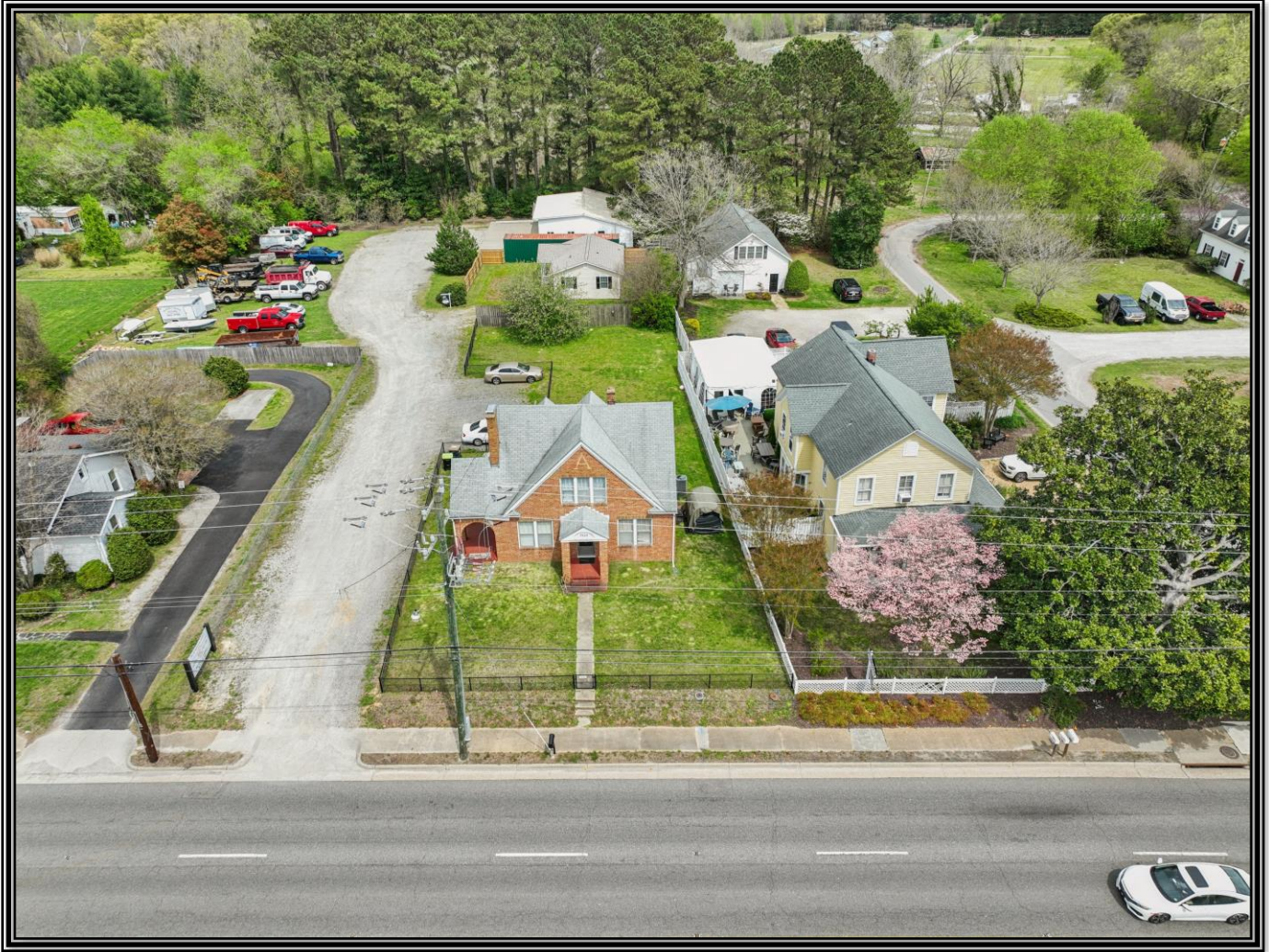


For Sale

7424-7428 Richmond Road
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202

Williamsburg, VA 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

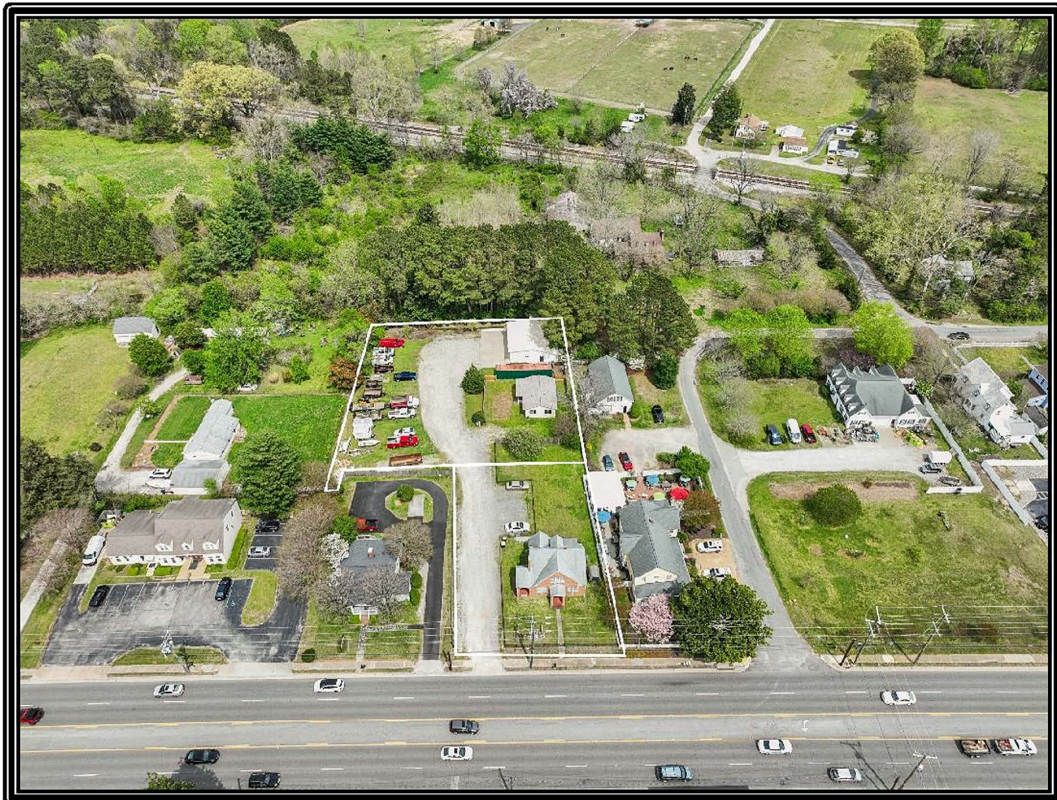
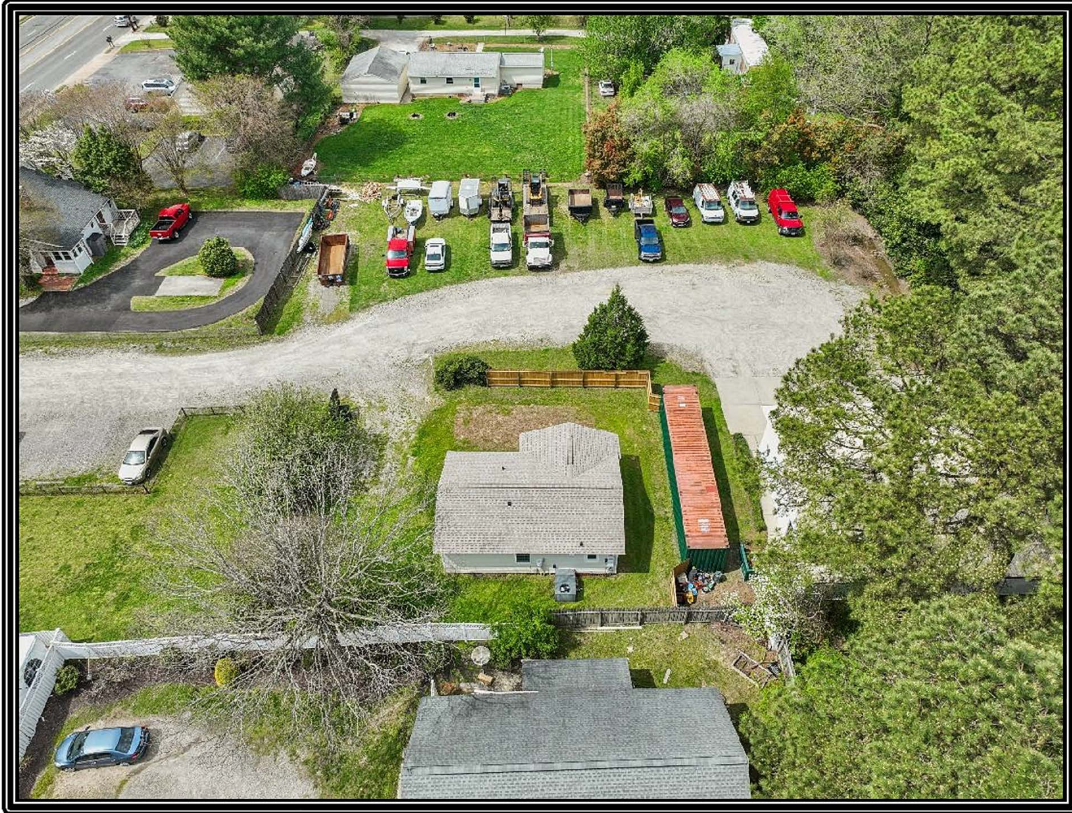
- Location:** 7424-7428 Richmond Road
Williamsburg, Virginia
- Description:** Rare 3 building and laydown yard opportunity! Ideal for an owner/user or investor looking for a diverse upside potential. Located in the Norge corridor of Williamsburg, this property offers a mixture of commercial and residential applications. The property fronts Richmond Road and offers monument signage for maximum visibility. A must see!
- Improvements:** 3 Buildings & Laydown Yard - 3,825 Square Feet Total
- Building 1:** 7424-1,330 Square Feet on .24 Acres
Potential office, boutique/service/retail, or residential use.
- Building 2:** 7426- 694 Square Feet on .22 Acres
Move in ready 3 bedroom, 1 bathroom fully restored single story home.
- Building 3:** 1,801 Square Feet on shared .22 Acres
Move in ready office/warehouse building
- Additional Land:** 7428-.24 Acres – Ample laydown or auxiliary parking area.
- Sale Price:** \$895,000
- Zoning:** A1
- Additional Information:**
- Floor Plans
 - Plat
 - Additional Photographs
 - Aerial
 - Location Map
 - Zoning Matrix
 - Demographics

For Additional Information, Please Contact:

Ron A. Campana, Jr.
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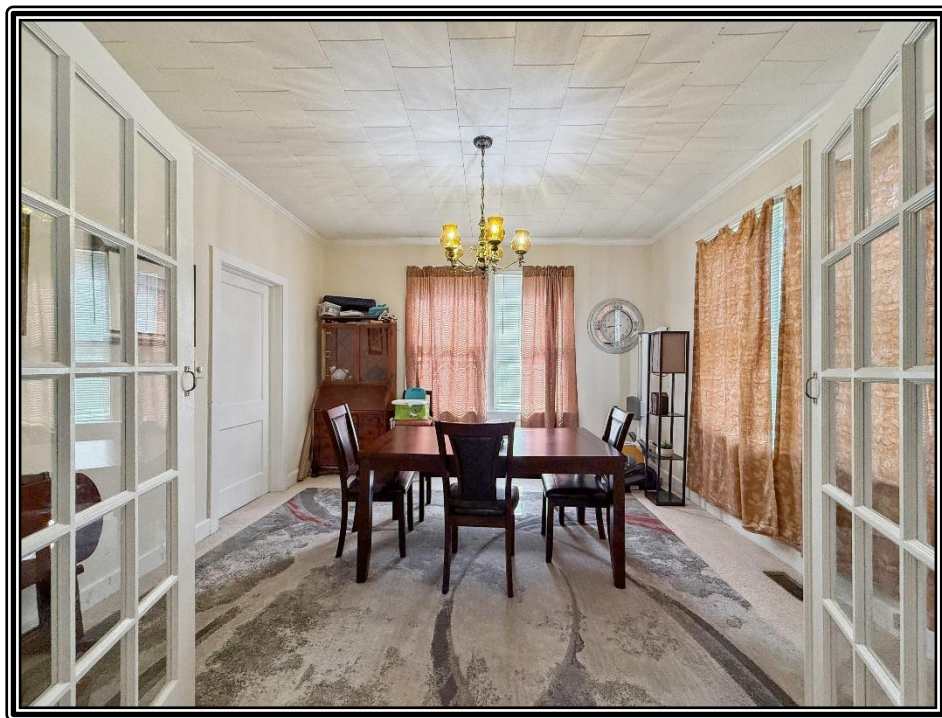


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BUILDING 1



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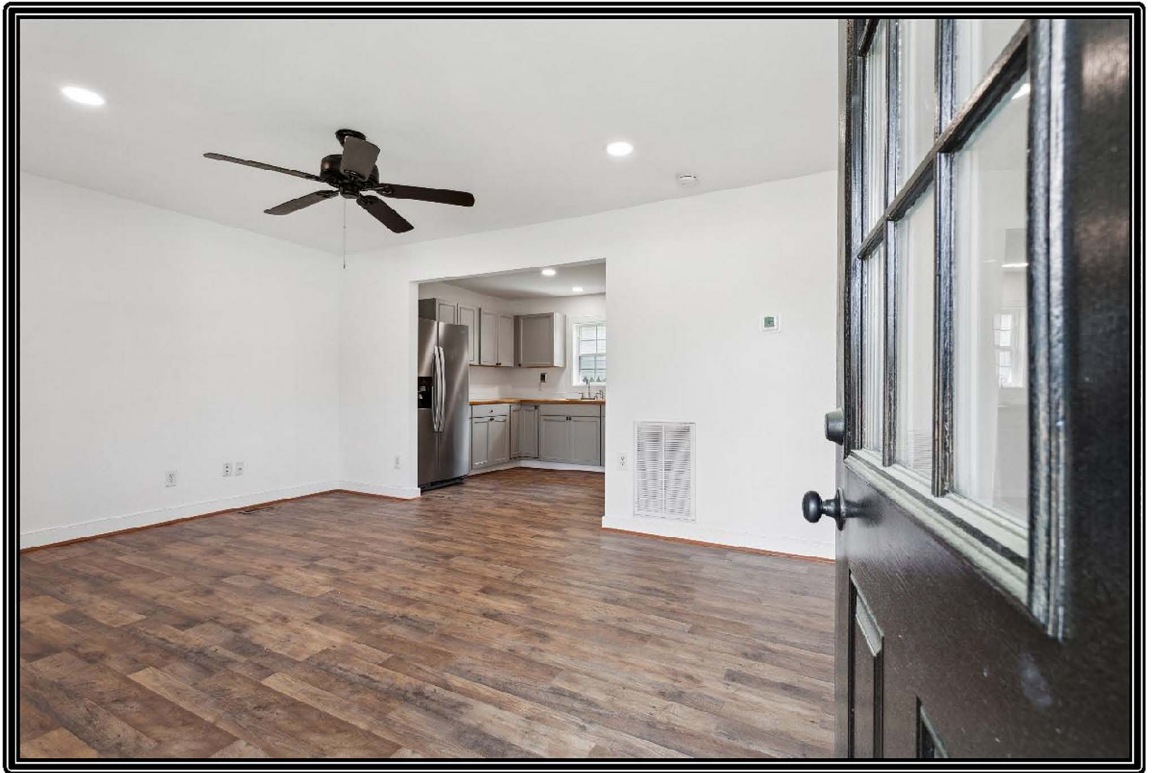


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BUILDING 2



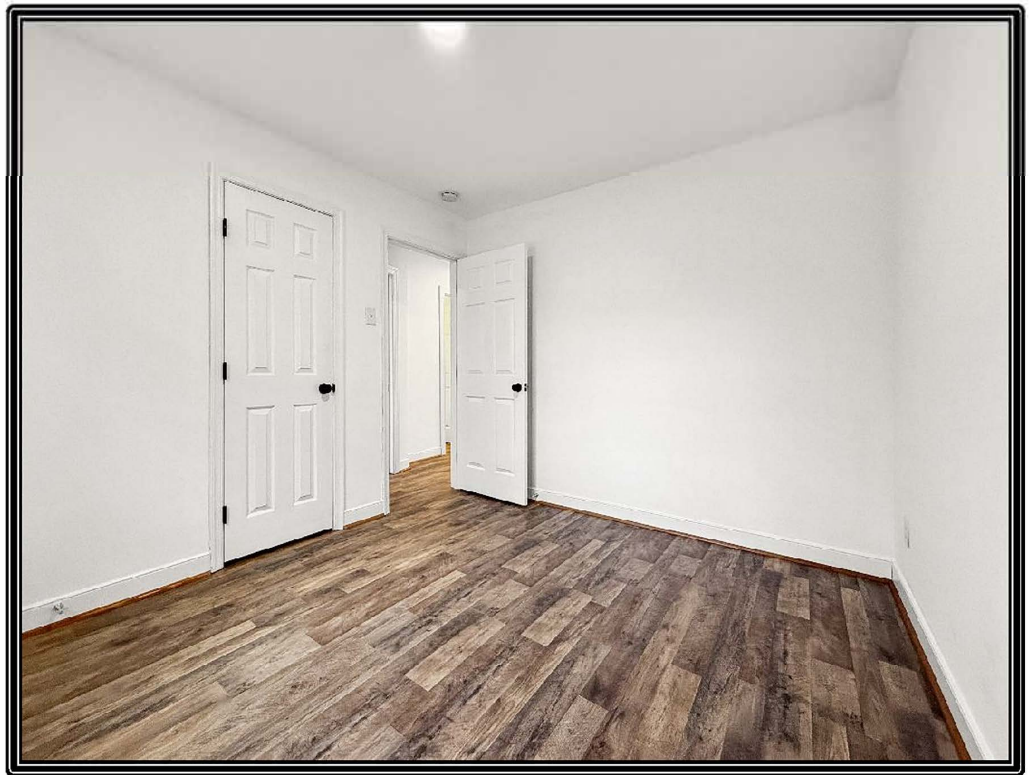
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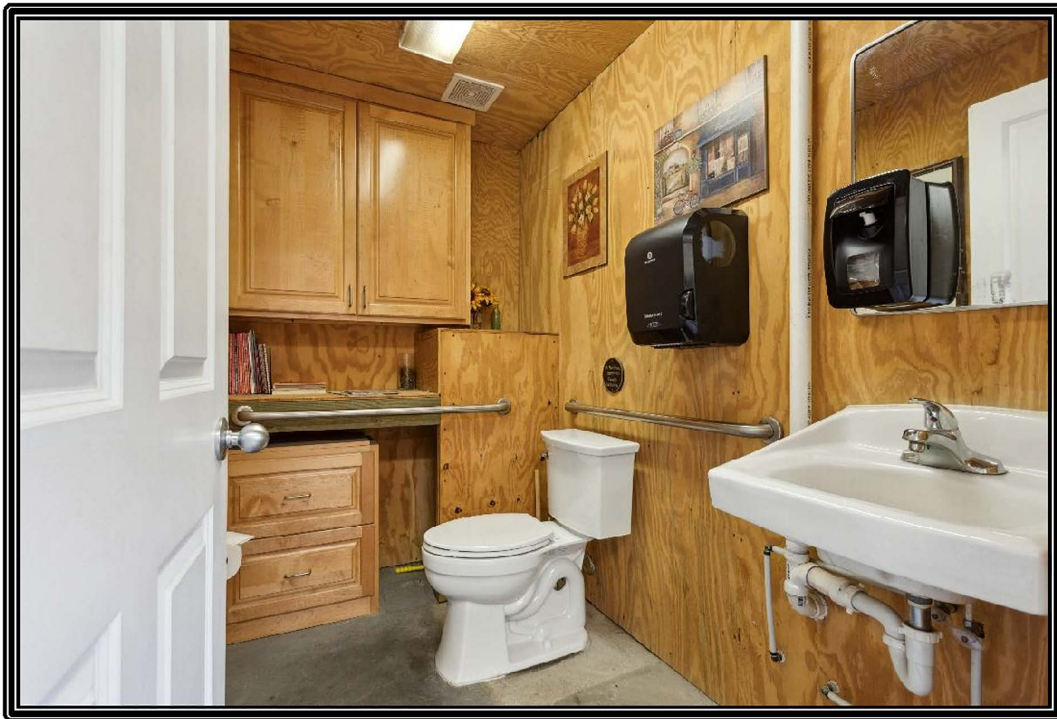
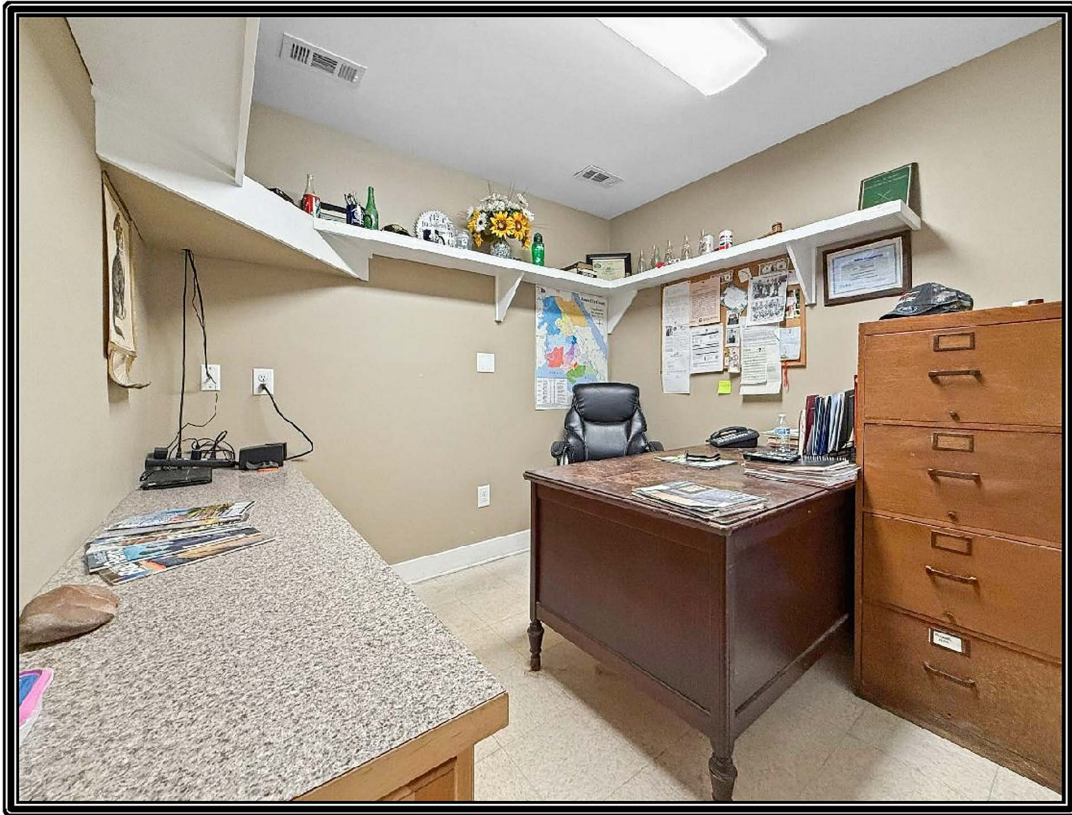
BUILDING 3



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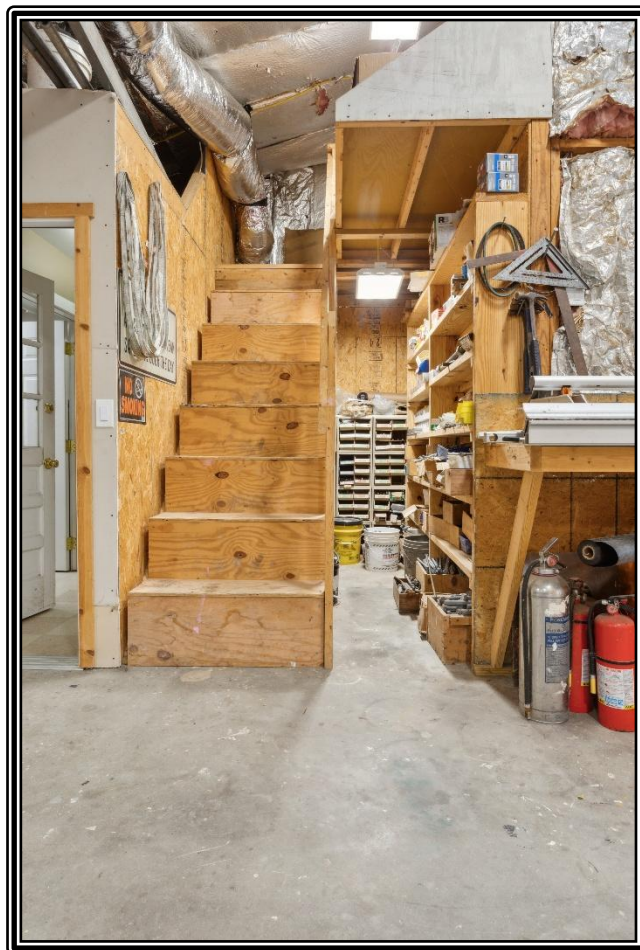
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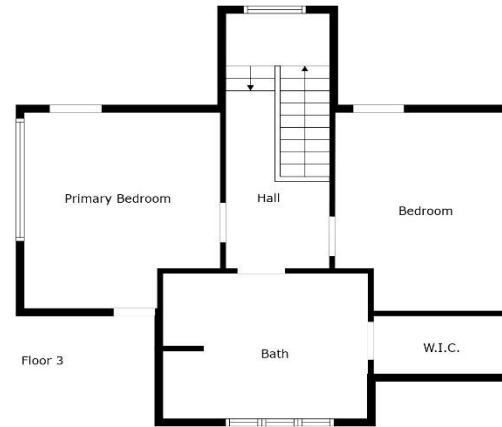


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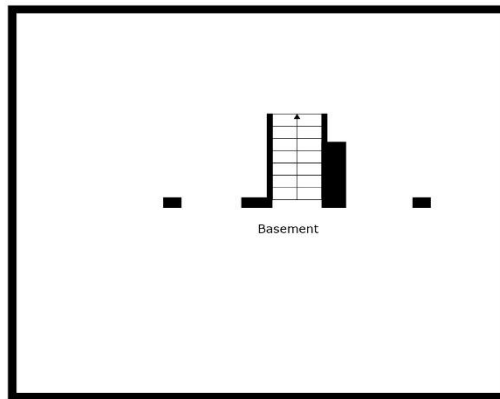
7424 Richmond Road Williamsburg, Virginia



Floor 2



Floor 3

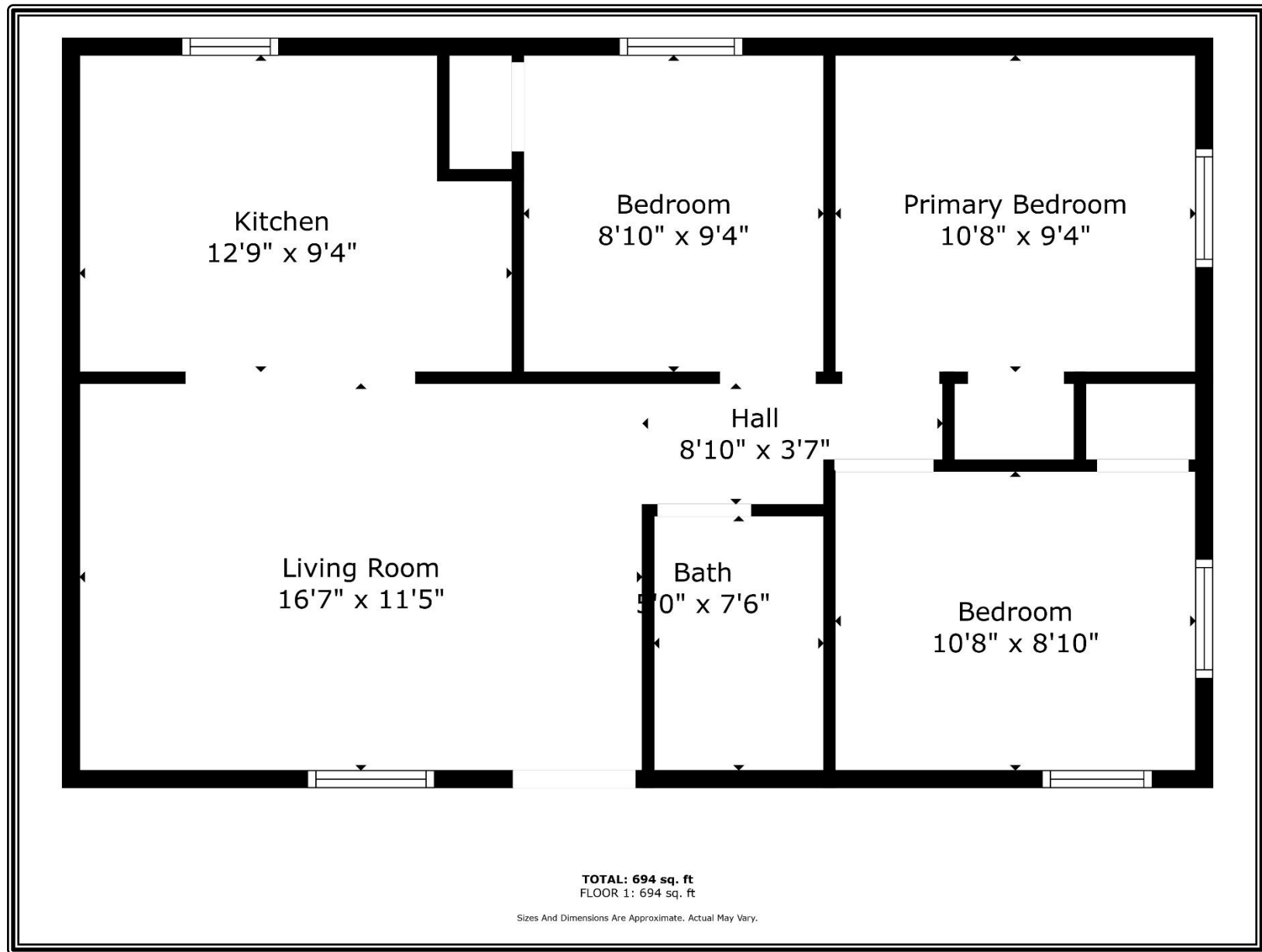


Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

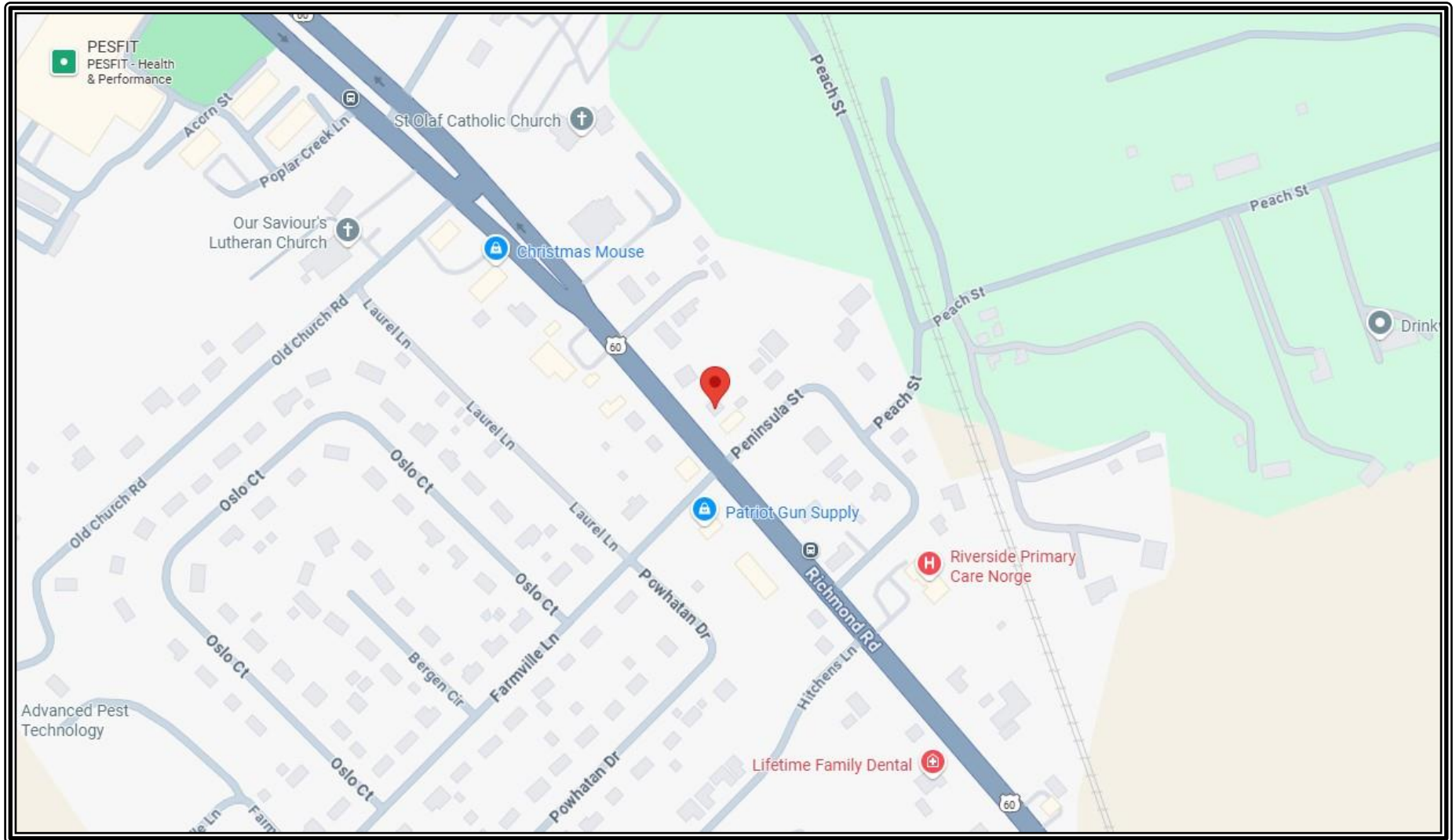
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7426 Richmond Road
Williamsburg, Virginia



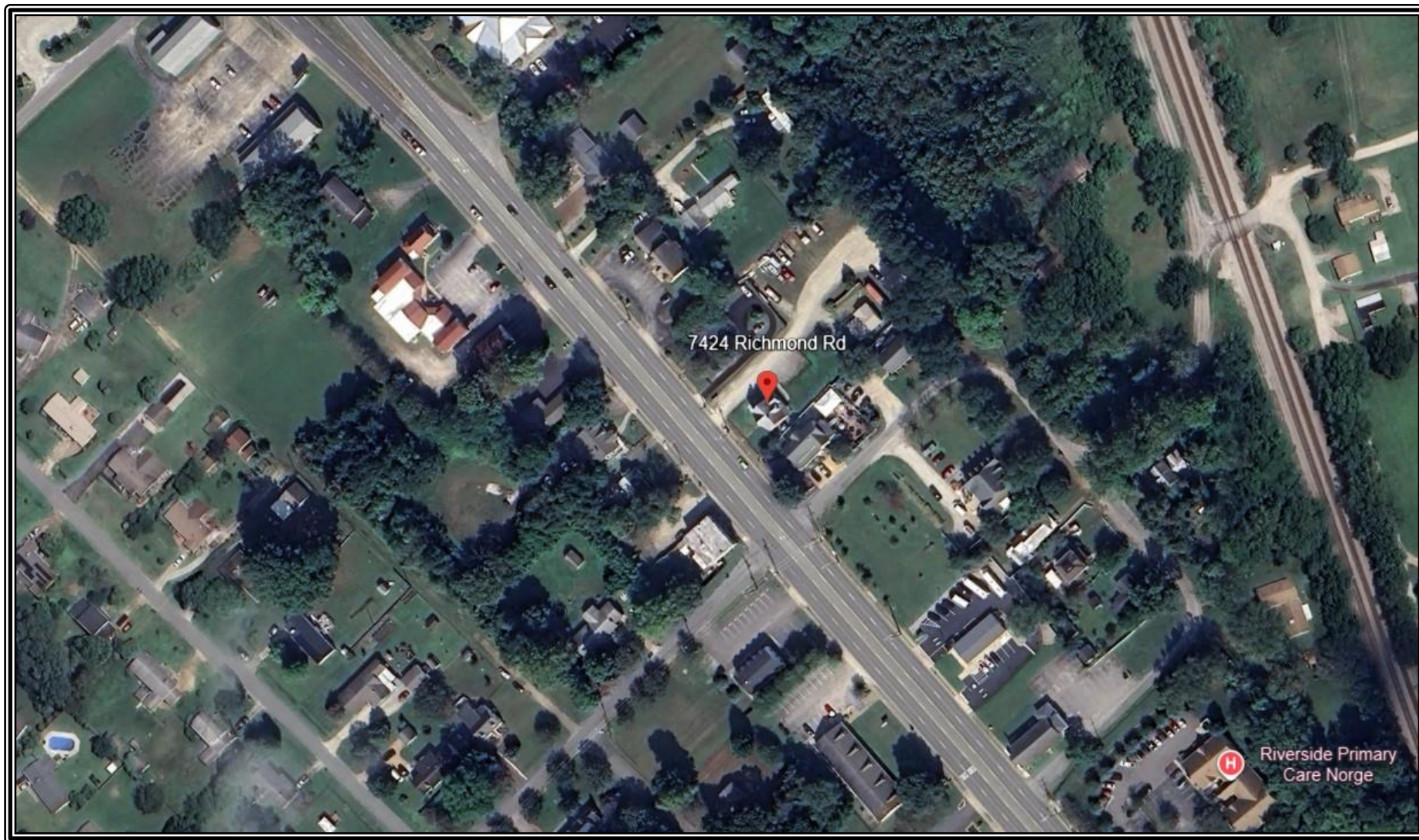
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7424-7428 Richmond Road Williamsburg, Virginia



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7424-7428 Richmond Road
Williamsburg, Virginia



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Sec. 24-212. - Use list.

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential Uses	Accessory apartments, attached, in accordance with <u>section 24-32</u> .	P	
	Accessory apartment, detached, in accordance with <u>section 24-32</u> .		SUP
	Accessory buildings and structures.	P	
	Accessory uses, as defined herein.	P	
	Group home or residential facility, for eight or fewer adults.	P	
	Group homes or residential facilities for nine or more adults.		SUP
	Group quarters for agricultural workers.		SUP
	Home care facilities.		SUP
	Manufactured homes that are on a permanent foundation.	P	
	Manufactured home parks in accordance with the special provisions of article IV.		SUP
	Single-family detached dwellings.	P	
	Two-family dwellings.		SUP

Commercial Uses	Accessory buildings and structures.	P	
	Accessory uses, as defined herein.	P	
	Adult day care centers.		SUP
	Airports and landing fields, heliports or helistops and accessory uses.		SUP
	Animal hospitals, veterinary offices and kennels.		SUP
	Automobile graveyards.		SUP
	Automobile repair and service.		SUP
	Automobile service stations; if fuel is sold, then in accordance with <u>section 24-38</u> .		SUP
	Beauty and barber shops.		SUP
	Campgrounds.		SUP
	Cemeteries and memorial gardens, not accessory to a church or other place of worship.		SUP
	Commercial equipment repair accessory to a dwelling with no outdoor storage or operations and the use occupies a building not larger than 2,000 square feet.		SUP

	Community recreation facilities, public or private, including parks, playgrounds, clubhouses, boating facilities, swimming pools, ball fields, tennis courts and other similar recreation facilities except for facilities approved as part of a subdivision created pursuant to <u>section 24-214(c)</u> .		SUP
	Contractors' warehouses, sheds, and offices.		SUP
	Convenience stores; if fuel is sold, then in accordance with <u>section 24-38</u> .		SUP
	Day care and child care centers.		SUP
	Dinner theaters and dance halls as an accessory use to a restaurant or tavern.		SUP
	Farm equipment sales and service.		SUP
	Farmers' markets, limited in area to 2,500 square feet.	P	
	Farmers' markets over 2,500 square feet in area.		SUP
	Feed, seed and farm supplies.		SUP
	Flea markets, temporary or seasonal.		SUP
	Food processing and storage.		SUP
	Gift shops and antique shops.		SUP
	Golf courses and country clubs.		SUP
	Greenhouses, commercial.	P	

	Home occupations, as defined herein.	P	
	Horse and pony farms (including the raising and keeping of horses), riding stables.	P	
	Horse racing tracks.		SUP
	Horse show areas, polo fields.		SUP
	Hospitals and nursing homes.		SUP
	House museums.	P	
	Hunting preserve or club, rifle or pistol range, trap or skeet shooting.		SUP
	Lumber and building supply stores.		SUP
	Medical clinics.		SUP
	Nurseries.	P	
	Off-street parking as required by <u>section 24-54</u> .	P	
	Petroleum storage, other than on a farm for farm use or accessory for a residence.		SUP
	Professional offices of not more than 2,000 square feet with no more than one office per lot.		SUP
	Race tracks for animals or vehicles, including racing courses for power boats.		SUP

	Railroad facilities, including tracks, bridges, switching yards and stations. However, spur lines, which are to serve and are accessory to existing or proposed development adjacent to existing railroad right-of-ways, and track and safety improvements in existing railroad right-of-ways, are permitted generally and shall not require a special use permit.		SUP
	Rental of rooms to a maximum of three rooms.		SUP
	Rest homes for fewer than 15 adults.	P	
	Rest homes for 15 or more adults.		SUP
	Restaurants, taverns.		SUP
	Retreat facilities.		SUP
	Retail sale and repair of lawn equipment with outdoor display area up to 2,500 square feet and repair limited to a fully enclosed building.		SUP
	Retail sales of plant and garden supplies.		SUP
	Retail shops associated with community recreation facilities.		SUP
	Sanitary landfills, in accordance with <u>section 24-40</u> , construction debris landfills, waste disposal or publicly owned solid waste container sites.		SUP
	Slaughter of animals for personal use but not for commercial purposes.	P	

	Slaughterhouses.		SUP
	Small-scale alcohol production.		SUP
	Tourist homes.		SUP
	Upholstery shops.		SUP
	Waterfront business activities: marine interests, such as boat docks, piers, yacht clubs, marinas and commercial and service facilities accessory thereto, docks and areas for the receipt, storage, and transshipment of waterborne commerce; seafood and shellfish receiving, packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.		SUP
Agricultural Uses	Accessory buildings and structures.	P	
	Accessory uses, including agritourism activities, as defined in <u>section 24-2</u> .	P	
	Fish farming and aquaculture, but shall not include the processing of such products.	P	
	Food processing and storage, when it occurs in private homes per Code of Virginia § 3.2-5130 subdivisions A 3, 4, and 5.	P	

	General agriculture operation, production agriculture or silviculture activity, dairying, forestry, general farming, and specialized farming, including the keeping of horses, ponies and livestock, but not intensive agriculture as herein defined and not commercial slaughtering or processing of animals or poultry.	P	
	Limited farm brewery.	P	
	Limited farm distillery.	P	
	Intensive agriculture as herein defined.	P	
	Petroleum storage on a farm as an accessory use and not for resale.	P	
	Sale of agricultural or silvicultural products, or the sale of agricultural-related or silvicultural-related items incidental to the agricultural operation, including wayside stands.	P	
	Storage and repair of heavy equipment as an accessory use to a farm.	P	
	Wineries, as herein defined, including a shop for retail sale of wine, but not including other commercial accessory uses.	P	
	Wineries, with accessory commercial facilities.		SUP
Civic Uses	Accessory buildings and structures.	P	
	Accessory uses, as defined herein.	P	

	Fire stations, rescue squad stations, volunteer or otherwise.		SUP
	Places of public assembly used primarily as an event facility in accordance with <u>section 24-48</u> .	P	
	Places of public assembly used primarily as an event facility not in accordance with <u>section 24-48</u> .		SUP
	Places of public assembly.		SUP
	Post offices and public buildings generally.		SUP
	Schools, libraries, museums and similar institutions, public or private.		SUP
	Seminaries.		SUP
Utility Uses	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.		SUP
	Communications facilities (public or private) in compliance 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.		SUP

	<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, private extensions or 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.</p>		SUP
	<p>Utility substations.</p>		SUP
	<p>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, private connections to existing mains, with no additional connections to be made to the line, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, and distribution lines and local facilities within a subdivision or development, including pump stations,, are permitted generally and shall not require a special use permit.</p>		SUP
	<p>Water impoundments, new or expansion of, less than 20 acres and with dam heights of less than 15 feet.</p>	P	

	Water impoundments, new or expansion of, 20 acres or more or with dam heights of 15 feet or more.		SUP
Open Uses	Preserves and conservation areas for protection of natural features and wildlife.	P	
	Timbering in accordance with <u>section 24-43</u> .	P	
Industrial Uses	Accessory buildings and structures.	P	
	Accessory uses, as defined herein.	P	
	Excavation or filling, borrow pits, extraction, processing and removal of sand and gravel and stripping of top soil (but not farm pond construction, field leveling or stripping of sod for agricultural purposes and excavations in connection with development which has received subdivision or site plan approval, which do not require a special use permit.)		SUP
	Manufacture and sale of wood products.		SUP
	Solid waste transfer stations.		SUP
	Storage and repair of heavy equipment.		SUP
	Storage, stockpiling and distribution of sand, gravel and crushed stone.		SUP

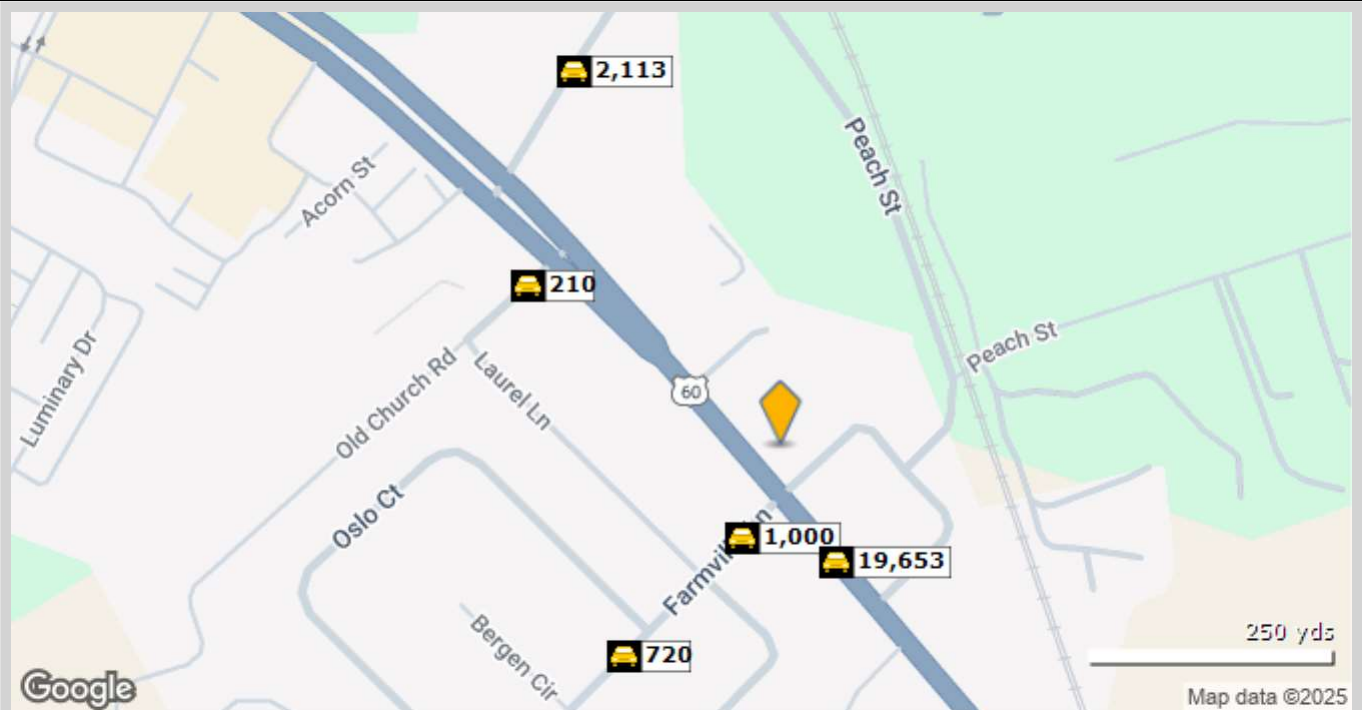
Editor's note— Ord. No. 31A-296, adopted June 9, 2015, amended § 24-212 in its entirety to read as herein set out. Former § 24-212 pertained to use list. See the Code Comparative Table for complete derivation.

(Ord. No. 31A-312, 11-8-16; Ord. No. 31A-335, 8-8-17; Ord. No. 31A-348, 7-14-20)

Traffic Count Report

7424 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**
 Class: **C**
 RBA: **1,330 SF**
 Typical Floor: **665 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	Farmville Ln	Laurel Ln	0.03 SW	2022	986	MPSI	.06
2	Farmville Ln	Laurel Ln	0.03 SW	2025	1,000	MPSI	.06
3	Richmond Rd	Peninsula St	0.03 SE	2025	19,634	MPSI	.07
4	Richmond Rd	Peninsula St	0.03 SE	2023	19,653	MPSI	.07
5	Farmville Ln	Oslo Ct	0.02 NE	2024	721	MPSI	.15
6	Farmville Ln	Oslo Ct	0.02 NE	2025	720	MPSI	.15
7	Old Church Rd	Richmond Rd	0.02 NE	2025	210	MPSI	.18
8	Norge Ln	Richmond Rd	0.08 SW	2018	2,100	MPSI	.25
9	Norge Ln	Richmond Rd	0.08 SW	2025	2,099	MPSI	.25
10	Norge Ln	Richmond Rd	0.08 SW	2024	2,113	MPSI	.25

Demographic Trend Report

1 Mile Radius

7424 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**

Class: **C**

RBA: **1,330 SF**

Typical Floor: **665 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Description	2020		2024		2029	
Population	2,542		2,712		2,964	
Age 0 - 4	123	4.84%	134	4.94%	137	4.62%
Age 5 - 9	132	5.19%	144	5.31%	151	5.09%
Age 10 - 14	162	6.37%	142	5.24%	158	5.33%
Age 15 - 19	113	4.45%	129	4.76%	155	5.23%
Age 20 - 24	101	3.97%	122	4.50%	147	4.96%
Age 25 - 29	107	4.21%	103	3.80%	134	4.52%
Age 30 - 34	122	4.80%	116	4.28%	128	4.32%
Age 35 - 39	161	6.33%	183	6.75%	155	5.23%
Age 40 - 44	131	5.15%	174	6.42%	183	6.17%
Age 45 - 49	118	4.64%	125	4.61%	175	5.90%
Age 50 - 54	145	5.70%	142	5.24%	159	5.36%
Age 55 - 59	166	6.53%	131	4.83%	151	5.09%
Age 60 - 64	186	7.32%	199	7.34%	168	5.67%
Age 65 - 69	221	8.69%	236	8.70%	208	7.02%
Age 70 - 74	217	8.54%	224	8.26%	226	7.62%
Age 75 - 79	187	7.36%	193	7.12%	211	7.12%
Age 80 - 84	94	3.70%	122	4.50%	162	5.47%
Age 85+	55	2.16%	92	3.39%	157	5.30%
Age 15+	2,124	83.56%	2,291	84.48%	2,519	84.99%
Age 20+	2,011	79.11%	2,162	79.72%	2,364	79.76%
Age 65+	774	30.45%	867	31.97%	964	32.52%
Median Age	50		49		49	
Average Age	46.10		46.60		47.00	
Population By Race	2,542		2,712		2,964	
White	1,898	74.67%	2,035	75.04%	2,225	75.07%
Black	345	13.57%	360	13.27%	393	13.26%
Am. Indian & Alaskan	7	0.28%	8	0.29%	9	0.30%
Asian	54	2.12%	56	2.06%	62	2.09%
Hawaiian & Pacific Islander	2	0.08%	2	0.07%	3	0.10%
Other	236	9.28%	250	9.22%	273	9.21%

Demographic Trend Report

1 Mile Radius

7424 Richmond Rd, Williamsburg, VA 23188

Description	2020	2024	2029
Population by Race (Hispanic)	140	150	164
White	28 20.00%	31 20.67%	34 20.73%
Black	6 4.29%	6 4.00%	6 3.66%
Am. Indian & Alaskan	0 0.00%	0 0.00%	0 0.00%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	105 75.00%	112 74.67%	123 75.00%
Household by Household Income	1,060	1,134	1,239
<\$25,000	111 10.47%	180 15.87%	215 17.35%
\$25,000 - \$50,000	137 12.92%	173 15.26%	201 16.22%
\$50,000 - \$75,000	136 12.83%	134 11.82%	146 11.78%
\$75,000 - \$100,000	200 18.87%	170 14.99%	171 13.80%
\$100,000 - \$125,000	126 11.89%	101 8.91%	98 7.91%
\$125,000 - \$150,000	78 7.36%	75 6.61%	78 6.30%
\$150,000 - \$200,000	156 14.72%	133 11.73%	134 10.82%
\$200,000+	116 10.94%	168 14.81%	196 15.82%
Average Household Income	\$114,036	\$114,493	\$114,058
Median Household Income	\$93,249	\$86,764	\$83,406

Demographic Summary Report

7424 Richmond Rd, Williamsburg, VA 23188

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 Class: **C**
 RBA: **1,330 SF**
 Typical Floor: **665 SF**

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	2,964	16,846	39,836
2024 Estimate	2,712	15,510	36,573
2020 Census	2,542	14,905	34,330
Growth 2024 - 2029	9.29%	8.61%	8.92%
Growth 2020 - 2024	6.69%	4.06%	6.53%
2024 Population by Hispanic Origin	149	911	2,245
2024 Population	2,712	15,510	36,573
White	2,035 75.04%	11,250 72.53%	25,929 70.90%
Black	360 13.27%	2,287 14.75%	5,714 15.62%
Am. Indian & Alaskan	8 0.29%	48 0.31%	116 0.32%
Asian	56 2.06%	346 2.23%	1,026 2.81%
Hawaiian & Pacific Island	2 0.07%	11 0.07%	27 0.07%
Other	250 9.22%	1,568 10.11%	3,760 10.28%
U.S. Armed Forces	28	181	424
Households			
2029 Projection	1,240	6,682	16,145
2024 Estimate	1,134	6,153	14,817
2020 Census	1,060	5,910	13,893
Growth 2024 - 2029	9.35%	8.60%	8.96%
Growth 2020 - 2024	6.98%	4.11%	6.65%
Owner Occupied	968 85.36%	5,221 84.85%	11,173 75.41%
Renter Occupied	166 14.64%	931 15.13%	3,644 24.59%
2024 Households by HH Income	1,134	6,153	14,816
Income: <\$25,000	180 15.87%	579 9.41%	1,595 10.77%
Income: \$25,000 - \$50,000	173 15.26%	822 13.36%	2,486 16.78%
Income: \$50,000 - \$75,000	134 11.82%	956 15.54%	2,573 17.37%
Income: \$75,000 - \$100,000	170 14.99%	1,099 17.86%	2,225 15.02%
Income: \$100,000 - \$125,000	101 8.91%	734 11.93%	1,618 10.92%
Income: \$125,000 - \$150,000	75 6.61%	556 9.04%	1,470 9.92%
Income: \$150,000 - \$200,000	133 11.73%	622 10.11%	1,178 7.95%
Income: \$200,000+	168 14.81%	785 12.76%	1,671 11.28%
2024 Avg Household Income	\$114,493	\$115,049	\$106,664
2024 Med Household Income	\$86,764	\$91,366	\$83,472

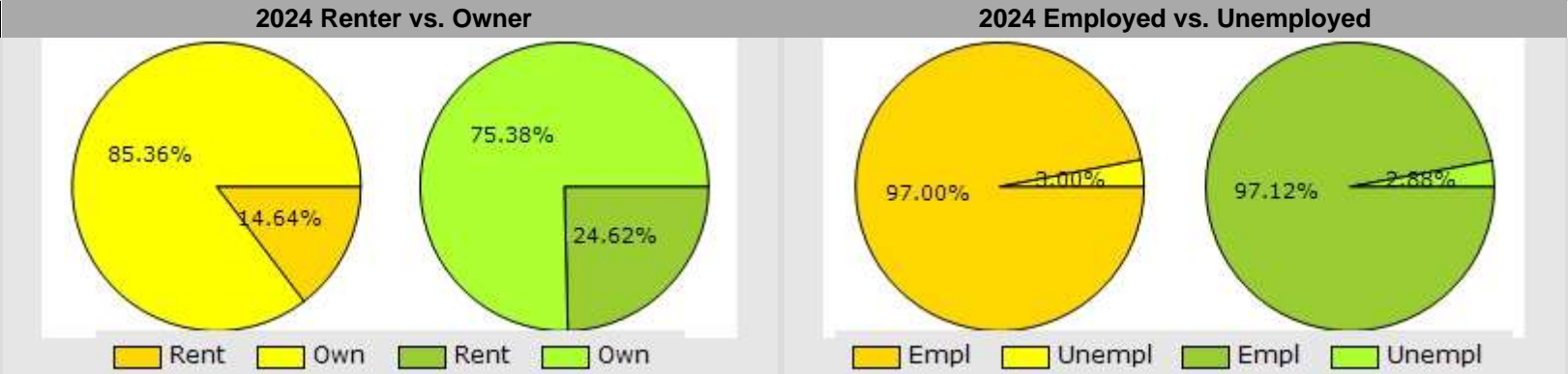
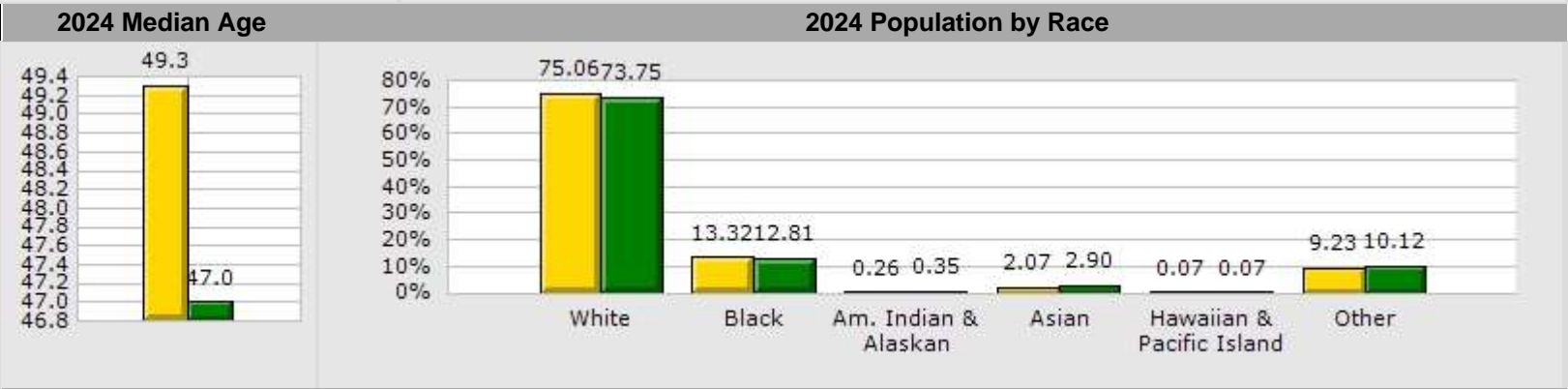
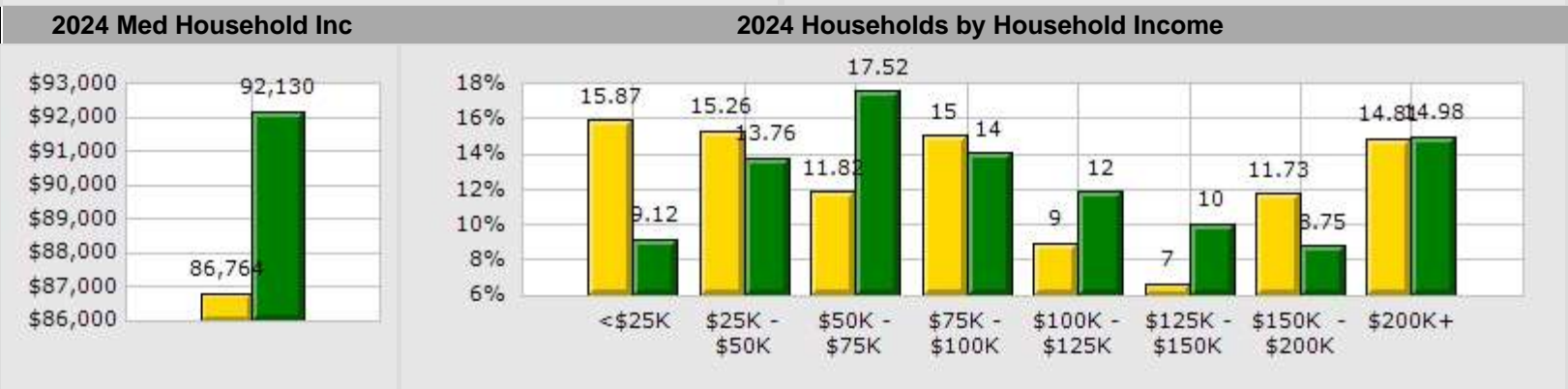
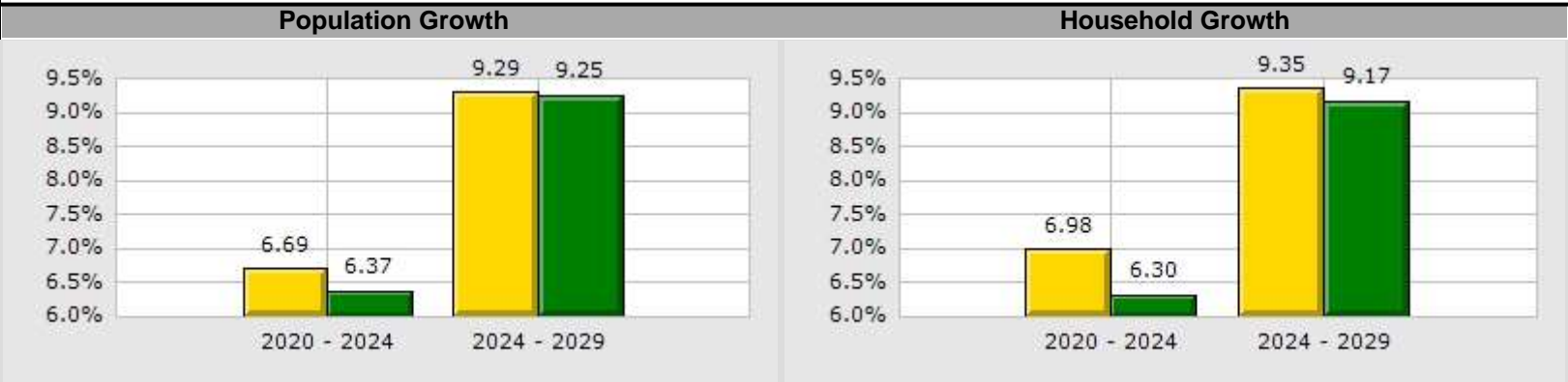
7424 Richmond Rd, Williamsburg, VA 23188

Type: Class C Office/Office/Residential

County: James City

1 Mile

County



Demographic Market Comparison Report

1 mile radius

7424 Richmond Rd, Williamsburg, VA 23188				
Type:	Class C Office/Office/Residential			
County:	James City			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	6.69%		6.37%	
Growth 2024 - 2029	9.29%		9.25%	
Empl	1,357	97.00%	38,398	97.12%
Unempl	42	3.00%	1,138	2.88%
2024 Population by Race				
	2,710		83,238	
White	2,034	75.06%	61,386	73.75%
Black	361	13.32%	10,666	12.81%
Am. Indian & Alaskan	7	0.26%	292	0.35%
Asian	56	2.07%	2,414	2.90%
Hawaiian & Pacific Island	2	0.07%	55	0.07%
Other	250	9.23%	8,425	10.12%
Household Growth				
Growth 2020 - 2024	6.98%		6.30%	
Growth 2024 - 2029	9.35%		9.17%	
Renter Occupied	166	14.64%	8,276	24.62%
Owner Occupied	968	85.36%	25,343	75.38%
2024 Households by Household Income				
	1,134		33,619	
Income <\$25K	180	15.87%	3,066	9.12%
Income \$25K - \$50K	173	15.26%	4,625	13.76%
Income \$50K - \$75K	134	11.82%	5,889	17.52%
Income \$75K - \$100K	170	14.99%	4,713	14.02%
Income \$100K - \$125K	101	8.91%	3,978	11.83%
Income \$125K - \$150K	75	6.61%	3,370	10.02%
Income \$150K - \$200K	133	11.73%	2,942	8.75%
Income \$200K+	168	14.81%	5,036	14.98%
2024 Med Household Inc				
2024 Median Age	\$86,764		\$92,130	
	49.30		47.00	

Demographic Detail Report

7424 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**

Class: **C**

RBA: **1,330 SF**

Typical Floor: **665 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	2,964		16,846		39,836	
2024 Estimate	2,712		15,510		36,573	
2020 Census	2,542		14,905		34,330	
Growth 2024 - 2029	9.29%		8.61%		8.92%	
Growth 2020 - 2024	6.69%		4.06%		6.53%	
2024 Population by Age	2,712		15,510		36,573	
Age 0 - 4	134	4.94%	800	5.16%	1,897	5.19%
Age 5 - 9	144	5.31%	875	5.64%	2,016	5.51%
Age 10 - 14	142	5.24%	843	5.44%	1,982	5.42%
Age 15 - 19	129	4.76%	813	5.24%	2,000	5.47%
Age 20 - 24	122	4.50%	772	4.98%	1,993	5.45%
Age 25 - 29	103	3.80%	608	3.92%	1,624	4.44%
Age 30 - 34	116	4.28%	691	4.46%	1,741	4.76%
Age 35 - 39	183	6.75%	1,057	6.81%	2,401	6.56%
Age 40 - 44	174	6.42%	1,036	6.68%	2,328	6.37%
Age 45 - 49	125	4.61%	829	5.34%	1,918	5.24%
Age 50 - 54	142	5.24%	934	6.02%	2,222	6.08%
Age 55 - 59	131	4.83%	867	5.59%	2,097	5.73%
Age 60 - 64	199	7.34%	1,172	7.56%	2,684	7.34%
Age 65 - 69	236	8.70%	1,275	8.22%	2,835	7.75%
Age 70 - 74	224	8.26%	1,153	7.43%	2,571	7.03%
Age 75 - 79	193	7.12%	873	5.63%	2,009	5.49%
Age 80 - 84	122	4.50%	517	3.33%	1,238	3.39%
Age 85+	92	3.39%	396	2.55%	1,015	2.78%
Age 65+	867	31.97%	4,214	27.17%	9,668	26.43%
Median Age	49.30		46.60		45.80	
Average Age	46.60		44.70		44.30	

Demographic Detail Report

7424 Richmond Rd, Williamsburg, VA 23188					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	2,712		15,510		36,573
White	2,035	75.04%	11,250	72.53%	25,929 70.90%
Black	360	13.27%	2,287	14.75%	5,714 15.62%
Am. Indian & Alaskan	8	0.29%	48	0.31%	116 0.32%
Asian	56	2.06%	346	2.23%	1,026 2.81%
Hawaiian & Pacific Island	2	0.07%	11	0.07%	27 0.07%
Other	250	9.22%	1,568	10.11%	3,760 10.28%
Population by Hispanic Origin	2,712		15,510		36,573
Non-Hispanic Origin	2,562	94.47%	14,597	94.11%	34,328 93.86%
Hispanic Origin	150	5.53%	912	5.88%	2,245 6.14%
2024 Median Age, Male	46.80		45.00		44.10
2024 Average Age, Male	45.20		43.30		42.70
2024 Median Age, Female	51.30		47.80		47.30
2024 Average Age, Female	48.00		45.90		45.60
2024 Population by Occupation Classification	2,266		12,831		30,277
Civilian Employed	1,357	59.89%	7,664	59.73%	16,862 55.69%
Civilian Unemployed	42	1.85%	238	1.85%	532 1.76%
Civilian Non-Labor Force	841	37.11%	4,764	37.13%	12,497 41.28%
Armed Forces	26	1.15%	165	1.29%	386 1.27%
Households by Marital Status					
Married	694		3,820		8,543
Married No Children	500		2,643		5,935
Married w/Children	194		1,177		2,608
2024 Population by Education	2,210		12,482		28,906
Some High School, No Diploma	29	1.31%	521	4.17%	1,267 4.38%
High School Grad (Incl Equivalency)	533	24.12%	2,801	22.44%	6,150 21.28%
Some College, No Degree	725	32.81%	3,482	27.90%	7,519 26.01%
Associate Degree	169	7.65%	1,076	8.62%	2,221 7.68%
Bachelor Degree	374	16.92%	2,546	20.40%	6,361 22.01%
Advanced Degree	380	17.19%	2,056	16.47%	5,388 18.64%

Demographic Detail Report

7424 Richmond Rd, Williamsburg, VA 23188							
Radius	1 Mile		3 Mile		5 Mile		
2024 Population by Occupation	2,399		13,493		30,321		
Real Estate & Finance	63	2.63%	414	3.07%	855	2.82%	
Professional & Management	718	29.93%	4,029	29.86%	9,367	30.89%	
Public Administration	64	2.67%	529	3.92%	1,123	3.70%	
Education & Health	329	13.71%	1,811	13.42%	4,159	13.72%	
Services	274	11.42%	1,490	11.04%	3,283	10.83%	
Information	1	0.04%	12	0.09%	75	0.25%	
Sales	374	15.59%	1,890	14.01%	3,725	12.29%	
Transportation	0	0.00%	17	0.13%	72	0.24%	
Retail	164	6.84%	871	6.46%	1,998	6.59%	
Wholesale	11	0.46%	132	0.98%	377	1.24%	
Manufacturing	105	4.38%	525	3.89%	1,255	4.14%	
Production	72	3.00%	601	4.45%	1,345	4.44%	
Construction	168	7.00%	635	4.71%	1,117	3.68%	
Utilities	9	0.38%	225	1.67%	576	1.90%	
Agriculture & Mining	1	0.04%	1	0.01%	50	0.16%	
Farming, Fishing, Forestry	1	0.04%	9	0.07%	31	0.10%	
Other Services	45	1.88%	302	2.24%	913	3.01%	
2024 Worker Travel Time to Job	1,283		7,093		15,475		
<30 Minutes	732	57.05%	4,370	61.61%	9,583	61.93%	
30-60 Minutes	521	40.61%	2,224	31.35%	4,406	28.47%	
60+ Minutes	30	2.34%	499	7.04%	1,486	9.60%	
2020 Households by HH Size	1,060		5,910		13,893		
1-Person Households	233	21.98%	1,222	20.68%	3,192	22.98%	
2-Person Households	476	44.91%	2,520	42.64%	5,709	41.09%	
3-Person Households	152	14.34%	922	15.60%	2,161	15.55%	
4-Person Households	119	11.23%	765	12.94%	1,712	12.32%	
5-Person Households	55	5.19%	305	5.16%	694	5.00%	
6-Person Households	20	1.89%	119	2.01%	262	1.89%	
7 or more Person Households	5	0.47%	57	0.96%	163	1.17%	
2024 Average Household Size	2.40		2.50		2.40		
Households							
2029 Projection	1,240		6,682		16,145		
2024 Estimate	1,134		6,153		14,817		
2020 Census	1,060		5,910		13,893		
Growth 2024 - 2029	9.35%		8.60%		8.96%		
Growth 2020 - 2024	6.98%		4.11%		6.65%		

Demographic Detail Report

7424 Richmond Rd, Williamsburg, VA 23188				
Radius	1 Mile		3 Mile	
2024 Households by HH Income	1,134		6,153	
<\$25,000	180	15.87%	579	9.41%
\$25,000 - \$50,000	173	15.26%	822	13.36%
\$50,000 - \$75,000	134	11.82%	956	15.54%
\$75,000 - \$100,000	170	14.99%	1,099	17.86%
\$100,000 - \$125,000	101	8.91%	734	11.93%
\$125,000 - \$150,000	75	6.61%	556	9.04%
\$150,000 - \$200,000	133	11.73%	622	10.11%
\$200,000+	168	14.81%	785	12.76%
2024 Avg Household Income	\$114,493		\$115,049	
2024 Med Household Income	\$86,764		\$91,366	
2024 Occupied Housing	1,134		6,152	
Owner Occupied	968	85.36%	5,221	84.87%
Renter Occupied	166	14.64%	931	15.13%
2020 Housing Units	1,181		6,239	
1 Unit	1,040	88.06%	5,752	92.19%
2 - 4 Units	105	8.89%	220	3.53%
5 - 19 Units	36	3.05%	247	3.96%
20+ Units	0	0.00%	20	0.32%
2024 Housing Value	968		5,222	
<\$100,000	4	0.41%	84	1.61%
\$100,000 - \$200,000	63	6.51%	227	4.35%
\$200,000 - \$300,000	324	33.47%	1,683	32.23%
\$300,000 - \$400,000	297	30.68%	1,523	29.17%
\$400,000 - \$500,000	229	23.66%	1,024	19.61%
\$500,000 - \$1,000,000	50	5.17%	647	12.39%
\$1,000,000+	1	0.10%	34	0.65%
2024 Median Home Value	\$331,313		\$340,512	
2024 Housing Units by Yr Built	1,182		6,390	
Built 2010+	318	26.90%	1,858	29.08%
Built 2000 - 2010	430	36.38%	1,792	28.04%
Built 1990 - 1999	77	6.51%	932	14.59%
Built 1980 - 1989	164	13.87%	880	13.77%
Built 1970 - 1979	123	10.41%	507	7.93%
Built 1960 - 1969	37	3.13%	134	2.10%
Built 1950 - 1959	5	0.42%	88	1.38%
Built <1949	28	2.37%	199	3.11%
2024 Median Year Built	2003		2002	
			1998	

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the: Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the ____ Listing Broker, ____ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West