

For Lease “Turnkey” Restaurant

351 York Street
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202

Williamsburg, VA 23185

757.209.2990

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



FOR LEASE
“Turnkey” Restaurant
351 York Street
Williamsburg, Virginia

Location: 351 York Street
Williamsburg, Virginia

Description: “Turnkey” 1-story full-service restaurant building containing approximately 6,000 square feet and accommodates 150 seats for patrons. The property offers highly visible monument signage and additional outside seating.

This property is located adjacent to the 140-room, mid 1970s-constructed Best Western located in Williamsburg, Virginia. The 2017 Best Western Renovation was Approximately \$2.1 Million. The hotel is a four-story property located within close proximity to Interstate 64 and directly off of U.S Highway 60, the major thoroughfare in Williamsburg. A popular tourist destination, Williamsburg is one of Virginia's most visited cities. The city contains a wide variety of diverse demand generators and is best known for its historic colonial areas as well as Busch Gardens Williamsburg, an attraction which has been named "The World's Most Beautiful Theme Park" for over 28 years.

Size: Approximately 6,000 Square Feet

Lease Rate: \$6,000.00/ month-NNN

Zoning: B-2 Business District Corridor

Additional Information:

- Additional Photographs
- Equipment Inventory List
- Site Plan
- Aerial
- Location Map
- Demographics

For Additional Information, Please Contact:

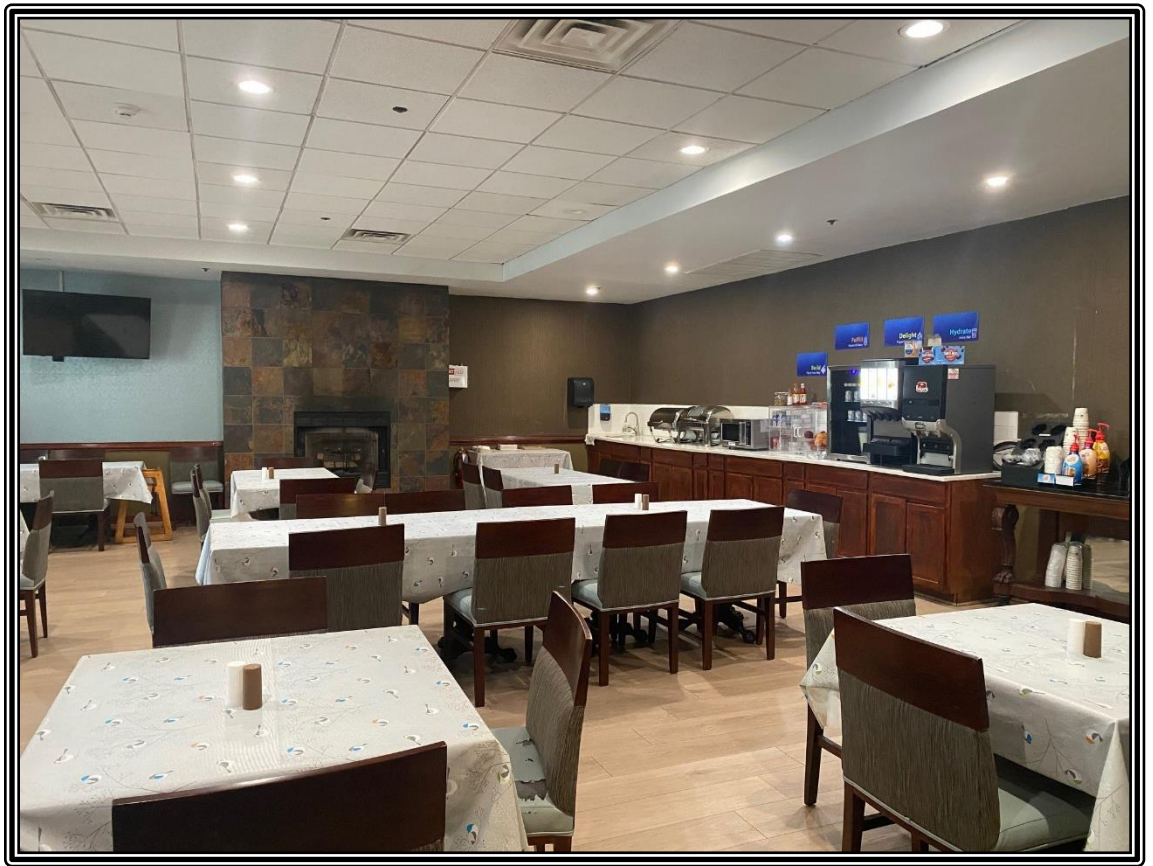
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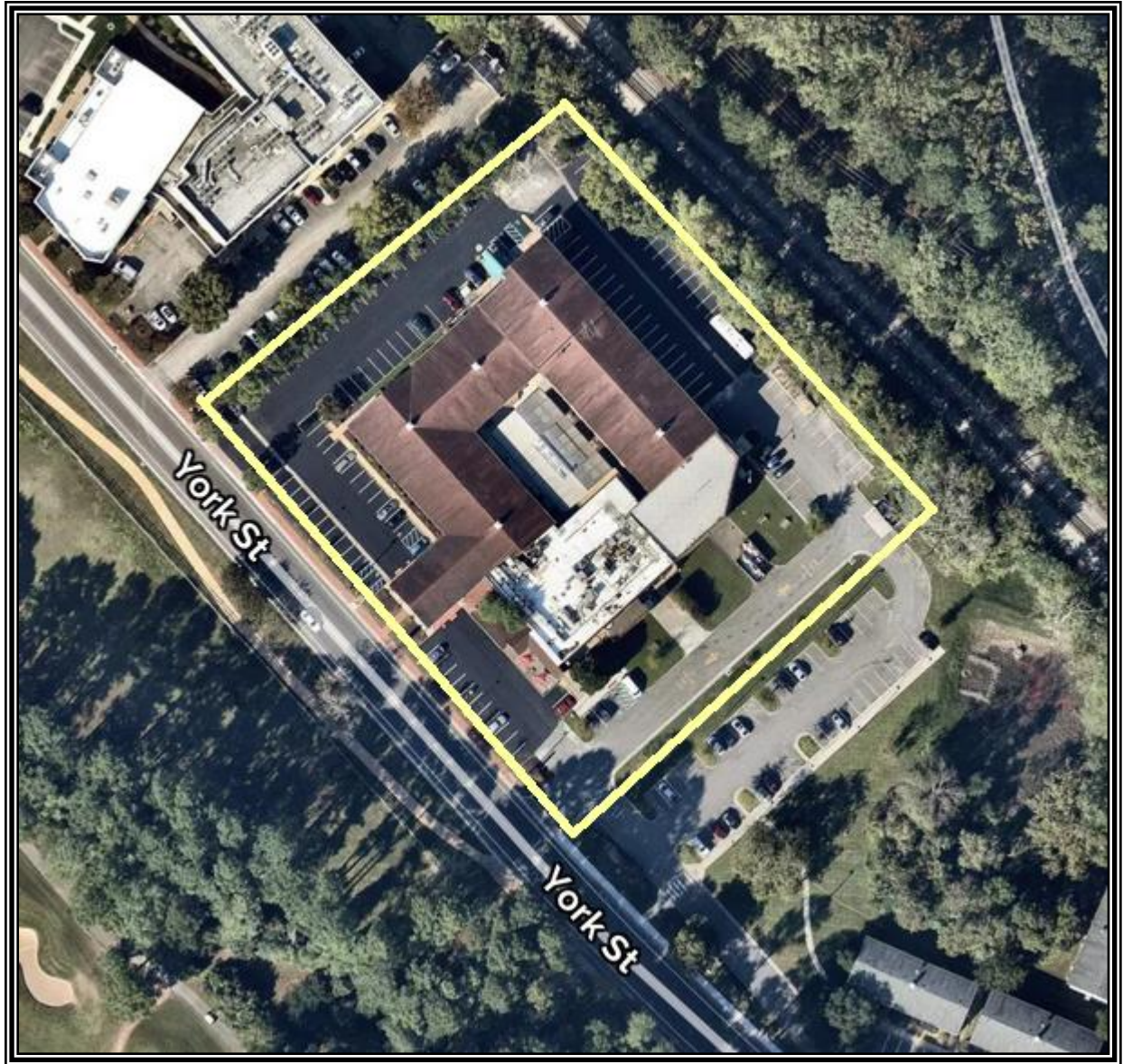


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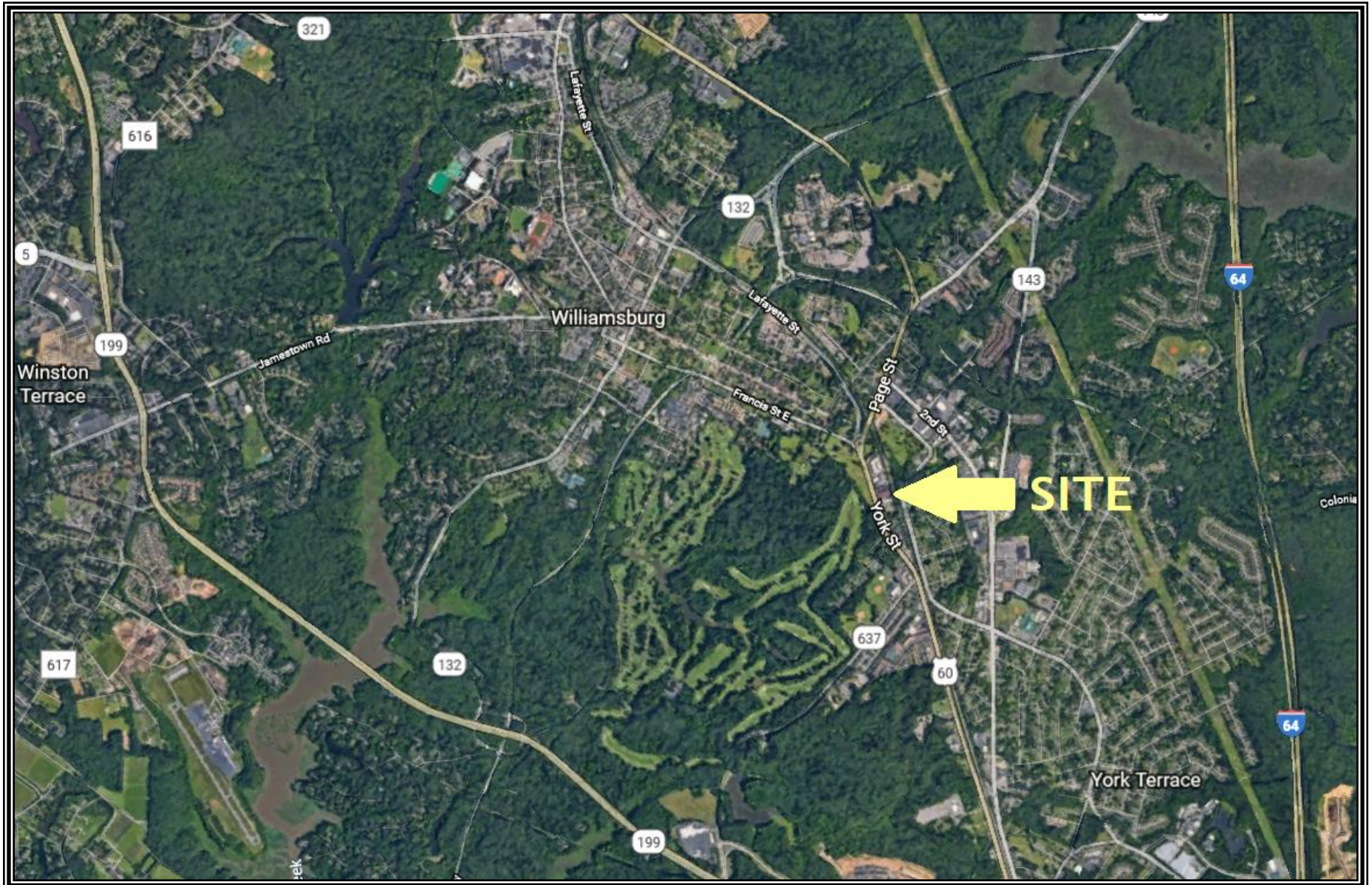


The property is outlined in yellow.
For illustration purposes only.

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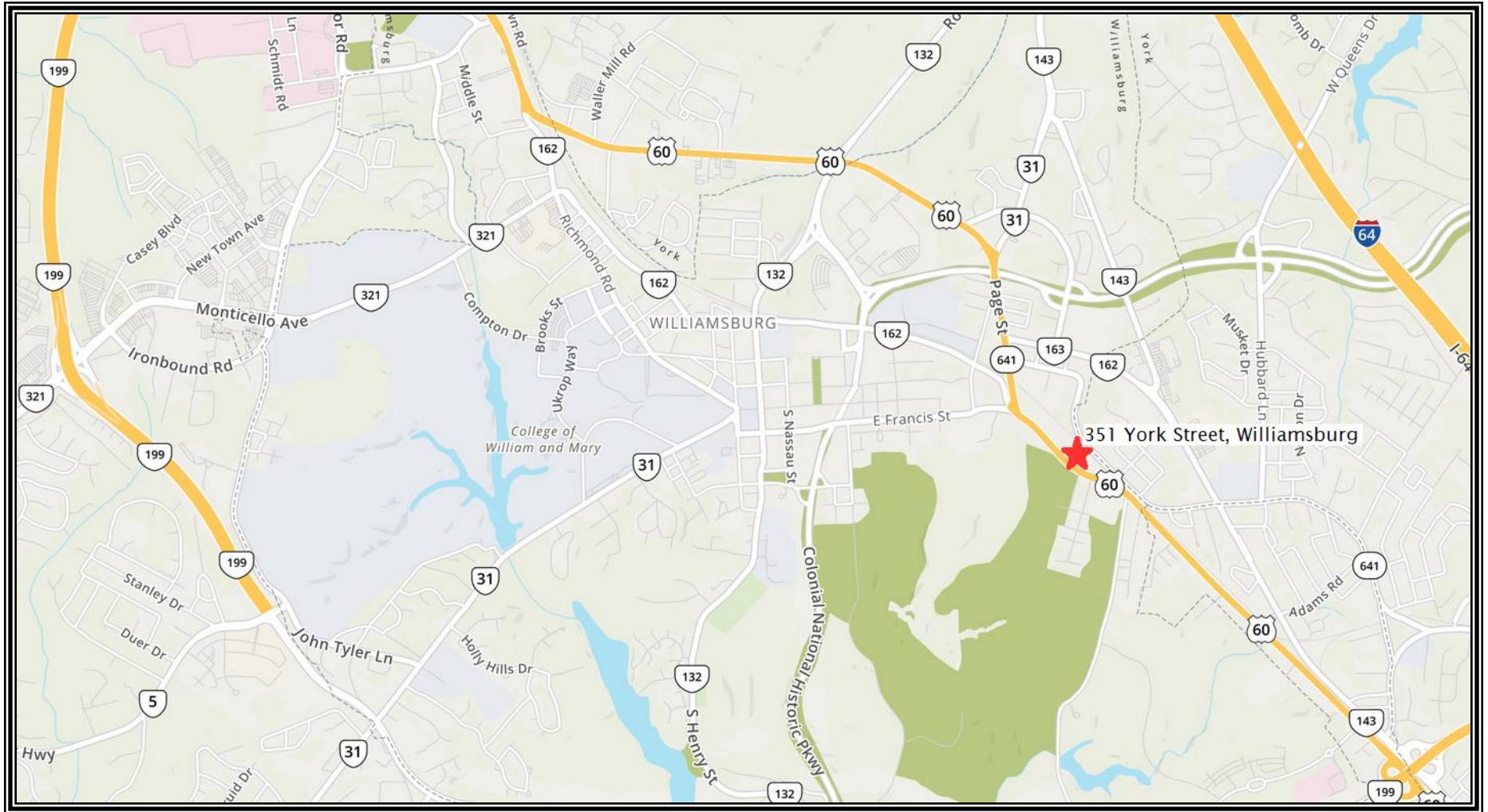
Campana
Waltz **WEST**
Commercial Real Estate

351 York Street, Williamsburg, Virginia



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DIVISION 9. CORRIDOR BUSINESS DISTRICT B-2¹

Sec. 21-321. Statement of intent.

This district is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses primarily oriented to the automobile. This district is applied along those streets primarily used to access local shopping areas, and providing locations for existing and future hotels, restaurants and other tourism retail uses.

(Ord. No. 862, 10-10-91; Ord. No. 07-02, 1-11-07)

Sec. 21-321.1. Permitted dwelling unit occupancy.

The permitted dwelling unit occupancy in the corridor business district B-2 is as follows:

- (1) A family; or
- (2) No more than three unrelated persons.

(Ord. No. 09-19, 12-10-09)

Sec. 21-322. Permitted uses.

The uses permitted in the corridor business district B-2 are as follows:

- (1) Automobile rental agencies with no storage of vehicles on the premises.
- (2) Bake shops.
- (3) Banks and financial institutions.
- (4) Churches and other permanent buildings used for religious worship.
- (5) Convenience service establishments such as, but not limited to, barbershops, beauty parlors and spas, tailors, shoe repair shops, self-service laundromats, and laundry and dry cleaning establishments.
- (6) Convenience stores.
- (7) Day care centers.
- (7.1) Fitness studios.
- (7.2) Fitness centers.
- (8) Freestanding automatic teller machines.

¹Editor's note(s)—Ord. No. 07-02, adopted Jan. 11, 2007, amended Div. 9, in its entirety, to read as herein set out. Prior to inclusion of said ordinance, Div. 9 was entitled, "Tourist Business District B-2." See also the Code Comparative Table.

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- (9) Funeral homes.
 - (10) Hotels/motels and timeshare units, and associated meeting facilities. Hotels/motels are further regulated by chapter 9, Licenses, Permits and Business Regulations.
 - (10.1) Medical and dental offices and clinics.
 - (11) Museums and art galleries without outdoor display.
 - (12) Offices in buildings with a gross floor area not exceeding 50,000 square feet.
 - (13) Parking lots as a principal use.
 - (14) Playgrounds, parks and unlighted athletic fields owned and/or operated by the City of Williamsburg.
 - (15) Printing and photocopying shops.
 - (16) Public art approved through the City's public arts program.
 - (16.1) Public buildings owned and/or operated by the City of Williamsburg.
 - (17) Public or private elementary, middle and high schools, colleges and universities; and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.
 - (18) Repair services and businesses, including repair of bicycles, guns, radios, television sets, electrical appliances, locks, other home appliances, toys, typewriters, watches and the like.
 - (19) Restaurants.
 - (20) Retail sales establishments in buildings with a gross floor area not exceeding 50,000 square feet.
 - (21) Service stations, provided that repair of vehicles and components thereof takes place in a fully enclosed building.
 - (22) Storage of materials and supplies incidental to the conduct of a permitted use, provided that such storage is screened from view by a six-foot-high wall or fence with the finished side facing the exterior of the property. The planning commission may, through the site plan review process, require or approve an alternate means of screening, provided that it is equivalent to the required fence or wall.
 - (23) Theaters and assembly halls, but excluding drive-in theaters.
 - (23.1) Veterinary hospitals and clinics, provided that there are no outdoor activities.
 - (24) Off-street parking and loading areas for permitted uses in accordance with article V.
 - (25) Signs in accordance with article VI.
 - (26) Accessory uses in accordance with section 21-603.
 - (27) Home occupations in accordance with section 21-606.

(Ord. No. 862, 10-10-91; Ord. No. 2-94, § 4, 1-13-94; Ord. No. 11-98, 4-9-98; Ord. No. 35-98, 11-12-98; Ord. No. 01-7, 4-12-01; Ord. No. 03-31, 11-13-03; Ord. No. 07-02, 1-11-07; Ord. No. 08-23, 8-14-08; Ord. No. 13-13, 5-9-13; Ord. No. 14-09, 3-13-14; Ord. No. 14-27, 11-13-14; Ord. No. 15-06, 4-9-15, eff. 7-1-15; Ord. No. 21-13, 10-14-21; Ord. No. 22-10, 1-12-23)

Sec. 21-323. Uses permitted as special exceptions.

Uses permitted in the corridor business district B-2 with a special exception approved by the board of zoning appeals in accordance with section 21-97(f) are as follows:

No special exception uses are listed for this district.

(Ord. No. 862, 10-10-91; Ord. No. 07-02, 1-11-07)

Sec. 21-324. Uses permitted with special use permit.

Uses permitted in the corridor business district B-2 with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

- (1) Residential uses in conjunction with new development or major redevelopment of a property, but not including the reuse of existing buildings, as follows:
 - a. Multifamily dwellings, provided that not more than 67 percent of the gross floor area on any lot may be devoted to multifamily use. Non-residential floor area shall be constructed simultaneously with the construction of the multifamily floor area.
 - b. Townhouses in accordance with section 21-330, provided that not more than 67 percent of the gross floor area on any lot may be devoted to multifamily use. Non-residential floor area shall be constructed simultaneously with the construction of the townhouse floor area.
- (2) Reserved.
- (3) Automobile rental agencies with storage of vehicles on the premises.
- (4) Carwashes as a principal use.
- (5) Contractor's establishments, offices and display rooms where business is conducted entirely within a completely enclosed building.
- (5.1) Family Entertainment Center, an establishment providing commercial indoor recreational services, including, but not limited to, arcades, billiard parlors, bowling alleys, poolhalls, virtual reality experiences, and mini-golf. A restaurant can be a supplementary function of the center.
- (6) Garden centers, which may include outdoor display and storage. Outdoor display and storage shall be screened from view by an eight-foot high wall or fence with the finished side facing the exterior of the property. As a part of the special use permit process, an alternate means of screening may be required or approved, provided that it is equivalent to the required fence or wall.
- (7) Lighted athletic fields owned and/or operated by the City of Williamsburg.
- (8) Micro-brewery, micro-distillery, micro-winery and/or micro-cidery, with a capacity of not more than 15,000 barrels per year.
- (9) Miniature golf courses.
- (10) Ministorage warehouses, provided that there is no exterior storage.
- (10.1) Motor vehicle, boat and watercraft, sales and service establishments, provided that vehicle lifts and pits and all service and repair of motor vehicles, boats and watercraft shall be within a building enclosed on all sides. Storage of inoperable motor vehicles, boats and watercraft awaiting repair on the premises shall be permitted, but shall be screened from view by a six-foot high wall or fence with the finished side facing the exterior of the property. The planning commission may, through the site plan review process, require or approve an alternate means of screening, provided that it is equivalent to the required fence or wall.
- (11) Museums and art galleries with outdoor display.
- (11.1) Newspaper printing and publishing facilities.

- (12) Not-for-profit retail and distribution center.
- (13) Offices in buildings with a gross floor area exceeding 50,000 square feet.
- (14) Parking garages.
- (15) Retail sales establishments in buildings with a gross floor area exceeding 50,000 square feet.
- (16) Rooming facilities for exchange visitors in accordance with section 21-618.
- (17) Tourist or visitor information centers.
- (18) Use of land as parking for and/or access to a use in an adjoining jurisdiction.
- (19) Warehouses.
- (20) Wholesale businesses.

(Ord. No. 862, 10-10-91; Ord. No. 2-94, §§ 8, 9, 1-13-94; Ord. No. 7-98, 4-9-98; Ord. No. 12-00, 8-10-00; Ord. No. 01-7, 4-12-01; Ord. No. 02-27, 10-10-02; Ord. No. 06-15, 6-8-06; Ord. No. 07-02, 1-11-07; Ord. No. 07-09, 1-11-07; Ord. No. 08-23, 8-14-08; Ord. No. 13-13, 5-9-13; Ord. No. 14-09, 3-13-14; Ord. No. 14-11, 4-10-14; Ord. No. 15-07, 4-9-15; Ord. No. 21-14, 10-14-21; Ord. No. 22-09, 12-8-22)

Sec. 21-325. Lot area/density.

The lot area and density requirements in the corridor business district B-2 are as follows:

- (1) *Dwelling units:* There shall be a maximum density of 14 dwelling units per net acre. Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

Physical Land Unit	Percent Credited Toward Net Acreage
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- (2) *Other uses:* For all other uses, there shall be no minimum lot area required.

(Ord. No. 862, 10-10-91; Ord. No. 07-02, 1-11-07)

Sec. 21-326. Lot width.

The minimum lot width at the building line in the corridor business district B-2 shall be 50 feet, and the lot width shall not be less than 25 feet at the street line.

(Ord. No. 862, 10-10-91; Ord. No. 07-02, 1-11-07)

Sec. 21-327. Yards.

The yard requirements in the corridor business district B-2 are as follows:

- (1) *Front.* There shall be a front yard of not less than 35 feet, except that for lots fronting on Richmond Road between New Hope/Bypass Road and Ironbound Road, Parkway Drive, Penniman Road and Second Street, there shall be a front yard of not less than 15 feet; and except that for lots fronting on Second Street between Page Street and Parkway Drive there shall be a front yard of not less than five feet.
 - a. Where 40 percent or more of the frontage on one side of the street within the same block is improved with buildings, no building on that side of the street within the same block shall be required to have a front yard greater than the average front yard of the existing buildings. However, when there are buildings on the adjacent lots on both sides, the front yard shall not be required to be greater than the average of the front yards of the buildings on the adjacent lots. The side line of a building on a corner lot shall not be a factor in these calculations.
 - b. When a lot has a double frontage, front yards shall be provided on both streets, subject to such reductions as may be allowed under subsection 21-327(1)a.
 - c. Gasoline pump islands, pump island canopies and outdoor dining areas shall be required to have a front yard of not less than 15 feet.
 - d. No accessory building shall be located in a front yard.
- (2) *Side.*
 - a. There shall be side yards of not less than ten feet.
 - b. Corner lots: On a corner lot, the owner shall choose which yard is the front yard unless the front yard is designated on the recorded subdivision plat. The rear yard shall be opposite the chosen front yard. The other yard abutting the street shall be a side yard and shall not be less than 17½ feet for both main and accessory buildings (not less than 15 feet for both main and accessory buildings adjacent to Parkway Drive, Penniman Road and Second Street), unless a greater side yard is designated on a recorded subdivision plat. Gasoline pump islands, pump island canopies and outdoor dining areas shall be required to have a side yard of not less than 15 feet.
 - c. Side yards for accessory buildings, except for those on corner lots, shall not be less than three feet.
 - d. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-327(4).
- (3) *Rear.*
 - a. *Multifamily dwellings:* For buildings containing multifamily dwellings, there shall be a rear yard of not less than 25 feet.
 - b. *Other uses:* There shall be a rear yard of not less than 15 feet.
 - c. Rear yards for accessory buildings shall not be less than five feet.
 - d. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-327(4).
- (4) *Transitional screening.*

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- a. A landscaped open space area for transitional screening at least 35 feet in width shall be provided along side and rear property lines when adjacent to a lot in a residential zoning district or to the Colonial Parkway, except that:
 1. A landscaped open space area for transitional screening at least ten feet in width shall be provided along side and rear property lines when adjacent to a lot in a residential zoning district for lots fronting on Second Street between Page Street and Parkway Drive. The transitional screening open space shall include the required side and rear yards. In conjunction with site plan review, planning commission may require a screening fence or wall in conjunction with or in lieu of the required landscaping.
 2. No transitional screening open space shall be required when multifamily dwellings adjoin multifamily zoning districts.
 - b. Landscaping of transitional screening open space areas shall be in accordance with landscaping standards contained in section 21-784(e).
 - c. Transitional screening open space shall not contain accessory buildings or be used for storage purposes. No more than 25 percent of a transitional screening open space area shall be used for stormwater management facilities.
 - d. Transitional screening open space shall be in addition to the required side and rear yards, unless otherwise specified.
 - e. The planning commission may reduce the required width of transitional open space. A reduction shall not be approved unless it is found that:
 1. The provision of the required transitional screening open space would unreasonably restrict the use of the property due to exceptional narrowness, shallowness, size or shape of the lot, or by reason of exceptional topographic conditions or other extraordinary situation or condition of the property; and
 2. Additional landscaping and/or screening is proposed that will provide screening equivalent to that required by this section.

(Ord. No. 862, 10-10-91; Ord. No. 2-94, § 7, 1-13-94; Ord. No. 12-98, 5-14-98; Ord. No. 35-98, 11-12-98; Ord. No. 01-13, § 2, 6-14-01; Ord. No. 07-02, 1-11-07; Ord. No. 08-06, 3-13-08; Ord. No. 12-03, 3-8-12; Ord. No. 13-13, 5-9-13)

Sec. 21-328. Height.

The height requirements in the corridor business district B-2 are as follows:

- (1) Buildings may be erected up to 45 feet from grade except that:
 - a. Stair towers, equipment penthouses, mechanical equipment and screening walls are exempt from the height limitations, provided that they shall not cover more than 30 percent of the total roof area and shall not exceed the building height by more than ten feet. Equipment penthouses, mechanical equipment and screening walls shall be set back from the front wall of the building one foot for each foot of height above the roof level.
 - b. Parapet walls shall not exceed the building height by more than four feet.
 - c. Cupolas, spires and steeples may be erected to a height of 90 feet above grade, and may extend higher if a special exception is approved by the board of zoning appeals in accordance with section 21-97(f). The board shall not approve the special exception unless it finds that the cupola, spire or steeple is in proper proportion to the building.

(Ord. No. 862, 10-10-91; Ord. No. 16-99, 5-13-99; Ord. No. 07-02, 1-11-07)

Sec. 21-329. Landscaped open space and recreation area B-2.

- (a) At least 20 percent of the gross lot area of a lot in the corridor business district B-2 shall be landscaped open space. Transitional screening buffer areas as specified by section 21-327(4), and Resource Protection Area (RPA) buffer areas as specified by section 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.
- (b) The recreation area requirements in the corridor business district B-2 are as follows:
 - (1) *Multifamily dwellings:*
 - a. A minimum of 200 square feet of recreation area shall be provided for each dwelling unit in a multifamily development of more than 25 dwelling units. Such areas shall be improved to provide active recreational opportunities for the residents of the development. Any playground equipment and other improvements specified on the approved site plan shall be installed prior to the issuance of certificates of occupancy, and shall be maintained in accordance with the approved site plan.
 - b. If the proposed project is designed and approved for development in two or more phases, the playground equipment and other improvements may be installed in phases, provided that such phasing plans are approved with the approval of the site plan. In the cases of phased development, the playground equipment and other improvements for each phase shall be installed prior to the issuance of certificates of occupancy for the units in each phase.
 - c. The planning commission may allow the developer to delay the installation of the playground equipment and other improvements until the development is completed, provided that an irrevocable bond or other surety acceptable to the city attorney, assuring full, timely and satisfactory completion, is posted prior to the issuance of any certificates of occupancy, and provided that the amount of the bond or surety is of an amount equal to the estimated costs of purchasing, constructing and/or installing the playground equipment and other improvements in accordance with the approved site plan. The playground equipment and other improvements shall be installed and/or constructed within 60 days following the issuance of the final certificate of occupancy for the development, unless modified plans for the playground equipment and other improvements are approved by the planning commission in accordance with subsection d. below during the 60-day period, in which case the installation shall be completed within 60 days from the date of the planning commission approval.
 - d. The developer may modify the playground equipment and other improvements approved in the final site plan if such modification is approved by the planning commission, provided that the modified playground equipment and other improvements provide active recreational opportunities for the residents of the development.
 - e. Recreation areas need not be concentrated in one central location but may be interspersed throughout the development, provided that the areas are to be reasonably accessible by pedestrians residing in all units. The minimum width for a recreation area shall be 25 feet. Recreation areas may be counted as a portion of the required landscaped open space. Recreation areas may be dedicated to the city (subject to acceptance by the city).
 - (2) *Other uses:* No recreation area required.

(Ord. No. 862, 10-10-91; Ord. No. 3-96, 3-14-96; Ord. No. 35-98, 11-12-98; Ord. No. 07-02, 1-11-07; Ord. No. 08-06, 3-13-08)

Sec. 21-330. Regulations for townhouses.

The regulations for townhouses in the corridor business district B-2 are as follows:

(1) *Density.*

- a. The density of a townhouse development shall not exceed 14 townhouses per net acre. Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

Physical Land Unit	Percent Credited Toward Net Acreage
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- b. There shall be no minimum lot area required for an individual townhouse lot.

(2) *Lot width.* The minimum lot width for each townhouse shall be 20 feet.

(3) *Yard regulations.*

- a. *Front.* No front yard shall be required for an individual townhouse lot. However, all buildings in the townhouse development shall be located at least 35 feet from any street or highway right-of-way, except that for lots fronting on Parkway Drive, Penniman Road and Second Street, all buildings in the townhouse development shall be located at least 15 feet from any street or highway right-of-way.
- b. *Side.* Each townhouse located at the end of a group of townhouses shall have a side yard of at least seven and one-half feet. However, no side yard shall be required when the lot is adjacent to common open space or recreation areas, provided that easements or covenants establish the rights of the townhouse owner to gain access to the structure for purposes of performing essential maintenance and service.
- c. *Rear.* Each townhouse shall have a rear yard of not less than 15 feet.
- d. *Transitional screening.*
1. A landscaped open space area for transitional screening at least 35 feet in width shall be provided along side and rear property lines when adjacent to a lot in a residential zoning district or to the Colonial Parkway, except that:
 - i. A landscaped open space area for transitional screening at least ten feet in width shall be provided along side and rear property lines when adjacent to a lot in a residential zoning district for lots fronting on Second Street between Page Street and Parkway Drive. The transitional screening open space shall include the required side and rear yards. In conjunction with site plan review,

planning commission may require a screening fence or wall in conjunction with or in lieu of the required landscaping.

- ii. No transitional screening open space shall be required when townhouses adjoin a multifamily zoning district.
- 2. Landscaping of transitional screening open space areas shall be in accordance with landscaping standards contained in section 21-784(e).
- 3. Transitional screening open space shall not be used for storage purposes. No more than 25 percent of a transitional screening open space shall be used for stormwater management facilities.
- 4. Transitional screening open space shall be in addition to the required side and rear yards, unless otherwise specified.
- 5. The planning commission may, reduce the required width of transitional open space. A reduction shall not be approved unless it is found that:
 - i. The provision of the required transitional screening open space would unreasonably restrict the use of the property due to exceptional narrowness, shallowness, size or shape of the lot, or by reason of exceptional topographic conditions or other extraordinary situation or condition of the property; and
 - ii. Additional landscaping and/or screening is proposed that will provide screening equivalent to that required by this section.
- e. *Greenbelts.* Along streets designated by the comprehensive plan as greenbelts, a greenbelt of at least 50 feet shall be provided along the street line; except that at least 75 feet shall be required along Route 199. Excluded from this requirement shall be public streets and entrances located in the greenbelt areas that are approved during review of a minor site plan, site plan or subdivision. When the greenbelt is an existing wooded area, it shall be left in an undisturbed natural state, unless modifications are approved or required during review of a minor site plan, site plan or subdivision. Any modifications to an existing wooded greenbelt shall be for the purpose of maintaining its visual character as viewed from the adjacent public street. When a wooded greenbelt is part of a residential development, it may be required during review of a minor site plan, site plan or subdivision to be supplemented with evergreen trees and shrubs in order to provide an effective year-round visual screen between the proposed residential development and the street. When a greenbelt is in a non-wooded area, it shall be improved as an extensively landscaped open space between the street and the developed portion of the property. For a non-wooded greenbelt, at least one tree for each ten feet of frontage shall be planted or maintained, and the primary landscaping material shall be deciduous shade trees, supplemented by evergreen trees, shrubs and other planting material. All landscape materials shall conform to the minimum size and height standards of section 21-784(c)(5). When a non-wooded greenbelt area borders a residential development, it may be required during review of a minor site plan, site plan or subdivision that the primary landscaping material used shall be evergreen trees and shrubs in order to provide an effective year-round visual screen between the proposed residential development and the street. The landscape plans for the greenbelt area shall be prepared and certified by a certified landscape architect licensed to practice in the State of Virginia. The landscape plans shall be subject to approval by planning commission in the case of a minor site plan, site plan or subdivision of less than 25 lots; and by city council, on recommendation of the planning commission, in the case of a subdivision of 25 or more lots. Trees planted in a greenbelt shall be consistent with the standards contained in section 21-614(g), Tree Planting, Replacement and Pruning Standards.

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- (4) *Street frontage.* Each townhouse shall front on a dedicated public street or shall have access to a 22-foot minimum pavement width private street. If access is to be provided by means of a private street, the private street shall be constructed in accordance with section 21-783(4).
- (5) *Sidewalks.* Sidewalks of at least five feet in width, constructed of concrete, brick or other material of reasonable durability and approved by the planning commission, shall be constructed to provide a pedestrian circulation system for the townhouse project. Wherever reasonably possible, a four-foot grass strip shall be provided between the sidewalk and the curb or edge of pavement. These sidewalks shall be connected to the sidewalks along the public streets contiguous to the project. If no sidewalks exist along the contiguous public streets, the developer shall build the on-site sidewalks in a manner that will allow future connection to the city sidewalk system.
- (6) *Accessory buildings.* No accessory buildings shall be permitted, except for detached garages.
- (7) *Recreation areas.*
- a. A minimum of 200 square feet of active or passive recreation area shall be provided for each dwelling unit in a townhouse development having 25 or more dwelling units. Any playground equipment or other improvements specified on the approved site plan shall be installed prior to the issuance of certificates of occupancy, and shall be maintained in accordance with the approved site plan.
 - b. If the proposed townhouse development is designed and approved for development in two or more phases, the playground equipment or other improvements may be installed in phases, provided that such phasing plans are approved with the approval of the site plan. In the cases of phased development, the playground equipment and other improvements for each phase shall be installed prior to the issuance of certificates of occupancy for the units in each phase.
 - c. The planning commission may allow the developer to delay the installation of the playground equipment or other improvements until the townhouse development is completed, provided that an irrevocable bond or other surety acceptable to the city attorney, assuring full, timely and satisfactory completion, is posted prior to the issuance of any certificates of occupancy, and provided that the amount the bond or surety is of an amount equal to the estimated costs of purchasing, constructing and/or installing the playground equipment or other improvements in accordance with the approved site plan. The playground equipment or other improvements shall be installed and/or constructed within 60 days following the issuance of the final certificate of occupancy for the townhouse development, unless modified plans for the playground equipment or other improvements are approved by the planning commission in accordance with subsection d. below during the 60-day period, in which case the installation shall be completed within 60 days from the date of the planning commission approval.
 - d. The developer may modify the playground equipment or other improvements approved in the final site plan if such modification is approved by the planning commission, provided that the modified playground equipment and other improvements provide active recreational opportunities for the residents of the townhouse development.
 - e. Recreation areas need not be concentrated in one central location but may be interspersed throughout the townhouse development, provided that the areas are to be reasonably accessible by pedestrians residing in all units. The minimum width for a recreation area shall be 25 feet. Recreation areas may be counted as a portion of the required landscaped open space. Recreation areas may be dedicated to the city (subject to acceptance by the city).
- (9) *Management of common open space, recreation areas and private streets.*

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- a. All common open space, recreation areas and private streets shall be preserved for their intended purpose as expressed in the final site plan approved by the planning commission and filed with the planning department.
 - b. When common open space, recreation areas and private streets are to be administered by a nonprofit organization the organization shall conform to the following requirements:
 - 1. The developer must establish the organization prior to the recordation of the subdivision plat for the townhouse development.
 - 2. Membership in the organization shall be mandatory for all residential property owners, present or future, within the townhouse development.
 - 3. The organization shall own all common open space, recreation and cultural facilities and/or private streets; and shall provide for the maintenance, administration and operation of said land and improvements and any other common land within the townhouse development.
 - c. Recreation areas may be dedicated to the city (subject to acceptance by the city).

(Ord. No. 13-13, 5-9-13)

Traffic Count Report

Taqueria Maria Bonita Bar & Grill

351 York St, Williamsburg, VA 23185

Building Type: **General Retail**

Secondary: **Restaurant**

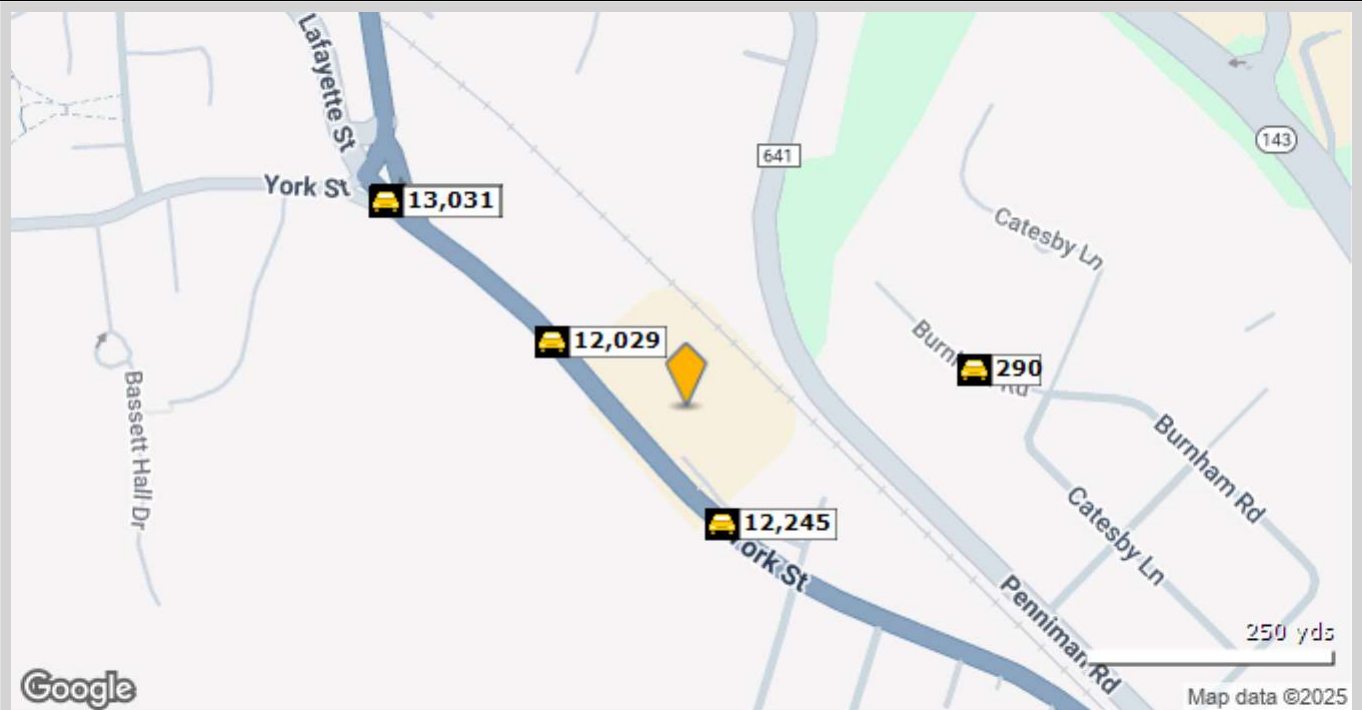
GLA: **7,344 SF**

Year Built: **1971**

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	York Street	Pocahontas St	0.20 NW	2023	11,349	MPSI	.07
2	York Street	Lafayette St	0.15 NW	2025	12,245	MPSI	.07
3	York St	Lafayette St	0.15 NW	2024	11,842	MPSI	.09
4	York Street	Lafayette St	0.15 NW	2025	12,029	MPSI	.09
5	Burnham Rd	Catesby Ln	0.05 E	2025	290	MPSI	.17
6	Lafayette St	Page St	0.02 SE	2018	12,315	MPSI	.21
7	Lafayette St	Page St	0.02 SE	2024	11,564	MPSI	.21
8	Lafayette St	Page St	0.02 SE	2025	11,561	MPSI	.21
9	Lafayette St	Page St	0.02 SE	2025	11,561	MPSI	.21
10	York Street	Page St	0.02 SE	2025	13,031	MPSI	.21

Taqueria Maria Bonita Bar & Grill

351 York St, Williamsburg, VA 23185

Building Type: **General Retail**Total Available: **0 SF**Secondary: **Restaurant**% Leased: **100%**GLA: **7,344 SF**Rent/SF/Yr: **-**Year Built: **1971**

Description	2020		2024		2029	
Population	5,353		5,711		6,171	
Age 0 - 4	272	5.08%	332	5.81%	416	6.74%
Age 5 - 9	272	5.08%	294	5.15%	365	5.91%
Age 10 - 14	266	4.97%	276	4.83%	319	5.17%
Age 15 - 19	424	7.92%	387	6.78%	342	5.54%
Age 20 - 24	541	10.11%	533	9.33%	436	7.07%
Age 25 - 29	428	8.00%	449	7.86%	492	7.97%
Age 30 - 34	401	7.49%	394	6.90%	471	7.63%
Age 35 - 39	336	6.28%	375	6.57%	428	6.94%
Age 40 - 44	288	5.38%	346	6.06%	390	6.32%
Age 45 - 49	292	5.45%	314	5.50%	355	5.75%
Age 50 - 54	316	5.90%	349	6.11%	343	5.56%
Age 55 - 59	359	6.71%	373	6.53%	353	5.72%
Age 60 - 64	320	5.98%	341	5.97%	351	5.69%
Age 65 - 69	285	5.32%	315	5.52%	330	5.35%
Age 70 - 74	216	4.04%	244	4.27%	282	4.57%
Age 75 - 79	144	2.69%	173	3.03%	214	3.47%
Age 80 - 84	98	1.83%	114	2.00%	144	2.33%
Age 85+	94	1.76%	104	1.82%	141	2.28%
Age 15+	4,542	84.85%	4,811	84.24%	5,072	82.19%
Age 20+	4,118	76.93%	4,424	77.46%	4,730	76.65%
Age 65+	837	15.64%	950	16.63%	1,111	18.00%
Median Age	36		38		38	
Average Age	38.60		39.10		39.40	
Population By Race	5,353		5,711		6,171	
White	3,018	56.38%	3,239	56.72%	3,501	56.73%
Black	1,360	25.41%	1,399	24.50%	1,507	24.42%
Am. Indian & Alaskan	24	0.45%	18	0.32%	20	0.32%
Asian	145	2.71%	157	2.75%	170	2.75%
Hawaiian & Pacific Islander	14	0.26%	16	0.28%	18	0.29%
Other	791	14.78%	883	15.46%	955	15.48%

Taqueria Maria Bonita Bar & Grill

351 York St, Williamsburg, VA 23185

Description	2020	2024	2029
Population by Race (Hispanic)	602	637	690
White	113 18.77%	115 18.05%	124 17.97%
Black	28 4.65%	17 2.67%	18 2.61%
Am. Indian & Alaskan	15 2.49%	9 1.41%	10 1.45%
Asian	2 0.33%	2 0.31%	2 0.29%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	444 73.75%	494 77.55%	536 77.68%
Household by Household Income	2,230	2,366	2,594
<\$25,000	279 12.51%	320 13.52%	358 13.80%
\$25,000 - \$50,000	348 15.61%	317 13.40%	355 13.69%
\$50,000 - \$75,000	436 19.55%	654 27.64%	758 29.22%
\$75,000 - \$100,000	394 17.67%	390 16.48%	408 15.73%
\$100,000 - \$125,000	268 12.02%	259 10.95%	271 10.45%
\$125,000 - \$150,000	157 7.04%	159 6.72%	171 6.59%
\$150,000 - \$200,000	108 4.84%	77 3.25%	74 2.85%
\$200,000+	240 10.76%	190 8.03%	199 7.67%
Average Household Income	\$100,193	\$90,402	\$88,299
Median Household Income	\$78,299	\$70,597	\$68,944

Demographic Summary Report

Taqueria Maria Bonita Bar & Grill

351 York St, Williamsburg, VA 23185

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **Restaurant**

% Leased: **100%**

GLA: **7,344 SF**

Rent/SF/Yr: **-**

Year Built: **1971**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,171	39,667	69,762
2024 Estimate	5,711	36,495	64,053
2020 Census	5,353	33,077	58,911
Growth 2024 - 2029	8.05%	8.69%	8.91%
Growth 2020 - 2024	6.69%	10.33%	8.73%
2024 Population by Hispanic Origin	637	2,860	4,764
2024 Population	5,711	36,495	64,053
White	3,239 56.72%	21,852 59.88%	41,785 65.24%
Black	1,399 24.50%	9,240 25.32%	12,814 20.01%
Am. Indian & Alaskan	18 0.32%	97 0.27%	188 0.29%
Asian	157 2.75%	1,164 3.19%	2,242 3.50%
Hawaiian & Pacific Island	16 0.28%	60 0.16%	73 0.11%
Other	883 15.46%	4,082 11.19%	6,951 10.85%
U.S. Armed Forces	62	1,060	1,417
Households			
2029 Projection	2,594	14,835	27,731
2024 Estimate	2,366	13,494	25,289
2020 Census	2,232	12,044	23,090
Growth 2024 - 2029	9.64%	9.94%	9.66%
Growth 2020 - 2024	6.00%	12.04%	9.52%
Owner Occupied	1,153 48.73%	8,062 59.75%	15,527 61.40%
Renter Occupied	1,212 51.23%	5,431 40.25%	9,762 38.60%
2024 Households by HH Income	2,366	13,494	25,291
Income: <\$25,000	320 13.52%	1,680 12.45%	2,862 11.32%
Income: \$25,000 - \$50,000	317 13.40%	2,097 15.54%	3,981 15.74%
Income: \$50,000 - \$75,000	654 27.64%	2,309 17.11%	4,468 17.67%
Income: \$75,000 - \$100,000	390 16.48%	1,930 14.30%	3,407 13.47%
Income: \$100,000 - \$125,000	259 10.95%	1,589 11.78%	2,967 11.73%
Income: \$125,000 - \$150,000	159 6.72%	1,130 8.37%	2,121 8.39%
Income: \$150,000 - \$200,000	77 3.25%	1,012 7.50%	1,861 7.36%
Income: \$200,000+	190 8.03%	1,747 12.95%	3,624 14.33%
2024 Avg Household Income	\$90,402	\$108,769	\$112,406
2024 Med Household Income	\$70,597	\$83,562	\$84,792

Taqueria Maria Bonita Bar & Grill

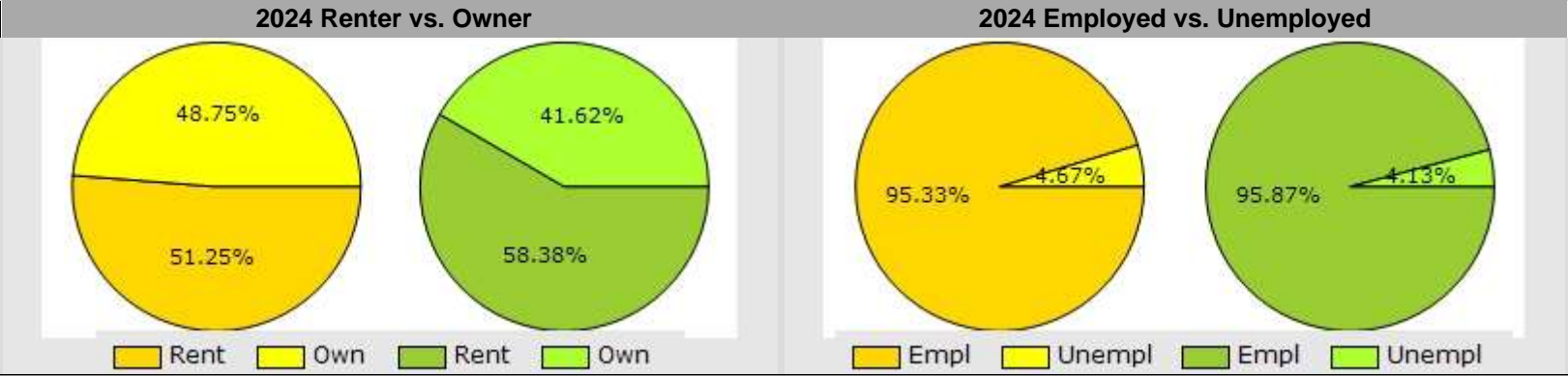
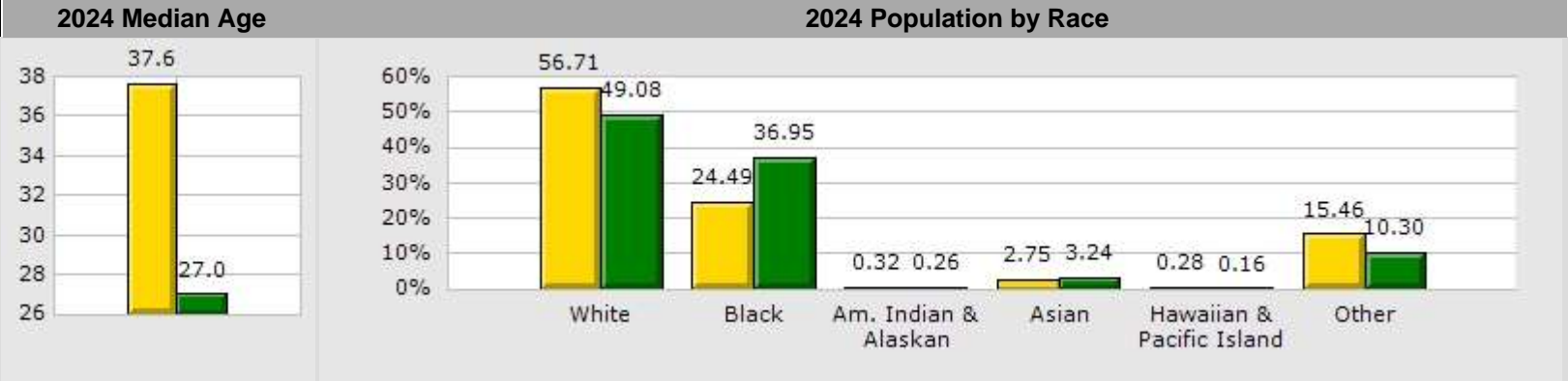
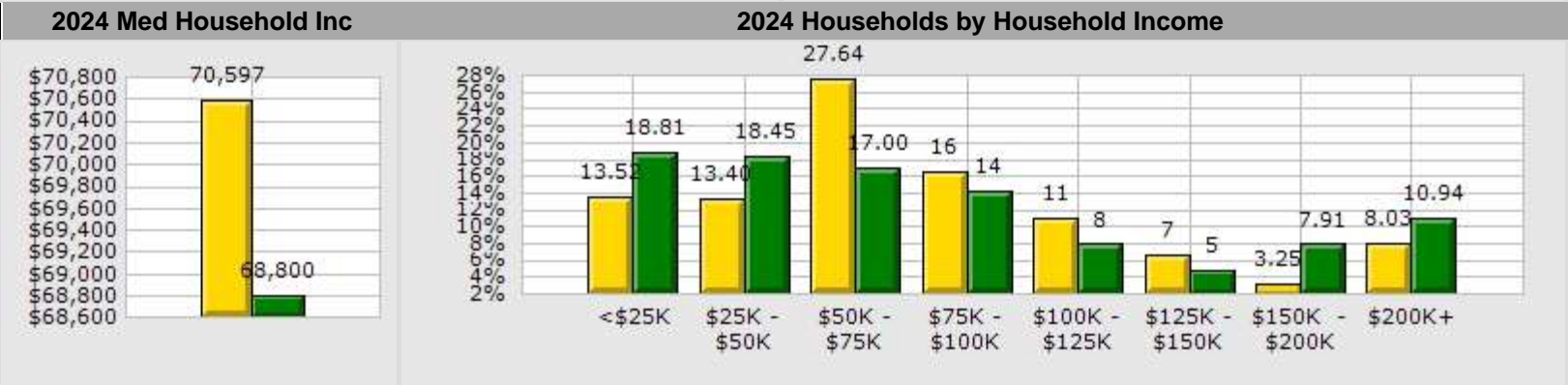
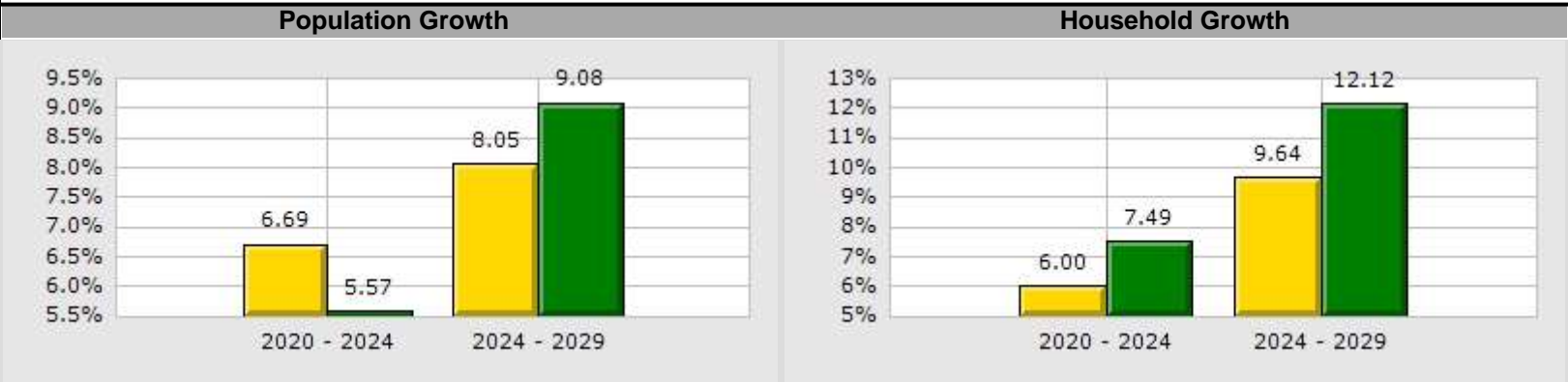
351 York St, Williamsburg, VA 23185

Type: Retail/Restaurant

County: Williamsburg

1 Mile

County



Demographic Market Comparison Report

1 mile radius

Taqueria Maria Bonita Bar & Grill				
351 York St, Williamsburg, VA 23185				
Type:	Retail/Restaurant			
County:	Williamsburg			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	6.69%		5.57%	
Growth 2024 - 2029	8.05%		9.08%	
Empl	2,940	95.33%	6,785	95.87%
Unempl	144	4.67%	292	4.13%
2024 Population by Race				
	5,712		16,284	
White	3,239	56.71%	7,993	49.08%
Black	1,399	24.49%	6,017	36.95%
Am. Indian & Alaskan	18	0.32%	43	0.26%
Asian	157	2.75%	528	3.24%
Hawaiian & Pacific Island	16	0.28%	26	0.16%
Other	883	15.46%	1,677	10.30%
Household Growth				
Growth 2020 - 2024	6.00%		7.49%	
Growth 2024 - 2029	9.64%		12.12%	
Renter Occupied	1,212	51.25%	3,227	58.38%
Owner Occupied	1,153	48.75%	2,301	41.62%
2024 Households by Household Income				
	2,366		5,528	
Income <\$25K	320	13.52%	1,040	18.81%
Income \$25K - \$50K	317	13.40%	1,020	18.45%
Income \$50K - \$75K	654	27.64%	940	17.00%
Income \$75K - \$100K	390	16.48%	786	14.22%
Income \$100K - \$125K	259	10.95%	437	7.91%
Income \$125K - \$150K	159	6.72%	263	4.76%
Income \$150K - \$200K	77	3.25%	437	7.91%
Income \$200K+	190	8.03%	605	10.94%
2024 Med Household Inc	\$70,597		\$68,800	
2024 Median Age	37.60		27.00	

Demographic Detail Report

Taqueria Maria Bonita Bar & Grill

351 York St, Williamsburg, VA 23185

Building Type: **General Retail**

Secondary: **Restaurant**

GLA: **7,344 SF**

Year Built: **1971**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	6,171		39,667		69,762	
2024 Estimate	5,711		36,495		64,053	
2020 Census	5,353		33,077		58,911	
Growth 2024 - 2029	8.05%		8.69%		8.91%	
Growth 2020 - 2024	6.69%		10.33%		8.73%	
2024 Population by Age	5,711		36,495		64,053	
Age 0 - 4	332	5.81%	1,920	5.26%	3,385	5.28%
Age 5 - 9	294	5.15%	1,601	4.39%	3,037	4.74%
Age 10 - 14	276	4.83%	1,500	4.11%	2,814	4.39%
Age 15 - 19	387	6.78%	3,115	8.54%	4,465	6.97%
Age 20 - 24	533	9.33%	4,690	12.85%	6,379	9.96%
Age 25 - 29	449	7.86%	2,973	8.15%	4,548	7.10%
Age 30 - 34	394	6.90%	1,918	5.26%	3,502	5.47%
Age 35 - 39	375	6.57%	1,764	4.83%	3,707	5.79%
Age 40 - 44	346	6.06%	1,765	4.84%	3,488	5.45%
Age 45 - 49	314	5.50%	1,608	4.41%	2,976	4.65%
Age 50 - 54	349	6.11%	1,768	4.84%	3,349	5.23%
Age 55 - 59	373	6.53%	1,847	5.06%	3,298	5.15%
Age 60 - 64	341	5.97%	1,942	5.32%	3,874	6.05%
Age 65 - 69	315	5.52%	2,017	5.53%	4,006	6.25%
Age 70 - 74	244	4.27%	1,823	5.00%	3,616	5.65%
Age 75 - 79	173	3.03%	1,532	4.20%	2,966	4.63%
Age 80 - 84	114	2.00%	1,174	3.22%	2,121	3.31%
Age 85+	104	1.82%	1,541	4.22%	2,523	3.94%
Age 65+	950	16.63%	8,087	22.16%	15,232	23.78%
Median Age	37.60		36.50		40.30	
Average Age	39.10		40.60		42.00	

Demographic Detail Report

Taqueria Maria Bonita Bar & Grill

351 York St, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	5,711	36,495	64,053
White	3,239 56.72%	21,852 59.88%	41,785 65.24%
Black	1,399 24.50%	9,240 25.32%	12,814 20.01%
Am. Indian & Alaskan	18 0.32%	97 0.27%	188 0.29%
Asian	157 2.75%	1,164 3.19%	2,242 3.50%
Hawaiian & Pacific Island	16 0.28%	60 0.16%	73 0.11%
Other	883 15.46%	4,082 11.19%	6,951 10.85%
Population by Hispanic Origin	5,711	36,495	64,053
Non-Hispanic Origin	5,075 88.86%	33,635 92.16%	59,289 92.56%
Hispanic Origin	637 11.15%	2,860 7.84%	4,764 7.44%
2024 Median Age, Male	37.30	34.90	38.70
2024 Average Age, Male	38.50	39.10	40.50
2024 Median Age, Female	37.80	37.80	41.80
2024 Average Age, Female	39.70	41.90	43.40
2024 Population by Occupation Classification	4,731	30,851	53,925
Civilian Employed	2,940 62.14%	16,687 54.09%	28,792 53.39%
Civilian Unemployed	144 3.04%	723 2.34%	1,128 2.09%
Civilian Non-Labor Force	1,589 33.59%	12,466 40.41%	22,704 42.10%
Armed Forces	58 1.23%	975 3.16%	1,301 2.41%
Households by Marital Status			
Married	925	6,168	12,245
Married No Children	614	4,236	8,524
Married w/Children	312	1,932	3,720
2024 Population by Education	4,294	26,063	47,901
Some High School, No Diploma	223 5.19%	1,010 3.88%	1,761 3.68%
High School Grad (Incl Equivalency)	977 22.75%	4,734 18.16%	7,794 16.27%
Some College, No Degree	977 22.75%	6,470 24.82%	11,702 24.43%
Associate Degree	405 9.43%	2,393 9.18%	3,927 8.20%
Bachelor Degree	900 20.96%	6,008 23.05%	11,936 24.92%
Advanced Degree	812 18.91%	5,448 20.90%	10,781 22.51%

Demographic Detail Report

Taqueria Maria Bonita Bar & Grill

351 York St, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	5,471	30,560	52,848
Real Estate & Finance	53 0.97%	800 2.62%	1,576 2.98%
Professional & Management	1,772 32.39%	9,508 31.11%	17,340 32.81%
Public Administration	194 3.55%	1,174 3.84%	2,172 4.11%
Education & Health	796 14.55%	4,997 16.35%	8,392 15.88%
Services	462 8.44%	2,864 9.37%	4,606 8.72%
Information	19 0.35%	268 0.88%	350 0.66%
Sales	844 15.43%	4,200 13.74%	6,562 12.42%
Transportation	61 1.11%	126 0.41%	236 0.45%
Retail	435 7.95%	1,996 6.53%	3,378 6.39%
Wholesale	86 1.57%	320 1.05%	597 1.13%
Manufacturing	131 2.39%	1,012 3.31%	1,777 3.36%
Production	187 3.42%	1,269 4.15%	2,198 4.16%
Construction	95 1.74%	699 2.29%	1,378 2.61%
Utilities	123 2.25%	535 1.75%	925 1.75%
Agriculture & Mining	54 0.99%	90 0.29%	127 0.24%
Farming, Fishing, Forestry	54 0.99%	86 0.28%	88 0.17%
Other Services	105 1.92%	616 2.02%	1,146 2.17%
2024 Worker Travel Time to Job	2,712	15,384	26,254
<30 Minutes	2,012 74.19%	11,242 73.08%	18,690 71.19%
30-60 Minutes	467 17.22%	2,886 18.76%	5,277 20.10%
60+ Minutes	233 8.59%	1,256 8.16%	2,287 8.71%
2020 Households by HH Size	2,232	12,045	23,090
1-Person Households	745 33.38%	3,740 31.05%	6,867 29.74%
2-Person Households	783 35.08%	4,546 37.74%	8,918 38.62%
3-Person Households	305 13.66%	1,605 13.33%	3,167 13.72%
4-Person Households	213 9.54%	1,220 10.13%	2,398 10.39%
5-Person Households	107 4.79%	567 4.71%	1,051 4.55%
6-Person Households	45 2.02%	224 1.86%	429 1.86%
7 or more Person Households	34 1.52%	143 1.19%	260 1.13%
2024 Average Household Size	2.30	2.30	2.30
Households			
2029 Projection	2,594	14,835	27,731
2024 Estimate	2,366	13,494	25,289
2020 Census	2,232	12,044	23,090
Growth 2024 - 2029	9.64%	9.94%	9.66%
Growth 2020 - 2024	6.00%	12.04%	9.52%

Demographic Detail Report

Taqueria Maria Bonita Bar & Grill

351 York St, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	2,366	13,494	25,291
<\$25,000	320 13.52%	1,680 12.45%	2,862 11.32%
\$25,000 - \$50,000	317 13.40%	2,097 15.54%	3,981 15.74%
\$50,000 - \$75,000	654 27.64%	2,309 17.11%	4,468 17.67%
\$75,000 - \$100,000	390 16.48%	1,930 14.30%	3,407 13.47%
\$100,000 - \$125,000	259 10.95%	1,589 11.78%	2,967 11.73%
\$125,000 - \$150,000	159 6.72%	1,130 8.37%	2,121 8.39%
\$150,000 - \$200,000	77 3.25%	1,012 7.50%	1,861 7.36%
\$200,000+	190 8.03%	1,747 12.95%	3,624 14.33%
2024 Avg Household Income	\$90,402	\$108,769	\$112,406
2024 Med Household Income	\$70,597	\$83,562	\$84,792
2024 Occupied Housing	2,365	13,493	25,289
Owner Occupied	1,153 48.75%	8,062 59.75%	15,527 61.40%
Renter Occupied	1,212 51.25%	5,431 40.25%	9,762 38.60%
2020 Housing Units	2,499	14,386	26,460
1 Unit	1,647 65.91%	9,732 67.65%	18,195 68.76%
2 - 4 Units	282 11.28%	1,358 9.44%	2,028 7.66%
5 - 19 Units	407 16.29%	1,876 13.04%	4,017 15.18%
20+ Units	163 6.52%	1,420 9.87%	2,220 8.39%
2024 Housing Value	1,154	8,062	15,528
<\$100,000	11 0.95%	78 0.97%	248 1.60%
\$100,000 - \$200,000	234 20.28%	775 9.61%	1,315 8.47%
\$200,000 - \$300,000	553 47.92%	1,867 23.16%	3,278 21.11%
\$300,000 - \$400,000	211 18.28%	1,936 24.01%	3,737 24.07%
\$400,000 - \$500,000	41 3.55%	1,057 13.11%	2,500 16.10%
\$500,000 - \$1,000,000	104 9.01%	2,045 25.37%	4,010 25.82%
\$1,000,000+	0 0.00%	304 3.77%	440 2.83%
2024 Median Home Value	\$260,036	\$367,716	\$378,217
2024 Housing Units by Yr Built	2,510	14,406	26,695
Built 2010+	354 14.10%	2,108 14.63%	4,068 15.24%
Built 2000 - 2010	297 11.83%	2,538 17.62%	5,764 21.59%
Built 1990 - 1999	339 13.51%	1,909 13.25%	4,628 17.34%
Built 1980 - 1989	378 15.06%	2,846 19.76%	5,174 19.38%
Built 1970 - 1979	300 11.95%	2,034 14.12%	3,147 11.79%
Built 1960 - 1969	324 12.91%	1,371 9.52%	1,978 7.41%
Built 1950 - 1959	409 16.29%	1,153 8.00%	1,403 5.26%
Built <1949	109 4.34%	447 3.10%	533 2.00%
2024 Median Year Built	1982	1987	1991

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