

# For Sale

## Income Producing Property

230 Monticello Avenue  
Williamsburg, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

757.209.2990

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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 RETAIL/OFFICE OPPORTUNITY  
FOR SALE  
230 Monticello Avenue  
Williamsburg, Virginia**

- Location:** 230 Monticello Avenue,  
1301 Mount Vernon Avenue, & 1303 Mount Vernon Avenue  
Williamsburg, Virginia
- Description:** The Property is attractively located in the James City County limits and is in walking distance to the brand-new Mid Town Row Development, and in close proximity to New Town, High Street, the College of William & Mary, and Colonial Williamsburg. This highly visible, well-appointed retail/office is an ideal location for a business that wants a central location and substantially lower rent than Mid Town, New Town, or High Street! Property is also served by a private parking lot and has monument signage.
- Size:** **Total Building: Approximately 4,668 Square Feet**  
**230 Monticello Avenue:** Approximately 2,400 Square Feet (Leased)  
**1301 Mount Vernon Avenue:** Approximately 908 Square Feet (Leased)  
**1303 Mount Vernon Avenue:** Approximately 1,200 Square Feet (Leased)
- Acreage:** .459 Acres
- Sale Price:** \$1,200,000.00
- Projected CAP Rate:** 6.2 Cap
- Lease Rate:** Fully Leased!
- Zoning:** B-3 General/Urban Business District
- Year Built:** 1962 (Major remodel in 2009)
- Additional Improvements:** Major remodel in 2009  
(Including, but not limited to, new electrical panels, New Paved parking lot, New upstairs AC unit and Air handler  
New Medal Roof added (2007)  
Changed AC and air handler in small downstairs suite (2015)  
Re-sealed the parking lot (2016)  
Remodel Large downstairs unit (2017)  
Remodeled 1301 Mount Vernon Avenue Unit (2020)  
Replaced water main line feed inside the building (2020)

**General Information:**

- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods
- Additional Information available with a signed Confidentiality Agreement.

**Also included:**

- Additional Photographs
- Floor Plans
- Aerial Maps
- Location Map
- B-3 Zoning Matrix
- Demographics

**For Additional Information, Please Contact:**

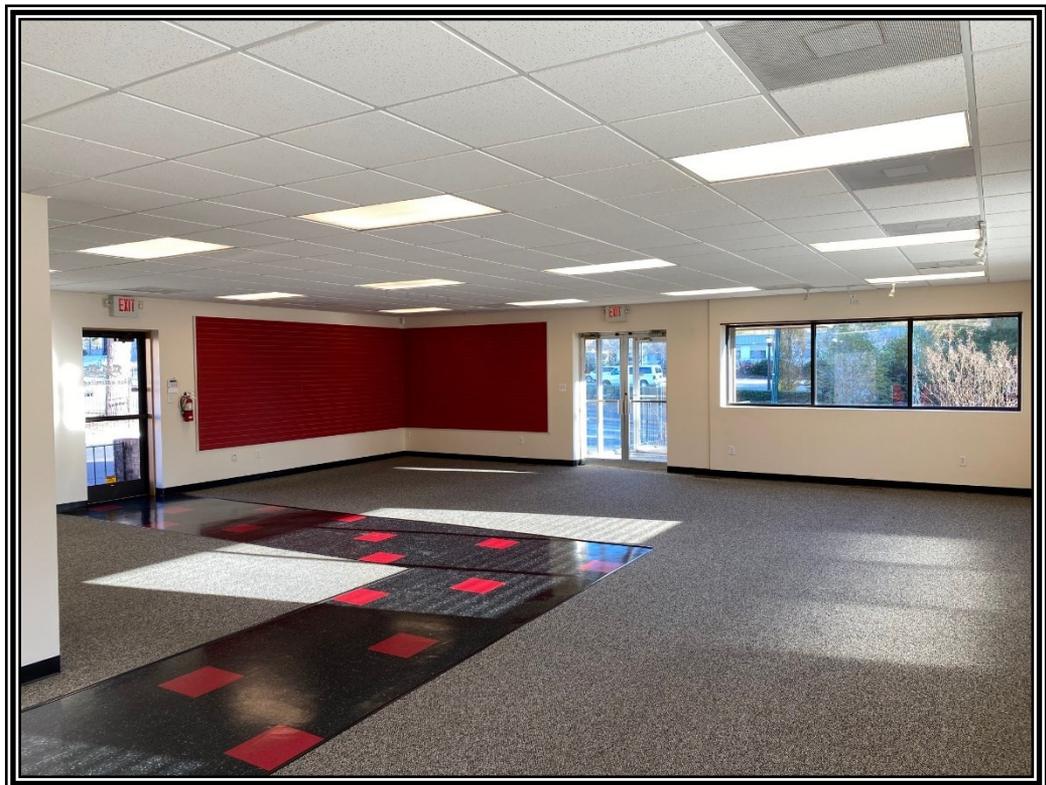


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# 230 Monticello Avenue Williamsburg, Virginia

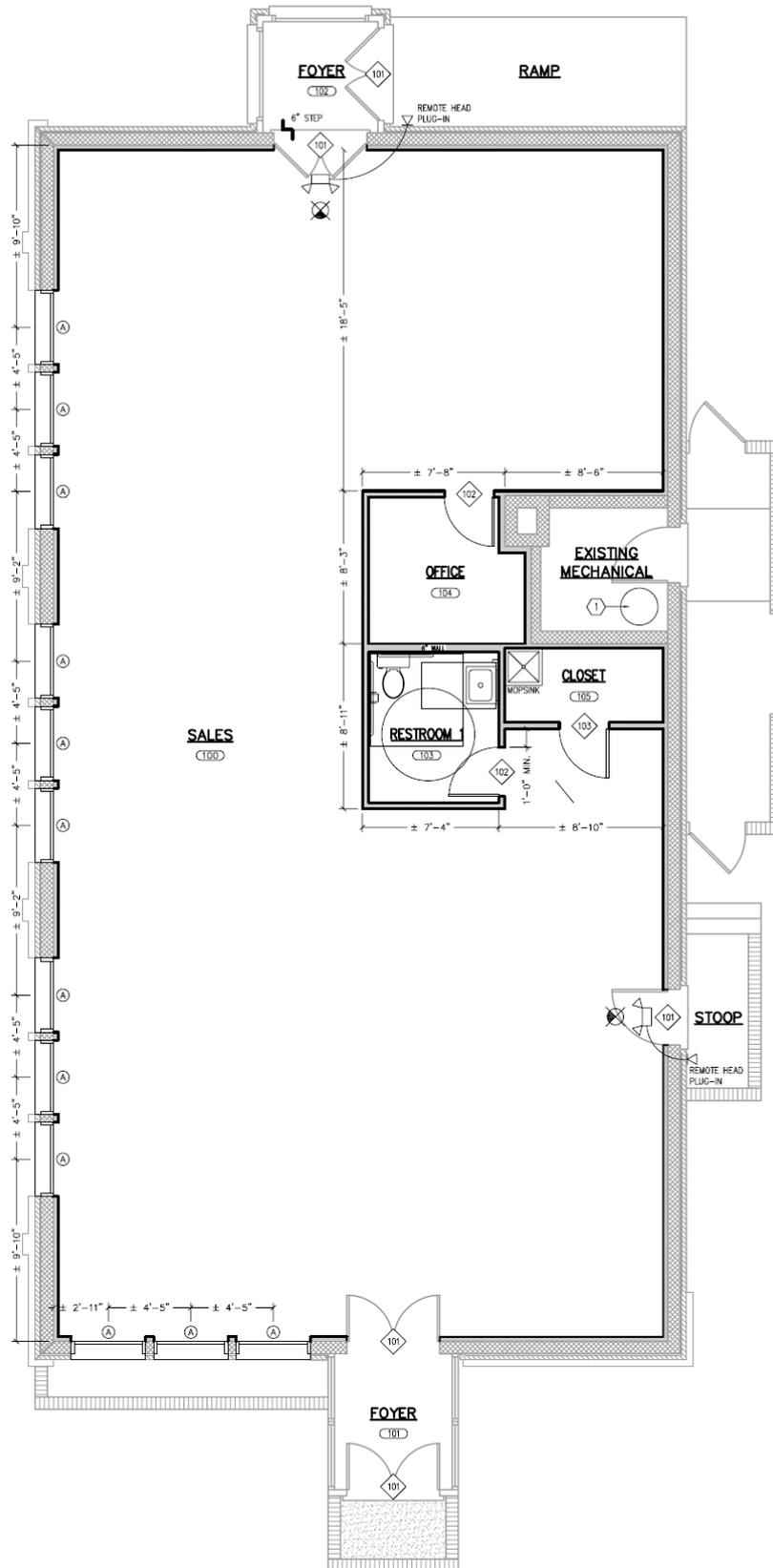


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# 230 Monticello Avenue Williamsburg, Virginia

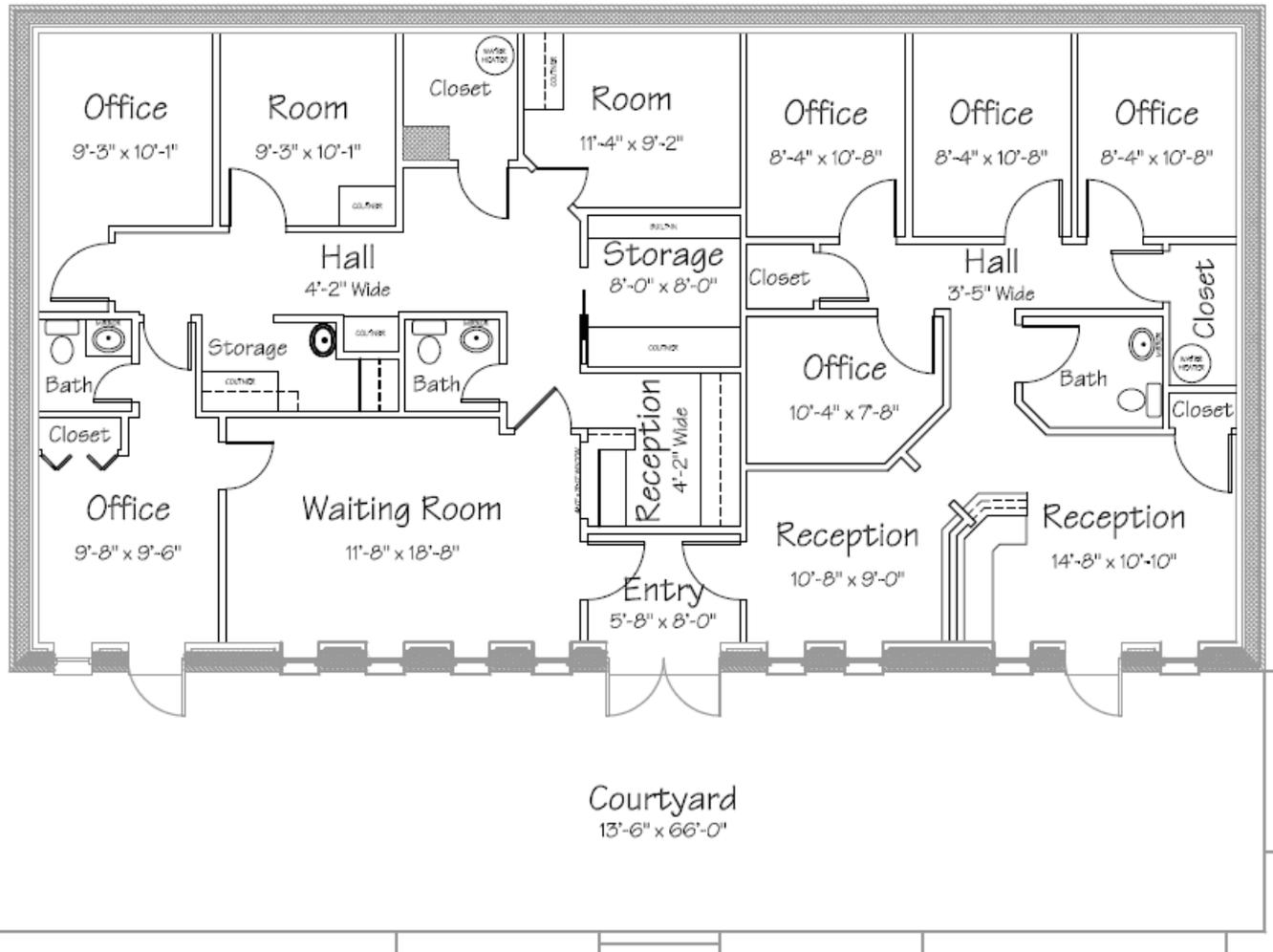


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Upstairs Floor Plan.  
For illustration purposes only.

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Floor Plan - Building

1301 Mt Vernon & 1303 Mount Vernon

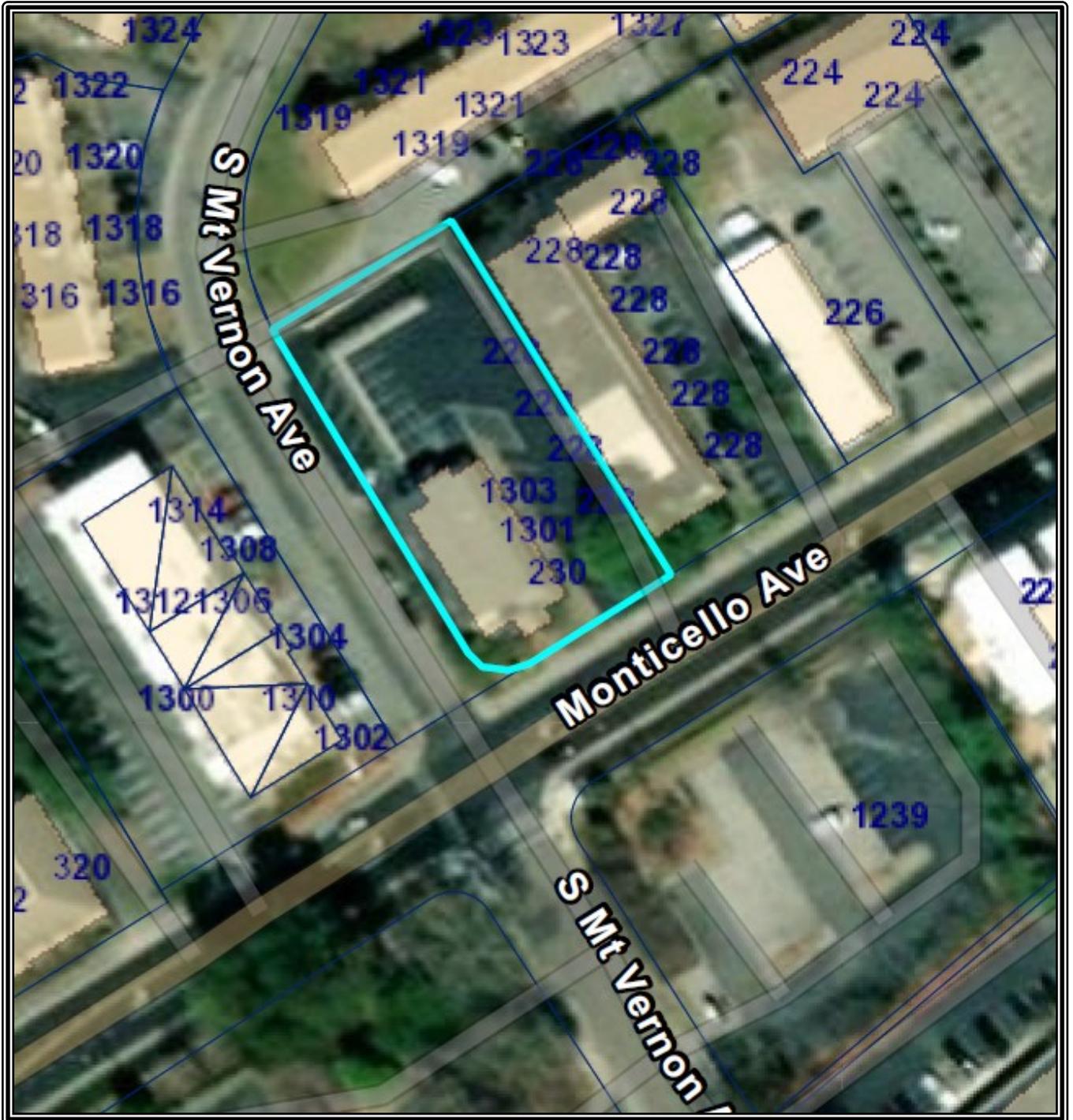
Unit 1301 ( 870 SQ. FT. ±) Unit 1303 ( 1,184 SQ. FT. ±) FOYER ( 54 SQ. FT. ±)  
 NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

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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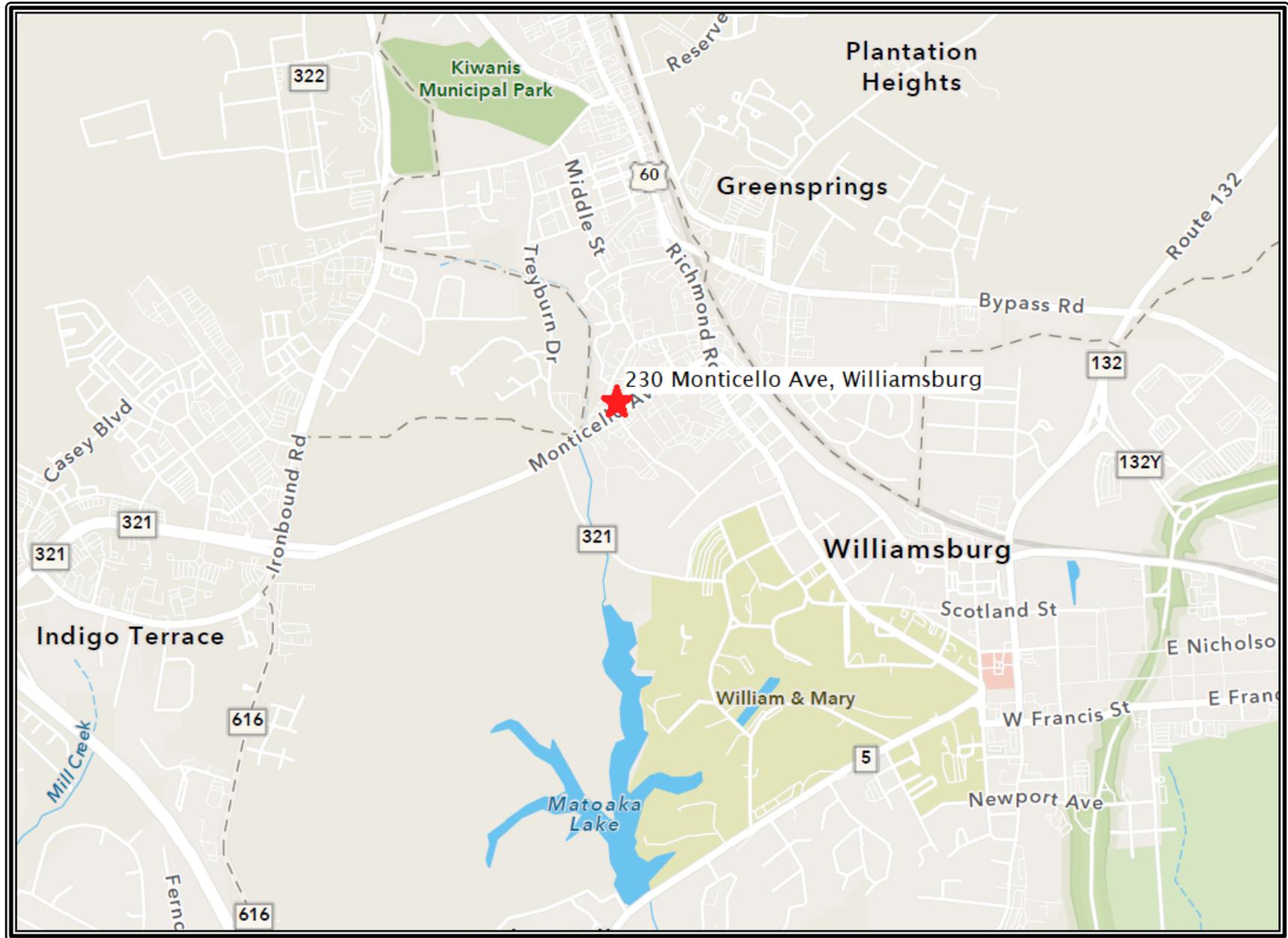


230 Monticello Avenue  
Williamsburg, Virginia



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# 230 Monticello Avenue, Williamsburg, Virginia



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## Sec. 21-352. Permitted uses.

The uses permitted in the **urban 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 and spas, tailors, shoe repair shops, self-service laundromats, and laundry and dry cleaning establishments.
- (5) Convenience stores.
- (6) Day care centers.
  - (6.1) Fitness studios.
  - (6.2) Fitness centers.
  - (6.3) Food trucks in accordance with Section 21-622.
- (7) Freestanding automatic teller machines.
- (8) Funeral homes.
- (9) Hotels/motels and timeshare units, and associated meeting facilities. Hotels/motels are further regulated by chapter 9, Licenses, Permits and Business Regulations.
  - (9.1) Medical and dental offices and clinics.
- (10) Museums and art galleries without outdoor display.
- (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.
- (17) Public art approved through the City's public arts program.
  - (17.1) Public buildings owned and/or operated by the City of Williamsburg.
- (18) 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.
- (19) Radio and television broadcasting stations, studios and offices, but excluding onsite towers.
- (20) Repair services and businesses, including repair of bicycles, guns, radios, television sets, electrical appliances, locks, other home appliances, toys, typewriters, watches and the like.
- (21) Restaurants.
- (22) Retail sales establishments in buildings with a gross floor area not exceeding 50,000 square feet.

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- (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.
  - (24.1) Veterinary hospitals and clinics, provided that there are no outdoor activities.
  - (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.

(Ord. No. 862, 10-10-91; Ord. No. 2-94, § 4, 1-13-94; Ord. No. 11-98, 4-9-98; Ord. No. 35-98, 11-12-98; Ord. No. 01-7, 4-12-01; Ord. No. 03-31, 11-13-03; Ord. No. 08-10, 5-8-08; Ord. No. 08-23, 8-14-08; Ord. No. 13-19, 6-13-13; Ord. No. 14-09, 3-13-14; Ord. No. 14-27, 11-13-14; Ord. No. 15-06, 4-9-15, eff. 7-1-15; Ord. No. 19-02, 1-10-19; Ord. No. 19-17, 9-12-19; Ord. No. 21-13, 10-14-21)

### **Sec. 21-353. Uses permitted as special exceptions.**

Uses permitted in the urban business district B-3 with a special exception approved by the board of zoning appeals in accordance with subsection 21-97(f) are as follows:

No special exception uses are listed for this district.

(Ord. No. 862, 10-10-91; Ord. No. 08-10, 5-8-08; Ord. No. 13-19, 6-13-13)

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

Uses permitted in the urban 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. The gross floor area may be increased up to 80 percent if a special use permit is approved by the city council. Non-residential floor area shall be constructed simultaneously with the construction of the multifamily floor area.
- (2) Senior housing, as defined.
- (3) Student designed dwellings, subject to the following:
  - a. Management shall be provided by either: (1) the College of William and Mary; or (2) in accordance with a management plan that is approved as a part of the rezoning and which provides for prompt and adequate performance of regular and emergency upkeep and maintenance on the complex and all dwelling units therein. The specific plan for the management of the student dwellings shall be approved as a part of the special use permit and shall remain in effect unless the approved special use permit is amended in accordance with article II, division 2.
- (4) Amusement arcades.
- (5) Billiard and pool rooms.
- (6) Bowling alleys.

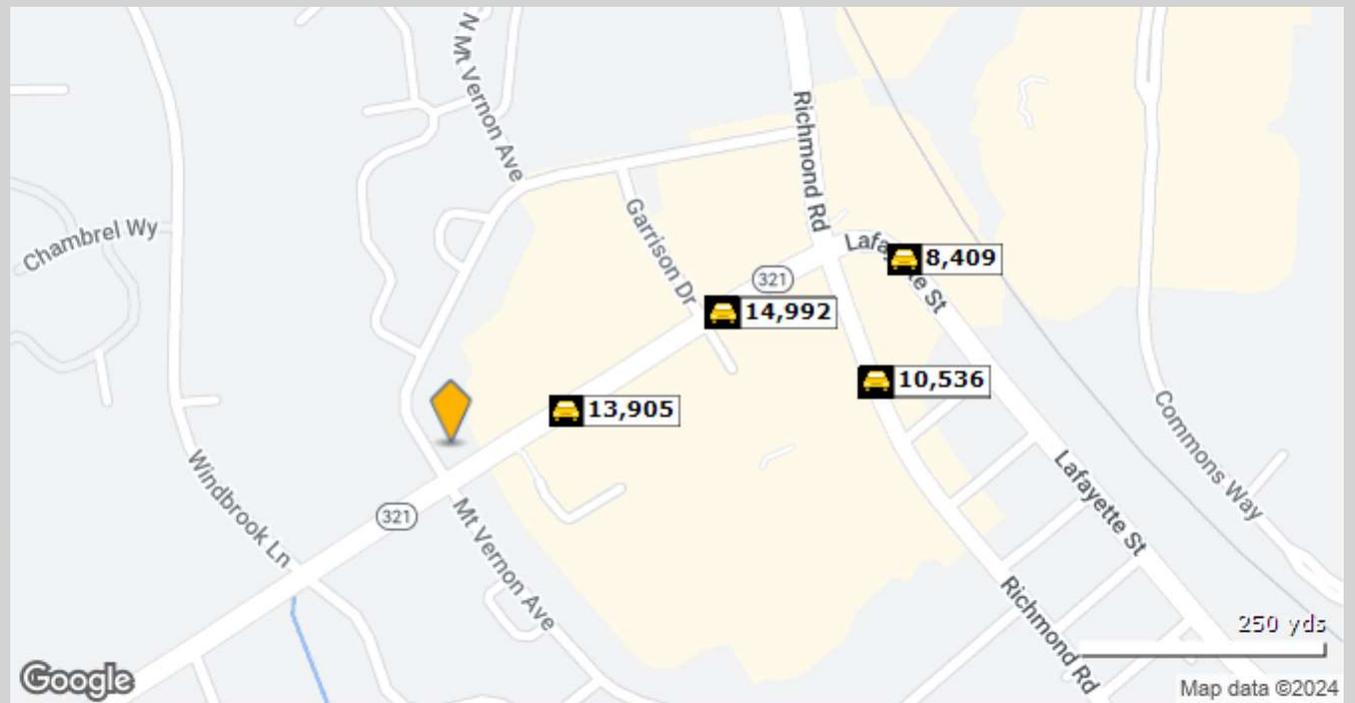
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- (7) Lighted athletic fields owned and/or operated by the City of Williamsburg.
  - (8) Micro-brewery, micro-distillery, micro-winery and/or micro-cidery, with a capacity of not more than 15,000 barrels per year.
  - (8.1) Museums and art galleries with outdoor display.
  - (9) Nursing homes.
  - (10) Offices in buildings with a gross floor area exceeding 50,000 square feet.
  - (11) Parking garages.
  - (12) Recreation centers.
  - (13) Retail sales establishments in buildings with a gross floor area exceeding 50,000 square feet.
  - (14) Tourist or visitor information centers.
  - (15) Use of land as parking for and/or access to a use in an adjoining jurisdiction.

(Ord. No. 862, 10-10-91; Ord. No. 2-94, §§ 4, 8, 9, 1-13-94; Ord. No. 32-98, 11-12-98; Ord. No. 12-00, 8-10-00; Ord. No. 01-7, 4-12-01; Ord. No. 07-08, 1-11-07; Ord. No. 08-10, 5-8-08; Ord. No. 08-23, 8-14-08; Ord. No. 09-19, 12-10-09; Ord. No. 13-19, 6-13-13; Ord. No. 14-09, 3-13-14; Ord. No. 17-17A, 10-12-17)

# Traffic Count Report

230 Monticello Ave, Williamsburg, VA 23185

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **4,668 SF**  
 Typical Floor: **2,334 SF**  
 Total Available: **1,200 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$16.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Monticello Avenue	Mount Vernon Ave	0.08 SW	2022	13,905	MPSI	.07
2	Monticello Ave	Garrison Dr	0.01 SW	2022	14,527	MPSI	.18
3	Monticello Ave	Garrison Dr	0.01 SW	2018	14,917	MPSI	.18
4	Monticello Ave	Garrison Dr	0.01 SW	2020	14,992	MPSI	.18
5	Richmond Rd	Bacon Ave	0.04 SE	2018	9,679	MPSI	.26
6	Richmond Rd	Bacon Ave	0.04 SE	2020	10,770	MPSI	.26
7	Richmond Rd	Bacon Ave	0.04 SE	2022	10,536	MPSI	.26
8	Lafayette St	Bacon Ave	0.08 SE	2018	8,428	MPSI	.29
9	Lafayette St	Bacon Ave	0.08 SE	2022	8,128	MPSI	.29
10	Lafayette St	Bacon Ave	0.08 SE	2020	8,409	MPSI	.29

# Demographic Trend Report

1 Mile Radius

230 Monticello Ave, Williamsburg, VA 23185

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Description	2010	2023	2028
<b>Population</b>	<b>5,385</b>	<b>8,017</b>	<b>8,601</b>
Age 0 - 4	162 3.01%	437 5.45%	597 6.94%
Age 5 - 9	131 2.43%	364 4.54%	490 5.70%
Age 10 - 14	134 2.49%	326 4.07%	409 4.76%
Age 15 - 19	649 12.05%	636 7.93%	466 5.42%
Age 20 - 24	1,449 26.91%	1,000 12.47%	690 8.02%
Age 25 - 29	384 7.13%	688 8.58%	793 9.22%
Age 30 - 34	239 4.44%	502 6.26%	697 8.10%
Age 35 - 39	193 3.58%	502 6.26%	586 6.81%
Age 40 - 44	203 3.77%	454 5.66%	525 6.10%
Age 45 - 49	212 3.94%	368 4.59%	466 5.42%
Age 50 - 54	224 4.16%	342 4.27%	407 4.73%
Age 55 - 59	211 3.92%	371 4.63%	381 4.43%
Age 60 - 64	241 4.48%	400 4.99%	384 4.46%
Age 65 - 69	233 4.33%	389 4.85%	387 4.50%
Age 70 - 74	176 3.27%	378 4.71%	375 4.36%
Age 75 - 79	185 3.44%	323 4.03%	336 3.91%
Age 80 - 84	131 2.43%	241 3.01%	266 3.09%
Age 85+	228 4.23%	296 3.69%	346 4.02%
<b>Age 15+</b>	<b>4,958 92.07%</b>	<b>6,890 85.94%</b>	<b>7,105 82.61%</b>
<b>Age 20+</b>	<b>4,309 80.02%</b>	<b>6,254 78.01%</b>	<b>6,639 77.19%</b>
<b>Age 65+</b>	<b>953 17.70%</b>	<b>1,627 20.29%</b>	<b>1,710 19.88%</b>
<b>Median Age</b>	<b>27</b>	<b>36</b>	<b>36</b>
<b>Average Age</b>	<b>37.40</b>	<b>39.60</b>	<b>39.50</b>
<b>Population By Race</b>	<b>5,385</b>	<b>8,017</b>	<b>8,601</b>
White	4,081 75.78%	5,889 73.46%	6,317 73.44%
Black	817 15.17%	1,369 17.08%	1,473 17.13%
Am. Indian & Alaskan	18 0.33%	44 0.55%	51 0.59%
Asian	310 5.76%	429 5.35%	457 5.31%
Hawaiian & Pacific Islander	2 0.04%	5 0.06%	6 0.07%
Other	151 2.80%	280 3.49%	298 3.46%

# Demographic Trend Report

1 Mile Radius

230 Monticello Ave, Williamsburg, VA 23185

Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>280</b>	<b>537</b>	<b>578</b>
White	240 85.71%	416 77.47%	441 76.30%
Black	19 6.79%	50 9.31%	57 9.86%
Am. Indian & Alaskan	4 1.43%	17 3.17%	20 3.46%
Asian	6 2.14%	19 3.54%	24 4.15%
Hawaiian & Pacific Islander	1 0.36%	2 0.37%	2 0.35%
Other	10 3.57%	33 6.15%	33 5.71%
<b>Household by Household Income</b>	<b>1,864</b>	<b>3,148</b>	<b>3,433</b>
<\$25,000	441 23.66%	770 24.46%	842 24.53%
\$25,000 - \$50,000	587 31.49%	659 20.93%	699 20.36%
\$50,000 - \$75,000	312 16.74%	430 13.66%	462 13.46%
\$75,000 - \$100,000	260 13.95%	373 11.85%	403 11.74%
\$100,000 - \$125,000	114 6.12%	394 12.52%	442 12.88%
\$125,000 - \$150,000	48 2.58%	84 2.67%	94 2.74%
\$150,000 - \$200,000	61 3.27%	236 7.50%	263 7.66%
\$200,000+	41 2.20%	202 6.42%	228 6.64%
<b>Average Household Income</b>	<b>\$59,968</b>	<b>\$81,158</b>	<b>\$82,268</b>
<b>Median Household Income</b>	<b>\$43,520</b>	<b>\$59,062</b>	<b>\$60,283</b>

# Demographic Summary Report

230 Monticello Ave, Williamsburg, VA 23185

Building Type: **Class B Office**      Total Available: **1,200 SF**  
 Class: **B**      % Leased: **100%**  
 RBA: **4,668 SF**      Rent/SF/Yr: **\$16.50**  
 Typical Floor: **2,334 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	8,601	45,021	84,648
2023 Estimate	8,017	43,245	81,175
2010 Census	5,385	36,791	68,572
Growth 2023 - 2028	7.28%	4.11%	4.28%
Growth 2010 - 2023	48.88%	17.54%	18.38%
<b>2023 Population by Hispanic Origin</b>	537	3,158	5,573
<b>2023 Population</b>	8,017	43,245	81,175
White	5,889 73.46%	33,129 76.61%	62,781 77.34%
Black	1,369 17.08%	6,407 14.82%	11,900 14.66%
Am. Indian & Alaskan	44 0.55%	199 0.46%	368 0.45%
Asian	429 5.35%	1,901 4.40%	3,221 3.97%
Hawaiian & Pacific Island	5 0.06%	73 0.17%	135 0.17%
Other	280 3.49%	1,537 3.55%	2,770 3.41%
U.S. Armed Forces	35	376	1,134
<b>Households</b>			
2028 Projection	3,433	17,661	33,376
2023 Estimate	3,149	16,881	31,926
2010 Census	1,862	14,044	26,667
Growth 2023 - 2028	9.02%	4.62%	4.54%
Growth 2010 - 2023	69.12%	20.20%	19.72%
Owner Occupied	1,432 45.47%	9,977 59.10%	21,914 68.64%
Renter Occupied	1,717 54.53%	6,903 40.89%	10,012 31.36%
<b>2023 Households by HH Income</b>	3,148	16,881	31,925
Income: <\$25,000	770 24.46%	2,454 14.54%	3,831 12.00%
Income: \$25,000 - \$50,000	659 20.93%	2,731 16.18%	4,305 13.48%
Income: \$50,000 - \$75,000	430 13.66%	2,485 14.72%	4,474 14.01%
Income: \$75,000 - \$100,000	373 11.85%	2,625 15.55%	5,233 16.39%
Income: \$100,000 - \$125,000	394 12.52%	2,182 12.93%	4,587 14.37%
Income: \$125,000 - \$150,000	84 2.67%	1,330 7.88%	3,100 9.71%
Income: \$150,000 - \$200,000	236 7.50%	1,376 8.15%	2,908 9.11%
Income: \$200,000+	202 6.42%	1,698 10.06%	3,487 10.92%
<b>2023 Avg Household Income</b>	\$81,158	\$101,916	\$109,388
<b>2023 Med Household Income</b>	\$59,062	\$82,338	\$91,016

# Demographic Market Comparison Report

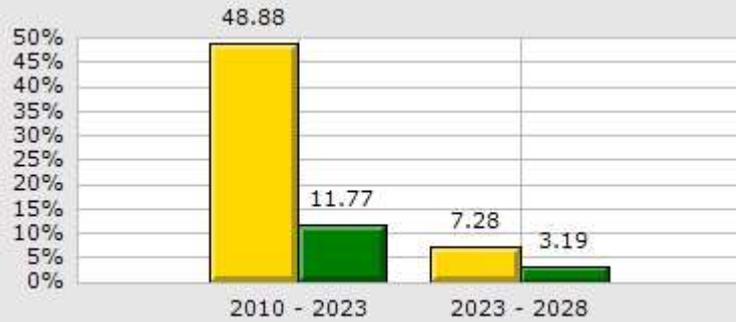
1 mile radius

230 Monticello Ave, Williamsburg, VA 23185

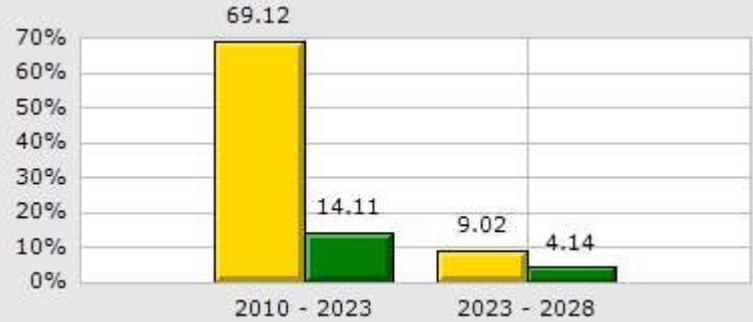
Type: **Class B Office/Medical**  
 County: **Williamsburg**

**1 Mile**  
**County**

Population Growth



Household Growth



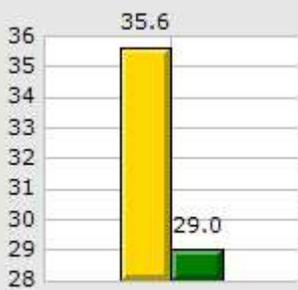
2023 Med Household Inc



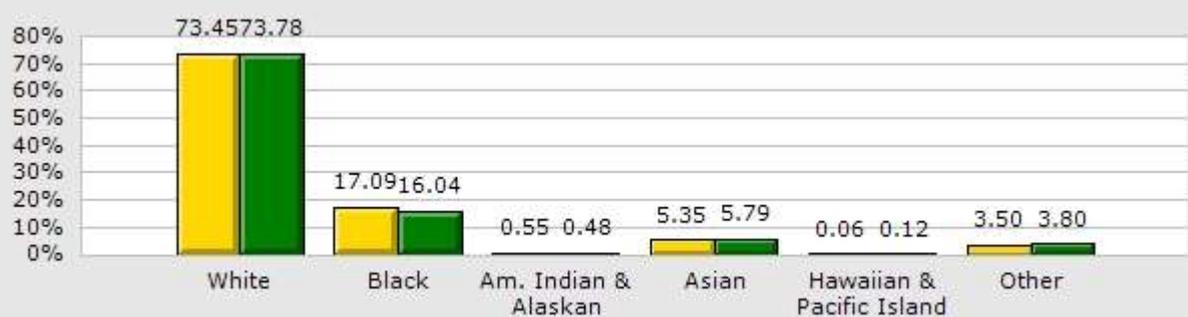
2023 Households by Household Income



2023 Median Age



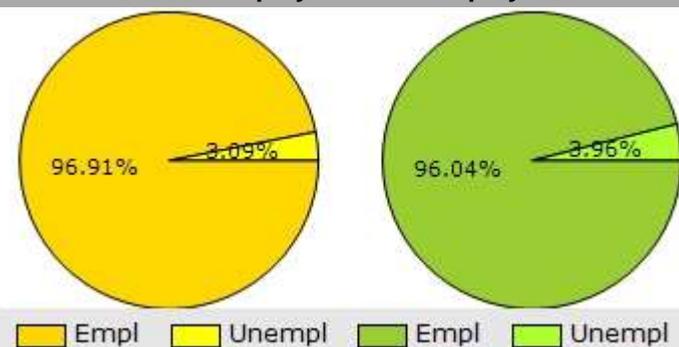
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



# Demographic Market Comparison Report

1 mile radius

230 Monticello Ave, Williamsburg, VA 23185

Type: **Class B Office/Medical**  
 County: **Williamsburg**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	48.88%		11.77%	
Growth 2023 - 2028	7.28%		3.19%	
Empl	3,201	96.91%	6,470	96.04%
Unempl	102	3.09%	267	3.96%
<b>2023 Population by Race</b>				
	<b>8,018</b>		<b>15,724</b>	
White	5,889	73.45%	11,601	73.78%
Black	1,370	17.09%	2,522	16.04%
Am. Indian & Alaskan	44	0.55%	75	0.48%
Asian	429	5.35%	910	5.79%
Hawaiian & Pacific Island	5	0.06%	19	0.12%
Other	281	3.50%	597	3.80%
<b>Household Growth</b>				
Growth 2010 - 2023	69.12%		14.11%	
Growth 2023 - 2028	9.02%		4.14%	
Renter Occupied	1,717	54.53%	2,947	56.50%
Owner Occupied	1,432	45.47%	2,269	43.50%
<b>2023 Households by Household Income</b>				
	<b>3,148</b>		<b>5,216</b>	
Income <\$25K	770	24.46%	1,062	20.36%
Income \$25K - \$50K	659	20.93%	1,040	19.94%
Income \$50K - \$75K	430	13.66%	978	18.75%
Income \$75K - \$100K	373	11.85%	700	13.42%
Income \$100K - \$125K	394	12.52%	410	7.86%
Income \$125K - \$150K	84	2.67%	167	3.20%
Income \$150K - \$200K	236	7.50%	395	7.57%
Income \$200K+	202	6.42%	464	8.90%
2023 Med Household Inc	\$59,062		\$59,166	
2023 Median Age	35.60		29.00	

# Demographic Detail Report

230 Monticello Ave, Williamsburg, VA 23185

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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2023 Estimate	8,017	43,245	81,175
2010 Census	5,385	36,791	68,572
Growth 2023 - 2028	7.28%	4.11%	4.28%
Growth 2010 - 2023	48.88%	17.54%	18.38%

2023 Population by Age	8,017		43,245		81,175	
Age 0 - 4	437	5.45%	2,230	5.16%	4,021	4.95%
Age 5 - 9	364	4.54%	2,090	4.83%	4,077	5.02%
Age 10 - 14	326	4.07%	2,112	4.88%	4,326	5.33%
Age 15 - 19	636	7.93%	3,200	7.40%	5,496	6.77%
Age 20 - 24	1,000	12.47%	4,088	9.45%	6,195	7.63%
Age 25 - 29	688	8.58%	2,982	6.90%	4,848	5.97%
Age 30 - 34	502	6.26%	2,459	5.69%	4,314	5.31%
Age 35 - 39	502	6.26%	2,542	5.88%	4,638	5.71%
Age 40 - 44	454	5.66%	2,406	5.56%	4,606	5.67%
Age 45 - 49	368	4.59%	2,149	4.97%	4,261	5.25%
Age 50 - 54	342	4.27%	2,162	5.00%	4,345	5.35%
Age 55 - 59	371	4.63%	2,375	5.49%	4,798	5.91%
Age 60 - 64	400	4.99%	2,546	5.89%	5,142	6.33%
Age 65 - 69	389	4.85%	2,531	5.85%	5,165	6.36%
Age 70 - 74	378	4.71%	2,495	5.77%	5,138	6.33%
Age 75 - 79	323	4.03%	2,048	4.74%	4,211	5.19%
Age 80 - 84	241	3.01%	1,416	3.27%	2,883	3.55%
Age 85+	296	3.69%	1,413	3.27%	2,713	3.34%
Age 65+	1,627	20.29%	9,903	22.90%	20,110	24.77%
<b>Median Age</b>	<b>35.60</b>		<b>39.80</b>		<b>42.90</b>	
<b>Average Age</b>	<b>39.60</b>		<b>41.60</b>		<b>43.00</b>	

# Demographic Detail Report

230 Monticello Ave, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population By Race</b>	<b>8,017</b>	<b>43,245</b>	<b>81,175</b>
White	5,889 73.46%	33,129 76.61%	62,781 77.34%
Black	1,369 17.08%	6,407 14.82%	11,900 14.66%
Am. Indian & Alaskan	44 0.55%	199 0.46%	368 0.45%
Asian	429 5.35%	1,901 4.40%	3,221 3.97%
Hawaiian & Pacific Island	5 0.06%	73 0.17%	135 0.17%
Other	280 3.49%	1,537 3.55%	2,770 3.41%
<b>Population by Hispanic Origin</b>	<b>8,017</b>	<b>43,245</b>	<b>81,175</b>
Non-Hispanic Origin	7,480 93.30%	40,088 92.70%	75,603 93.14%
Hispanic Origin	537 6.70%	3,158 7.30%	5,572 6.86%
<b>2023 Median Age, Male</b>	<b>35.10</b>	<b>38.80</b>	<b>41.40</b>
<b>2023 Average Age, Male</b>	<b>38.70</b>	<b>40.60</b>	<b>41.90</b>
<b>2023 Median Age, Female</b>	<b>35.90</b>	<b>40.90</b>	<b>44.30</b>
<b>2023 Average Age, Female</b>	<b>40.50</b>	<b>42.40</b>	<b>43.90</b>
<b>2023 Population by Occupation Classification</b>	<b>6,761</b>	<b>36,170</b>	<b>67,649</b>
Civilian Employed	3,201 47.35%	18,801 51.98%	37,096 54.84%
Civilian Unemployed	102 1.51%	610 1.69%	1,217 1.80%
Civilian Non-Labor Force	3,425 50.66%	16,391 45.32%	28,245 41.75%
Armed Forces	33 0.49%	368 1.02%	1,091 1.61%
<b>Households by Marital Status</b>			
Married	986	8,131	17,439
Married No Children	705	5,553	11,665
Married w/Children	281	2,578	5,773
<b>2023 Population by Education</b>	<b>5,913</b>	<b>32,281</b>	<b>62,696</b>
Some High School, No Diploma	360 6.09%	1,418 4.39%	2,666 4.25%
High School Grad (Incl Equivalency)	1,286 21.75%	5,059 15.67%	9,870 15.74%
Some College, No Degree	1,133 19.16%	7,254 22.47%	14,538 23.19%
Associate Degree	659 11.14%	2,757 8.54%	5,636 8.99%
Bachelor Degree	1,353 22.88%	8,406 26.04%	16,231 25.89%
Advanced Degree	1,122 18.98%	7,387 22.88%	13,755 21.94%

# Demographic Detail Report

230 Monticello Ave, Williamsburg, VA 23185

Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>5,706</b>		<b>34,561</b>		<b>67,500</b>	
Real Estate & Finance	103	1.81%	1,029	2.98%	1,845	2.73%
Professional & Management	1,866	32.70%	11,626	33.64%	23,099	34.22%
Public Administration	233	4.08%	1,329	3.85%	2,825	4.19%
Education & Health	983	17.23%	5,736	16.60%	10,547	15.63%
Services	568	9.95%	2,873	8.31%	5,769	8.55%
Information	23	0.40%	236	0.68%	431	0.64%
Sales	755	13.23%	4,415	12.77%	8,362	12.39%
Transportation	93	1.63%	276	0.80%	315	0.47%
Retail	346	6.06%	2,179	6.30%	4,235	6.27%
Wholesale	36	0.63%	389	1.13%	853	1.26%
Manufacturing	55	0.96%	776	2.25%	2,120	3.14%
Production	241	4.22%	1,305	3.78%	2,629	3.89%
Construction	125	2.19%	715	2.07%	1,398	2.07%
Utilities	108	1.89%	619	1.79%	1,227	1.82%
Agriculture & Mining	31	0.54%	93	0.27%	135	0.20%
Farming, Fishing, Forestry	25	0.44%	30	0.09%	92	0.14%
Other Services	115	2.02%	935	2.71%	1,618	2.40%
<b>2023 Worker Travel Time to Job</b>	<b>2,971</b>		<b>17,595</b>		<b>35,369</b>	
<30 Minutes	2,165	72.87%	12,902	73.33%	25,071	70.88%
30-60 Minutes	577	19.42%	3,211	18.25%	7,324	20.71%
60+ Minutes	229	7.71%	1,482	8.42%	2,974	8.41%
<b>2010 Households by HH Size</b>	<b>1,861</b>		<b>14,045</b>		<b>26,667</b>	
1-Person Households	736	39.55%	3,886	27.67%	6,502	24.38%
2-Person Households	668	35.89%	5,713	40.68%	11,037	41.39%
3-Person Households	244	13.11%	2,068	14.72%	4,014	15.05%
4-Person Households	131	7.04%	1,533	10.91%	3,297	12.36%
5-Person Households	55	2.96%	562	4.00%	1,232	4.62%
6-Person Households	17	0.91%	186	1.32%	396	1.48%
7 or more Person Households	10	0.54%	97	0.69%	189	0.71%
<b>2023 Average Household Size</b>	<b>2.00</b>		<b>2.30</b>		<b>2.40</b>	
<b>Households</b>						
2028 Projection	3,433		17,661		33,376	
2023 Estimate	3,149		16,881		31,926	
2010 Census	1,862		14,044		26,667	
Growth 2023 - 2028	9.02%		4.62%		4.54%	
Growth 2010 - 2023	69.12%		20.20%		19.72%	

# Demographic Detail Report

230 Monticello Ave, Williamsburg, VA 23185						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Households by HH Income</b>	<b>3,148</b>		<b>16,881</b>		<b>31,925</b>	
<\$25,000	770	24.46%	2,454	14.54%	3,831	12.00%
\$25,000 - \$50,000	659	20.93%	2,731	16.18%	4,305	13.48%
\$50,000 - \$75,000	430	13.66%	2,485	14.72%	4,474	14.01%
\$75,000 - \$100,000	373	11.85%	2,625	15.55%	5,233	16.39%
\$100,000 - \$125,000	394	12.52%	2,182	12.93%	4,587	14.37%
\$125,000 - \$150,000	84	2.67%	1,330	7.88%	3,100	9.71%
\$150,000 - \$200,000	236	7.50%	1,376	8.15%	2,908	9.11%
\$200,000+	202	6.42%	1,698	10.06%	3,487	10.92%
<b>2023 Avg Household Income</b>	<b>\$81,158</b>		<b>\$101,916</b>		<b>\$109,388</b>	
<b>2023 Med Household Income</b>	<b>\$59,062</b>		<b>\$82,338</b>		<b>\$91,016</b>	
<b>2023 Occupied Housing</b>	<b>3,149</b>		<b>16,880</b>		<b>31,926</b>	
Owner Occupied	1,432	45.47%	9,977	59.11%	21,914	68.64%
Renter Occupied	1,717	54.53%	6,903	40.89%	10,012	31.36%
<b>2010 Housing Units</b>	<b>3,649</b>		<b>18,903</b>		<b>34,769</b>	
1 Unit	1,542	42.26%	11,823	62.55%	24,983	71.85%
2 - 4 Units	362	9.92%	1,460	7.72%	2,089	6.01%
5 - 19 Units	1,028	28.17%	3,846	20.35%	5,323	15.31%
20+ Units	717	19.65%	1,774	9.38%	2,374	6.83%
<b>2023 Housing Value</b>	<b>1,432</b>		<b>9,978</b>		<b>21,914</b>	
<\$100,000	80	5.59%	257	2.58%	359	1.64%
\$100,000 - \$200,000	326	22.77%	1,456	14.59%	2,423	11.06%
\$200,000 - \$300,000	590	41.20%	2,401	24.06%	5,229	23.86%
\$300,000 - \$400,000	194	13.55%	2,396	24.01%	5,688	25.96%
\$400,000 - \$500,000	158	11.03%	1,545	15.48%	3,603	16.44%
\$500,000 - \$1,000,000	84	5.87%	1,806	18.10%	4,326	19.74%
\$1,000,000+	0	0.00%	117	1.17%	286	1.31%
<b>2023 Median Home Value</b>	<b>\$252,542</b>		<b>\$336,519</b>		<b>\$351,793</b>	
<b>2023 Housing Units by Yr Built</b>	<b>3,662</b>		<b>19,034</b>		<b>35,083</b>	
Built 2010+	815	22.26%	2,425	12.74%	4,256	12.13%
Built 2000 - 2010	1,333	36.40%	5,811	30.53%	10,012	28.54%
Built 1990 - 1999	278	7.59%	2,907	15.27%	6,473	18.45%
Built 1980 - 1989	223	6.09%	2,611	13.72%	5,500	15.68%
Built 1970 - 1979	309	8.44%	1,979	10.40%	3,778	10.77%
Built 1960 - 1969	307	8.38%	1,536	8.07%	2,288	6.52%
Built 1950 - 1959	152	4.15%	866	4.55%	1,547	4.41%
Built <1949	245	6.69%	899	4.72%	1,229	3.50%
<b>2023 Median Year Built</b>	<b>2002</b>		<b>1995</b>		<b>1994</b>	

## 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:

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