

# For Lease

The Lockhart Building  
5810 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

757.209.2990

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

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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**  
**The Lockhart Building**  
**5810 Mooretown Road**  
**Williamsburg, Virginia 23185**

**Description:** The Lockhart Building is a flex space with retail frontage and warehouse space in the rear. Ideal for a contractor or other business that needs a showroom and work area. Frontage on Mooretown Road gives business ideal exposure at an aggressive rental rate.

The Property is located within minutes of I-64, Route 199, Wal-Mart, Lowes, Home Depot, and Sentara Medical Center.

**Available Spaces:** Suite C= 1,500 square feet (Available January 1, 2025)

**Built:** 1985, Renovated in 2024

**Lease Rate:** **\$15.00/Square Foot** (Lease Rate is inclusive of CAM fees)

**Zoning:** IL: Limited Industrial

**Additional Information:**

- Location Map
- Demographics

**For Additional Information, Please Contact:**

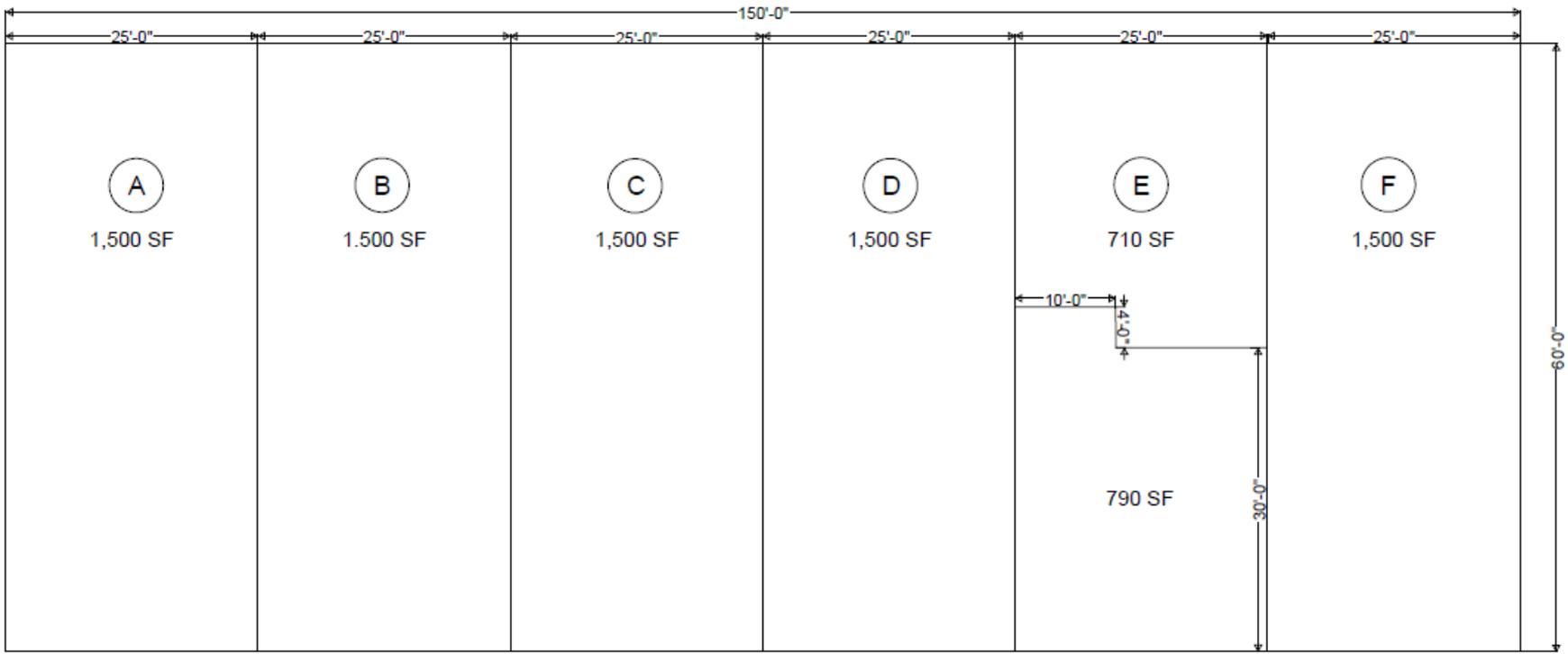


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Williamsburg, Virginia

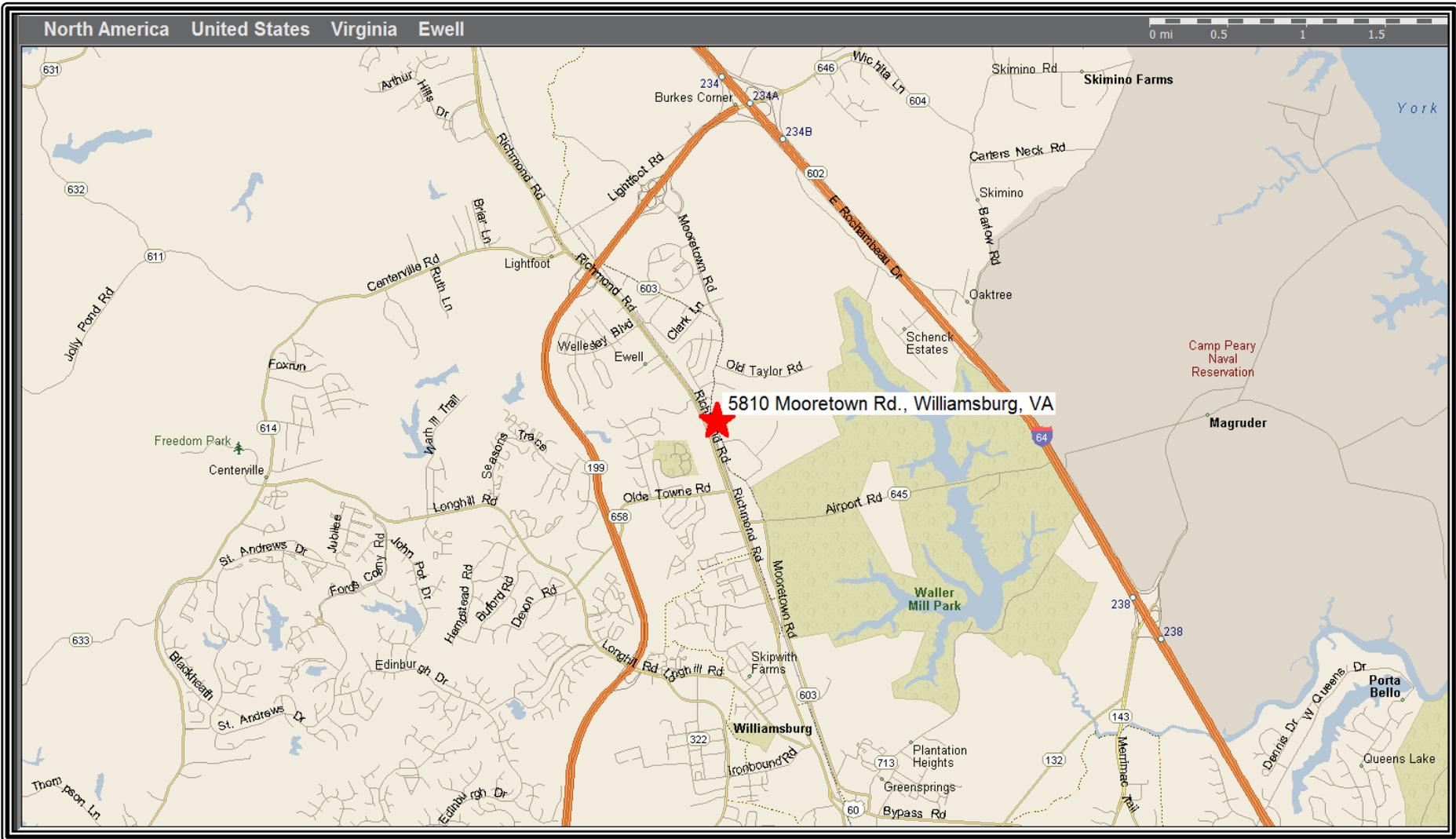


Lockhart Building  
9,000 sqft  
Scale: 3/16" = 1'

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# 5810 Mooretown Road, Williamsburg, Virginia



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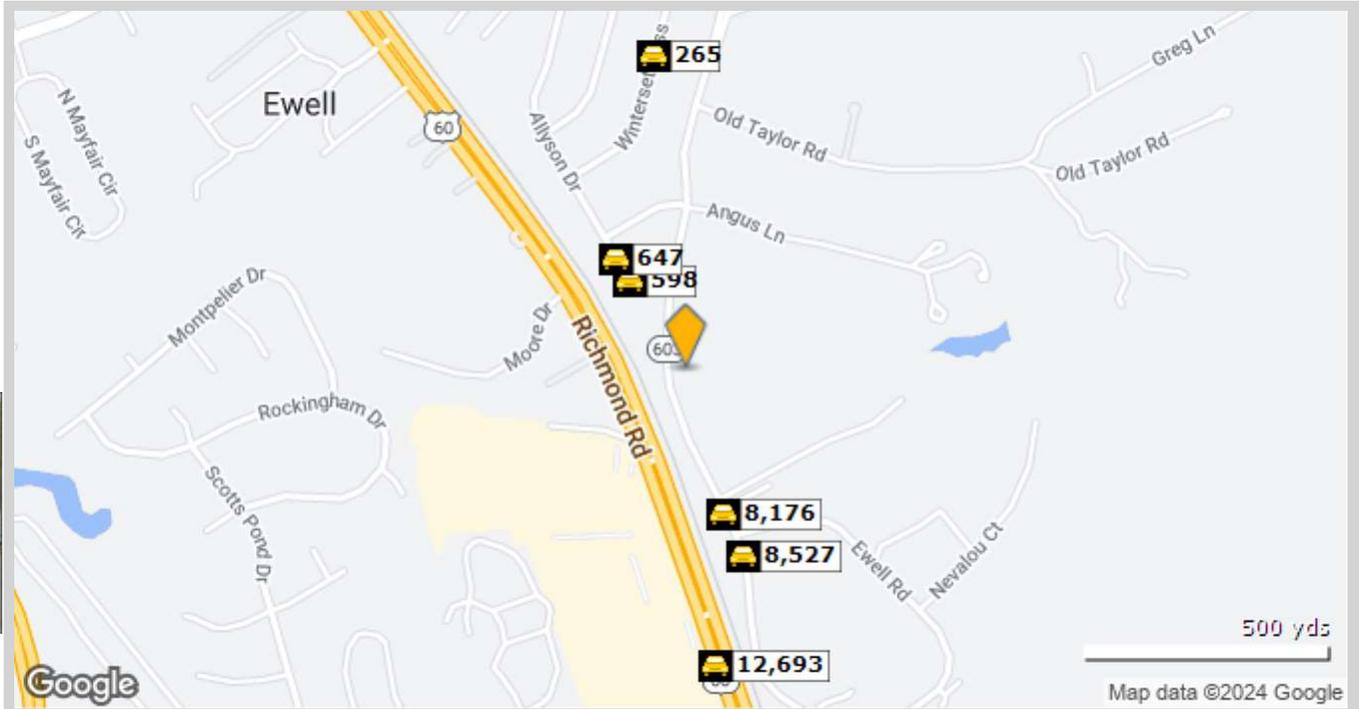


# Traffic Count Report

## Lockhart Center

5810 Mooretown Rd, Williamsburg, VA 23188

Building Type: **Flex**  
 RBA: **7,343 SF**  
 Typical Floor: **7,343 SF**  
 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	.13
2	Allyson Dr	Pemberton Ln	0.03 NW	2022	631	MPSI	.16
3	Allyson Dr	Pemberton Ln	0.03 NW	2020	647	MPSI	.16
4	Mooretown Road		0.00	2022	8,176	MPSI	.17
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



**Lockhart Center**  
5810 Mooretown Rd, Williamsburg, VA 23188

Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>275</b>	<b>485</b>	<b>509</b>
White	223 81.09%	375 77.32%	393 77.21%
Black	36 13.09%	66 13.61%	69 13.56%
Am. Indian & Alaskan	2 0.73%	10 2.06%	11 2.16%
Asian	3 1.09%	11 2.27%	12 2.36%
Hawaiian & Pacific Islander	0 0.00%	1 0.21%	1 0.20%
Other	11 4.00%	22 4.54%	22 4.32%
<b>Household by Household Income</b>	<b>1,385</b>	<b>1,708</b>	<b>1,795</b>
<\$25,000	326 23.54%	265 15.52%	275 15.32%
\$25,000 - \$50,000	277 20.00%	369 21.60%	387 21.56%
\$50,000 - \$75,000	359 25.92%	277 16.22%	280 15.60%
\$75,000 - \$100,000	166 11.99%	281 16.45%	299 16.66%
\$100,000 - \$125,000	145 10.47%	224 13.11%	237 13.20%
\$125,000 - \$150,000	36 2.60%	118 6.91%	129 7.19%
\$150,000 - \$200,000	71 5.13%	96 5.62%	100 5.57%
\$200,000+	5 0.36%	78 4.57%	88 4.90%
<b>Average Household Income</b>	<b>\$63,745</b>	<b>\$83,298</b>	<b>\$84,464</b>
<b>Median Household Income</b>	<b>\$58,605</b>	<b>\$70,659</b>	<b>\$71,645</b>

# Demographic Summary Report

## Lockhart Center 5810 Mooretown Rd, Williamsburg, VA 23188

Building Type: **Flex**  
 RBA: **7,343 SF**  
 Typical Floor: **7,343 SF**  
 Total Available: **0 SF**

Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	4,360	29,078	65,864
2023 Estimate	4,159	27,609	62,995
2010 Census	3,435	21,659	52,006
Growth 2023 - 2028	4.83%	5.32%	4.55%
Growth 2010 - 2023	21.08%	27.47%	21.13%
<b>2023 Population by Hispanic Origin</b>	485	2,024	4,283
<b>2023 Population</b>	4,159	27,609	62,995
White	2,800 67.32%	20,637 74.75%	48,670 77.26%
Black	976 23.47%	4,957 17.95%	9,442 14.99%
Am. Indian & Alaskan	27 0.65%	142 0.51%	299 0.47%
Asian	153 3.68%	887 3.21%	2,397 3.81%
Hawaiian & Pacific Island	6 0.14%	28 0.10%	91 0.14%
Other	198 4.76%	959 3.47%	2,097 3.33%
U.S. Armed Forces	48	264	555
<b>Households</b>			
2028 Projection	1,796	12,175	25,968
2023 Estimate	1,708	11,515	24,742
2010 Census	1,383	8,808	20,035
Growth 2023 - 2028	5.15%	5.73%	4.96%
Growth 2010 - 2023	23.50%	30.73%	23.49%
Owner Occupied	1,038 60.77%	7,493 65.07%	16,629 67.21%
Renter Occupied	670 39.23%	4,022 34.93%	8,113 32.79%
<b>2023 Households by HH Income</b>	1,708	11,513	24,742
Income: <\$25,000	265 15.52%	1,695 14.72%	3,289 13.29%
Income: \$25,000 - \$50,000	369 21.60%	1,865 16.20%	3,376 13.64%
Income: \$50,000 - \$75,000	277 16.22%	1,654 14.37%	3,586 14.49%
Income: \$75,000 - \$100,000	281 16.45%	1,761 15.30%	3,911 15.81%
Income: \$100,000 - \$125,000	224 13.11%	1,674 14.54%	3,248 13.13%
Income: \$125,000 - \$150,000	118 6.91%	905 7.86%	2,356 9.52%
Income: \$150,000 - \$200,000	96 5.62%	937 8.14%	2,320 9.38%
Income: \$200,000+	78 4.57%	1,022 8.88%	2,656 10.73%
<b>2023 Avg Household Income</b>	\$83,298	\$99,712	\$107,706
<b>2023 Med Household Income</b>	\$70,659	\$82,701	\$88,551

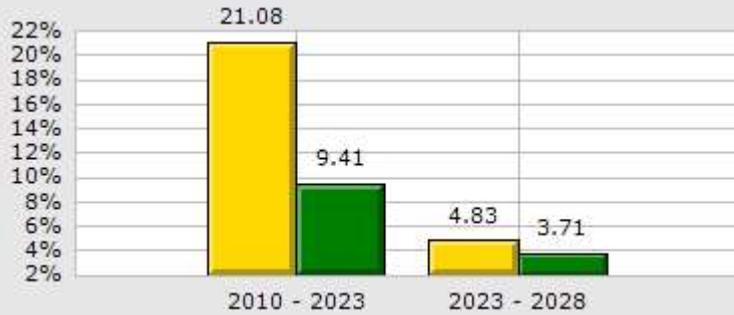
**Lockhart Center**

5810 Mooretown Rd, Williamsburg, VA 23188

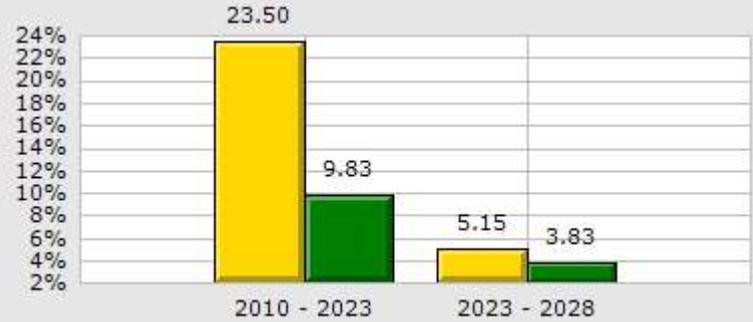
Type: **Flex/Showroom**  
County: **York**

**1 Mile**  
**County**

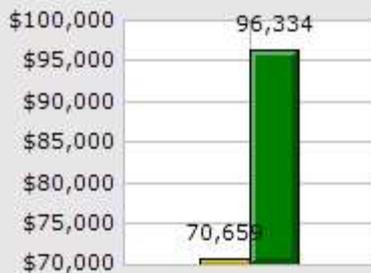
**Population Growth**



**Household Growth**



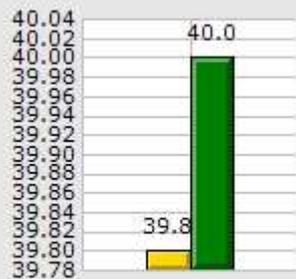
**2023 Med Household Inc**



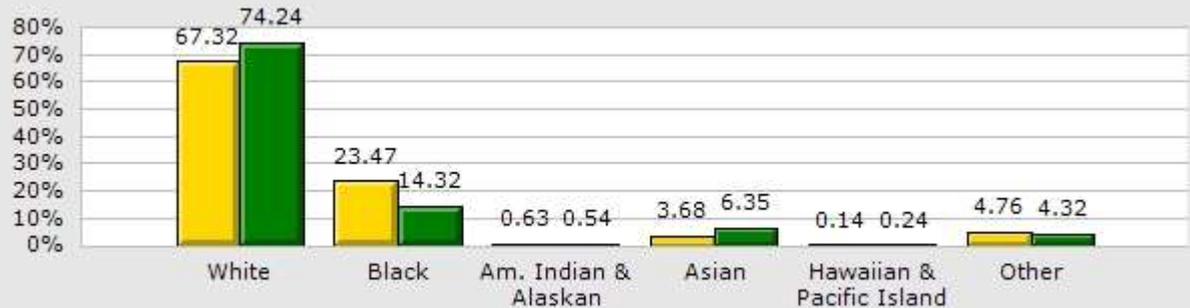
**2023 Households by Household Income**



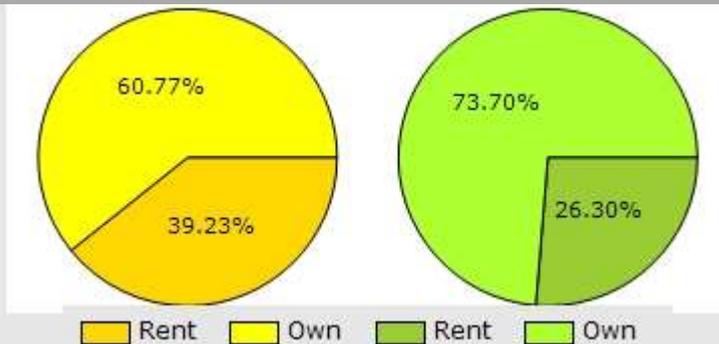
**2023 Median Age**



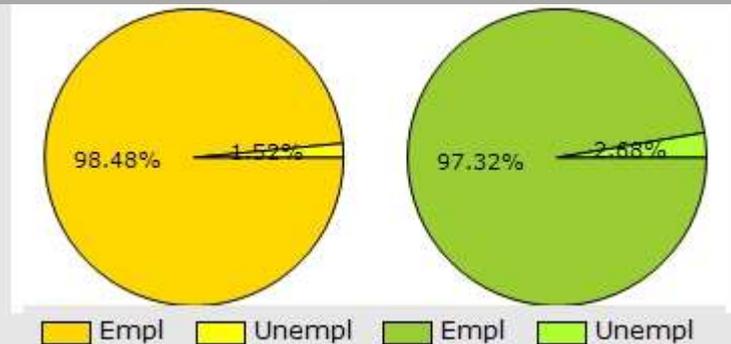
**2023 Population by Race**



**2023 Renter vs. Owner**



**2023 Employed vs. Unemployed**



Demographic Market Comparison Report

1 mile radius

**Lockhart Center**

5810 Mooretown Rd, Williamsburg, VA 23188

Type: **Flex/Showroom**  
 County: **York**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	21.08%		9.41%	
Growth 2023 - 2028	4.83%		3.71%	
Empl	1,949	98.48%	33,118	97.32%
Unempl	30	1.52%	911	2.68%
<b>2023 Population by Race</b>				
	<b>4,158</b>		<b>71,627</b>	
White	2,799	67.32%	53,174	74.24%
Black	976	23.47%	10,254	14.32%
Am. Indian & Alaskan	26	0.63%	385	0.54%
Asian	153	3.68%	4,549	6.35%
Hawaiian & Pacific Island	6	0.14%	172	0.24%
Other	198	4.76%	3,093	4.32%
<b>Household Growth</b>				
Growth 2010 - 2023	23.50%		9.83%	
Growth 2023 - 2028	5.15%		3.83%	
Renter Occupied	670	39.23%	6,934	26.30%
Owner Occupied	1,038	60.77%	19,431	73.70%
<b>2023 Households by Household Income</b>				
	<b>1,708</b>		<b>26,365</b>	
Income <\$25K	265	15.52%	3,087	11.71%
Income \$25K - \$50K	369	21.60%	2,585	9.80%
Income \$50K - \$75K	277	16.22%	4,015	15.23%
Income \$75K - \$100K	281	16.45%	4,096	15.54%
Income \$100K - \$125K	224	13.11%	3,384	12.84%
Income \$125K - \$150K	118	6.91%	3,042	11.54%
Income \$150K - \$200K	96	5.62%	2,315	8.78%
Income \$200K+	78	4.57%	3,841	14.57%
2023 Med Household Inc	\$70,659		\$96,334	
2023 Median Age	39.80		40.00	

# Demographic Detail Report

## Lockhart Center 5810 Mooretown Rd, Williamsburg, VA 23188

Building Type: **Flex**  
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 Total **0 SF**

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<b>Population</b>			
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2023 Estimate	4,159	27,609	62,995
2010 Census	3,435	21,659	52,006
Growth 2023 - 2028	4.83%	5.32%	4.55%
Growth 2010 - 2023	21.08%	27.47%	21.13%
<b>2023 Population by Age</b>			
	<b>4,159</b>	<b>27,609</b>	<b>62,995</b>
Age 0 - 4	248 5.96%	1,377 4.99%	3,125 4.96%
Age 5 - 9	278 6.68%	1,462 5.30%	3,122 4.96%
Age 10 - 14	285 6.85%	1,528 5.53%	3,277 5.20%
Age 15 - 19	263 6.32%	1,739 6.30%	4,335 6.88%
Age 20 - 24	227 5.46%	1,722 6.24%	5,029 7.98%
Age 25 - 29	221 5.31%	1,441 5.22%	3,830 6.08%
Age 30 - 34	256 6.16%	1,455 5.27%	3,343 5.31%
Age 35 - 39	312 7.50%	1,696 6.14%	3,589 5.70%
Age 40 - 44	311 7.48%	1,721 6.23%	3,551 5.64%
Age 45 - 49	266 6.40%	1,561 5.65%	3,279 5.21%
Age 50 - 54	244 5.87%	1,544 5.59%	3,331 5.29%
Age 55 - 59	246 5.91%	1,661 6.02%	3,656 5.80%
Age 60 - 64	237 5.70%	1,758 6.37%	3,931 6.24%
Age 65 - 69	215 5.17%	1,769 6.41%	3,987 6.33%
Age 70 - 74	193 4.64%	1,774 6.43%	4,021 6.38%
Age 75 - 79	150 3.61%	1,466 5.31%	3,330 5.29%
Age 80 - 84	103 2.48%	1,003 3.63%	2,262 3.59%
Age 85+	103 2.48%	934 3.38%	1,996 3.17%
Age 65+	764 18.37%	6,946 25.16%	15,596 24.76%
<b>Median Age</b>	<b>39.80</b>	<b>44.00</b>	<b>42.60</b>
<b>Average Age</b>	<b>39.80</b>	<b>43.50</b>	<b>42.80</b>

# Demographic Detail Report

<b>Lockhart Center</b>					
5810 Mooretown Rd, Williamsburg, VA 23188					
Radius	1 Mile		3 Mile		5 Mile
<b>2023 Population By Race</b>	<b>4,159</b>		<b>27,609</b>		<b>62,995</b>
White	2,800	67.32%	20,637	74.75%	48,670 77.26%
Black	976	23.47%	4,957	17.95%	9,442 14.99%
Am. Indian & Alaskan	27	0.65%	142	0.51%	299 0.47%
Asian	153	3.68%	887	3.21%	2,397 3.81%
Hawaiian & Pacific Island	6	0.14%	28	0.10%	91 0.14%
Other	198	4.76%	959	3.47%	2,097 3.33%
<b>Population by Hispanic Origin</b>	<b>4,159</b>		<b>27,609</b>		<b>62,995</b>
Non-Hispanic Origin	3,674	88.34%	25,585	92.67%	58,712 93.20%
Hispanic Origin	485	11.66%	2,024	7.33%	4,283 6.80%
<b>2023 Median Age, Male</b>	<b>38.10</b>		<b>42.40</b>		<b>41.20</b>
<b>2023 Average Age, Male</b>	<b>38.20</b>		<b>42.10</b>		<b>41.80</b>
<b>2023 Median Age, Female</b>	<b>41.30</b>		<b>45.70</b>		<b>43.90</b>
<b>2023 Average Age, Female</b>	<b>41.20</b>		<b>44.70</b>		<b>43.80</b>
<b>2023 Population by Occupation Classification</b>	<b>3,294</b>		<b>22,894</b>		<b>52,601</b>
Civilian Employed	1,949	59.17%	12,393	54.13%	28,828 54.81%
Civilian Unemployed	30	0.91%	299	1.31%	915 1.74%
Civilian Non-Labor Force	1,269	38.52%	9,951	43.47%	22,324 42.44%
Armed Forces	46	1.40%	251	1.10%	534 1.02%
<b>Households by Marital Status</b>					
Married	765		5,751		13,262
Married No Children	467		3,925		9,109
Married w/Children	298		1,826		4,153
<b>2023 Population by Education</b>	<b>3,179</b>		<b>21,878</b>		<b>48,832</b>
Some High School, No Diploma	216	6.79%	1,163	5.32%	2,178 4.46%
High School Grad (Incl Equivalency)	703	22.11%	4,210	19.24%	8,369 17.14%
Some College, No Degree	857	26.96%	5,212	23.82%	11,500 23.55%
Associate Degree	322	10.13%	2,097	9.58%	4,725 9.68%
Bachelor Degree	627	19.72%	4,762	21.77%	12,050 24.68%
Advanced Degree	454	14.28%	4,434	20.27%	10,010 20.50%

## Demographic Detail Report

<b>Lockhart Center</b>						
5810 Mooretown Rd, Williamsburg, VA 23188						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2023 Population by Occupation</b>	<b>3,502</b>		<b>22,156</b>		<b>52,008</b>	
Real Estate & Finance	56	1.60%	519	2.34%	1,491	2.87%
Professional & Management	1,081	30.87%	7,205	32.52%	17,057	32.80%
Public Administration	145	4.14%	952	4.30%	2,215	4.26%
Education & Health	538	15.36%	3,288	14.84%	7,937	15.26%
Services	359	10.25%	2,314	10.44%	5,135	9.87%
Information	41	1.17%	182	0.82%	303	0.58%
Sales	406	11.59%	2,603	11.75%	6,463	12.43%
Transportation	20	0.57%	137	0.62%	333	0.64%
Retail	169	4.83%	1,299	5.86%	3,168	6.09%
Wholesale	72	2.06%	344	1.55%	683	1.31%
Manufacturing	112	3.20%	611	2.76%	1,480	2.85%
Production	207	5.91%	1,137	5.13%	2,293	4.41%
Construction	99	2.83%	521	2.35%	1,112	2.14%
Utilities	95	2.71%	471	2.13%	1,000	1.92%
Agriculture & Mining	18	0.51%	90	0.41%	118	0.23%
Farming, Fishing, Forestry	18	0.51%	62	0.28%	74	0.14%
Other Services	66	1.88%	421	1.90%	1,146	2.20%
<b>2023 Worker Travel Time to Job</b>	<b>1,920</b>		<b>11,907</b>		<b>27,142</b>	
<30 Minutes	1,359	70.78%	8,248	69.27%	19,062	70.23%
30-60 Minutes	416	21.67%	2,631	22.10%	5,696	20.99%
60+ Minutes	145	7.55%	1,028	8.63%	2,384	8.78%
<b>2010 Households by HH Size</b>	<b>1,383</b>		<b>8,808</b>		<b>20,035</b>	
1-Person Households	370	26.75%	2,318	26.32%	4,832	24.12%
2-Person Households	471	34.06%	3,526	40.03%	8,494	42.40%
3-Person Households	238	17.21%	1,330	15.10%	3,036	15.15%
4-Person Households	197	14.24%	1,046	11.88%	2,360	11.78%
5-Person Households	66	4.77%	394	4.47%	876	4.37%
6-Person Households	26	1.88%	125	1.42%	289	1.44%
7 or more Person Households	15	1.08%	69	0.78%	148	0.74%
<b>2023 Average Household Size</b>	<b>2.40</b>		<b>2.30</b>		<b>2.30</b>	
<b>Households</b>						
2028 Projection	1,796		12,175		25,968	
2023 Estimate	1,708		11,515		24,742	
2010 Census	1,383		8,808		20,035	
Growth 2023 - 2028	5.15%		5.73%		4.96%	
Growth 2010 - 2023	23.50%		30.73%		23.49%	

## Demographic Detail Report

<b>Lockhart Center</b>						
5810 Mooretown Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Households by HH Income</b>	<b>1,708</b>		<b>11,513</b>		<b>24,742</b>	
<\$25,000	265	15.52%	1,695	14.72%	3,289	13.29%
\$25,000 - \$50,000	369	21.60%	1,865	16.20%	3,376	13.64%
\$50,000 - \$75,000	277	16.22%	1,654	14.37%	3,586	14.49%
\$75,000 - \$100,000	281	16.45%	1,761	15.30%	3,911	15.81%
\$100,000 - \$125,000	224	13.11%	1,674	14.54%	3,248	13.13%
\$125,000 - \$150,000	118	6.91%	905	7.86%	2,356	9.52%
\$150,000 - \$200,000	96	5.62%	937	8.14%	2,320	9.38%
\$200,000+	78	4.57%	1,022	8.88%	2,656	10.73%
<b>2023 Avg Household Income</b>	<b>\$83,298</b>		<b>\$99,712</b>		<b>\$107,706</b>	
<b>2023 Med Household Income</b>	<b>\$70,659</b>		<b>\$82,701</b>		<b>\$88,551</b>	
<b>2023 Occupied Housing</b>	<b>1,708</b>		<b>11,515</b>		<b>24,742</b>	
Owner Occupied	1,038	60.77%	7,493	65.07%	16,629	67.21%
Renter Occupied	670	39.23%	4,022	34.93%	8,113	32.79%
<b>2010 Housing Units</b>	<b>1,952</b>		<b>12,841</b>		<b>27,181</b>	
1 Unit	1,167	59.78%	8,304	64.67%	19,111	70.31%
2 - 4 Units	132	6.76%	786	6.12%	1,640	6.03%
5 - 19 Units	533	27.31%	2,468	19.22%	4,462	16.42%
20+ Units	120	6.15%	1,283	9.99%	1,968	7.24%
<b>2023 Housing Value</b>	<b>1,038</b>		<b>7,493</b>		<b>16,629</b>	
<\$100,000	12	1.16%	184	2.46%	302	1.82%
\$100,000 - \$200,000	236	22.74%	1,102	14.71%	1,787	10.75%
\$200,000 - \$300,000	430	41.43%	2,249	30.01%	4,285	25.77%
\$300,000 - \$400,000	285	27.46%	2,175	29.03%	4,701	28.27%
\$400,000 - \$500,000	64	6.17%	1,035	13.81%	2,621	15.76%
\$500,000 - \$1,000,000	11	1.06%	748	9.98%	2,866	17.23%
\$1,000,000+	0	0.00%	0	0.00%	67	0.40%
<b>2023 Median Home Value</b>	<b>\$263,023</b>		<b>\$309,724</b>		<b>\$341,278</b>	
<b>2023 Housing Units by Yr Built</b>	<b>1,959</b>		<b>12,967</b>		<b>27,481</b>	
Built 2010+	103	5.26%	1,938	14.95%	3,973	14.46%
Built 2000 - 2010	769	39.25%	4,863	37.50%	9,330	33.95%
Built 1990 - 1999	424	21.64%	2,128	16.41%	4,296	15.63%
Built 1980 - 1989	302	15.42%	1,663	12.82%	3,593	13.07%
Built 1970 - 1979	201	10.26%	1,258	9.70%	2,769	10.08%
Built 1960 - 1969	105	5.36%	672	5.18%	1,645	5.99%
Built 1950 - 1959	24	1.23%	239	1.84%	872	3.17%
Built <1949	31	1.58%	206	1.59%	1,003	3.65%
<b>2023 Median Year Built</b>	<b>1996</b>		<b>2000</b>		<b>1998</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