

For Sale

5388 Discovery Park Boulevard
Suite 220
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

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.*

FOR SALE
5388 Discovery Park Boulevard
Suite 220
Williamsburg, Virginia

Location: Patriot Park Building Condominium
5388 Discovery Park Boulevard, Suite 220
Williamsburg, Virginia

Description: The Property is attractively located in the center of New Town, and is in close proximity to High Street, Midtown, the College of William & Mary, and Colonial Williamsburg. This well-appointed office is approximately 1,047 square feet and is move-in ready. This is an ideal location for a business that wants a central location in New Town at an aggressive price! Ideal investment or owner/user opportunity.

Condominium Size: Approximately 1,047 Square Feet

Sale: \$235,000.00 (\$224.45/square foot)

Cap Rate: 5 Cap

Zoning: MU-Mixed Use District. Multiple allowable uses by right are attached in the marketing package.

General Information:

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

Also included:

- Floorplan
- Aerial Maps
- Location Map
- Zoning Information
- Demographic Information

For Additional Information, Please Contact:

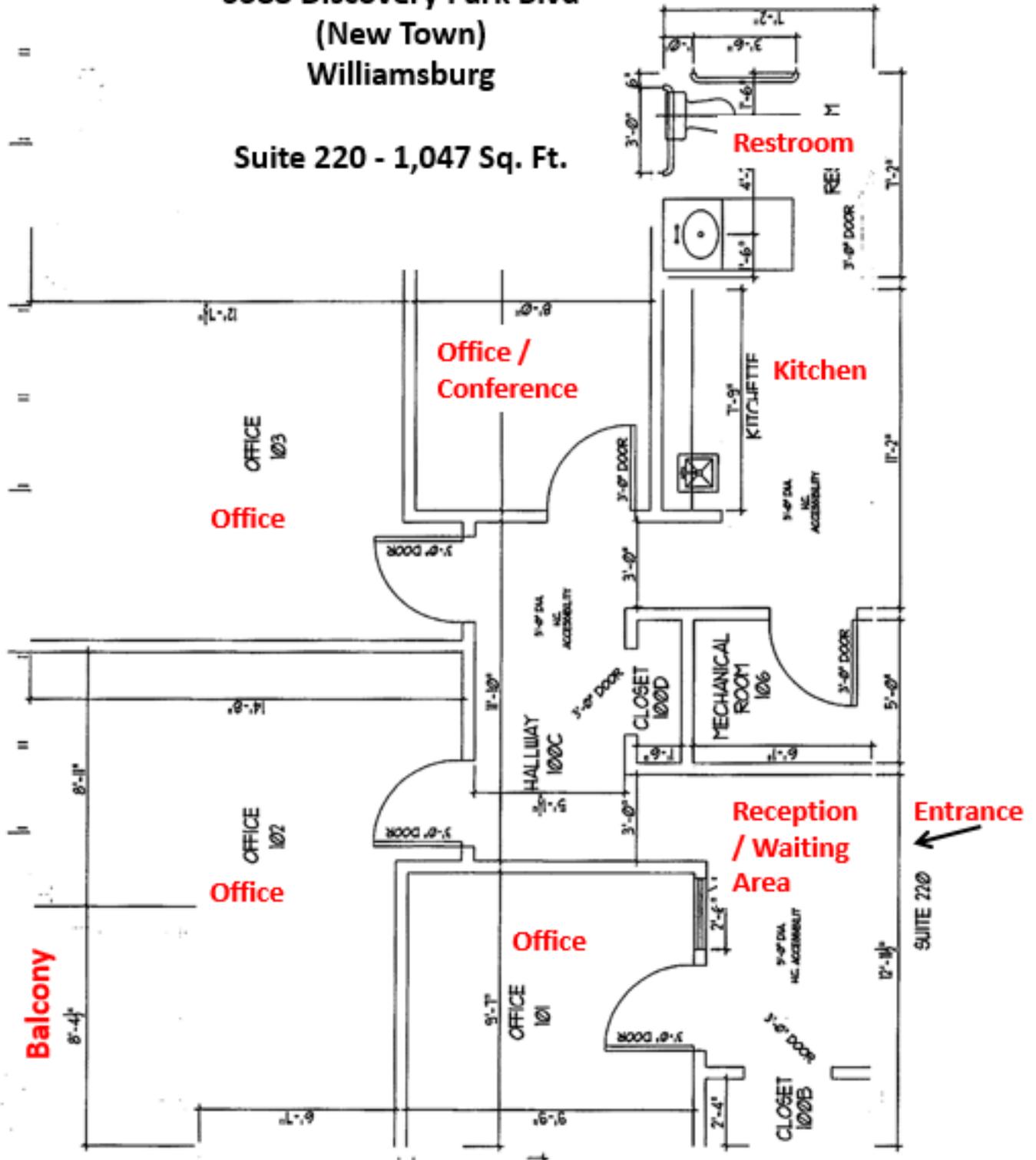


Ron A. Campana, Jr.
Campana Waltz Commercial Real Estate West
1313 Jamestown Road, Suite 202
Williamsburg, Virginia, 23185
757.209.2990
Ron@cwcrew.net
www.cwcrew.net

*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.*

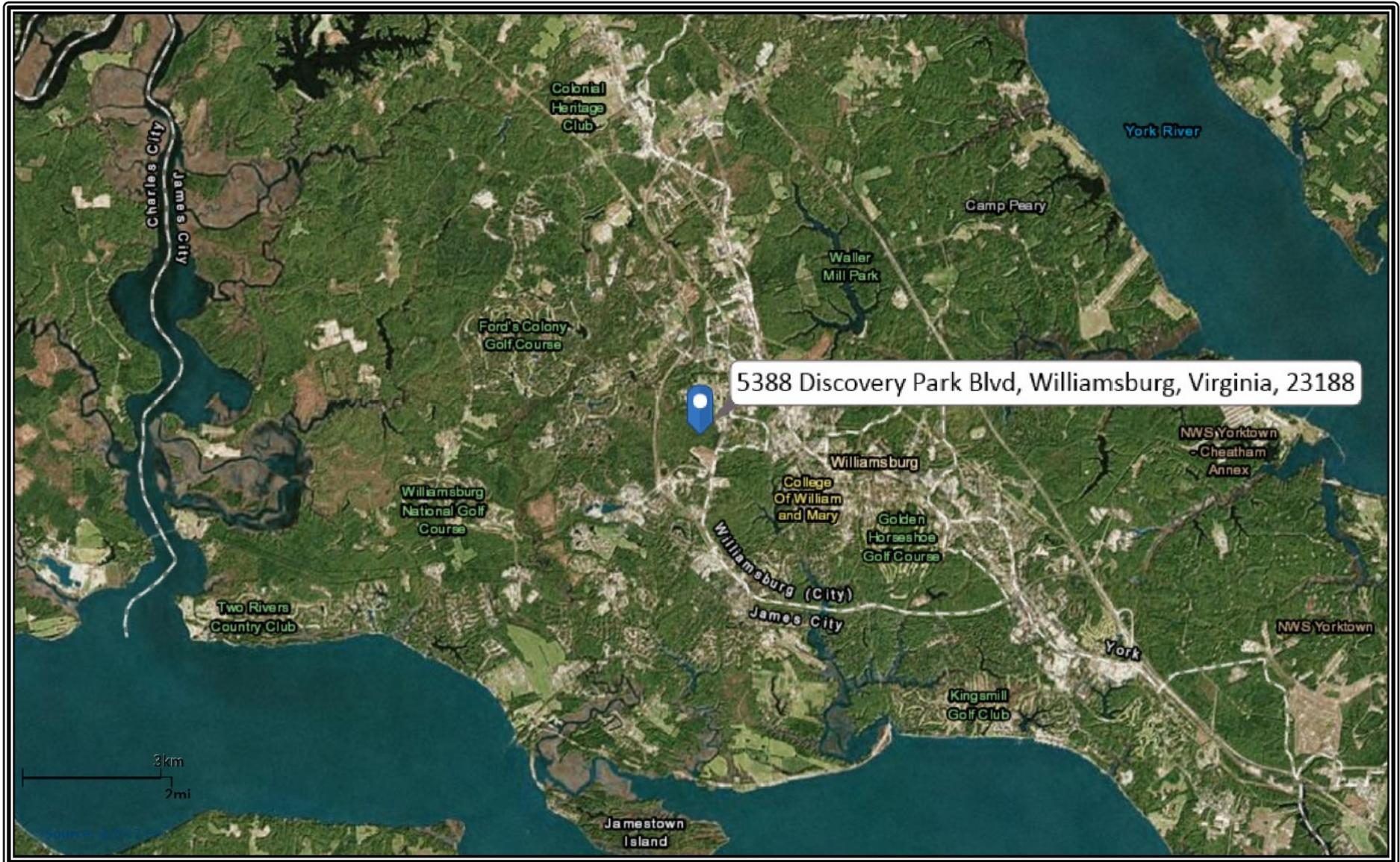
5388 Discovery Park Blvd
(New Town)
Williamsburg

Suite 220 - 1,047 Sq. Ft.



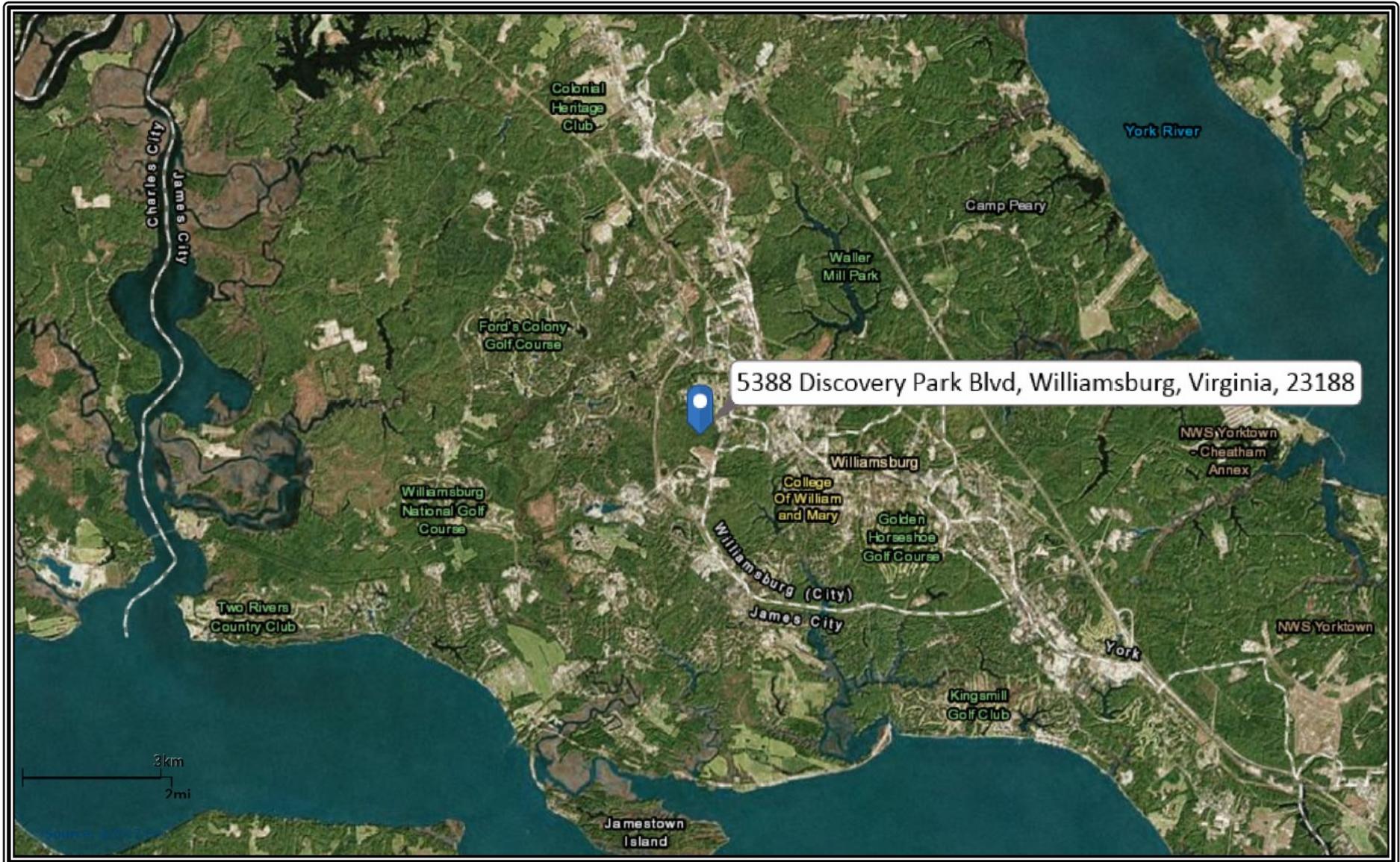
*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

5388 Discovery Park Boulevard, Suite 220
Williamsburg, Virginia



*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.*

5388 Discovery Park Boulevard, Suite 220
Williamsburg, Virginia



*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.*

Sec. 24-518. - Use list.

In the mixed use districts, all structures to be erected or land to be used shall be for one or more of the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential Uses	Accessory apartments, attached, in accordance with section 24-32	P	
	Accessory structures, as defined in section 24-2	P	
	Apartments	P	
	Group homes or residential facilities, for eight or fewer adults	P	
	Group homes or residential facilities, for nine or more adults		SUP
	Group quarters	P	
	Home care facilities	P	
	Home occupations, as defined	P	
	Independent living facilities	P	
	Multi-family dwellings up to and including four dwelling units	P	
Multi-family dwellings more than four dwelling units	P		
Single-family dwellings	P		
Commercial Uses	Accessory structures, as defined in section 24-2	P	
	Adult day care centers	P	
	Antique shops	P	

	Arts and crafts shops	P	
	Assisted living facilities	P	
	Automobile rental	P	
	Automobile repair and service including tire, transmission, glass, body and fender, and other automotive products sales (new and/or rebuilt) and service with major repair under cover and storage of parts and vehicle storage screened from adjacent property by landscaping and fencing	P	
	Automobile service stations; if fuel is sold, then in accordance with section 24-38	P	
	Banks and other similar financial institutions	P	
	Barber and beauty shops	P	
	Business, professional and governmental offices	P	
	Campgrounds		SUP
	Child day care centers	P	
	Community recreation facilities, public or private, including parks, playgrounds, clubhouses, boating facilities, swimming pools, ball fields, tennis courts and other similar recreation facilities	P	
	Continuing care retirement facilities	P	
	Contractor offices, equipment storage yards, shops and warehouses with storage under cover or screened with landscaping and fencing from adjacent property	P	
	Convenience stores; if fuel is sold, then in accordance with section 24-38	P	
	Data processing centers	P	

	Drug stores	P	
	Dry cleaners and laundries	P	
	Employment services or agencies	P	
	Farmer's markets	P	
	Fast food restaurants		SUP
	Feed, seed and farm supply stores	P	
	Fish farming	P	
	Flea markets		SUP
	Funeral homes, cemeteries and memorial gardens	P	
	Gift stores	P	
	Golf courses		SUP
	Greenhouses and nurseries	P	
	Handicrafts stores	P	
	Health clubs, exercise clubs and fitness centers	P	
	Home occupations as defined	P	
	Hotels, motels, tourist homes and convention centers	P	
	Indoor sport facilities	P	
	Indoor theaters	P	
	Janitorial service establishments	P	
	Limousine service	P	

	Lumber and building supply with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property	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		SUP
	Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce, or seafood receiving, packing or distribution under cover or screened with landscaping and fencing from adjacent property		SUP
	Medical offices	P	
	Museums		SUP
	Off-street parking as required by article II, division 2 of this chapter	P	
	Office supply stores, secretarial and duplicating services	P	
	Parking lots and garages	P	
	Photographer, picture, artist and sculptor stores and studios	P	
	Plumbing and electrical supply with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property	P	
	Printing and publishing establishments	P	
	Property maintenance facilities, sheds or garages	P	
	Public billiard parlors, arcades, pool rooms, bowling alleys, dance halls and other indoor centers of amusement	P	
	Rental of more than three rooms in a single-family dwelling unit		SUP
	Rental of rooms to a maximum of three rooms	P	

	Restaurants, tea rooms and taverns	P	
	Retail and service stores, including the following stores: books, cabinet, candy, carpet, coin, department, dressmaking, florist, furniture, furrier, garden supply, greeting card, gunsmith (excluding shooting ranges), hardware, home appliance sales and service, ice cream, jewelry sales and service, locksmith, music and records, paint, pet, picture framing, plant supply, shoe, sporting goods, stamp, tailor, tobacco and pipes, toys, travel bureau, upholstery, wearing apparel, and yard goods	P	
	Retail food stores, bakeries and fish markets	P	
	Security service offices	P	
	Shooting ranges, indoor		SUP
	Skilled nursing facilities (nursing homes)	P	
	Taxi services	P	
	Theme parks		SUP
	Truck stops; if fuel is sold, then in accordance with section 24-38		SUP
	Truck terminals; if fuel is sold, then in accordance with section 24-38		SUP
	Vehicle and trailer sales and service (with major repair limited to a fully enclosed building)	P	
	Veterinary hospitals	P	
Agricultural Uses	Wineries		SUP
Civic Uses	Fire stations	P	
	Libraries	P	

	Nonemergency medical transport	P	
	Places of public assembly	P	
	Post offices	P	
	Schools	P	
Utility Uses	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures; or multi-antenna systems. All facilities shall comply with article II, division 6 of this chapter.		SUP
	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures, that utilize alternative mounting structures and/or are camouflaged, and comply with article II, division 6 of this chapter.	P	
	Electrical generation facilities, public or private, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	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. However, 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		
	Water impoundments, new or expansion of	P	
Open Uses	Timbering in accordance with section 24-43	P	
Industrial Uses	Food processing and storage, but not the slaughter of animals	P	
	Heavy equipment sales and service, with major repair under cover or screened with landscaping and fencing from adjacent property	P	
	Heliports, helistops and accessory uses		SUP
	Hospitals and mental health facilities	P	
	Industrial and technical training schools	P	
	Machinery sales and service with major repair under cover	P	
	Manufacture and assembly of musical instruments, toys, novelties and rubber and metal stamps	P	
	Manufacture and bottling of soft drinks and wine	P	
	Manufacture and processing of textiles and textile products in structures of not more than 5,000 square feet	P	
	Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber glass, glass, rubber, leather, cellophane, canvas, felt, fur, horn, wax, hair and yarn in structures of not more than 5,000 square feet	P	

	Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber glass, glass, rubber, leather, cellophane, canvas, felt, fur, horn, wax, hair and yarn in structures of 5,000 square feet and greater		SUP
	Manufacture, compounding, processing or packaging of cosmetic, toiletry and pharmaceutical products	P	
	Manufacture of carpets and carpet yarns in structures of not more than 5,000 square feet	P	
	Manufacture of pottery and ceramic products, using kilns fired only by gas or electricity	P	
	Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilating equipment	P	
	Manufacture or assembly of electronic instruments, electronic devices or electronic components	P	
	Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments	P	
	Petroleum storage		SUP
	Private streets within "qualifying industrial parks" in accordance with section 24-55	P	
	Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted indoors and under cover, with no dust, noise, odor or other objectionable effect	P	
	Publicly owned solid waste container sites		SUP
	Railroad facilities including tracks, bridges and stations. However, 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		SUP

	railroad rights-of-way are permitted generally and shall not require a special use permit		
	Research, development and design facilities or laboratories	P	
	Resource recovery facilities		SUP
	Solid waste transfer stations		SUP
	Warehouse, storage and distribution centers with storage under cover or screened with landscaping and fencing from adjacent property	P	
	Water well drilling establishments		SUP
	Welding and machine shops with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property	P	

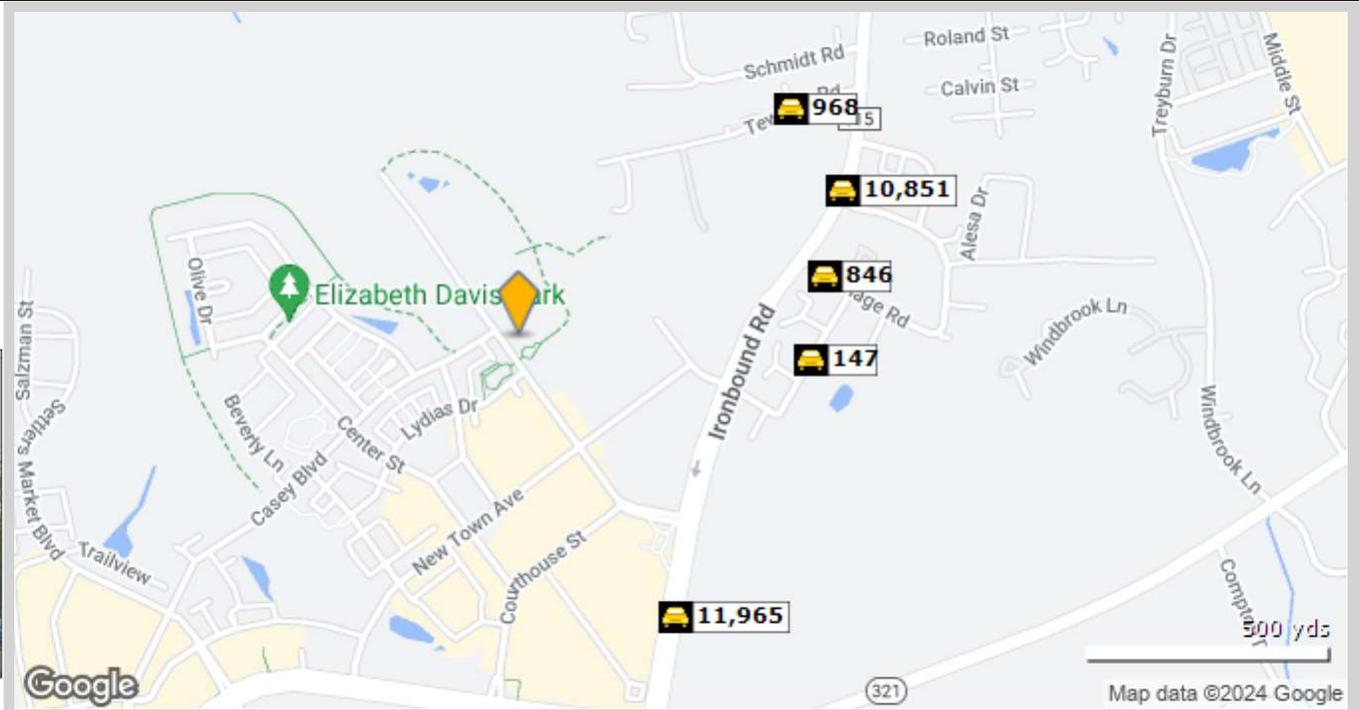
(Ord. No. 31A-141, 5-4-92; Ord. No. 31A-145, 7-6-92; Ord. No. 31A-150, 4-5-93; Ord. No. 31A-152, 8-16-93; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-184, 12-8-98; Ord. No. 31A-242, 7-14-09; Ord. No. 31A-276, 9-11-12; Ord. No. 31A-291, 8-13-13; Ord. No. 31A-293, 8-12-14; Ord. No. [31A-328](#), 11-8-16)

Traffic Count Report

Patriot Park

5388 Discovery Park Blvd, Williamsburg, VA 23188

Building Type: Class B Office
 Class: B
 RBA: 25,000 SF
 Typical Floor: 9,466 SF
 Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Watford Ln	Carriage Rd	0.09 NE	2022	147	MPSI	.35
2	Carriage Rd	Ironbound Rd	0.03 NW	2022	822	MPSI	.37
3	Carriage Rd	Ironbound Rd	0.03 NW	2020	846	MPSI	.37
4	Ironbound Rd	Monticello Ave	0.13 S	2018	9,612	MPSI	.38
5	Ironbound Rd	Discovery Park Blvd	0.11 N	2016	11,023	MPSI	.38
6	Ironbound Rd	Monticello Ave	0.13 S	2022	10,249	MPSI	.38
7	Ironbound Road	Monticello Ave	0.13 S	2022	11,965	MPSI	.38
8	Ironbound Rd	Magazine Rd	0.01 SW	2016	12,000	AADT	.43
9	Ironbound Rd	Magazine Rd	0.01 SW	2022	10,851	MPSI	.43
10	Tewning Rd	Ironbound Rd	0.08 E	2018	968	MPSI	.43

Patriot Park
5388 Discovery Park Blvd, Williamsburg, VA 23188

Building Type: Class B Office Total Available: 0 SF
 Class: B % Leased: 100%
 RBA: 25,000 SF Rent/SF/Yr: -
 Typical Floor: 9,466 SF



Description	2010	2023	2028
Population	6,523	8,310	8,729
Age 0 - 4	184 2.82%	465 5.60%	612 7.01%
Age 5 - 9	153 2.35%	379 4.56%	501 5.74%
Age 10 - 14	174 2.67%	338 4.07%	415 4.75%
Age 15 - 19	1,242 19.04%	656 7.89%	467 5.35%
Age 20 - 24	1,410 21.62%	1,057 12.72%	692 7.93%
Age 25 - 29	437 6.70%	707 8.51%	792 9.07%
Age 30 - 34	277 4.25%	512 6.16%	693 7.94%
Age 35 - 39	226 3.46%	504 6.06%	580 6.64%
Age 40 - 44	252 3.86%	454 5.46%	518 5.93%
Age 45 - 49	257 3.94%	381 4.58%	464 5.32%
Age 50 - 54	257 3.94%	363 4.37%	415 4.75%
Age 55 - 59	236 3.62%	383 4.61%	393 4.50%
Age 60 - 64	278 4.26%	402 4.84%	393 4.50%
Age 65 - 69	293 4.49%	403 4.85%	398 4.56%
Age 70 - 74	209 3.20%	410 4.93%	394 4.51%
Age 75 - 79	200 3.07%	347 4.18%	360 4.12%
Age 80 - 84	157 2.41%	249 3.00%	283 3.24%
Age 85+	283 4.34%	302 3.63%	359 4.11%
Age 15+	6,014 92.20%	7,130 85.80%	7,201 82.50%
Age 20+	4,772 73.16%	6,474 77.91%	6,734 77.15%
Age 65+	1,142 17.51%	1,711 20.59%	1,794 20.55%
Median Age	26	35	37
Average Age	36.70	39.60	39.80
Population By Race	6,523	8,310	8,729
White	4,969 76.18%	5,991 72.09%	6,276 71.90%
Black	1,008 15.45%	1,607 19.34%	1,717 19.67%
Am. Indian & Alaskan	11 0.17%	19 0.23%	21 0.24%
Asian	344 5.27%	400 4.81%	412 4.72%
Hawaiian & Pacific Islander	5 0.08%	10 0.12%	9 0.10%
Other	181 2.77%	283 3.41%	294 3.37%

Patriot Park
5388 Discovery Park Blvd, Williamsburg, VA 23188

Description	2010		2023		2028	
Population by Race (Hispanic)	328		486		506	
White	287	87.50%	382	78.60%	397	78.46%
Black	19	5.79%	47	9.67%	51	10.08%
Am. Indian & Alaskan	3	0.91%	7	1.44%	7	1.38%
Asian	5	1.52%	15	3.09%	16	3.16%
Hawaiian & Pacific Islander	0	0.00%	1	0.21%	1	0.20%
Other	14	4.27%	34	7.00%	34	6.72%
Household by Household Income	1,994		2,921		3,123	
<\$25,000	313	15.70%	535	18.32%	579	18.54%
\$25,000 - \$50,000	492	24.67%	527	18.04%	550	17.61%
\$50,000 - \$75,000	380	19.06%	386	13.21%	398	12.74%
\$75,000 - \$100,000	305	15.30%	460	15.75%	493	15.79%
\$100,000 - \$125,000	179	8.98%	500	17.12%	551	17.64%
\$125,000 - \$150,000	140	7.02%	124	4.25%	131	4.19%
\$150,000 - \$200,000	90	4.51%	235	8.05%	259	8.29%
\$200,000+	95	4.76%	154	5.27%	162	5.19%
Average Household Income	\$79,078		\$86,777		\$87,084	
Median Household Income	\$60,312		\$75,679		\$76,749	

Demographic Summary Report

Patriot Park

5388 Discovery Park Blvd, Williamsburg, VA 23188

Building Type: Class B Office **Total Available:** 0 SF
Class: B **% Leased:** 100%
RBA: 25,000 SF **Rent/SF/Yr:** -
Typical Floor: 9,466 SF



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	8,729	46,588	84,726
2023 Estimate	8,310	44,658	81,243
2010 Census	6,523	37,351	68,456
Growth 2023 - 2028	5.04%	4.32%	4.29%
Growth 2010 - 2023	27.40%	19.56%	18.68%
2023 Population by Hispanic Origin			
2023 Population	8,310	44,658	81,243
White	5,991 72.09%	35,015 78.41%	63,776 78.50%
Black	1,607 19.34%	6,048 13.54%	11,115 13.68%
Am. Indian & Alaskan	19 0.23%	165 0.37%	374 0.46%
Asian	400 4.81%	1,870 4.19%	3,145 3.87%
Hawaiian & Pacific Island	10 0.12%	69 0.15%	128 0.16%
Other	283 3.41%	1,491 3.34%	2,704 3.33%
U.S. Armed Forces	59	391	767
Households			
2028 Projection	3,123	18,297	33,443
2023 Estimate	2,919	17,464	31,983
2010 Census	1,992	14,297	26,621
Growth 2023 - 2028	6.99%	4.77%	4.56%
Growth 2010 - 2023	46.54%	22.15%	20.14%
Owner Occupied	1,378 47.21%	10,985 62.90%	22,050 68.94%
Renter Occupied	1,542 52.83%	6,479 37.10%	9,933 31.06%
2023 Households by HH Income			
Income: <\$25,000	535 18.32%	2,376 13.60%	3,773 11.80%
Income: \$25,000 - \$50,000	527 18.04%	2,634 15.08%	4,281 13.38%
Income: \$50,000 - \$75,000	386 13.21%	2,423 13.87%	4,420 13.82%
Income: \$75,000 - \$100,000	460 15.75%	2,849 16.31%	5,166 16.15%
Income: \$100,000 - \$125,000	500 17.12%	2,407 13.78%	4,513 14.11%
Income: \$125,000 - \$150,000	124 4.25%	1,517 8.69%	3,277 10.25%
Income: \$150,000 - \$200,000	235 8.05%	1,577 9.03%	3,094 9.67%
Income: \$200,000+	154 5.27%	1,682 9.63%	3,460 10.82%
2023 Avg Household Income	\$86,777	\$103,905	\$110,140
2023 Med Household Income	\$75,679	\$86,403	\$92,024

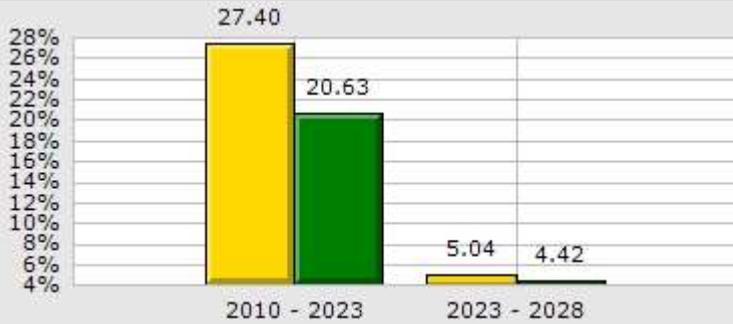
Patriot Park

5388 Discovery Park Blvd, Williamsburg, VA 23188

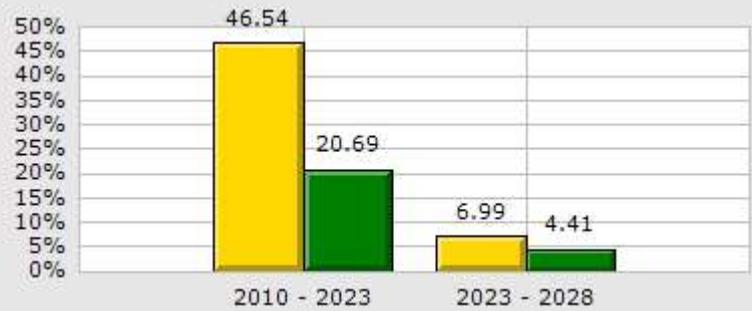
Type: Class B Office/Medical
 County: James City

1 Mile
 County

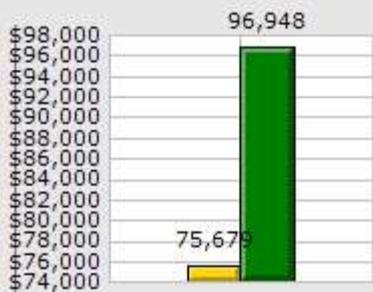
Population Growth



Household Growth



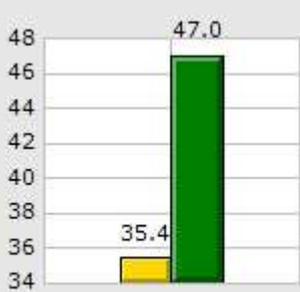
2023 Med Household Inc



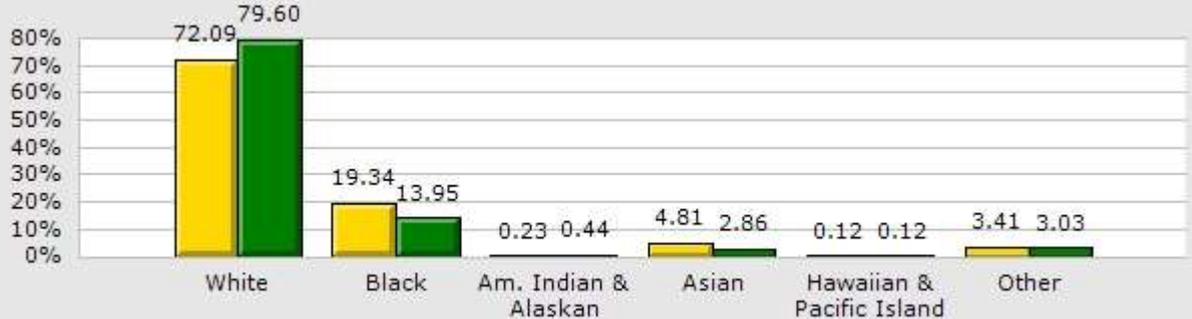
2023 Households by Household Income



2023 Median Age



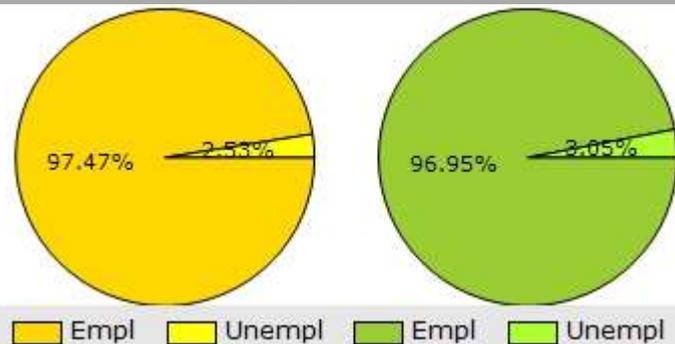
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Patriot Park				
5388 Discovery Park Blvd, Williamsburg, VA 23188				
Type: Class B Office/Medical				
County: James City				
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	27.40%		20.63%	
Growth 2023 - 2028	5.04%		4.42%	
Empl	3,198	97.47%	38,209	96.95%
Unempl	83	2.53%	1,202	3.05%
2023 Population by Race				
	8,310		80,835	
White	5,991	72.09%	64,342	79.60%
Black	1,607	19.34%	11,279	13.95%
Am. Indian & Alaskan	19	0.23%	358	0.44%
Asian	400	4.81%	2,308	2.86%
Hawaiian & Pacific Island	10	0.12%	95	0.12%
Other	283	3.41%	2,453	3.03%
Household Growth				
Growth 2010 - 2023	46.54%		20.69%	
Growth 2023 - 2028	6.99%		4.41%	
Renter Occupied	1,542	52.81%	7,821	24.13%
Owner Occupied	1,378	47.19%	24,595	75.87%
2023 Households by Household Income				
	2,921		32,416	
Income <\$25K	535	18.32%	3,088	9.53%
Income \$25K - \$50K	527	18.04%	3,820	11.78%
Income \$50K - \$75K	386	13.21%	4,373	13.49%
Income \$75K - \$100K	460	15.75%	5,612	17.31%
Income \$100K - \$125K	500	17.12%	4,631	14.29%
Income \$125K - \$150K	124	4.25%	3,773	11.64%
Income \$150K - \$200K	235	8.05%	3,758	11.59%
Income \$200K+	154	5.27%	3,361	10.37%
2023 Med Household Inc	\$75,679		\$96,948	
2023 Median Age	35.40		47.00	

Demographic Detail Report

Patriot Park

5388 Discovery Park Blvd, Williamsburg, VA 23188

Building Type: Class B Office
Class: B
RBA: 25,000 SF
Typical Floor: 9,466 SF

Total Available: 0 SF
% Leased: 100%
Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	8,729		46,588		84,726	
2023 Estimate	8,310		44,658		81,243	
2010 Census	6,523		37,351		68,456	
Growth 2023 - 2028	5.04%		4.32%		4.29%	
Growth 2010 - 2023	27.40%		19.56%		18.68%	
2023 Population by Age						
Age 0 - 4	465	5.60%	2,307	5.17%	3,993	4.91%
Age 5 - 9	379	4.56%	2,208	4.94%	4,032	4.96%
Age 10 - 14	338	4.07%	2,250	5.04%	4,291	5.28%
Age 15 - 19	656	7.89%	3,108	6.96%	5,483	6.75%
Age 20 - 24	1,057	12.72%	3,888	8.71%	6,189	7.62%
Age 25 - 29	707	8.51%	2,957	6.62%	4,839	5.96%
Age 30 - 34	512	6.16%	2,519	5.64%	4,289	5.28%
Age 35 - 39	504	6.06%	2,623	5.87%	4,589	5.65%
Age 40 - 44	454	5.46%	2,489	5.57%	4,557	5.61%
Age 45 - 49	381	4.58%	2,237	5.01%	4,251	5.23%
Age 50 - 54	363	4.37%	2,249	5.04%	4,373	5.38%
Age 55 - 59	383	4.61%	2,451	5.49%	4,844	5.96%
Age 60 - 64	402	4.84%	2,630	5.89%	5,196	6.40%
Age 65 - 69	403	4.85%	2,686	6.01%	5,228	6.44%
Age 70 - 74	410	4.93%	2,727	6.11%	5,207	6.41%
Age 75 - 79	347	4.18%	2,268	5.08%	4,264	5.25%
Age 80 - 84	249	3.00%	1,565	3.50%	2,906	3.58%
Age 85+	302	3.63%	1,497	3.35%	2,711	3.34%
Age 65+	1,711	20.59%	10,743	24.06%	20,316	25.01%
Median Age	35.40		40.90		43.20	
Average Age	39.60		42.20		43.10	

Demographic Detail Report

Patriot Park			
5388 Discovery Park Blvd, Williamsburg, VA 23188			
Radius	1 Mile	3 Mile	5 Mile
2023 Population By Race	8,310	44,658	81,243
White	5,991 72.09%	35,015 78.41%	63,776 78.50%
Black	1,607 19.34%	6,048 13.54%	11,115 13.68%
Am. Indian & Alaskan	19 0.23%	165 0.37%	374 0.46%
Asian	400 4.81%	1,870 4.19%	3,145 3.87%
Hawaiian & Pacific Island	10 0.12%	69 0.15%	128 0.16%
Other	283 3.41%	1,491 3.34%	2,704 3.33%
Population by Hispanic Origin	8,310	44,658	81,243
Non-Hispanic Origin	7,825 94.16%	41,737 93.46%	75,660 93.13%
Hispanic Origin	486 5.85%	2,921 6.54%	5,582 6.87%
2023 Median Age, Male	35.50	39.60	41.70
2023 Average Age, Male	38.80	41.20	42.10
2023 Median Age, Female	35.40	42.20	44.60
2023 Average Age, Female	40.30	43.10	44.10
2023 Population by Occupation Classification	6,996	37,272	67,829
Civilian Employed	3,198 45.71%	19,209 51.54%	37,582 55.41%
Civilian Unemployed	83 1.19%	532 1.43%	1,189 1.75%
Civilian Non-Labor Force	3,659 52.30%	17,153 46.02%	28,315 41.74%
Armed Forces	56 0.80%	378 1.01%	743 1.10%
Households by Marital Status			
Married	1,081	8,947	17,588
Married No Children	763	6,137	11,811
Married w/Children	318	2,811	5,777
2023 Population by Education	5,983	33,774	62,954
Some High School, No Diploma	431 7.20%	1,367 4.05%	2,613 4.15%
High School Grad (Incl Equivalency)	1,022 17.08%	5,035 14.91%	9,899 15.72%
Some College, No Degree	1,303 21.78%	7,808 23.12%	14,569 23.14%
Associate Degree	567 9.48%	2,876 8.52%	5,700 9.05%
Bachelor Degree	1,388 23.20%	8,997 26.64%	16,267 25.84%
Advanced Degree	1,272 21.26%	7,691 22.77%	13,906 22.09%

Demographic Detail Report

Patriot Park						
5388 Discovery Park Blvd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	5,769		35,082		68,357	
Real Estate & Finance	126	2.18%	1,005	2.86%	1,830	2.68%
Professional & Management	2,042	35.40%	11,928	34.00%	23,485	34.36%
Public Administration	233	4.04%	1,347	3.84%	2,864	4.19%
Education & Health	1,050	18.20%	5,801	16.54%	10,632	15.55%
Services	561	9.72%	3,083	8.79%	5,905	8.64%
Information	23	0.40%	223	0.64%	446	0.65%
Sales	635	11.01%	4,200	11.97%	8,448	12.36%
Transportation	47	0.81%	206	0.59%	321	0.47%
Retail	389	6.74%	2,239	6.38%	4,224	6.18%
Wholesale	59	1.02%	434	1.24%	910	1.33%
Manufacturing	66	1.14%	900	2.57%	2,130	3.12%
Production	257	4.45%	1,333	3.80%	2,696	3.94%
Construction	82	1.42%	679	1.94%	1,410	2.06%
Utilities	85	1.47%	635	1.81%	1,244	1.82%
Agriculture & Mining	4	0.07%	97	0.28%	117	0.17%
Farming, Fishing, Forestry	0	0.00%	38	0.11%	73	0.11%
Other Services	110	1.91%	934	2.66%	1,622	2.37%
2023 Worker Travel Time to Job	2,895		17,933		35,436	
<30 Minutes	2,130	73.58%	13,167	73.42%	25,099	70.83%
30-60 Minutes	561	19.38%	3,270	18.23%	7,362	20.78%
60+ Minutes	204	7.05%	1,496	8.34%	2,975	8.40%
2010 Households by HH Size	1,991		14,298		26,621	
1-Person Households	755	37.92%	3,766	26.34%	6,441	24.20%
2-Person Households	754	37.87%	6,017	42.08%	11,097	41.69%
3-Person Households	247	12.41%	2,086	14.59%	4,012	15.07%
4-Person Households	149	7.48%	1,591	11.13%	3,257	12.23%
5-Person Households	56	2.81%	570	3.99%	1,231	4.62%
6-Person Households	21	1.05%	181	1.27%	396	1.49%
7 or more Person Households	9	0.45%	87	0.61%	187	0.70%
2023 Average Household Size	2.00		2.30		2.40	
Households						
2028 Projection	3,123		18,297		33,443	
2023 Estimate	2,919		17,464		31,983	
2010 Census	1,992		14,297		26,621	
Growth 2023 - 2028	6.99%		4.77%		4.56%	
Growth 2010 - 2023	46.54%		22.15%		20.14%	

Demographic Detail Report

Patriot Park			
5388 Discovery Park Blvd, Williamsburg, VA 23188			
Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	2,921	17,465	31,984
<\$25,000	535 18.32%	2,376 13.60%	3,773 11.80%
\$25,000 - \$50,000	527 18.04%	2,634 15.08%	4,281 13.38%
\$50,000 - \$75,000	386 13.21%	2,423 13.87%	4,420 13.82%
\$75,000 - \$100,000	460 15.75%	2,849 16.31%	5,166 16.15%
\$100,000 - \$125,000	500 17.12%	2,407 13.78%	4,513 14.11%
\$125,000 - \$150,000	124 4.25%	1,517 8.69%	3,277 10.25%
\$150,000 - \$200,000	235 8.05%	1,577 9.03%	3,094 9.67%
\$200,000+	154 5.27%	1,682 9.63%	3,460 10.82%
2023 Avg Household Income	\$86,777	\$103,905	\$110,140
2023 Med Household Income	\$75,679	\$86,403	\$92,024
2023 Occupied Housing	2,920	17,464	31,983
Owner Occupied	1,378 47.19%	10,985 62.90%	22,050 68.94%
Renter Occupied	1,542 52.81%	6,479 37.10%	9,933 31.06%
2010 Housing Units	3,163	19,399	34,686
1 Unit	1,826 57.73%	12,673 65.33%	25,134 72.46%
2 - 4 Units	167 5.28%	1,366 7.04%	2,018 5.82%
5 - 19 Units	397 12.55%	3,594 18.53%	5,144 14.83%
20+ Units	773 24.44%	1,766 9.10%	2,390 6.89%
2023 Housing Value	1,377	10,984	22,049
<\$100,000	103 7.48%	248 2.26%	367 1.66%
\$100,000 - \$200,000	288 20.92%	1,392 12.67%	2,306 10.46%
\$200,000 - \$300,000	375 27.23%	2,448 22.29%	5,161 23.41%
\$300,000 - \$400,000	255 18.52%	2,575 23.44%	5,934 26.91%
\$400,000 - \$500,000	146 10.60%	1,946 17.72%	3,789 17.18%
\$500,000 - \$1,000,000	210 15.25%	2,272 20.68%	4,248 19.27%
\$1,000,000+	0 0.00%	103 0.94%	244 1.11%
2023 Median Home Value	\$279,333	\$354,524	\$353,766
2023 Housing Units by Yr Built	3,171	19,535	35,094
Built 2010+	966 30.46%	2,633 13.48%	4,519 12.88%
Built 2000 - 2010	1,152 36.33%	6,602 33.80%	10,187 29.03%
Built 1990 - 1999	349 11.01%	3,473 17.78%	6,599 18.80%
Built 1980 - 1989	226 7.13%	2,559 13.10%	5,243 14.94%
Built 1970 - 1979	152 4.79%	1,593 8.15%	3,622 10.32%
Built 1960 - 1969	181 5.71%	1,293 6.62%	2,265 6.45%
Built 1950 - 1959	84 2.65%	665 3.40%	1,439 4.10%
Built <1949	61 1.92%	717 3.67%	1,220 3.48%
2023 Median Year Built	2004	1997	1995

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