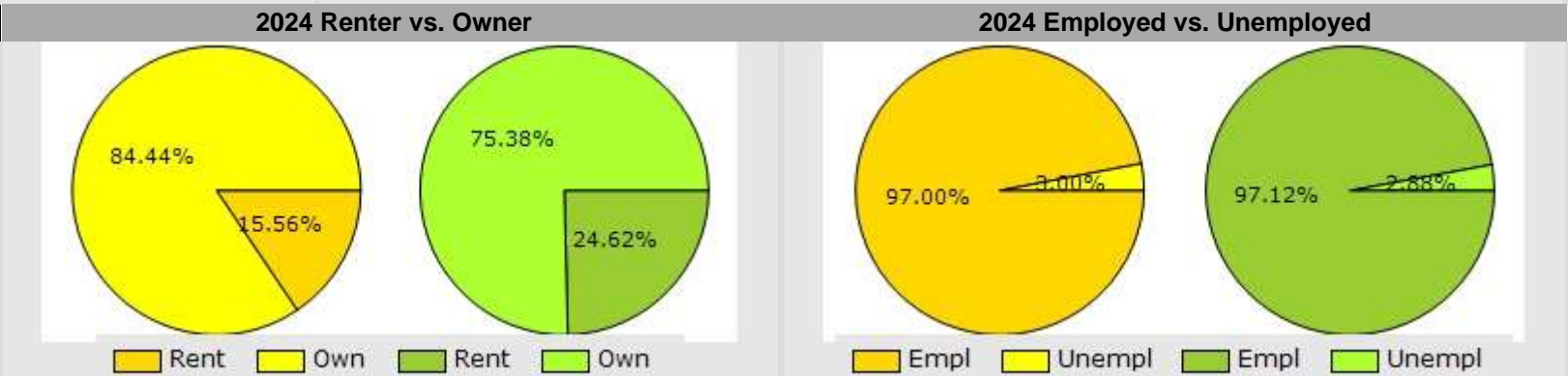
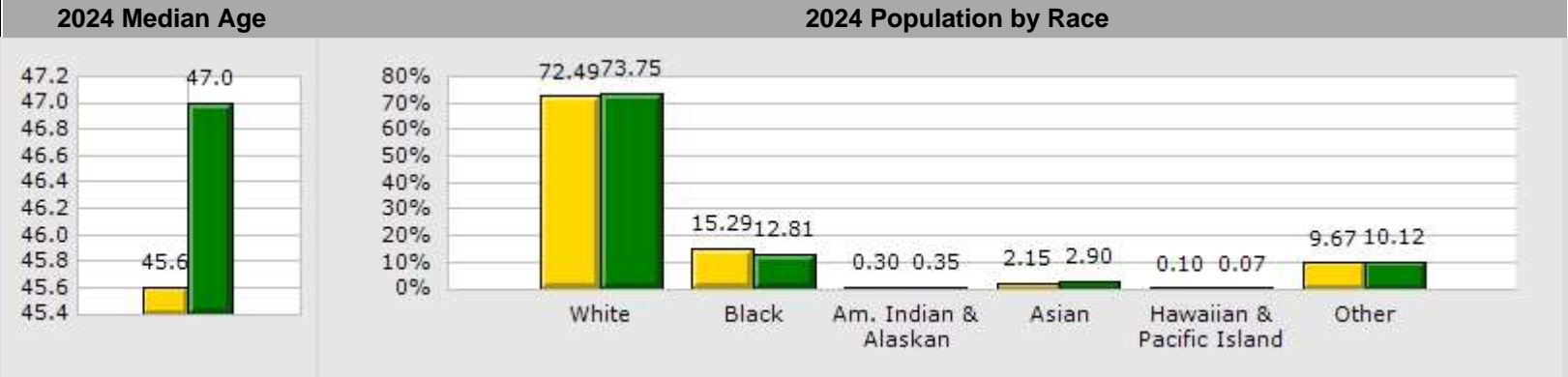
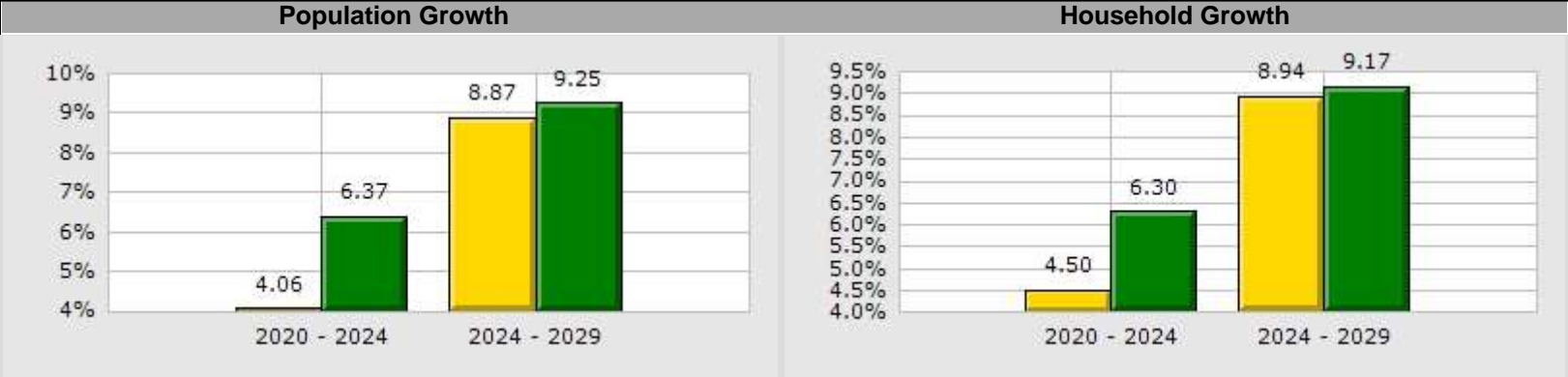
7505 Richmond Rd, Williamsburg, VA 23188

Type: Class C Office

County: James City

1 Mile

County



Demographic Market Comparison Report

1 mile radius

| Poplar Creek Business Center | | | | |
|--|----------------|--------|----------|--------|
| 7505 Richmond Rd, Williamsburg, VA 23188 | | | | |
| Type: | Class C Office | | | |
| County: | James City | | | |
| | 1 Mile | | County | |
| Population Growth | | | | |
| Growth 2020 - 2024 | 4.06% | | 6.37% | |
| Growth 2024 - 2029 | 8.87% | | 9.25% | |
| Empl | 1,485 | 97.00% | 38,398 | 97.12% |
| Unempl | 46 | 3.00% | 1,138 | 2.88% |
| 2024 Population by Race | | | | |
| | 3,021 | | 83,238 | |
| White | 2,190 | 72.49% | 61,386 | 73.75% |
| Black | 462 | 15.29% | 10,666 | 12.81% |
| Am. Indian & Alaskan | 9 | 0.30% | 292 | 0.35% |
| Asian | 65 | 2.15% | 2,414 | 2.90% |
| Hawaiian & Pacific Island | 3 | 0.10% | 55 | 0.07% |
| Other | 292 | 9.67% | 8,425 | 10.12% |
| Household Growth | | | | |
| Growth 2020 - 2024 | 4.50% | | 6.30% | |
| Growth 2024 - 2029 | 8.94% | | 9.17% | |
| Renter Occupied | 188 | 15.56% | 8,276 | 24.62% |
| Owner Occupied | 1,020 | 84.44% | 25,343 | 75.38% |
| 2024 Households by Household Income | | | | |
| | 1,208 | | 33,619 | |
| Income <\$25K | 187 | 15.48% | 3,066 | 9.12% |
| Income \$25K - \$50K | 165 | 13.66% | 4,625 | 13.76% |
| Income \$50K - \$75K | 133 | 11.01% | 5,889 | 17.52% |
| Income \$75K - \$100K | 198 | 16.39% | 4,713 | 14.02% |
| Income \$100K - \$125K | 104 | 8.61% | 3,978 | 11.83% |
| Income \$125K - \$150K | 88 | 7.28% | 3,370 | 10.02% |
| Income \$150K - \$200K | 134 | 11.09% | 2,942 | 8.75% |
| Income \$200K+ | 199 | 16.47% | 5,036 | 14.98% |
| 2024 Med Household Inc | \$90,025 | | \$92,130 | |
| 2024 Median Age | 45.60 | | 47.00 | |
| | | | | |

Demographic Detail Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**
 Class: **C**
 RBA: **14,268 SF**
 Typical Floor: **6,430 SF**

Total Available: **200 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$18.00**



| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|------------------------|--------|--------|--------|--------|--------|--------|
| Population | | | | | | |
| 2029 Projection | 3,289 | | 16,336 | | 38,572 | |
| 2024 Estimate | 3,021 | | 15,035 | | 35,403 | |
| 2020 Census | 2,903 | | 14,474 | | 33,163 | |
| Growth 2024 - 2029 | 8.87% | | 8.65% | | 8.95% | |
| Growth 2020 - 2024 | 4.06% | | 3.88% | | 6.75% | |
| 2024 Population by Age | 3,021 | | 15,035 | | 35,403 | |
| Age 0 - 4 | 162 | 5.36% | 780 | 5.19% | 1,845 | 5.21% |
| Age 5 - 9 | 177 | 5.86% | 857 | 5.70% | 1,971 | 5.57% |
| Age 10 - 14 | 173 | 5.73% | 826 | 5.49% | 1,939 | 5.48% |
| Age 15 - 19 | 159 | 5.26% | 795 | 5.29% | 1,953 | 5.52% |
| Age 20 - 24 | 144 | 4.77% | 749 | 4.98% | 1,928 | 5.45% |
| Age 25 - 29 | 116 | 3.84% | 591 | 3.93% | 1,556 | 4.40% |
| Age 30 - 34 | 135 | 4.47% | 676 | 4.50% | 1,676 | 4.73% |
| Age 35 - 39 | 217 | 7.18% | 1,046 | 6.96% | 2,335 | 6.60% |
| Age 40 - 44 | 208 | 6.89% | 1,017 | 6.76% | 2,275 | 6.43% |
| Age 45 - 49 | 154 | 5.10% | 805 | 5.35% | 1,875 | 5.30% |
| Age 50 - 54 | 171 | 5.66% | 898 | 5.97% | 2,172 | 6.14% |
| Age 55 - 59 | 153 | 5.06% | 827 | 5.50% | 2,042 | 5.77% |
| Age 60 - 64 | 220 | 7.28% | 1,128 | 7.50% | 2,602 | 7.35% |
| Age 65 - 69 | 241 | 7.98% | 1,226 | 8.15% | 2,737 | 7.73% |
| Age 70 - 74 | 216 | 7.15% | 1,113 | 7.40% | 2,459 | 6.95% |
| Age 75 - 79 | 179 | 5.93% | 840 | 5.59% | 1,907 | 5.39% |
| Age 80 - 84 | 111 | 3.67% | 491 | 3.27% | 1,170 | 3.30% |
| Age 85+ | 86 | 2.85% | 371 | 2.47% | 961 | 2.71% |
| Age 65+ | 833 | 27.57% | 4,041 | 26.88% | 9,234 | 26.08% |
| Median Age | 45.60 | | 46.10 | | 45.60 | |
| Average Age | 44.50 | | 44.50 | | 44.10 | |

Demographic Detail Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|---------------|---------------|
| 2024 Population By Race | 3,021 | 15,035 | 35,403 |
| White | 2,190 72.49% | 10,922 72.64% | 25,046 70.75% |
| Black | 462 15.29% | 2,207 14.68% | 5,583 15.77% |
| Am. Indian & Alaskan | 8 0.26% | 50 0.33% | 114 0.32% |
| Asian | 65 2.15% | 319 2.12% | 987 2.79% |
| Hawaiian & Pacific Island | 3 0.10% | 10 0.07% | 26 0.07% |
| Other | 292 9.67% | 1,526 10.15% | 3,647 10.30% |
| Population by Hispanic Origin | 3,021 | 15,035 | 35,403 |
| Non-Hispanic Origin | 2,851 94.37% | 14,154 94.14% | 33,233 93.87% |
| Hispanic Origin | 170 5.63% | 881 5.86% | 2,170 6.13% |
| 2024 Median Age, Male | 43.90 | 44.70 | 44.00 |
| 2024 Average Age, Male | 43.00 | 43.10 | 42.60 |
| 2024 Median Age, Female | 47.40 | 47.30 | 47.10 |
| 2024 Average Age, Female | 45.80 | 45.70 | 45.50 |
| 2024 Population by Occupation Classification | 2,478 | 12,413 | 29,257 |
| Civilian Employed | 1,485 59.93% | 7,455 60.06% | 16,458 56.25% |
| Civilian Unemployed | 46 1.86% | 239 1.93% | 518 1.77% |
| Civilian Non-Labor Force | 919 37.09% | 4,550 36.66% | 11,898 40.67% |
| Armed Forces | 28 1.13% | 169 1.36% | 383 1.31% |
| Households by Marital Status | | | |
| Married | 748 | 3,702 | 8,267 |
| Married No Children | 506 | 2,538 | 5,710 |
| Married w/Children | 242 | 1,164 | 2,557 |
| 2024 Population by Education | 2,402 | 12,111 | 27,909 |
| Some High School, No Diploma | 57 2.37% | 502 4.14% | 1,242 4.45% |
| High School Grad (Incl Equivalency) | 587 24.44% | 2,697 22.27% | 5,961 21.36% |
| Some College, No Degree | 745 31.02% | 3,431 28.33% | 7,319 26.22% |
| Associate Degree | 196 8.16% | 1,085 8.96% | 2,143 7.68% |
| Bachelor Degree | 425 17.69% | 2,468 20.38% | 6,100 21.86% |
| Advanced Degree | 392 16.32% | 1,928 15.92% | 5,144 18.43% |

Demographic Detail Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|--------------------------------|--------|--------|--------|--------|--------|--------|
| 2024 Population by Occupation | 2,624 | | 13,107 | | 29,608 | |
| Real Estate & Finance | 84 | 3.20% | 425 | 3.24% | 816 | 2.76% |
| Professional & Management | 789 | 30.07% | 3,891 | 29.69% | 9,137 | 30.86% |
| Public Administration | 73 | 2.78% | 504 | 3.85% | 1,096 | 3.70% |
| Education & Health | 370 | 14.10% | 1,738 | 13.26% | 4,065 | 13.73% |
| Services | 289 | 11.01% | 1,421 | 10.84% | 3,197 | 10.80% |
| Information | 1 | 0.04% | 10 | 0.08% | 73 | 0.25% |
| Sales | 399 | 15.21% | 1,896 | 14.47% | 3,646 | 12.31% |
| Transportation | 0 | 0.00% | 24 | 0.18% | 66 | 0.22% |
| Retail | 180 | 6.86% | 860 | 6.56% | 1,961 | 6.62% |
| Wholesale | 11 | 0.42% | 123 | 0.94% | 361 | 1.22% |
| Manufacturing | 113 | 4.31% | 511 | 3.90% | 1,244 | 4.20% |
| Production | 91 | 3.47% | 587 | 4.48% | 1,323 | 4.47% |
| Construction | 156 | 5.95% | 633 | 4.83% | 1,098 | 3.71% |
| Utilities | 13 | 0.50% | 211 | 1.61% | 562 | 1.90% |
| Agriculture & Mining | 1 | 0.04% | 1 | 0.01% | 45 | 0.15% |
| Farming, Fishing, Forestry | 1 | 0.04% | 2 | 0.02% | 31 | 0.10% |
| Other Services | 53 | 2.02% | 270 | 2.06% | 887 | 3.00% |
| | | | | | | |
| 2024 Worker Travel Time to Job | 1,401 | | 6,904 | | 15,146 | |
| <30 Minutes | 835 | 59.60% | 4,246 | 61.50% | 9,346 | 61.71% |
| 30-60 Minutes | 530 | 37.83% | 2,186 | 31.66% | 4,354 | 28.75% |
| 60+ Minutes | 36 | 2.57% | 472 | 6.84% | 1,446 | 9.55% |
| | | | | | | |
| 2020 Households by HH Size | 1,157 | | 5,730 | | 13,334 | |
| 1-Person Households | 238 | 20.57% | 1,178 | 20.56% | 3,020 | 22.65% |
| 2-Person Households | 483 | 41.75% | 2,420 | 42.23% | 5,451 | 40.88% |
| 3-Person Households | 182 | 15.73% | 908 | 15.85% | 2,097 | 15.73% |
| 4-Person Households | 154 | 13.31% | 752 | 13.12% | 1,677 | 12.58% |
| 5-Person Households | 67 | 5.79% | 297 | 5.18% | 680 | 5.10% |
| 6-Person Households | 25 | 2.16% | 117 | 2.04% | 252 | 1.89% |
| 7 or more Person Households | 8 | 0.69% | 58 | 1.01% | 157 | 1.18% |
| | | | | | | |
| 2024 Average Household Size | 2.50 | | 2.50 | | 2.40 | |
| | | | | | | |
| Households | | | | | | |
| 2029 Projection | 1,316 | | 6,471 | | 15,525 | |
| 2024 Estimate | 1,208 | | 5,957 | | 14,249 | |
| 2020 Census | 1,156 | | 5,730 | | 13,334 | |
| Growth 2024 - 2029 | 8.94% | | 8.63% | | 8.96% | |
| Growth 2020 - 2024 | 4.50% | | 3.96% | | 6.86% | |

Demographic Detail Report

| Poplar Creek Business Center 7505 Richmond Rd, Williamsburg, VA 23188 | | | | |
|---|------------------|------------------|------------------|--|
| Radius | 1 Mile | 3 Mile | 5 Mile | |
| 2024 Households by HH Income | 1,208 | 5,960 | 14,249 | |
| <\$25,000 | 187 15.48% | 568 9.53% | 1,504 10.56% | |
| \$25,000 - \$50,000 | 165 13.66% | 774 12.99% | 2,376 16.67% | |
| \$50,000 - \$75,000 | 133 11.01% | 937 15.72% | 2,503 17.57% | |
| \$75,000 - \$100,000 | 198 16.39% | 1,073 18.00% | 2,154 15.12% | |
| \$100,000 - \$125,000 | 104 8.61% | 686 11.51% | 1,559 10.94% | |
| \$125,000 - \$150,000 | 88 7.28% | 530 8.89% | 1,410 9.90% | |
| \$150,000 - \$200,000 | 134 11.09% | 638 10.70% | 1,147 8.05% | |
| \$200,000+ | 199 16.47% | 754 12.65% | 1,596 11.20% | |
| 2024 Avg Household Income | \$119,185 | \$115,269 | \$106,714 | |
| 2024 Med Household Income | \$90,025 | \$91,332 | \$83,606 | |
| 2024 Occupied Housing | 1,208 | 5,956 | 14,249 | |
| Owner Occupied | 1,020 84.44% | 5,062 84.99% | 10,821 75.94% | |
| Renter Occupied | 188 15.56% | 894 15.01% | 3,428 24.06% | |
| 2020 Housing Units | 1,255 | 6,033 | 14,613 | |
| 1 Unit | 1,103 87.89% | 5,539 91.81% | 11,861 81.17% | |
| 2 - 4 Units | 94 7.49% | 229 3.80% | 441 3.02% | |
| 5 - 19 Units | 58 4.62% | 245 4.06% | 1,846 12.63% | |
| 20+ Units | 0 0.00% | 20 0.33% | 465 3.18% | |
| 2024 Housing Value | 1,020 | 5,063 | 10,820 | |
| <\$100,000 | 3 0.29% | 73 1.44% | 174 1.61% | |
| \$100,000 - \$200,000 | 59 5.78% | 206 4.07% | 634 5.86% | |
| \$200,000 - \$300,000 | 362 35.49% | 1,658 32.75% | 3,016 27.87% | |
| \$300,000 - \$400,000 | 323 31.67% | 1,493 29.49% | 2,866 26.49% | |
| \$400,000 - \$500,000 | 227 22.25% | 1,004 19.83% | 1,934 17.87% | |
| \$500,000 - \$1,000,000 | 45 4.41% | 596 11.77% | 2,061 19.05% | |
| \$1,000,000+ | 1 0.10% | 33 0.65% | 135 1.25% | |
| 2024 Median Home Value | \$326,625 | \$339,819 | \$355,338 | |
| 2024 Housing Units by Yr Built | 1,256 | 6,180 | 14,842 | |
| Built 2010+ | 310 24.68% | 1,907 30.86% | 3,106 20.93% | |
| Built 2000 - 2010 | 450 35.83% | 1,776 28.74% | 4,129 27.82% | |
| Built 1990 - 1999 | 111 8.84% | 861 13.93% | 2,883 19.42% | |
| Built 1980 - 1989 | 189 15.05% | 789 12.77% | 2,378 16.02% | |
| Built 1970 - 1979 | 113 9.00% | 450 7.28% | 1,443 9.72% | |
| Built 1960 - 1969 | 31 2.47% | 127 2.06% | 386 2.60% | |
| Built 1950 - 1959 | 12 0.96% | 83 1.34% | 199 1.34% | |
| Built <1949 | 40 3.18% | 187 3.03% | 318 2.14% | |
| 2024 Median Year Built | 2002 | 2003 | 1998 | |

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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the ____ Listing Broker, ____ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West