

**For Sale**  
**Prime 1.89 Acre Site**  
**6940 Richmond Road**  
**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

[Ron@cwcrew.net](mailto:Ron@cwcrew.net)

[www.cwcrew.net](http://www.cwcrew.net)

*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 WEST**  
Commercial Real Estate

**FOR SALE**  
**Prime Retail Parcel**  
**6940 Richmond Road**  
**Williamsburg, Virginia**

**Location:** 6940 Richmond Road  
Williamsburg, Virginia

**Description:** Centrally located in the Lightfoot corridor of Williamsburg, Virginia. This highly visible retail land development opportunity offers a great location and high traffic count visibility along Route 60. The site is directly beside Go Karts Plus, and in close proximity to the Williamsburg Pottery. This is the gateway property to the Colonial Heritage development.

**Acreage:** Approximately 1.89 Acres

**Sale Price:** **\$750,000.00** (\$396,825.40/acre)

**Zoning:** **B-1 General Business District** (Multiple allowable uses by right are attached in the marketing package.)

**Surrounding Info:** Newport News-Williamsburg International Airport / 26 miles  
Richmond International Airport/ 39 miles  
Colonial Williamsburg / 7 miles  
College of William & Mary/ 7 miles  
Williamsburg Premium Outlets/ 4 miles

**Additional Information:**

- Plat
- Aerials
- Location Maps
- Zoning Matrix
- Demographics

**For additional information please contact:**



**Ron A. Campana, Jr.**  
Campana Waltz Commercial Real Estate West  
1313 Jamestown Road, Suite 202  
Williamsburg, Virginia 23185  
Phone (757) 209-2990  
[Ron@cwcrew.net](mailto:Ron@cwcrew.net)  
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# 6940 Richmond Road, Williamsburg, Virginia

110003957

**CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL (24-3)(1-15)**  
 THE PROPERTY SHOWN AS PARCEL A-1 ON THIS PLAT WAS CONVEYED BY FIRST COLONIAL FINANCIAL CORPORATION AND PARKER ENERGY AND PETROLEUM COMPANY TO ACTION PARK OF WILLIAMSBURG, VA, INC. BY DEED DATED APRIL 26, 1993 AND RECORDED IN DEED BOOK 617, PG. 113 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL (24-3)(1-16)**  
 THE PROPERTY SHOWN AS PARCEL A-2 ON THIS PLAT WAS CONVEYED BY FRANK H. HUGHES TO ACTION PARK OF WILLIAMSBURG, VA, INC. BY DEED DATED NOVEMBER 26, 1994 AND RECORDED IN DEED BOOK 727, PG. 634 AND DEED BOOK 716, PG. 640 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**OWNER'S CERTIFICATION**  
 THIS PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

02-01-11 Robert E. Miller  
 DATE FOR ACTION PARK OF WILLIAMSBURG, VA, INC.  
ROBERT E. MILLER  
 PRINTED NAME & TITLE PRES.

**CERTIFICATE OF NOTARIZATION:**  
 COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY

I, Gwen C. Schatzman NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 1ST DAY OF FEBRUARY, 2011  
Gwen C. Schatzman  
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 11/30/2013  
 NOTARY REGISTRATION NUMBER: 361448

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

Ronald W. Eads, L.S. #1948 01-21-11  
 DATE DATE

**CERTIFICATE OF APPROVAL**  
 THIS PROPERTY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

2/1/11 Becky B. Woolridge  
 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

**GENERAL NOTES**

- ALL PROPOSED UTILITIES SHOWN ARE TO BE PLACED UNDERGROUND PER THE CURRENT JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-33.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY SHOWN AS PARCEL "A-1" IS ALL OF TAX MAP PARCEL #24-3(1-15), PROPERTY ADDRESS IS #610 RICHMOND ROAD. PROPERTY SHOWN AS PARCEL "A-2" IS ALL OF TAX MAP PARCEL #24-3(1-16), PROPERTY ADDRESS IS #670 RICHMOND ROAD.
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN) PER F.U.M. HYDROLOGIC, DATED SEPTEMBER 26, 2007.
- TAX MAP PARCELS (24-3)(1-16) AND (24-3)(1-15) ARE CURRENTLY ZONED BY (GENERAL BUSINESS). BUILDING SETBACK REQUIREMENTS: FRONT = 30'  
 SIDES = 20'  
 REAR = 20'

FOR MORE SPECIFIC SETBACK REQUIREMENTS REFERENCE IS MADE TO THE CURRENT JAMES CITY COUNTY ZONING ORDINANCES.

6. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (C) (1) OF THE JAMES CITY COUNTY CODE.

7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

8. THIS PLAT DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN ARE A COMPOSITE BASED ON RECORD AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN, THERE MAY BE EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THE PURPOSE AND INTENT OF THIS PLAT IS TO EXTINGUISH THE COMMON PROPERTY LINE BETWEEN PARCEL A-1 AND PARCEL A-2 AS SHOWN.

**AREA TABULATION**

AREA	S.F.±	AC.±
AREA OF T.M. (24-3) (1-16)-PARCEL A-1 DB 221, PG. 350 (PLAT)	186,194	4.27
AREA OF T.M. (24-3) (1-15)-PARCEL A-2 DB 727, PG. 636 (PLAT)	168,254	3.82
NEW COMBINED AREA OF PARCEL A-1 AND A-2	352,448	8.09

N/F WILLIAMSBURG POTTERY FACTORY INC.  
 TAX MAP PARCEL# (24-3) (1-16)

N/F WILLIAMSBURG POTTERY PROPERTIES, LLC  
 TAX MAP PARCEL# (24-3)(1-24)

N/F HARBIN PROPERTIES, LLC  
 TAX MAP PARCEL# (24-1)(1-30)

CSX TRANSPORTATION  
 (FORMERLY C & O RAILROAD)  
 (100' R/W)  
 D.B. 4 PG. 284  
 R/W AND TRACK MAPS #29 & 30

EXISTING VARIABLE WIDTH  
 INGRESS / EGRESS &  
 UTILITY EASEMENT  
 NOTE #10027980

DEED BOOK 721, PAGE 350 (PLAT)  
 DEED BOOK 721, PAGE 636 (PLAT)

U.S. ROUTE 60 - RICHMOND ROAD  
 (VARIABLE WIDTH R/W)  
 PROJ. 0400-047-101, R/W 203  
 0000-047-101, C-501, PG-101

GRAPHIC SCALE  
 100' 0' 100' 200'  
 SCALE: 1" = 100'

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT,  
 THIS 1 DAY OF Feb, 2011  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO  
 THE RECORD AS THE LAW DIRECTS, 01:32 AM/PM  
 INSTRUMENT # 110003957

TESTE: Becky B. Woolridge C. BECKY B. WOOLRIDGE, CLERK  
 BECKY B. WOOLRIDGE, CLERK

NOTE: THE PURPOSE AND INTENT OF THIS PLAT IS TO EXTINGUISH THE COMMON PROPERTY LINE BETWEEN PARCEL A-1 AND PARCEL A-2 AS SHOWN.

Largo (www.Platts) Recorded herewith as # 110003957

Rev	Date	Description	Entered By



**RES**  
 CONSULTING ENGINEERS  
 5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 255-0949  
 Fax: (757) 255-8994  
 www.resva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF PROPERTY LINE EXTINGUISHMENT BETWEEN  
 PARCEL A-1 AND A-2  
 OWNED BY ACTION PARK OF WILLIAMSBURG, VA, INC.

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: RWE  
 Project Number: 8047.06  
 Scale: 1"=100'  
 Date: 12/16/10  
 Sheet Number: 1 of 1

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6940 Richmond Road  
Williamsburg, Virginia



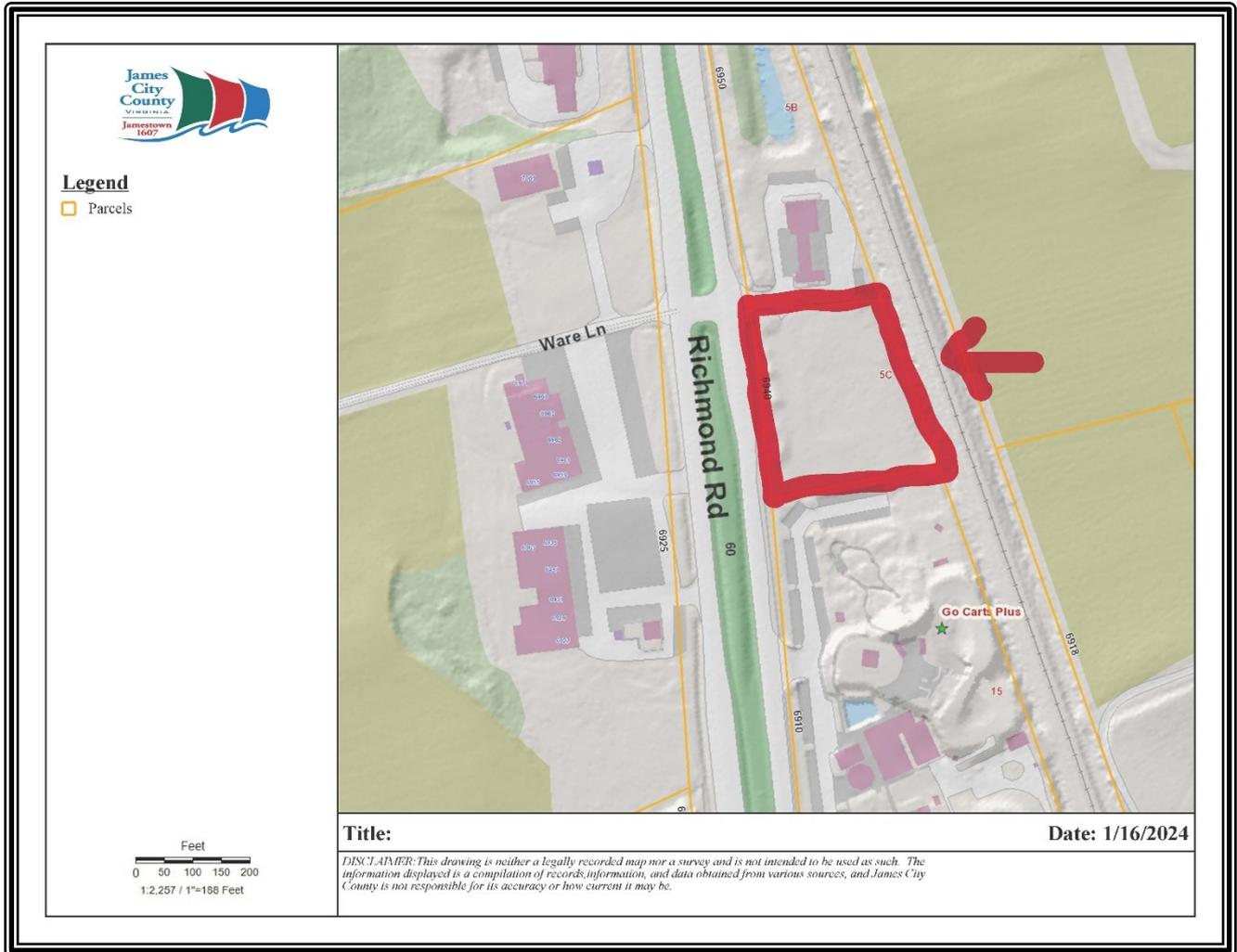
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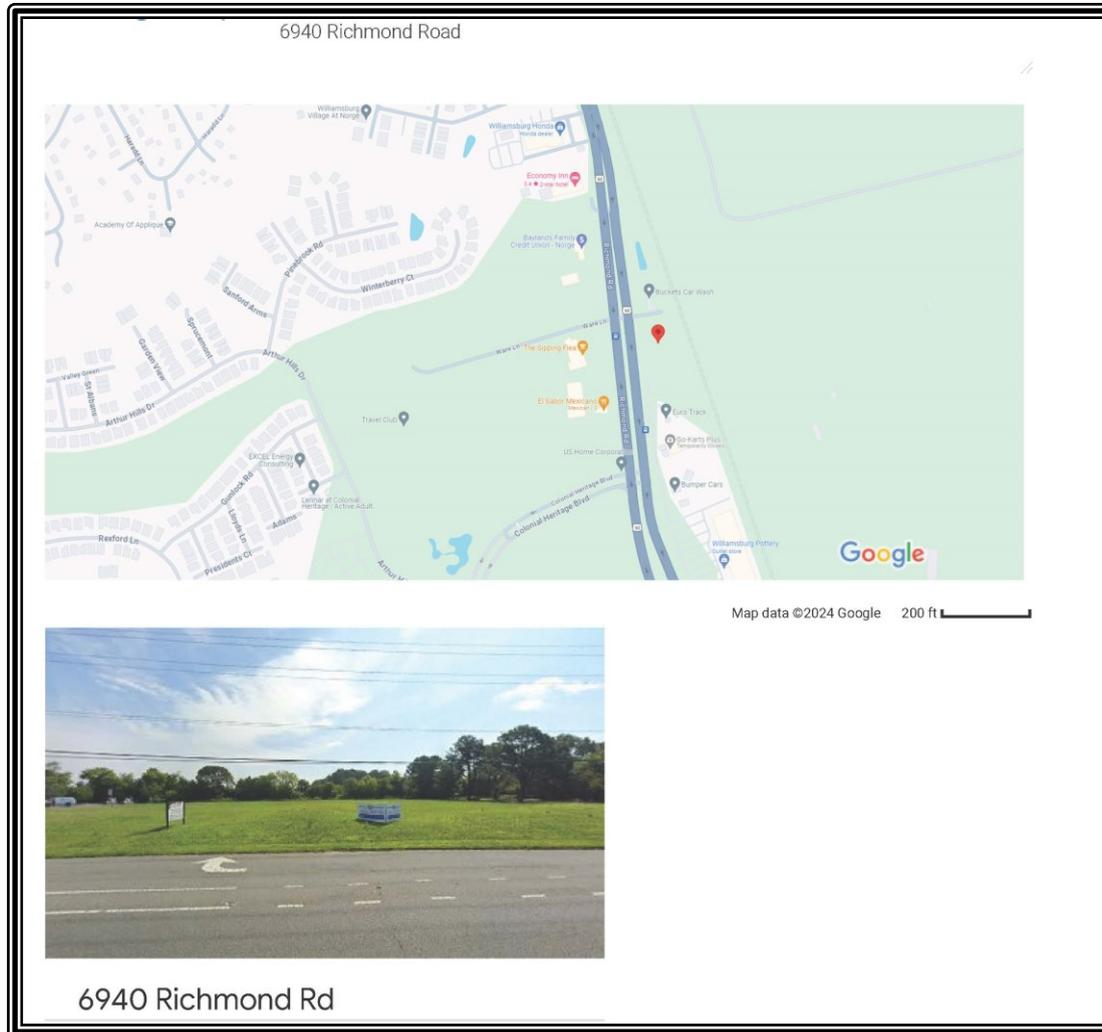
# 6940 Richmond Road, Williamsburg, Virginia



The property is highlighted in red.  
For illustration purposes only.

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**Sec. 24-390. Use list.**

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the **General Business District, B-1**, structures to be erected or land to be used, shall be for one or more of the following uses: \*See additional use restrictions below:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential	An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial use of the property	P	
Commercial	Accessory uses and structures, as defined in section 24-2	P	
	Adult day care centers	P	
	Amphitheaters		SUP
	Antique shops	P	
	Arts and crafts, hobby and handicraft shops	P	
	Auction houses	P	
	Bakeries or fish markets	P	
	Banks and other financial institutions	P	
	Barber and beauty salons	P	
	Beekeeping in accordance with section 24-47.1	P	
	Business and professional offices	P	
	Campgrounds		SUP
	Catering and meal preparation	P	
	Child day care centers	P	
	Contractor offices (with storage of materials and equipment limited to a fully enclosed building)	P	
	Convenience stores which sell and dispense fuel in accordance with section 24-38		SUP
	Convention centers		SUP
	Country clubs and golf courses, public or private		SUP
	Drug stores	P	
	Dry cleaners and laundries	P	
	Farmer's market	P	
	Feed, seed and farm supply stores	P	
	Firearms sales and service	P	
	Firing and shooting ranges, limited to a fully enclosed building		SUP
	Flea markets		SUP
	Funeral homes	P	
	Gift and souvenir stores	P	
	Grocery stores	P	
	Health and exercise clubs, fitness centers	P	
	Heliports and helistops, as an accessory use		SUP
	Hospitals		SUP
	Hotels and motels	P	

	Indoor centers of amusement including billiard halls, arcades, pool rooms, bowling alleys, dance clubs and bingo halls	P	
	Indoor sport facilities (excluding firing and shooting ranges)	P	
	Indoor theaters	P	
	Janitorial service establishments	P	
	Kennels and animal boarding facilities	P	
	Limousine services (with maintenance limited to a fully enclosed building)	P	
	Lodges, civic clubs, fraternal organizations and service clubs	P	
	Lumber and building supply (with storage limited to a fully enclosed building or screened from view with landscaping and fencing with a maximum height of 12 feet)	P	
	Machinery sales and service (with storage and repair limited to a fully enclosed building)	P	
	Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 24-38	P	
	Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packaging or distribution	P	
	Medical clinics or offices	P	
	Mobile food vending vehicles in accordance with Section 24-49	P	
	Museums	P	
	New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building)	P	
	Nursing homes		SUP
	Off-street parking as required by article II, division 2 of this chapter	P	
	Office supply stores	P	
	Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks		SUP
	Outdoor sports facilities, including golf driving ranges, batting cages and skate parks		SUP
	Parking lots, structures or garages	P	
	Pet stores and pet supply sales	P	
	Photography, artist and sculptor stores and studios	P	
	Plumbing and electrical supply and sales (with storage limited to a fully enclosed building)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Radio and television stations and accessory antenna or towers which are 60 feet or less in height	P	
	Research, development and design facilities or laboratories	P	
	Restaurants, including fast food restaurants, tea rooms, coffee shops, and taverns	P	
	Retail and service stores, including the following stores: alcohol, appliances, books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier,	P	

	garden supply, gift, gourmet foods, greeting cards, handicrafts, hardware, home appliance, health and beauty aids, ice cream, jewelry, locksmith, music, office supply, optical goods, paint, pet, photography, picture framing, plant supply, secretarial services, shoes, sporting goods, stamps, tailor, toys, travel agencies, upholstery, variety, wearing apparel, and yard goods		
	Retail food stores	P	
	Security service offices	P	
	Small-scale alcohol production	P	
	Taxi service	P	
	Theme parks greater than 10 acres in size		SUP
	Tourist homes	P	
	Vape/smoke shop and vape/smoke lounge		SUP
	Vehicle repair and service, including tire, transmission, glass, body and fender, and other automotive product sales, new and/or rebuilt (with major repair limited to a fully enclosed building and storage of parts and vehicles screened from adjacent property by landscaping and fencing)	P	
	Vehicle and trailer sales and services (with major repair limited to a fully enclosed building)	P	
	Vehicle rentals	P	
	Vehicle service stations; if fuel is sold, then in accordance with section 24-38		SUP
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise while on a leash)	P	
	Wholesale and warehousing (with storage limited to a fully enclosed building)	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Libraries	P	
	Nonemergency medical transport		SUP
	Places of public assembly	P	
	Post offices	P	
	Schools		SUP
Utility Uses	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.	P	
	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.		SUP
	Electrical generation facilities (public or private), steam generation facilities, and electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	Railroad facilities including tracks, bridges and stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad		SUP

	rights-of-way, are permitted generally and shall not require a special use permit		
	Telephone exchanges and telephone switching stations	P	
	Transmission pipelines, public or private, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. Extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit		SUP
	Water facilities, public or private, and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, the following are permitted generally and shall not require a special use permit:		SUP
	(a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and		
	(b) Distribution lines and local facilities within a development, including pump stations		
Open	Timbering, in accordance with section 24-43	P	
Industrial Uses	Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted indoors or under cover, with no dust, noise, odor or other objectionable effect.		SUP
	Waste disposal facilities		SUP

(Ord. No. 31A-88, § 20-82, 4-8-85; Ord. No. 31A-96, 4-7-86; Ord. No. 31A-102, 6-1-87; Ord. No. 31A-121, 5-21-90; Ord. No. 31A-143, 5-4-92; Ord. No. 31A -145, 7-6-92; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-174, 1-28-97; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-236, 8-12-08; Ord. No. 31A-244, 2-9-10; Ord. No. 31A-262, 1-10-12; Ord. No. 31A-291, 8-13-13; Ord. No. 31A-298 , 6-9-15; Ord. No. 31A-321 , 11-8-16; Ord. No. 31A-332 , 12-13-16; Ord. No. 31A-348 , 7-14-20; Ord. No. 31A-354 , 12-14-21; Ord. No. 31A-359 , 5-9-23)

**Sec. 24-391. Area requirements.**

No area requirements.

(Ord. No. 31A-88, § 20-83, 4-8-85; Ord. No. 31A-262, 1-10-12)

**Sec. 24-392. Setback requirements.**

Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width. Where the street right-of-way is less than 50 feet in width, structures shall be located 75 feet or more from the centerline of the street.

- 
- (1) Setbacks may be reduced to 25 feet from any street right-of-way which is 50 feet or greater in width or 50 feet from the centerline of the street where the street right-of-way is less than 50 feet in width with approval of the planning director.

A site shall not be considered for a setback reduction if it is located on a planned road that is designated for widening improvements. A planned road includes any road or similar transportation facility as designated on the Comprehensive Plan, Six-Year Primary or Secondary Road Plan, Peninsula Area Transportation Plan or any road plan adopted by the board of supervisors. The planning director will consider a setback reduction only if the setback reduction will achieve results which clearly satisfy the overall purposes and intent of article II, division 4 of this chapter (Landscaping and Tree Preservation Requirements); if the setbacks do not negatively impact adjacent property owners; and if one or more of the following criteria are met:

- (a) The site is located on a Community Character Corridor or is designated a Community Character Area on the Comprehensive Plan Land Use Map, and proposed setbacks will better complement the design standards of the Community Character Corridor.
  - (b) The adjacent properties have setbacks that are non-conforming with this section, and the proposed setbacks will better complement the established setbacks of adjacent properties, where such setbacks help achieve the goals and objectives of the Comprehensive Plan.
  - (c) The applicant has offered site design which meets or exceeds the Development Standards of the Comprehensive Plan.
- (2) In areas where the board of supervisors has adopted specific design guidelines that call for reduction of setbacks in excess of those permitted in sub-section (1), the planning director can approve reductions upon finding substantial conformance with recommendations from the guidelines and compliance with the criteria from sub-section (1) above.
  - (3) *Appeals.* In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-84, 4-8-85; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-241, 6-9-09; Ord. No. 31A-262, 1-10-12; Ord. No. 31A-291, 8-13-13)

**\*The following uses generally permitted in the B-1 district shall not be permitted on the Property:**

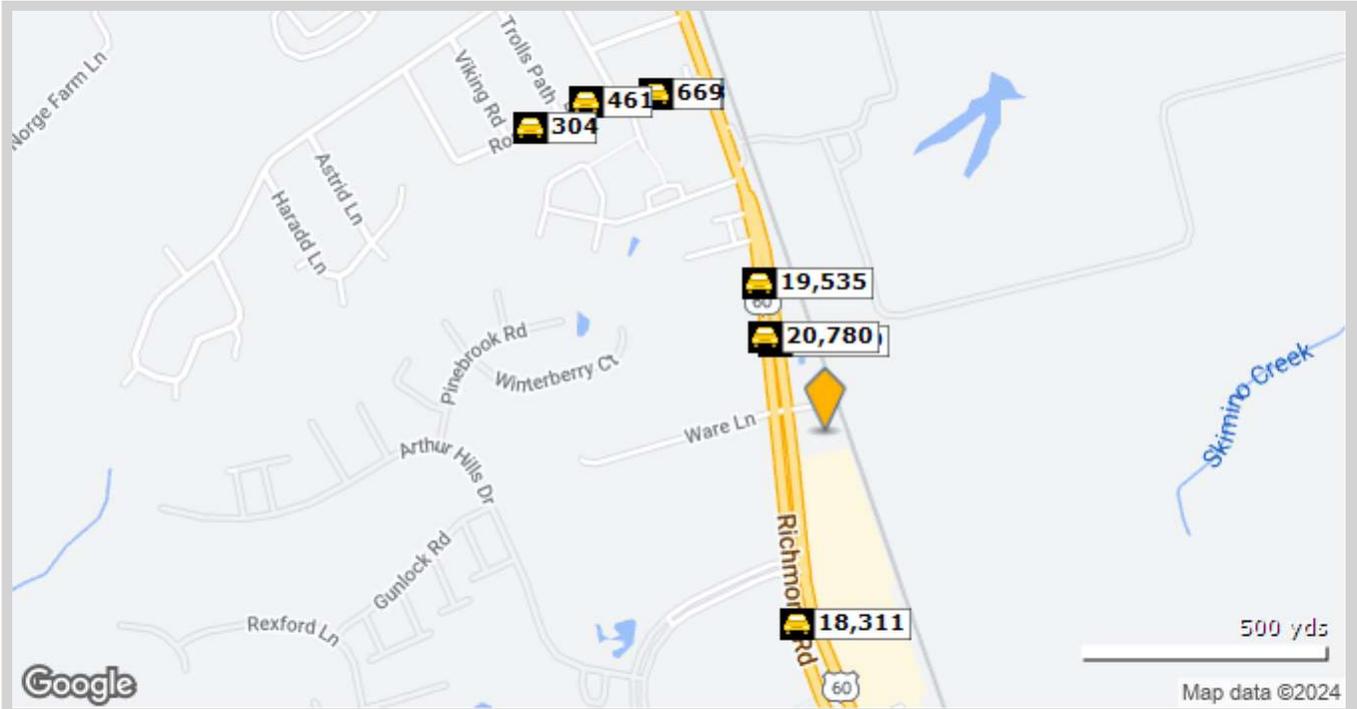
Adult Day Care Centers  
Bowling  
Alley  
Child Care Centers  
Dance Hall  
Fast Food Restaurants  
Funeral Homes  
Hotels, Motels, and Convention Centers  
Houses of Worship  
Indoor Theatres  
Public Meeting Hall  
Radio and Television Stations  
Schools  
Wireless Communication Facilities

# Traffic Count Report

## 6940 Richmond Road

6940 Richmond Rd, Williamsburg, VA 23188

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Richmond Road	Richmond Rd	0.08 S	2022	20,780	MPSI	.13
2	Richmond Road	Richmond Rd	0.09 S	2022	20,780	MPSI	.14
3	Richmond Rd	Williamsburg Village Dr	0.13 N	2021	19,658	MPSI	.20
4	Richmond Rd	Williamsburg Village Dr	0.13 N	2022	19,535	MPSI	.20
5	Richmond Rd	Colonial Heritage Blvd	0.07 N	2018	15,522	MPSI	.23
6	Richmond Rd	Colonial Heritage Blvd	0.07 N	2022	18,311	MPSI	.23
7	Nina Ln	Rondale	0.06 W	2020	688	MPSI	.45
8	Nina Ln	Rondale	0.06 W	2022	669	MPSI	.45
9	Rondale	Nina Ln	0.03 NE	2022	461	MPSI	.49
10	Rondale	Viking Rd	0.03 SW	2022	304	MPSI	.50



**6940 Richmond Road**  
6940 Richmond Rd, Williamsburg, VA 23188

Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>61</b>	<b>158</b>	<b>172</b>
White	52 85.25%	131 82.91%	141 81.98%
Black	5 8.20%	15 9.49%	17 9.88%
Am. Indian & Alaskan	1 1.64%	3 1.90%	3 1.74%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	3 4.92%	9 5.70%	11 6.40%
<b>Household by Household Income</b>	<b>726</b>	<b>1,218</b>	<b>1,319</b>
<\$25,000	114 15.70%	196 16.09%	211 16.00%
\$25,000 - \$50,000	208 28.65%	28 2.30%	19 1.44%
\$50,000 - \$75,000	199 27.41%	183 15.02%	189 14.33%
\$75,000 - \$100,000	92 12.67%	126 10.34%	134 10.16%
\$100,000 - \$125,000	12 1.65%	95 7.80%	106 8.04%
\$125,000 - \$150,000	65 8.95%	176 14.45%	194 14.71%
\$150,000 - \$200,000	35 4.82%	211 17.32%	236 17.89%
\$200,000+	1 0.14%	203 16.67%	230 17.44%
<b>Average Household Income</b>	<b>\$65,063</b>	<b>\$133,279</b>	<b>\$136,345</b>
<b>Median Household Income</b>	<b>\$57,884</b>	<b>\$119,999</b>	<b>\$125,064</b>

# Demographic Summary Report

## 6940 Richmond Road 6940 Richmond Rd, Williamsburg, VA 23188

Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -



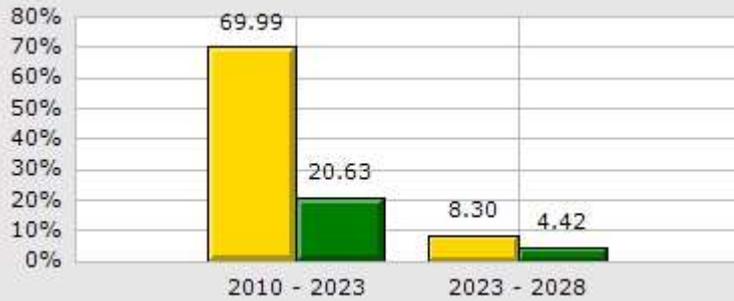
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	2,988	20,311	41,719
2023 Estimate	2,759	19,285	39,711
2010 Census	1,623	15,068	31,641
Growth 2023 - 2028	8.30%	5.32%	5.06%
Growth 2010 - 2023	69.99%	27.99%	25.50%
<b>2023 Population by Hispanic Origin</b>	158	1,286	2,742
<b>2023 Population</b>	2,759	19,285	39,711
White	2,392 86.70%	14,578 75.59%	30,704 77.32%
Black	231 8.37%	3,478 18.03%	6,404 16.13%
Am. Indian & Alaskan	21 0.76%	103 0.53%	211 0.53%
Asian	43 1.56%	483 2.50%	1,038 2.61%
Hawaiian & Pacific Island	0 0.00%	23 0.12%	36 0.09%
Other	72 2.61%	621 3.22%	1,318 3.32%
U.S. Armed Forces	22	199	385
<b>Households</b>			
2028 Projection	1,318	8,061	16,798
2023 Estimate	1,218	7,646	15,980
2010 Census	725	5,924	12,711
Growth 2023 - 2028	8.21%	5.43%	5.12%
Growth 2010 - 2023	68.00%	29.07%	25.72%
Owner Occupied	1,050 86.21%	5,997 78.43%	11,912 74.54%
Renter Occupied	168 13.79%	1,649 21.57%	4,068 25.46%
<b>2023 Households by HH Income</b>	1,218	7,647	15,981
Income: <\$25,000	196 16.09%	974 12.74%	1,943 12.16%
Income: \$25,000 - \$50,000	28 2.30%	857 11.21%	1,993 12.47%
Income: \$50,000 - \$75,000	183 15.02%	1,254 16.40%	2,370 14.83%
Income: \$75,000 - \$100,000	126 10.34%	1,121 14.66%	2,669 16.70%
Income: \$100,000 - \$125,000	95 7.80%	1,036 13.55%	2,261 14.15%
Income: \$125,000 - \$150,000	176 14.45%	819 10.71%	1,654 10.35%
Income: \$150,000 - \$200,000	211 17.32%	889 11.63%	1,536 9.61%
Income: \$200,000+	203 16.67%	697 9.11%	1,555 9.73%
<b>2023 Avg Household Income</b>	\$133,279	\$108,179	\$107,760
<b>2023 Med Household Income</b>	\$119,999	\$91,469	\$90,778

**6940 Richmond Road**  
6940 Richmond Rd, Williamsburg, VA 23188

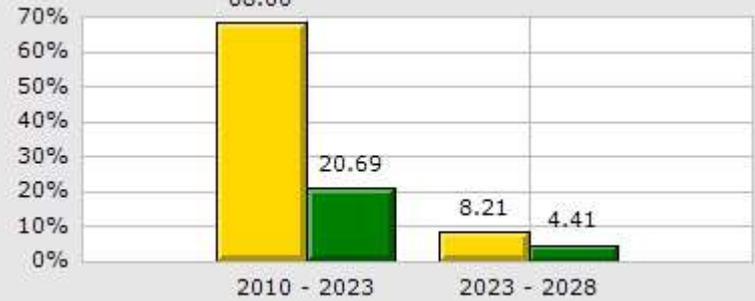
Type: **Land**  
County: **James City**

**1 Mile**  
**County**

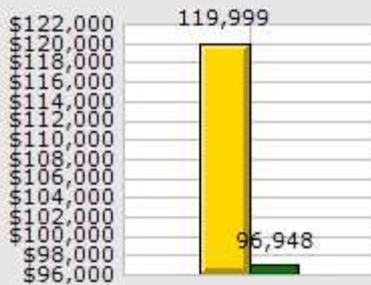
Population Growth



Household Growth



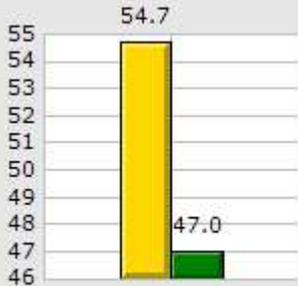
2023 Med Household Inc



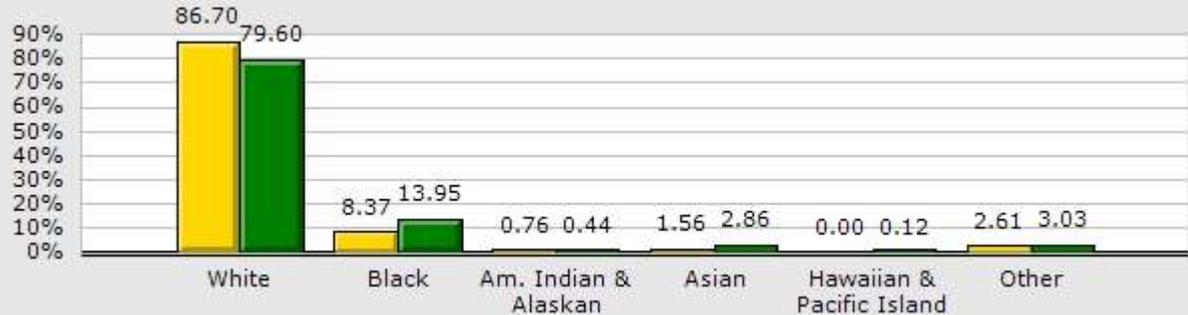
2023 Households by Household Income



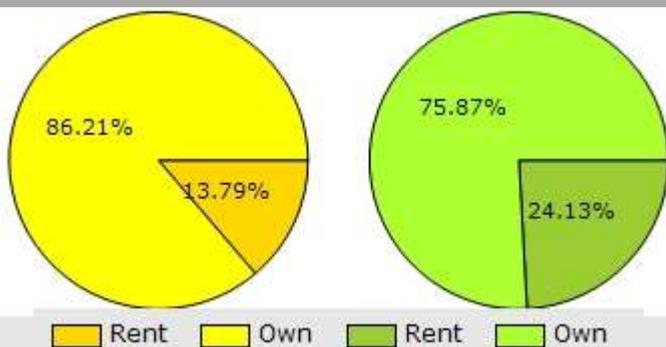
2023 Median Age



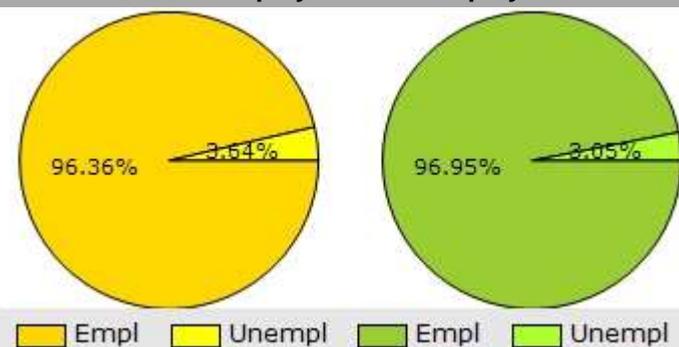
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

6940 Richmond Road				
6940 Richmond Rd, Williamsburg, VA 23188				
Type: Land				
County: James City				
	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	69.99%		20.63%	
Growth 2023 - 2028	8.30%		4.42%	
Empl	1,457	96.36%	38,209	96.95%
Unempl	55	3.64%	1,202	3.05%
<b>2023 Population by Race</b>				
	<b>2,759</b>		<b>80,835</b>	
White	2,392	86.70%	64,342	79.60%
Black	231	8.37%	11,279	13.95%
Am. Indian & Alaskan	21	0.76%	358	0.44%
Asian	43	1.56%	2,308	2.86%
Hawaiian & Pacific Island	0	0.00%	95	0.12%
Other	72	2.61%	2,453	3.03%
<b>Household Growth</b>				
Growth 2010 - 2023	68.00%		20.69%	
Growth 2023 - 2028	8.21%		4.41%	
Renter Occupied	168	13.79%	7,821	24.13%
Owner Occupied	1,050	86.21%	24,595	75.87%
<b>2023 Households by Household Income</b>				
	<b>1,218</b>		<b>32,416</b>	
Income <\$25K	196	16.09%	3,088	9.53%
Income \$25K - \$50K	28	2.30%	3,820	11.78%
Income \$50K - \$75K	183	15.02%	4,373	13.49%
Income \$75K - \$100K	126	10.34%	5,612	17.31%
Income \$100K - \$125K	95	7.80%	4,631	14.29%
Income \$125K - \$150K	176	14.45%	3,773	11.64%
Income \$150K - \$200K	211	17.32%	3,758	11.59%
Income \$200K+	203	16.67%	3,361	10.37%
2023 Med Household Inc	\$119,999		\$96,948	
2023 Median Age	54.70		47.00	

# Demographic Detail Report

## 6940 Richmond Road

6940 Richmond Rd, Williamsburg, VA 23188

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	2,988	20,311	41,719
2023 Estimate	2,759	19,285	39,711
2010 Census	1,623	15,068	31,641
Growth 2023 - 2028	8.30%	5.32%	5.06%
Growth 2010 - 2023	69.99%	27.99%	25.50%
<b>2023 Population by Age</b>			
	<b>2,759</b>	<b>19,285</b>	<b>39,711</b>
Age 0 - 4	105 3.81%	935 4.85%	1,908 4.80%
Age 5 - 9	119 4.31%	1,048 5.43%	2,103 5.30%
Age 10 - 14	130 4.71%	1,154 5.98%	2,318 5.84%
Age 15 - 19	126 4.57%	1,144 5.93%	2,446 6.16%
Age 20 - 24	108 3.91%	1,000 5.19%	2,187 5.51%
Age 25 - 29	102 3.70%	919 4.77%	1,919 4.83%
Age 30 - 34	113 4.10%	966 5.01%	1,971 4.96%
Age 35 - 39	141 5.11%	1,141 5.92%	2,277 5.73%
Age 40 - 44	152 5.51%	1,213 6.29%	2,377 5.99%
Age 45 - 49	145 5.26%	1,169 6.06%	2,278 5.74%
Age 50 - 54	147 5.33%	1,195 6.20%	2,346 5.91%
Age 55 - 59	166 6.02%	1,293 6.70%	2,558 6.44%
Age 60 - 64	199 7.21%	1,349 7.00%	2,713 6.83%
Age 65 - 69	238 8.63%	1,325 6.87%	2,740 6.90%
Age 70 - 74	271 9.82%	1,280 6.64%	2,736 6.89%
Age 75 - 79	234 8.48%	1,005 5.21%	2,206 5.56%
Age 80 - 84	154 5.58%	645 3.34%	1,450 3.65%
Age 85+	110 3.99%	505 2.62%	1,177 2.96%
Age 65+	1,007 36.50%	4,760 24.68%	10,309 25.96%
<b>Median Age</b>	<b>54.70</b>	<b>45.50</b>	<b>45.80</b>
<b>Average Age</b>	<b>49.70</b>	<b>43.80</b>	<b>44.10</b>

## Demographic Detail Report

6940 Richmond Road						
6940 Richmond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population By Race</b>	<b>2,759</b>		<b>19,285</b>		<b>39,711</b>	
White	2,392	86.70%	14,578	75.59%	30,704	77.32%
Black	231	8.37%	3,478	18.03%	6,404	16.13%
Am. Indian & Alaskan	21	0.76%	103	0.53%	211	0.53%
Asian	43	1.56%	483	2.50%	1,038	2.61%
Hawaiian & Pacific Island	0	0.00%	23	0.12%	36	0.09%
Other	72	2.61%	621	3.22%	1,318	3.32%
<b>Population by Hispanic Origin</b>	<b>2,759</b>		<b>19,285</b>		<b>39,711</b>	
Non-Hispanic Origin	2,600	94.24%	18,001	93.34%	36,969	93.10%
Hispanic Origin	158	5.73%	1,285	6.66%	2,742	6.90%
<b>2023 Median Age, Male</b>	<b>51.00</b>		<b>43.80</b>		<b>44.10</b>	
<b>2023 Average Age, Male</b>	<b>47.90</b>		<b>42.50</b>		<b>43.00</b>	
<b>2023 Median Age, Female</b>	<b>57.80</b>		<b>47.20</b>		<b>47.30</b>	
<b>2023 Average Age, Female</b>	<b>51.40</b>		<b>44.90</b>		<b>45.20</b>	
<b>2023 Population by Occupation Classification</b>	<b>2,379</b>		<b>15,920</b>		<b>32,891</b>	
Civilian Employed	1,457	61.24%	9,854	61.90%	18,723	56.92%
Civilian Unemployed	55	2.31%	252	1.58%	548	1.67%
Civilian Non-Labor Force	846	35.56%	5,625	35.33%	13,254	40.30%
Armed Forces	21	0.88%	189	1.19%	366	1.11%
<b>Households by Marital Status</b>						
Married	718		4,435		9,298	
Married No Children	573		2,908		6,267	
Married w/Children	145		1,527		3,031	
<b>2023 Population by Education</b>	<b>2,470</b>		<b>15,814</b>		<b>31,742</b>	
Some High School, No Diploma	83	3.36%	858	5.43%	1,447	4.56%
High School Grad (Incl Equivalency)	498	20.16%	3,272	20.69%	6,147	19.37%
Some College, No Degree	670	27.13%	4,145	26.21%	8,063	25.40%
Associate Degree	300	12.15%	1,810	11.45%	2,994	9.43%
Bachelor Degree	515	20.85%	3,300	20.87%	7,227	22.77%
Advanced Degree	404	16.36%	2,429	15.36%	5,864	18.47%

## Demographic Detail Report

6940 Richmond Road						
6940 Richmond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>2,560</b>		<b>17,413</b>		<b>33,508</b>	
Real Estate & Finance	87	3.40%	516	2.96%	964	2.88%
Professional & Management	757	29.57%	5,277	30.30%	10,510	31.37%
Public Administration	105	4.10%	755	4.34%	1,389	4.15%
Education & Health	291	11.37%	2,211	12.70%	4,625	13.80%
Services	366	14.30%	2,205	12.66%	3,644	10.88%
Information	0	0.00%	80	0.46%	168	0.50%
Sales	320	12.50%	2,018	11.59%	4,105	12.25%
Transportation	15	0.59%	74	0.42%	147	0.44%
Retail	167	6.52%	959	5.51%	2,087	6.23%
Wholesale	45	1.76%	257	1.48%	495	1.48%
Manufacturing	110	4.30%	687	3.95%	1,190	3.55%
Production	186	7.27%	1,079	6.20%	1,624	4.85%
Construction	45	1.76%	510	2.93%	1,004	3.00%
Utilities	38	1.48%	423	2.43%	692	2.07%
Agriculture & Mining	1	0.04%	27	0.16%	91	0.27%
Farming, Fishing, Forestry	1	0.04%	42	0.24%	57	0.17%
Other Services	26	1.02%	293	1.68%	716	2.14%
<b>2023 Worker Travel Time to Job</b>	<b>1,364</b>		<b>9,488</b>		<b>17,951</b>	
<30 Minutes	1,002	73.46%	6,407	67.53%	11,981	66.74%
30-60 Minutes	252	18.48%	2,298	24.22%	4,420	24.62%
60+ Minutes	110	8.06%	783	8.25%	1,550	8.63%
<b>2010 Households by HH Size</b>	<b>725</b>		<b>5,925</b>		<b>12,712</b>	
1-Person Households	169	23.31%	1,217	20.54%	2,680	21.08%
2-Person Households	367	50.62%	2,378	40.14%	5,367	42.22%
3-Person Households	95	13.10%	1,015	17.13%	2,035	16.01%
4-Person Households	60	8.28%	842	14.21%	1,671	13.15%
5-Person Households	22	3.03%	305	5.15%	633	4.98%
6-Person Households	7	0.97%	106	1.79%	207	1.63%
7 or more Person Households	5	0.69%	62	1.05%	119	0.94%
<b>2023 Average Household Size</b>	<b>2.20</b>		<b>2.50</b>		<b>2.50</b>	
<b>Households</b>						
2028 Projection	1,318		8,061		16,798	
2023 Estimate	1,218		7,646		15,980	
2010 Census	725		5,924		12,711	
Growth 2023 - 2028	8.21%		5.43%		5.12%	
Growth 2010 - 2023	68.00%		29.07%		25.72%	

## Demographic Detail Report

<b>6940 Richmond Road</b>						
6940 Richmond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Households by HH Income</b>	<b>1,218</b>		<b>7,647</b>		<b>15,981</b>	
<\$25,000	196	16.09%	974	12.74%	1,943	12.16%
\$25,000 - \$50,000	28	2.30%	857	11.21%	1,993	12.47%
\$50,000 - \$75,000	183	15.02%	1,254	16.40%	2,370	14.83%
\$75,000 - \$100,000	126	10.34%	1,121	14.66%	2,669	16.70%
\$100,000 - \$125,000	95	7.80%	1,036	13.55%	2,261	14.15%
\$125,000 - \$150,000	176	14.45%	819	10.71%	1,654	10.35%
\$150,000 - \$200,000	211	17.32%	889	11.63%	1,536	9.61%
\$200,000+	203	16.67%	697	9.11%	1,555	9.73%
<b>2023 Avg Household Income</b>	<b>\$133,279</b>		<b>\$108,179</b>		<b>\$107,760</b>	
<b>2023 Med Household Income</b>	<b>\$119,999</b>		<b>\$91,469</b>		<b>\$90,778</b>	
<b>2023 Occupied Housing</b>	<b>1,218</b>		<b>7,646</b>		<b>15,980</b>	
Owner Occupied	1,050	86.21%	5,997	78.43%	11,912	74.54%
Renter Occupied	168	13.79%	1,649	21.57%	4,068	25.46%
<b>2010 Housing Units</b>	<b>1,205</b>		<b>7,992</b>		<b>17,268</b>	
1 Unit	1,134	94.11%	6,890	86.21%	13,285	76.93%
2 - 4 Units	44	3.65%	256	3.20%	764	4.42%
5 - 19 Units	17	1.41%	684	8.56%	2,374	13.75%
20+ Units	10	0.83%	162	2.03%	845	4.89%
<b>2023 Housing Value</b>	<b>1,050</b>		<b>5,998</b>		<b>11,912</b>	
<\$100,000	0	0.00%	48	0.80%	145	1.22%
\$100,000 - \$200,000	18	1.71%	497	8.29%	1,241	10.42%
\$200,000 - \$300,000	263	25.05%	2,293	38.23%	3,631	30.48%
\$300,000 - \$400,000	637	60.67%	2,309	38.50%	3,290	27.62%
\$400,000 - \$500,000	99	9.43%	491	8.19%	1,736	14.57%
\$500,000 - \$1,000,000	33	3.14%	360	6.00%	1,868	15.68%
\$1,000,000+	0	0.00%	0	0.00%	1	0.01%
<b>2023 Median Home Value</b>	<b>\$338,304</b>		<b>\$306,973</b>		<b>\$328,541</b>	
<b>2023 Housing Units by Yr Built</b>	<b>1,276</b>		<b>8,161</b>		<b>17,524</b>	
Built 2010+	487	38.17%	1,437	17.61%	2,520	14.38%
Built 2000 - 2010	430	33.70%	2,680	32.84%	6,237	35.59%
Built 1990 - 1999	64	5.02%	1,322	16.20%	2,927	16.70%
Built 1980 - 1989	80	6.27%	1,131	13.86%	2,644	15.09%
Built 1970 - 1979	126	9.87%	892	10.93%	1,749	9.98%
Built 1960 - 1969	57	4.47%	340	4.17%	748	4.27%
Built 1950 - 1959	18	1.41%	171	2.10%	365	2.08%
Built <1949	14	1.10%	188	2.30%	334	1.91%
<b>2023 Median Year Built</b>	<b>2006</b>		<b>1999</b>		<b>1999</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