

For Lease

Nielyn Warehouse/Shop Complex
5812 Mooretown 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

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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.*

FOR LEASE
Nielyn Warehouse/Shop Complex
5812 Mooretown Road
Williamsburg, Virginia 23185

Description: 1,000 square foot suites available which consist of flex space warehouse including restroom and overhead door.. Tenant pays rent, janitorial, utilities, and telecommunications.

Space is ideal for a small contractor or storage need.

Located in Growth Corridor, Mooretown Road. The property is only minutes from Route 199/I-64 Lightfoot Road, Sentara Hospital, Super Walmart, Lowes, and Home Depot.

Available Suite: **Suite B: 1,000 Square Feet (Available August 1, 2024)**

Built: 1985 Renovated 2024

Lease Rate: \$1,000.00/month (Modified Gross – Tenant pays its utilities, telecommunications, & janitorial)

Zoning: IL: Limited Industrial

Additional Information:

- Location Map
- Demographics

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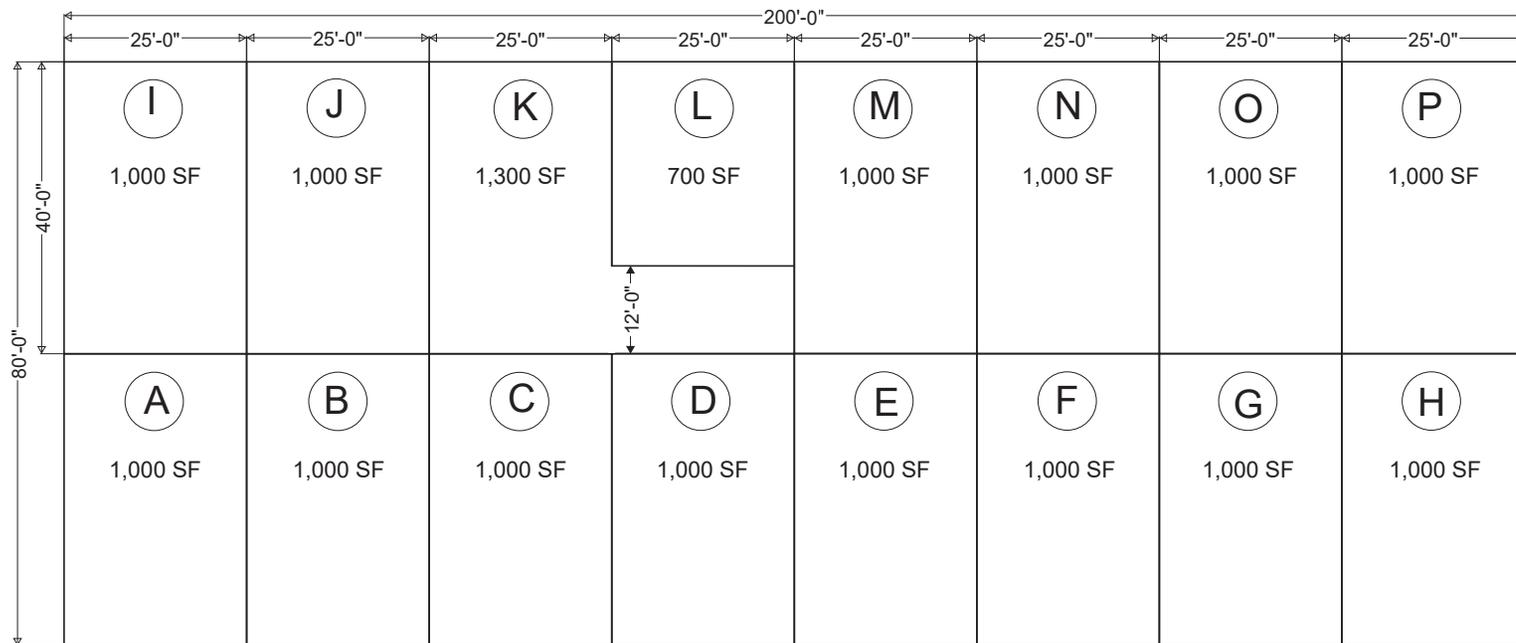
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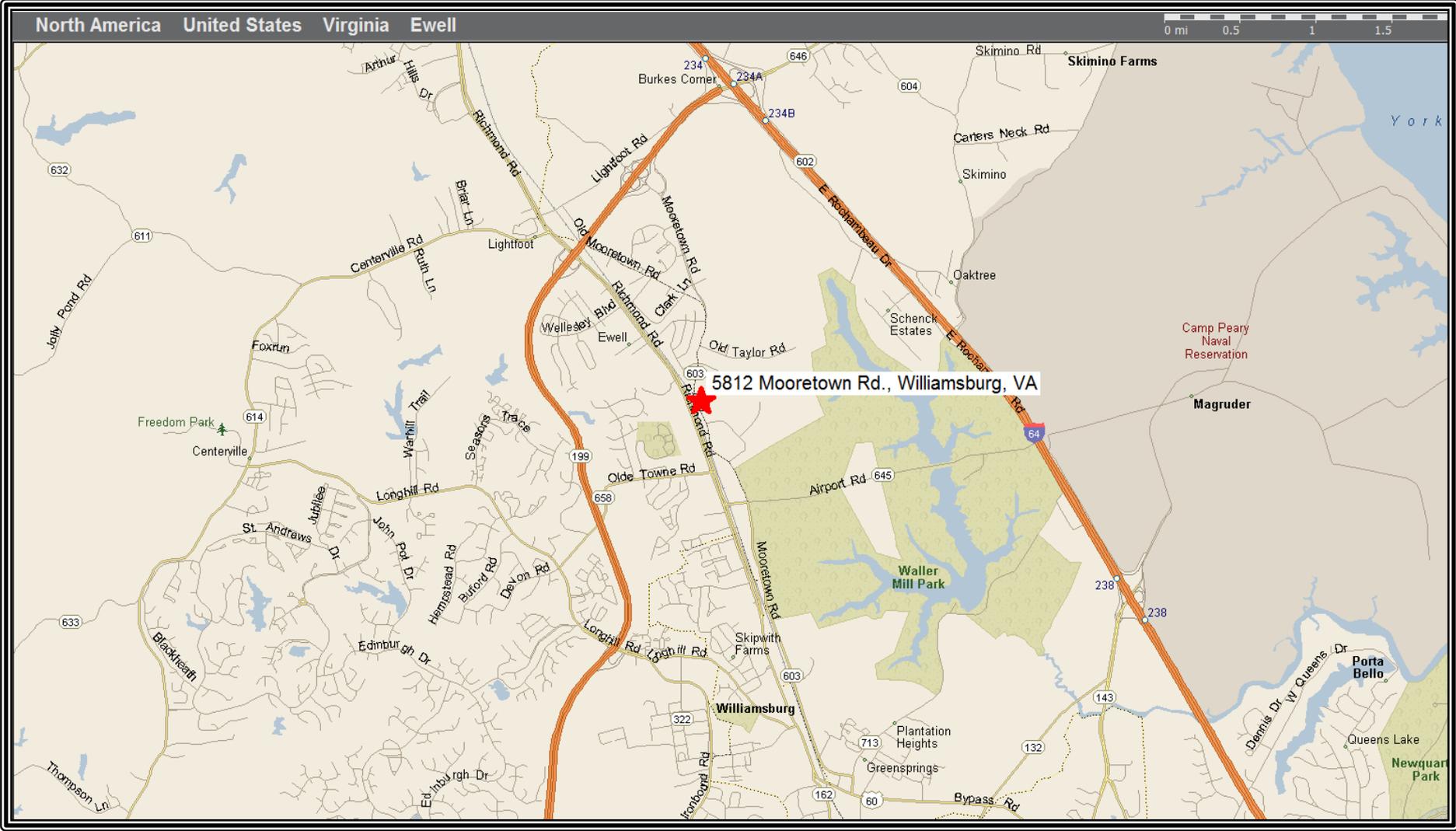


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Nielyn Building
 16,000 sqft
 Scale: 1/8" = 1'

5812 Mooretown Road, Williamsburg, Virginia



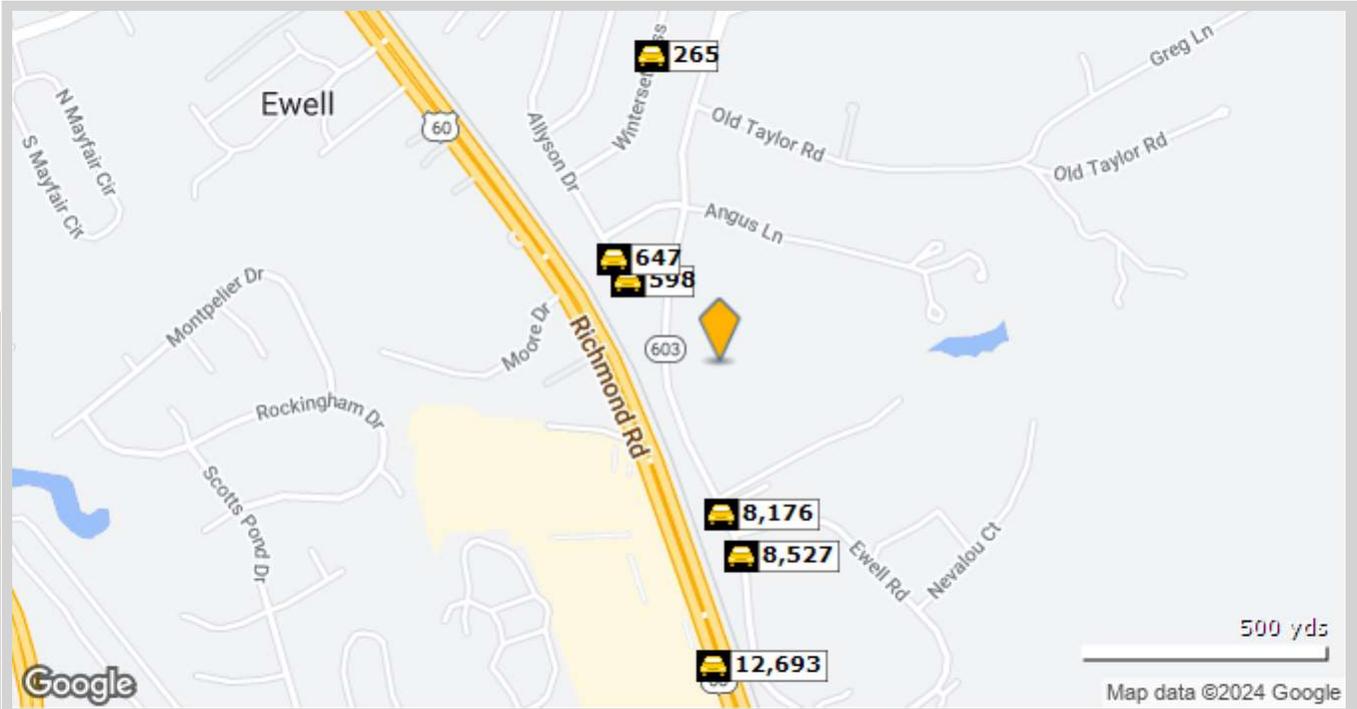
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Traffic Count Report

Nielyn Warehouse-shop Complex

5812 Mooretown Rd, Williamsburg, VA 23188

Building Type: **Industrial**
 RBA: **16,000 SF**
 Land Area: **1.24 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Allyson Dr	Mooretown Rd	0.05 E	2022	598	MPSI	.15
2 Mooretown Road		0.00	2022	8,176	MPSI	.18
3 Allyson Dr	Pemberton Ln	0.03 NW	2022	631	MPSI	.18
4 Allyson Dr	Pemberton Ln	0.03 NW	2020	647	MPSI	.18
5 Mooretown Rd	Ewell Rd	0.03 NW	2018	8,156	MPSI	.23
6 Mooretown Rd	Ewell Rd	0.03 NW	2022	8,656	MPSI	.23
7 Mooretown Rd	Ewell Rd	0.03 NW	2020	8,527	MPSI	.23
8 Richmond Rd	Olde Towne Rd	0.18 S	2022	12,627	MPSI	.35
9 Richmond Rd	Olde Towne Rd	0.18 S	2021	12,693	MPSI	.35
10 Winterset Pass	Raintree Way	0.11 N	2022	265	MPSI	.38

Nielyn Warehouse-shop Complex

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Warehse Avail: -
 Office Avail: -
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Description	2010	2023	2028
Population	3,258	3,969	4,165
Age 0 - 4	242 7.43%	237 5.97%	235 5.64%
Age 5 - 9	211 6.48%	265 6.68%	253 6.07%
Age 10 - 14	216 6.63%	272 6.85%	271 6.51%
Age 15 - 19	219 6.72%	251 6.32%	273 6.55%
Age 20 - 24	232 7.12%	216 5.44%	254 6.10%
Age 25 - 29	259 7.95%	210 5.29%	232 5.57%
Age 30 - 34	233 7.15%	244 6.15%	233 5.59%
Age 35 - 39	203 6.23%	298 7.51%	264 6.34%
Age 40 - 44	229 7.03%	297 7.48%	293 7.03%
Age 45 - 49	240 7.37%	254 6.40%	290 6.96%
Age 50 - 54	211 6.48%	233 5.87%	265 6.36%
Age 55 - 59	183 5.62%	234 5.90%	244 5.86%
Age 60 - 64	155 4.76%	226 5.69%	233 5.59%
Age 65 - 69	124 3.81%	205 5.17%	217 5.21%
Age 70 - 74	102 3.13%	184 4.64%	195 4.68%
Age 75 - 79	87 2.67%	144 3.63%	162 3.89%
Age 80 - 84	64 1.96%	99 2.49%	119 2.86%
Age 85+	47 1.44%	100 2.52%	132 3.17%
Age 15+	2,588 79.44%	3,195 80.50%	3,406 81.78%
Age 20+	2,369 72.71%	2,944 74.17%	3,133 75.22%
Age 65+	424 13.01%	732 18.44%	825 19.81%
Median Age	35	40	41
Average Age	36.60	39.80	40.80
Population By Race	3,258	3,969	4,165
White	2,222 68.20%	2,675 67.40%	2,822 67.76%
Black	799 24.52%	927 23.36%	959 23.03%
Am. Indian & Alaskan	12 0.37%	26 0.66%	28 0.67%
Asian	93 2.85%	147 3.70%	155 3.72%
Hawaiian & Pacific Islander	3 0.09%	5 0.13%	6 0.14%
Other	126 3.87%	189 4.76%	196 4.71%

Nielyn Warehouse-shop Complex

5812 Mooretown Rd, Williamsburg, VA 23188

Description	2010	2023	2028
Population by Race (Hispanic)	260	461	484
White	211 81.15%	356 77.22%	374 77.27%
Black	33 12.69%	62 13.45%	65 13.43%
Am. Indian & Alaskan	2 0.77%	10 2.17%	11 2.27%
Asian	3 1.15%	10 2.17%	12 2.48%
Hawaiian & Pacific Islander	0 0.00%	1 0.22%	1 0.21%
Other	10 3.85%	21 4.56%	21 4.34%
Household by Household Income	1,316	1,634	1,719
<\$25,000	311 23.63%	253 15.48%	263 15.30%
\$25,000 - \$50,000	265 20.14%	354 21.66%	373 21.70%
\$50,000 - \$75,000	338 25.68%	265 16.22%	267 15.53%
\$75,000 - \$100,000	158 12.01%	265 16.22%	282 16.40%
\$100,000 - \$125,000	139 10.56%	215 13.16%	228 13.26%
\$125,000 - \$150,000	33 2.51%	115 7.04%	125 7.27%
\$150,000 - \$200,000	68 5.17%	91 5.57%	95 5.53%
\$200,000+	4 0.30%	76 4.65%	86 5.00%
Average Household Income	\$63,512	\$83,524	\$84,685
Median Household Income	\$58,367	\$70,611	\$71,547

Demographic Summary Report

Nielyn Warehouse-shop Complex

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Building Type: **Industrial**
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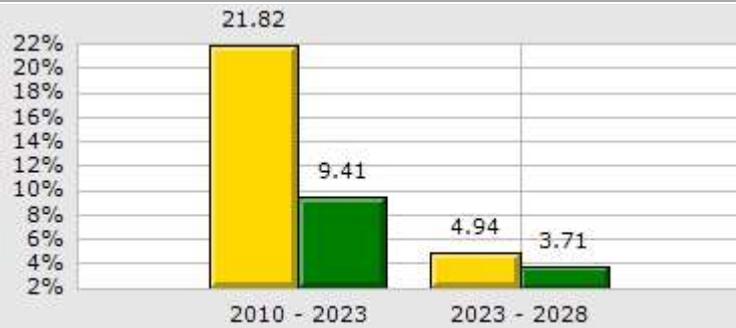
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	4,165	28,645	65,846
2023 Estimate	3,969	27,204	62,980
2010 Census	3,258	21,386	52,009
Growth 2023 - 2028	4.94%	5.30%	4.55%
Growth 2010 - 2023	21.82%	27.20%	21.09%
2023 Population by Hispanic Origin	460	2,006	4,281
2023 Population	3,969	27,204	62,980
White	2,675 67.40%	20,325 74.71%	48,656 77.26%
Black	927 23.36%	4,883 17.95%	9,440 14.99%
Am. Indian & Alaskan	26 0.66%	141 0.52%	299 0.47%
Asian	147 3.70%	879 3.23%	2,398 3.81%
Hawaiian & Pacific Island	5 0.13%	28 0.10%	91 0.14%
Other	189 4.76%	948 3.48%	2,097 3.33%
U.S. Armed Forces	46	260	555
Households			
2028 Projection	1,721	11,976	25,958
2023 Estimate	1,635	11,330	24,734
2010 Census	1,314	8,687	20,033
Growth 2023 - 2028	5.26%	5.70%	4.95%
Growth 2010 - 2023	24.43%	30.42%	23.47%
Owner Occupied	991 60.61%	7,370 65.05%	16,626 67.22%
Renter Occupied	644 39.39%	3,960 34.95%	8,108 32.78%
2023 Households by HH Income	1,634	11,329	24,733
Income: <\$25,000	253 15.48%	1,669 14.73%	3,287 13.29%
Income: \$25,000 - \$50,000	354 21.66%	1,845 16.29%	3,373 13.64%
Income: \$50,000 - \$75,000	265 16.22%	1,635 14.43%	3,584 14.49%
Income: \$75,000 - \$100,000	265 16.22%	1,727 15.24%	3,907 15.80%
Income: \$100,000 - \$125,000	215 13.16%	1,642 14.49%	3,247 13.13%
Income: \$125,000 - \$150,000	115 7.04%	891 7.86%	2,356 9.53%
Income: \$150,000 - \$200,000	91 5.57%	915 8.08%	2,319 9.38%
Income: \$200,000+	76 4.65%	1,005 8.87%	2,660 10.75%
2023 Avg Household Income	\$83,524	\$99,566	\$107,758
2023 Med Household Income	\$70,611	\$82,462	\$88,581

Nielyn Warehouse-shop Complex
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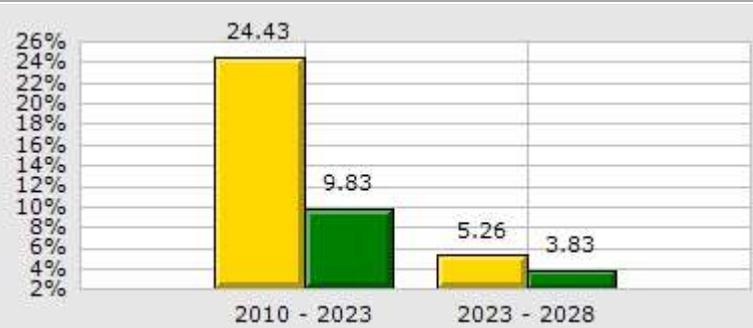
Type: **Industrial/Warehouse**
County: **York**

1 Mile
County

Population Growth



Household Growth



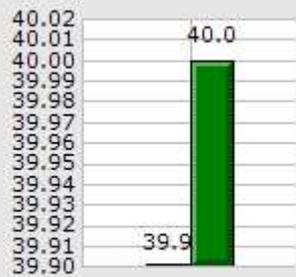
2023 Med Household Inc



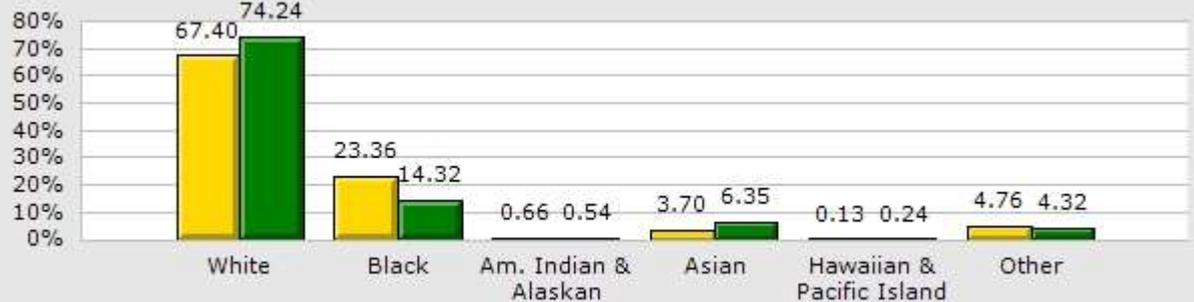
2023 Households by Household Income



2023 Median Age



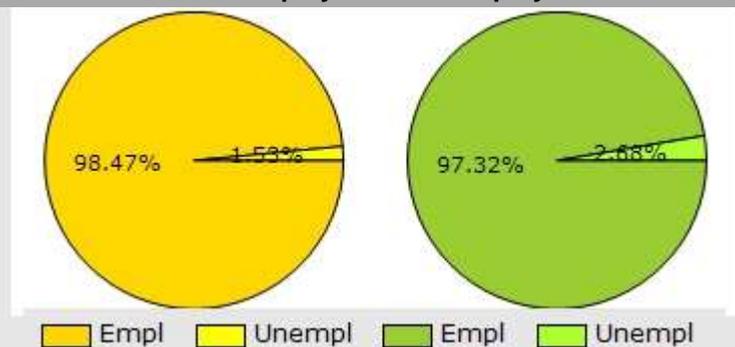
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Nielyn Warehouse-shop Complex
5812 Mooretown Rd, Williamsburg, VA 23188

Type: **Industrial/Warehouse**
County: **York**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	21.82%		9.41%	
Growth 2023 - 2028	4.94%		3.71%	
Empl	1,862	98.47%	33,118	97.32%
Unempl	29	1.53%	911	2.68%
2023 Population by Race	3,969		71,627	
White	2,675	67.40%	53,174	74.24%
Black	927	23.36%	10,254	14.32%
Am. Indian & Alaskan	26	0.66%	385	0.54%
Asian	147	3.70%	4,549	6.35%
Hawaiian & Pacific Island	5	0.13%	172	0.24%
Other	189	4.76%	3,093	4.32%
Household Growth				
Growth 2010 - 2023	24.43%		9.83%	
Growth 2023 - 2028	5.26%		3.83%	
Renter Occupied	644	39.39%	6,934	26.30%
Owner Occupied	991	60.61%	19,431	73.70%
2023 Households by Household Income	1,634		26,365	
Income <\$25K	253	15.48%	3,087	11.71%
Income \$25K - \$50K	354	21.66%	2,585	9.80%
Income \$50K - \$75K	265	16.22%	4,015	15.23%
Income \$75K - \$100K	265	16.22%	4,096	15.54%
Income \$100K - \$125K	215	13.16%	3,384	12.84%
Income \$125K - \$150K	115	7.04%	3,042	11.54%
Income \$150K - \$200K	91	5.57%	2,315	8.78%
Income \$200K+	76	4.65%	3,841	14.57%
2023 Med Household Inc	\$70,611		\$96,334	
2023 Median Age	39.90		40.00	

Demographic Detail Report

Nielyn Warehouse-shop Complex

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Building Type: **Industrial**
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 Land Area: **1.24 AC**
 Total **0 SF**

Warehse Avail: -
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 % Leased: **100%**
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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	4,165	28,645	65,846
2023 Estimate	3,969	27,204	62,980
2010 Census	3,258	21,386	52,009
Growth 2023 - 2028	4.94%	5.30%	4.55%
Growth 2010 - 2023	21.82%	27.20%	21.09%
2023 Population by Age			
	3,969	27,204	62,980
Age 0 - 4	237 5.97%	1,359 5.00%	3,124 4.96%
Age 5 - 9	265 6.68%	1,442 5.30%	3,121 4.96%
Age 10 - 14	272 6.85%	1,508 5.54%	3,276 5.20%
Age 15 - 19	251 6.32%	1,720 6.32%	4,335 6.88%
Age 20 - 24	216 5.44%	1,706 6.27%	5,030 7.99%
Age 25 - 29	210 5.29%	1,425 5.24%	3,830 6.08%
Age 30 - 34	244 6.15%	1,437 5.28%	3,342 5.31%
Age 35 - 39	298 7.51%	1,674 6.15%	3,587 5.70%
Age 40 - 44	297 7.48%	1,698 6.24%	3,549 5.64%
Age 45 - 49	254 6.40%	1,541 5.66%	3,278 5.20%
Age 50 - 54	233 5.87%	1,524 5.60%	3,329 5.29%
Age 55 - 59	234 5.90%	1,638 6.02%	3,655 5.80%
Age 60 - 64	226 5.69%	1,732 6.37%	3,930 6.24%
Age 65 - 69	205 5.17%	1,738 6.39%	3,986 6.33%
Age 70 - 74	184 4.64%	1,739 6.39%	4,021 6.38%
Age 75 - 79	144 3.63%	1,434 5.27%	3,330 5.29%
Age 80 - 84	99 2.49%	980 3.60%	2,262 3.59%
Age 85+	100 2.52%	912 3.35%	1,997 3.17%
Age 65+	732 18.44%	6,803 25.01%	15,596 24.76%
Median Age	39.90	43.90	42.60
Average Age	39.80	43.40	42.80

Demographic Detail Report

Nielyn Warehouse-shop Complex

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Radius	1 Mile	3 Mile	5 Mile
2023 Population By Race	3,969	27,204	62,980
White	2,675 67.40%	20,325 74.71%	48,656 77.26%
Black	927 23.36%	4,883 17.95%	9,440 14.99%
Am. Indian & Alaskan	26 0.66%	141 0.52%	299 0.47%
Asian	147 3.70%	879 3.23%	2,398 3.81%
Hawaiian & Pacific Island	5 0.13%	28 0.10%	91 0.14%
Other	189 4.76%	948 3.48%	2,097 3.33%
Population by Hispanic Origin	3,969	27,204	62,980
Non-Hispanic Origin	3,508 88.38%	25,198 92.63%	58,698 93.20%
Hispanic Origin	461 11.62%	2,006 7.37%	4,282 6.80%
2023 Median Age, Male	38.20	42.30	41.20
2023 Average Age, Male	38.30	42.10	41.80
2023 Median Age, Female	41.30	45.50	43.90
2023 Average Age, Female	41.30	44.60	43.80
2023 Population by Occupation Classification	3,145	22,550	52,589
Civilian Employed	1,862 59.21%	12,223 54.20%	28,823 54.81%
Civilian Unemployed	29 0.92%	293 1.30%	916 1.74%
Civilian Non-Labor Force	1,210 38.47%	9,787 43.40%	22,316 42.43%
Armed Forces	44 1.40%	247 1.10%	534 1.02%
Households by Marital Status			
Married	729	5,655	13,259
Married No Children	446	3,850	9,108
Married w/Children	283	1,805	4,151
2023 Population by Education	3,033	21,537	48,818
Some High School, No Diploma	207 6.82%	1,150 5.34%	2,177 4.46%
High School Grad (Incl Equivalency)	673 22.19%	4,150 19.27%	8,365 17.14%
Some College, No Degree	815 26.87%	5,135 23.84%	11,492 23.54%
Associate Degree	305 10.06%	2,068 9.60%	4,723 9.67%
Bachelor Degree	600 19.78%	4,680 21.73%	12,047 24.68%
Advanced Degree	433 14.28%	4,354 20.22%	10,014 20.51%

Demographic Detail Report

Nielyn Warehouse-shop Complex

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Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	3,346		21,855		51,998	
Real Estate & Finance	53	1.58%	513	2.35%	1,489	2.86%
Professional & Management	1,037	30.99%	7,086	32.42%	17,057	32.80%
Public Administration	138	4.12%	940	4.30%	2,216	4.26%
Education & Health	515	15.39%	3,244	14.84%	7,938	15.27%
Services	340	10.16%	2,290	10.48%	5,131	9.87%
Information	40	1.20%	181	0.83%	303	0.58%
Sales	387	11.57%	2,571	11.76%	6,464	12.43%
Transportation	19	0.57%	135	0.62%	333	0.64%
Retail	159	4.75%	1,279	5.85%	3,164	6.08%
Wholesale	70	2.09%	337	1.54%	683	1.31%
Manufacturing	106	3.17%	599	2.74%	1,480	2.85%
Production	199	5.95%	1,125	5.15%	2,292	4.41%
Construction	94	2.81%	519	2.37%	1,112	2.14%
Utilities	89	2.66%	468	2.14%	999	1.92%
Agriculture & Mining	18	0.54%	90	0.41%	118	0.23%
Farming, Fishing, Forestry	18	0.54%	62	0.28%	74	0.14%
Other Services	64	1.91%	416	1.90%	1,145	2.20%
2023 Worker Travel Time to Job	1,832		11,747		27,140	
<30 Minutes	1,297	70.80%	8,139	69.29%	19,057	70.22%
30-60 Minutes	396	21.62%	2,595	22.09%	5,696	20.99%
60+ Minutes	139	7.59%	1,013	8.62%	2,387	8.80%
2010 Households by HH Size	1,314		8,688		20,031	
1-Person Households	353	26.86%	2,284	26.29%	4,829	24.11%
2-Person Households	447	34.02%	3,468	39.92%	8,493	42.40%
3-Person Households	226	17.20%	1,316	15.15%	3,036	15.16%
4-Person Households	186	14.16%	1,037	11.94%	2,360	11.78%
5-Person Households	63	4.79%	390	4.49%	876	4.37%
6-Person Households	25	1.90%	124	1.43%	289	1.44%
7 or more Person Households	14	1.07%	69	0.79%	148	0.74%
2023 Average Household Size	2.40		2.30		2.30	
Households						
2028 Projection	1,721		11,976		25,958	
2023 Estimate	1,635		11,330		24,734	
2010 Census	1,314		8,687		20,033	
Growth 2023 - 2028	5.26%		5.70%		4.95%	
Growth 2010 - 2023	24.43%		30.42%		23.47%	

Demographic Detail Report

Nielyn Warehouse-shop Complex

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Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	1,634	11,329	24,733
<\$25,000	253 15.48%	1,669 14.73%	3,287 13.29%
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\$125,000 - \$150,000	115 7.04%	891 7.86%	2,356 9.53%
\$150,000 - \$200,000	91 5.57%	915 8.08%	2,319 9.38%
\$200,000+	76 4.65%	1,005 8.87%	2,660 10.75%
2023 Avg Household Income	\$83,524	\$99,566	\$107,758
2023 Med Household Income	\$70,611	\$82,462	\$88,581
2023 Occupied Housing	1,635	11,330	24,734
Owner Occupied	991 60.61%	7,370 65.05%	16,626 67.22%
Renter Occupied	644 39.39%	3,960 34.95%	8,108 32.78%
2010 Housing Units	1,877	12,646	27,172
1 Unit	1,107 58.98%	8,168 64.59%	19,113 70.34%
2 - 4 Units	128 6.82%	781 6.18%	1,637 6.02%
5 - 19 Units	522 27.81%	2,449 19.37%	4,453 16.39%
20+ Units	120 6.39%	1,248 9.87%	1,969 7.25%
2023 Housing Value	991	7,369	16,624
<\$100,000	12 1.21%	180 2.44%	302 1.82%
\$100,000 - \$200,000	223 22.50%	1,092 14.82%	1,788 10.76%
\$200,000 - \$300,000	412 41.57%	2,228 30.23%	4,278 25.73%
\$300,000 - \$400,000	271 27.35%	2,145 29.11%	4,702 28.28%
\$400,000 - \$500,000	63 6.36%	1,010 13.71%	2,619 15.75%
\$500,000 - \$1,000,000	10 1.01%	714 9.69%	2,868 17.25%
\$1,000,000+	0 0.00%	0 0.00%	67 0.40%
2023 Median Home Value	\$263,228	\$308,601	\$341,344
2023 Housing Units by Yr Built	1,885	12,771	27,472
Built 2010+	101 5.36%	1,876 14.69%	3,968 14.44%
Built 2000 - 2010	756 40.11%	4,800 37.59%	9,324 33.94%
Built 1990 - 1999	399 21.17%	2,092 16.38%	4,291 15.62%
Built 1980 - 1989	285 15.12%	1,643 12.87%	3,590 13.07%
Built 1970 - 1979	189 10.03%	1,247 9.76%	2,773 10.09%
Built 1960 - 1969	101 5.36%	669 5.24%	1,649 6.00%
Built 1950 - 1959	23 1.22%	238 1.86%	874 3.18%
Built <1949	31 1.64%	206 1.61%	1,003 3.65%
2023 Median Year Built	1997	2000	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