

For Sale

295 McLaws Circle, Suite 1
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 201

Williamsburg, VA 23185

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

FOR SALE
295 McLaws Circle, Suite 1
Williamsburg, Virginia

Location: 295 McLaws Circle, Suite 1
Williamsburg, Virginia

Description: This well-appointed office condominium located in Busch Corporate Office Park. This office park is one of Williamsburg's most longstanding business hubs for professional office users and businesses. The interior of the space consists of a walking area, conference room, 3 well appointed offices, a breakroom, and ADA restroom. Move in ready!

Building Size: Approximately 957 Square Feet

Sales Price: \$175,000.00

Built: 2000

Condominium Fees: \$267.00/Month

Real Estate Taxes: \$1,133.78/Year

Zoning: M1-Limited Business/Industrial

General Information:
➤ Well established area.

Also included:
➤ Interior Photos
➤ Aerial Map
➤ Location Map
➤ Zoning Matrix
➤ Demographic Information

For Additional Information, Please Contact:

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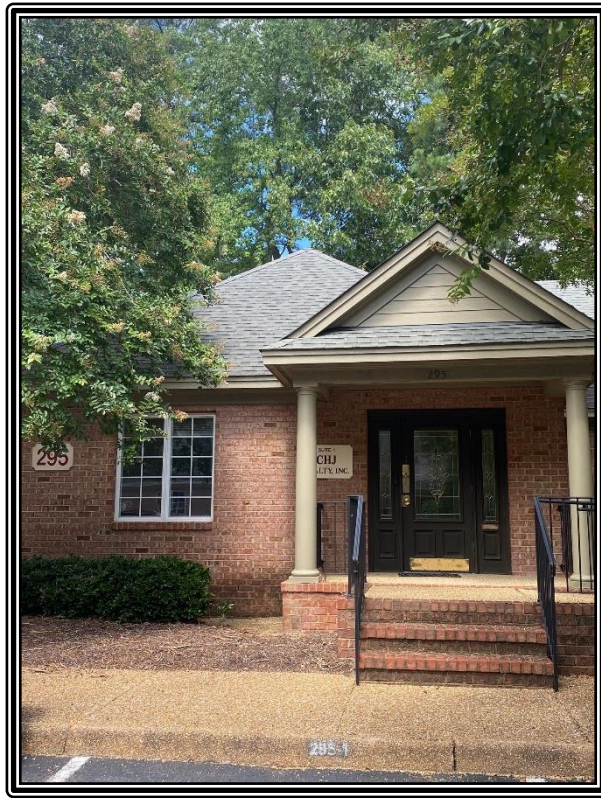
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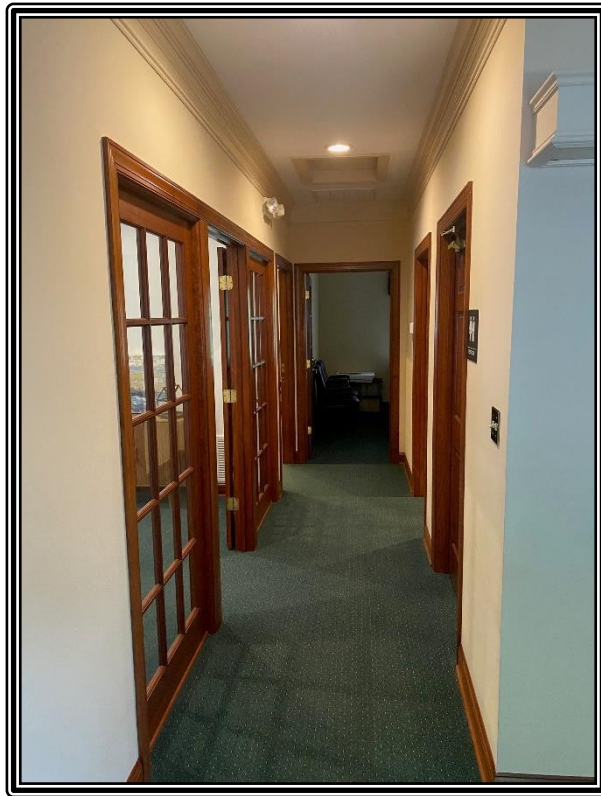
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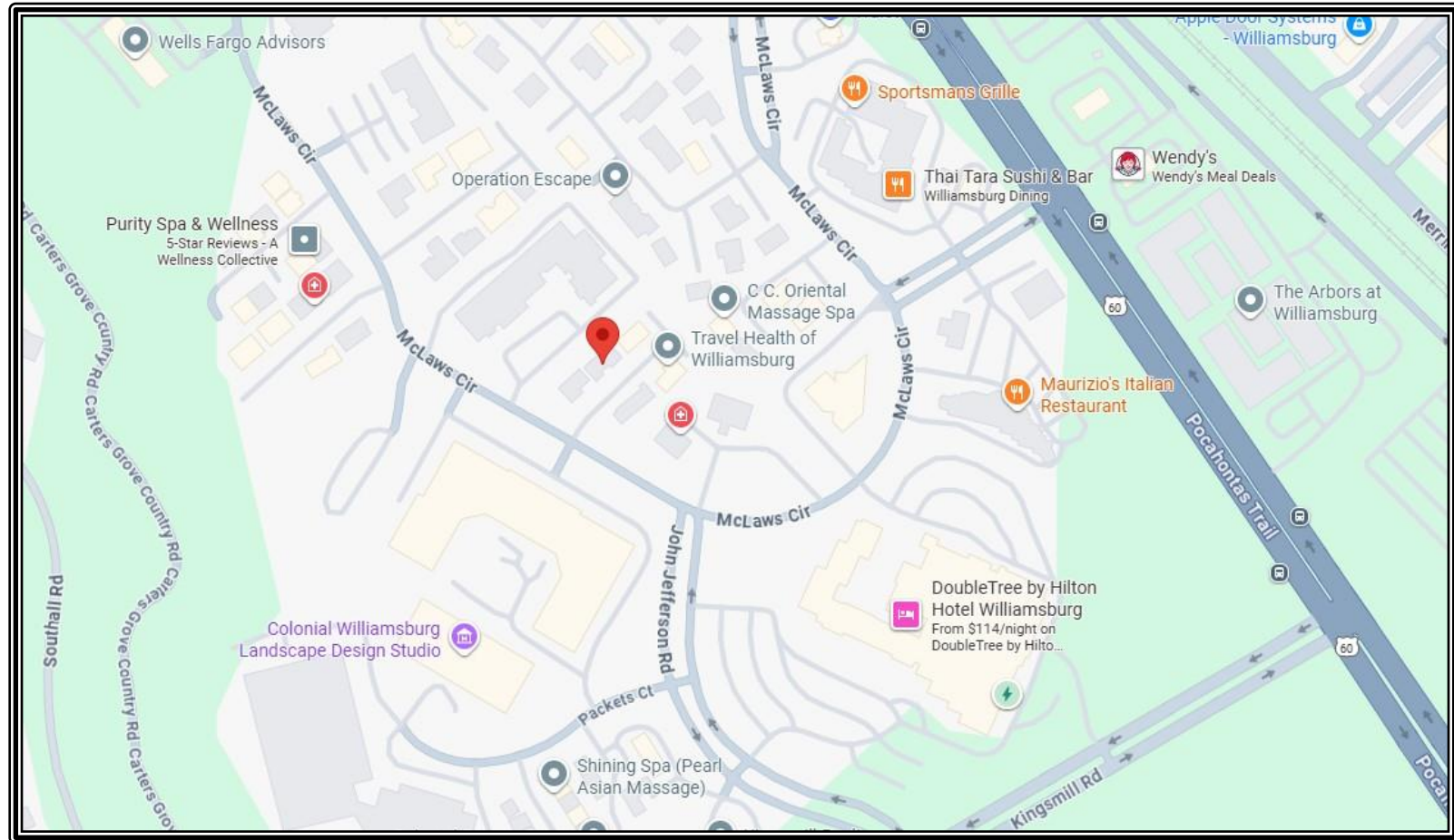


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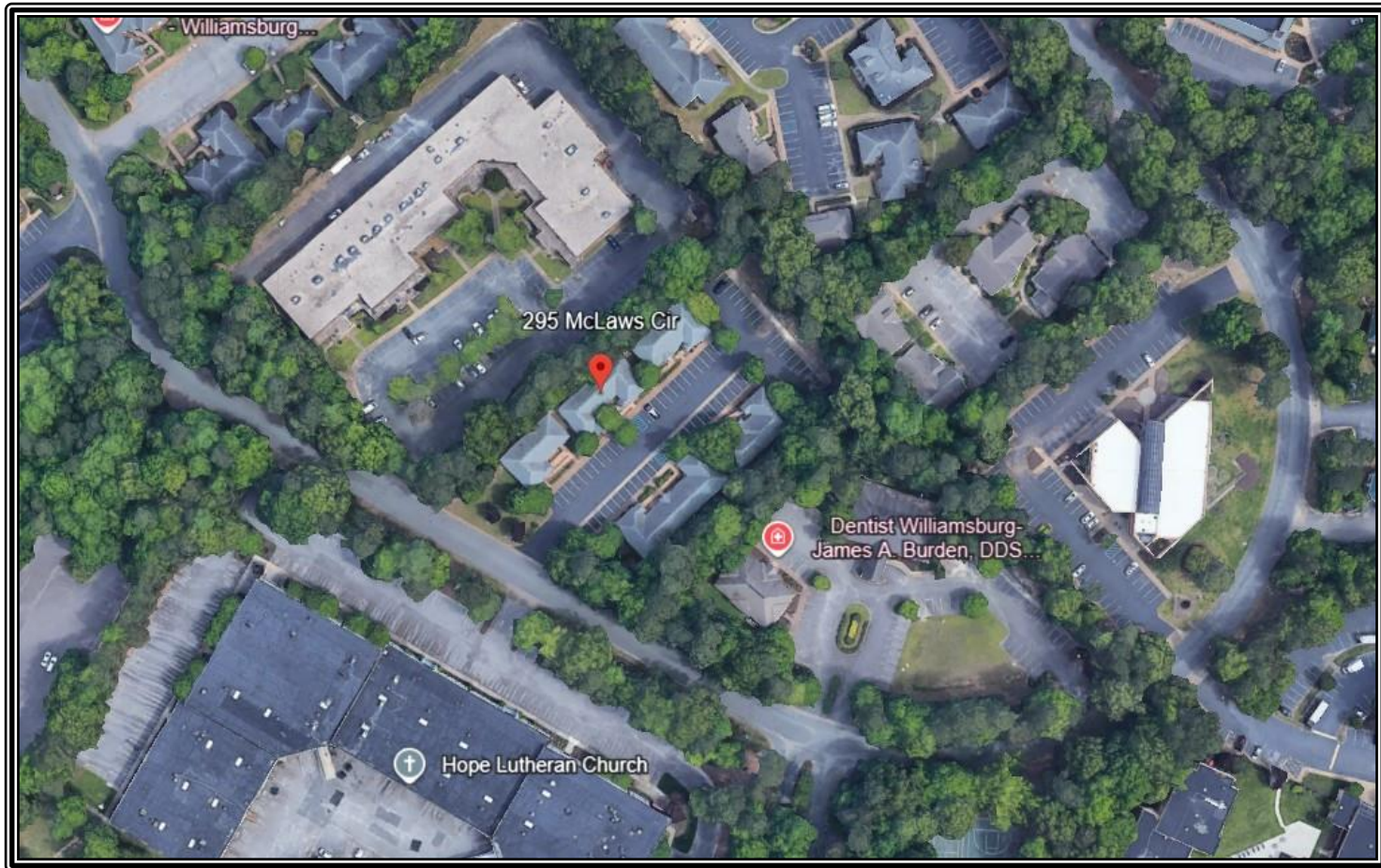
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Sec. 24-411. Use list.

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the Limited Business/Industrial District, M-1, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential	An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial or industrial use of the property	P	
Commercial	Accessory uses and structures as defined in section 24-2	P	
	Adult day care centers	P	
	Antique shops	P	
	Arts and crafts, hobby and handicraft shops	P	
	Auction houses	P	
	Bakeries or fish markets	P	
	Banks and other financial institutions	P	
	Barber shops and beauty salons	P	
	Beekeeping in accordance with section 24-47.1	P	
	Business and professional offices	P	
	Catering and meal preparation	P	
	Child day care centers	P	
	Contractor offices, equipment storage yards, shops and warehouses (with materials and equipment storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Convenience stores; if fuel is sold, then in accordance with section 24-38		SUP
	Convention centers	P	
	Courier services	P	
	Data processing centers	P	
	Drug stores	P	
	Dry cleaners and laundries	P	
	Farmer's market	P	
	Fast food restaurants		SUP
	Feed, seed and farm supply stores	P	
	Firearms sales and service	P	
	Firing and shooting ranges (limited to a fully enclosed building)	P	
	Funeral homes	P	
	Gift and souvenir stores	P	
	Grocery stores	P	
	Health and exercise clubs, fitness centers	P	
	Heliports, helistops and accessory uses		SUP
	Hospitals		SUP

	Hotels and motels with accessory retail sales, barber shops and beauty shops located within the hotel or motel, for the principal benefit of the resident guest	P	
	Indoor centers of amusement including billiard halls, arcades, pool rooms, bowling alleys, dance clubs and bingo halls	P	
	Indoor sport facilities, including firing and shooting ranges	P	
	Indoor theaters	P	
	Janitorial service establishments	P	
	Kennels and animal boarding facilities	P	
	Laboratories, research and development centers	P	
	Laser technology production	P	
	Limousine services (with maintenance limited to a fully enclosed building)	P	
	Lodges, civic clubs, fraternal organizations and service clubs	P	
	Lumber and building supply (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Machinery sales and service (with storage and repair limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	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	P	
	Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packaging or distribution	P	
	Medical clinics or offices, including emergency care and first aid centers	P	
	Mobile Food Vending Vehicles in accordance with section 24-49	P	
	Museums	P	
	New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Nursing homes		SUP
	Nurseries	P	
	Off-street parking as required by article II, division 2 of this chapter	P	
	Office supply stores	P	
	Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks		SUP
	Outdoor sports facilities, including golf courses, driving ranges, batting cages and skate parks, with water and sewer facilities for golf courses as approved by the board of supervisors		SUP
	Parking lots, structures or garages	P	
	Pawnshops		SUP
	Payday/title loan establishments		SUP
	Pet stores and pet supply sales	P	
	Photography, artist and sculptor stores and studios	P	

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	Plumbing and electrical supply and sales (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Private streets within "qualifying industrial parks" in accordance with section 24-62	P	
	Radio and television stations and accessory antenna or towers, self supported, (not attached to buildings) which are 60 feet less in height	P	
	Research, development and design facilities or laboratories	P	
	Restaurants, tea rooms, coffee shops, and taverns, not to include fast food restaurants	P	
	Retail and service stores, including the following stores: alcohol, appliances, books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier, garden supply, gourmet foods, greeting card, hardware, home appliance, health and beauty aids, ice cream, jewelry, locksmith, music, optical goods, paint, pet, picture framing, plant supply, shoes, sporting goods, stamps, tailor, toys, travel agencies, upholstery, variety, wearing apparel, and yard goods	P	
	Retail food stores	P	
	Security service offices	P	
	Small-scale alcohol production	P	
	Tattoo parlors		SUP
	Taxi service	P	
	Theme parks greater than 10 acres in size		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
	Vape/smoke shop and vape/smoke lounge		SUP
	Vehicle and trailer sales and service (with major repair limited to a fully enclosed building and screened from adjacent property by landscaping and fencing with a maximum height of 12 feet)	P	
	Vehicle repair and service, including tire, transmission, glass, body and fender, and other automotive product sales, new and/or rebuilt (with major repair limited to a fully enclosed building and storage of parts and vehicles screened from adjacent property by landscaping and fencing with a maximum height of 12 feet)	P	
	Vehicle rentals	P	
	Vehicle service stations; if fuel is sold, then in accordance with section 24-38	P	
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise)	P	
	Warehousing, wholesaling, storage and distribution centers (with storage limited to a fully enclosed building or screened by	P	

	landscaping and fencing with a maximum height of 12 feet from adjacent property)		
	Water impoundments, new or expansion of, less than 50 acres and with dam heights of less than 25 feet	P	
	Water impoundments, new or expansion of, greater than 50 acres, or with dam heights of less than 25 feet or more		SUP
	Water well drilling establishments	P	
	Welding and machine shops (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Libraries	P	
	Nonemergency medical transport	P	
	Places of public assembly	P	
	Post offices	P	
	Schools		SUP
Utility Uses	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.	P	
	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.		SUP
	Electrical generation facilities (public or private), steam generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	Railroad facilities including tracks, bridges and switching stations. 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 railroad rights-of-way, are permitted generally and shall not require a special use permit		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. 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. 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		
Open	Timbering, in accordance with section 24-43	P	
Industrial	Heavy equipment sales and service (with major repair limited to a fully enclosed building or screened with landscaping and fencing from adjacent property)	P	
	Industrial dry cleaners or laundries	P	
	Industrial or technical training centers or schools	P	
	Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps	P	
	Manufacture and bottling of soft drinks, water and alcoholic beverages	P	
	Manufacture and processing of textiles and textile products	P	
	Manufacture and storage of ice, including dry ice	P	
	Manufacture, assembly, or fabrication of sheet metal products	P	
	Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn, and stone	P	
	Manufacture, compounding, processing and packaging of cosmetics, toiletries and pharmaceutical products	P	
	Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals		SUP
	Manufacture of cans and other products from previously processed metals	P	
	Manufacture of carpets and carpet yarns	P	
	Manufacture of furniture	P	
	Manufacture of glass and glass products	P	
	Manufacture of pottery and ceramic products using kilns fired by gas or electricity	P	
	Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilation 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 and equipment	P	
	Manufactured home or mobile home sales	P	
	Petroleum storage and retail distribution		SUP
	Processing, assembly and manufacture of light industrial products or components (with all storage, processing, assembly and manufacture conducted indoors or under cover, with no dust, noise, odor or other objectionable effect)		SUP
	Propane storage, distribution or sale		SUP
	Recycling center or plant	P	
	Resource recovery facilities		SUP

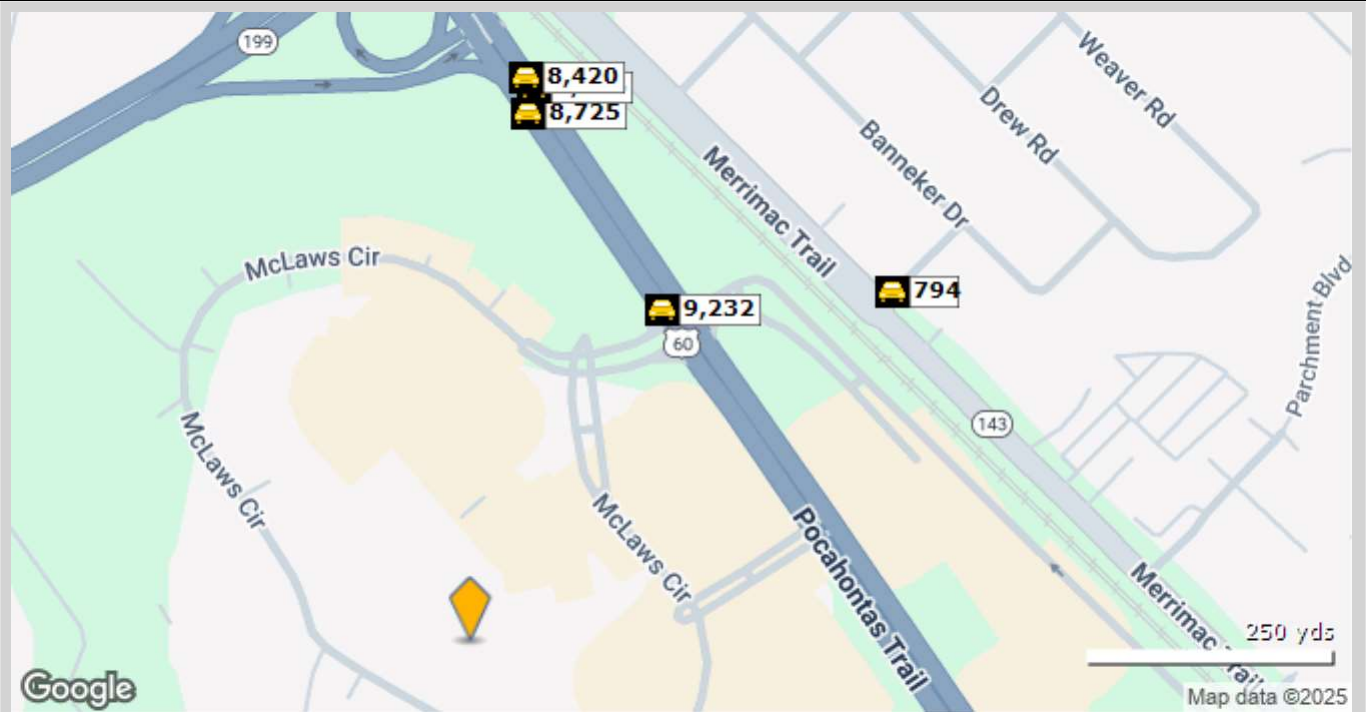
	Solid waste transfer stations and container sites, public or private		SUP
	Waste disposal facilities		SUP

(Ord. No. 31A-88, § 20-88, 4-8-85; Ord. No. 31A-110, 9-12-88; Ord. No. 31A-128, 12-3-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-146, 8-3-92; 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-177, 8-18-98; Ord. No. 31A-208, 8-13-02; Ord. No. 31A-214, 8-10-04; Ord. No. 31A-236, 8-12-08; Ord. No. 31A-263, 1-10-12; Ord. No. 31A-287, 4-9-13; Ord. No. 31A-291, 8-13-13; Ord. No. 31A-298, 6-9-15; Ord. No. 31A-322, 11-8-16; Ord. No. 31A-323, 11-8-16; Ord. No. 31A-348, 7-14-20; Ord. No. 31A-354, 12-14-21; Ord. No. 31A-359, 5-9-23)

Traffic Count Report

295 McLaws Cir, Williamsburg, VA 23185

Building Type: **Class B Office**
 Class: **B**
 RBA: **3,215 SF**
 Typical Floor: **3,215 SF**
 Total Available: **957 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Pocahontas Trail	McLaws Cir	0.01 SE	2025	8,420	MPSI	.23
2	Pocahontas Trl	McLaws Cir	0.01 SE	2022	8,897	MPSI	.23
3	Pocahontas Trl	McLaws Cir	0.01 SE	2025	9,232	MPSI	.23
4	Pocahontas Trail		0.00	2023	9,480	MPSI	.32
5	US 60	Douglas Dr	0.08 E	2024	8,725	MPSI	.32
6	Armstrong Dr	Merrimac Trl	0.01 SW	2024	796	MPSI	.33
7	Armstrong Dr	Merrimac Trl	0.01 SW	2025	794	MPSI	.33
8	Pocahontas Trl	State Hwy199	0.13 NW	2024	8,526	MPSI	.33
9	Pocahontas Trl	State Hwy199	0.13 NW	2025	8,526	MPSI	.33
10	Pocahontas Trail	State Hwy199	0.10 NW	2025	8,420	MPSI	.34

Demographic Trend Report

1 Mile Radius

295 McLaws Cir, Williamsburg, VA 23185

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Description	2020		2024		2029	
Population	4,907		5,897		6,467	
Age 0 - 4	245	4.99%	325	5.51%	369	5.71%
Age 5 - 9	228	4.65%	306	5.19%	356	5.50%
Age 10 - 14	247	5.03%	281	4.77%	334	5.16%
Age 15 - 19	411	8.38%	372	6.31%	351	5.43%
Age 20 - 24	535	10.90%	598	10.14%	462	7.14%
Age 25 - 29	282	5.75%	455	7.72%	527	8.15%
Age 30 - 34	262	5.34%	329	5.58%	471	7.28%
Age 35 - 39	269	5.48%	323	5.48%	397	6.14%
Age 40 - 44	227	4.63%	326	5.53%	362	5.60%
Age 45 - 49	255	5.20%	295	5.00%	342	5.29%
Age 50 - 54	229	4.67%	311	5.27%	332	5.13%
Age 55 - 59	288	5.87%	303	5.14%	327	5.06%
Age 60 - 64	301	6.13%	341	5.78%	335	5.18%
Age 65 - 69	300	6.11%	363	6.16%	354	5.47%
Age 70 - 74	296	6.03%	327	5.55%	350	5.41%
Age 75 - 79	230	4.69%	270	4.58%	307	4.75%
Age 80 - 84	145	2.95%	182	3.09%	231	3.57%
Age 85+	158	3.22%	192	3.26%	259	4.00%
Age 15+	4,188	85.35%	4,987	84.57%	5,407	83.61%
Age 20+	3,777	76.97%	4,615	78.26%	5,056	78.18%
Age 65+	1,129	23.01%	1,334	22.62%	1,501	23.21%
Median Age	40		39		40	
Average Age	41.40		41.20		41.70	
Population By Race	4,907		5,897		6,467	
White	3,314	67.54%	3,908	66.27%	4,294	66.40%
Black	876	17.85%	1,049	17.79%	1,140	17.63%
Am. Indian & Alaskan	22	0.45%	20	0.34%	23	0.36%
Asian	162	3.30%	199	3.37%	218	3.37%
Hawaiian & Pacific Islander	10	0.20%	12	0.20%	14	0.22%
Other	521	10.62%	709	12.02%	777	12.01%

Demographic Trend Report

1 Mile Radius

295 McLaws Cir, Williamsburg, VA 23185

Description	2020	2024	2029
Population by Race (Hispanic)	458	566	622
White	134 29.26%	137 24.20%	152 24.44%
Black	18 3.93%	6 1.06%	7 1.13%
Am. Indian & Alaskan	7 1.53%	4 0.71%	5 0.80%
Asian	2 0.44%	1 0.18%	1 0.16%
Hawaiian & Pacific Islander	1 0.22%	0 0.00%	0 0.00%
Other	295 64.41%	418 73.85%	458 73.63%
Household by Household Income	1,837	2,210	2,438
<\$25,000	273 14.86%	220 9.95%	212 8.70%
\$25,000 - \$50,000	248 13.50%	262 11.86%	282 11.57%
\$50,000 - \$75,000	334 18.18%	397 17.96%	428 17.56%
\$75,000 - \$100,000	237 12.90%	324 14.66%	364 14.93%
\$100,000 - \$125,000	198 10.78%	294 13.30%	337 13.82%
\$125,000 - \$150,000	137 7.46%	167 7.56%	184 7.55%
\$150,000 - \$200,000	88 4.79%	88 3.98%	91 3.73%
\$200,000+	322 17.53%	458 20.72%	540 22.15%
Average Household Income	\$115,092	\$126,750	\$131,011
Median Household Income	\$81,698	\$92,438	\$95,398

Demographic Summary Report

295 McLaws Cir, Williamsburg, VA 23185

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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,467	24,873	51,858
2024 Estimate	5,897	22,905	47,638
2020 Census	4,907	20,533	43,404
Growth 2024 - 2029	9.67%	8.59%	8.86%
Growth 2020 - 2024	20.18%	11.55%	9.75%
2024 Population by Hispanic Origin	566	2,155	4,176
2024 Population	5,897	22,905	47,638
White	3,908 66.27%	14,589 63.69%	28,746 60.34%
Black	1,049 17.79%	4,571 19.96%	11,512 24.17%
Am. Indian & Alaskan	20 0.34%	75 0.33%	172 0.36%
Asian	199 3.37%	668 2.92%	1,449 3.04%
Hawaiian & Pacific Island	12 0.20%	44 0.19%	66 0.14%
Other	709 12.02%	2,958 12.91%	5,695 11.95%
U.S. Armed Forces	708	1,051	1,272
Households			
2029 Projection	2,437	9,778	19,519
2024 Estimate	2,208	8,938	17,774
2020 Census	1,836	8,034	15,995
Growth 2024 - 2029	10.37%	9.40%	9.82%
Growth 2020 - 2024	20.26%	11.25%	11.12%
Owner Occupied	1,518 68.75%	6,099 68.24%	11,163 62.81%
Renter Occupied	691 31.30%	2,839 31.76%	6,611 37.19%
2024 Households by HH Income	2,210	8,938	17,775
Income: <\$25,000	220 9.95%	856 9.58%	2,111 11.88%
Income: \$25,000 - \$50,000	262 11.86%	1,044 11.68%	2,777 15.62%
Income: \$50,000 - \$75,000	397 17.96%	1,782 19.94%	3,198 17.99%
Income: \$75,000 - \$100,000	324 14.66%	1,344 15.04%	2,494 14.03%
Income: \$100,000 - \$125,000	294 13.30%	1,136 12.71%	2,050 11.53%
Income: \$125,000 - \$150,000	167 7.56%	799 8.94%	1,411 7.94%
Income: \$150,000 - \$200,000	88 3.98%	553 6.19%	1,341 7.54%
Income: \$200,000+	458 20.72%	1,424 15.93%	2,393 13.46%
2024 Avg Household Income	\$126,750	\$117,904	\$109,928
2024 Med Household Income	\$92,438	\$89,639	\$83,034

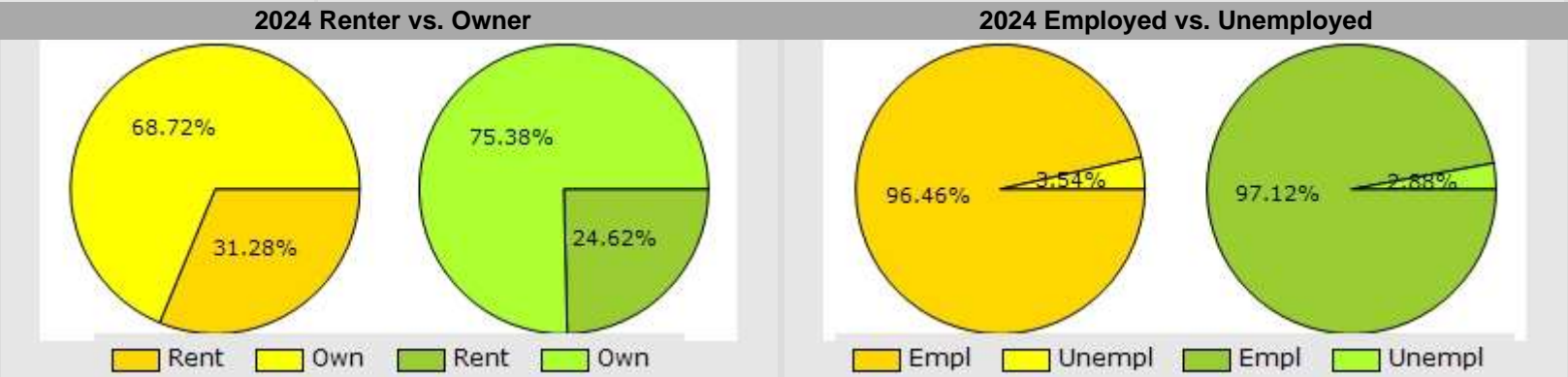
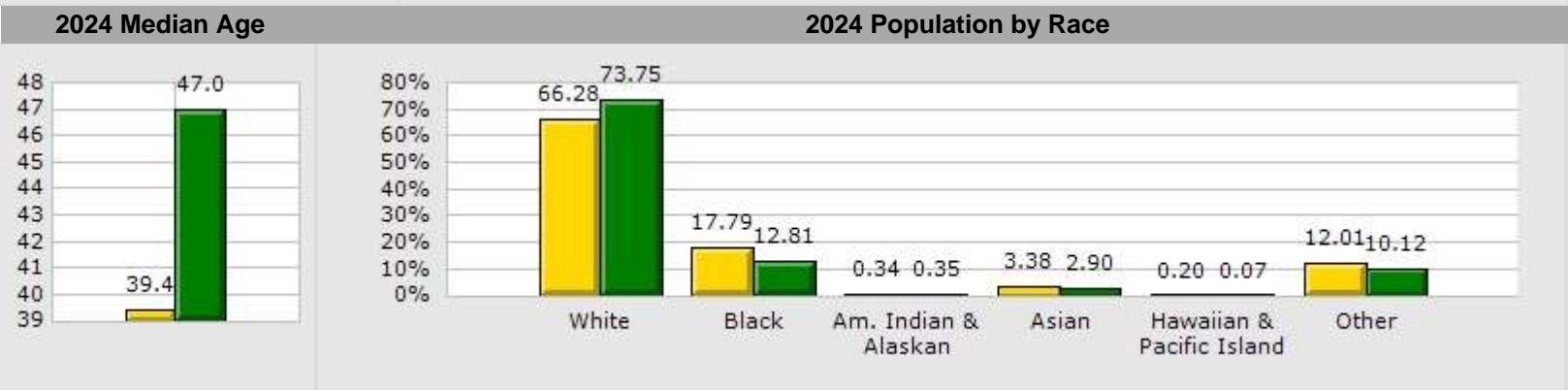
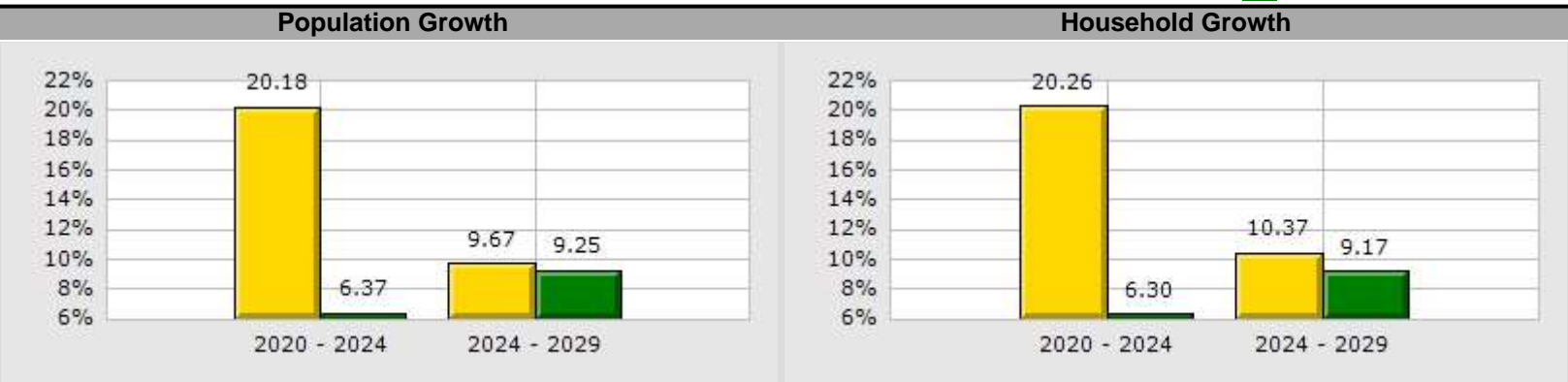
295 McLaws Cir, Williamsburg, VA 23185

Type: Class B Office

County: James City

1 Mile

County



Demographic Market Comparison Report

1 mile radius

295 McLaws Cir, Williamsburg, VA 23185				
Type:	Class B Office			
County:	James City			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	20.18%		6.37%	
Growth 2024 - 2029	9.67%		9.25%	
Empl	2,507	96.46%	38,398	97.12%
Unempl	92	3.54%	1,138	2.88%
2024 Population by Race				
	5,896		83,238	
White	3,908	66.28%	61,386	73.75%
Black	1,049	17.79%	10,666	12.81%
Am. Indian & Alaskan	20	0.34%	292	0.35%
Asian	199	3.38%	2,414	2.90%
Hawaiian & Pacific Island	12	0.20%	55	0.07%
Other	708	12.01%	8,425	10.12%
Household Growth				
Growth 2020 - 2024	20.26%		6.30%	
Growth 2024 - 2029	10.37%		9.17%	
Renter Occupied	691	31.28%	8,276	24.62%
Owner Occupied	1,518	68.72%	25,343	75.38%
2024 Households by Household Income				
	2,210		33,619	
Income <\$25K	220	9.95%	3,066	9.12%
Income \$25K - \$50K	262	11.86%	4,625	13.76%
Income \$50K - \$75K	397	17.96%	5,889	17.52%
Income \$75K - \$100K	324	14.66%	4,713	14.02%
Income \$100K - \$125K	294	13.30%	3,978	11.83%
Income \$125K - \$150K	167	7.56%	3,370	10.02%
Income \$150K - \$200K	88	3.98%	2,942	8.75%
Income \$200K+	458	20.72%	5,036	14.98%
2024 Med Household Inc	\$92,438		\$92,130	
2024 Median Age	39.40		47.00	

Demographic Detail Report

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 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	6,467		24,873		51,858	
2024 Estimate	5,897		22,905		47,638	
2020 Census	4,907		20,533		43,404	
Growth 2024 - 2029	9.67%		8.59%		8.86%	
Growth 2020 - 2024	20.18%		11.55%		9.75%	
2024 Population by Age	5,897		22,905		47,638	
Age 0 - 4	325	5.51%	1,215	5.30%	2,544	5.34%
Age 5 - 9	306	5.19%	1,206	5.27%	2,264	4.75%
Age 10 - 14	281	4.77%	1,160	5.06%	2,108	4.43%
Age 15 - 19	372	6.31%	1,392	6.08%	3,694	7.75%
Age 20 - 24	598	10.14%	1,927	8.41%	5,383	11.30%
Age 25 - 29	455	7.72%	1,514	6.61%	3,604	7.57%
Age 30 - 34	329	5.58%	1,246	5.44%	2,590	5.44%
Age 35 - 39	323	5.48%	1,299	5.67%	2,635	5.53%
Age 40 - 44	326	5.53%	1,336	5.83%	2,538	5.33%
Age 45 - 49	295	5.00%	1,224	5.34%	2,199	4.62%
Age 50 - 54	311	5.27%	1,335	5.83%	2,397	5.03%
Age 55 - 59	303	5.14%	1,330	5.81%	2,415	5.07%
Age 60 - 64	341	5.78%	1,424	6.22%	2,751	5.77%
Age 65 - 69	363	6.16%	1,473	6.43%	2,801	5.88%
Age 70 - 74	327	5.55%	1,285	5.61%	2,410	5.06%
Age 75 - 79	270	4.58%	1,040	4.54%	1,963	4.12%
Age 80 - 84	182	3.09%	728	3.18%	1,464	3.07%
Age 85+	192	3.26%	771	3.37%	1,879	3.94%
Age 65+	1,334	22.62%	5,297	23.13%	10,517	22.08%
Median Age	39.40		41.80		38.10	
Average Age	41.20		42.20		40.90	

Demographic Detail Report

295 McLaws Cir, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	5,897	22,905	47,638
White	3,908 66.27%	14,589 63.69%	28,746 60.34%
Black	1,049 17.79%	4,571 19.96%	11,512 24.17%
Am. Indian & Alaskan	20 0.34%	75 0.33%	172 0.36%
Asian	199 3.37%	668 2.92%	1,449 3.04%
Hawaiian & Pacific Island	12 0.20%	44 0.19%	66 0.14%
Other	709 12.02%	2,958 12.91%	5,695 11.95%
Population by Hispanic Origin	5,897	22,905	47,638
Non-Hispanic Origin	5,331 90.40%	20,750 90.59%	43,462 91.23%
Hispanic Origin	566 9.60%	2,155 9.41%	4,177 8.77%
2024 Median Age, Male	35.90	40.70	36.60
2024 Average Age, Male	39.20	40.90	39.40
2024 Median Age, Female	42.50	43.10	39.40
2024 Average Age, Female	43.30	43.40	42.20
2024 Population by Occupation Classification	4,913	19,044	39,985
Civilian Employed	2,507 51.03%	10,905 57.26%	21,588 53.99%
Civilian Unemployed	92 1.87%	560 2.94%	881 2.20%
Civilian Non-Labor Force	1,666 33.91%	6,616 34.74%	16,348 40.89%
Armed Forces	648 13.19%	963 5.06%	1,168 2.92%
Households by Marital Status			
Married	1,194	4,627	8,287
Married No Children	780	3,136	5,682
Married w/Children	413	1,491	2,606
2024 Population by Education	4,240	17,378	34,767
Some High School, No Diploma	136 3.21%	668 3.84%	1,681 4.84%
High School Grad (Incl Equivalency)	588 13.87%	3,322 19.12%	6,495 18.68%
Some College, No Degree	1,432 33.77%	4,395 25.29%	8,663 24.92%
Associate Degree	224 5.28%	1,372 7.90%	3,122 8.98%
Bachelor Degree	1,008 23.77%	4,051 23.31%	7,736 22.25%
Advanced Degree	852 20.09%	3,570 20.54%	7,070 20.34%

Demographic Detail Report

295 McLaws Cir, Williamsburg, VA 23185						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	4,724		20,274		39,481	
Real Estate & Finance	167	3.54%	598	2.95%	1,019	2.58%
Professional & Management	1,363	28.85%	6,484	31.98%	12,117	30.69%
Public Administration	140	2.96%	716	3.53%	1,479	3.75%
Education & Health	711	15.05%	2,808	13.85%	6,254	15.84%
Services	323	6.84%	1,625	8.02%	3,880	9.83%
Information	21	0.44%	142	0.70%	318	0.81%
Sales	746	15.79%	2,904	14.32%	5,097	12.91%
Transportation	0	0.00%	96	0.47%	264	0.67%
Retail	390	8.26%	1,444	7.12%	2,549	6.46%
Wholesale	58	1.23%	283	1.40%	342	0.87%
Manufacturing	284	6.01%	802	3.96%	1,405	3.56%
Production	189	4.00%	824	4.06%	1,854	4.70%
Construction	101	2.14%	497	2.45%	1,133	2.87%
Utilities	65	1.38%	409	2.02%	680	1.72%
Agriculture & Mining	16	0.34%	89	0.44%	99	0.25%
Farming, Fishing, Forestry	16	0.34%	88	0.43%	88	0.22%
Other Services	134	2.84%	465	2.29%	903	2.29%
2024 Worker Travel Time to Job	2,719		10,419		19,814	
<30 Minutes	2,044	75.17%	7,324	70.29%	14,293	72.14%
30-60 Minutes	440	16.18%	2,179	20.91%	3,897	19.67%
60+ Minutes	235	8.64%	916	8.79%	1,624	8.20%
2020 Households by HH Size	1,835		8,034		15,994	
1-Person Households	504	27.47%	2,170	27.01%	4,769	29.82%
2-Person Households	709	38.64%	3,127	38.92%	5,959	37.26%
3-Person Households	257	14.01%	1,102	13.72%	2,200	13.76%
4-Person Households	225	12.26%	927	11.54%	1,738	10.87%
5-Person Households	84	4.58%	432	5.38%	805	5.03%
6-Person Households	37	2.02%	170	2.12%	325	2.03%
7 or more Person Households	19	1.04%	106	1.32%	198	1.24%
2024 Average Household Size	2.40		2.40		2.30	
Households						
2029 Projection	2,437		9,778		19,519	
2024 Estimate	2,208		8,938		17,774	
2020 Census	1,836		8,034		15,995	
Growth 2024 - 2029	10.37%		9.40%		9.82%	
Growth 2020 - 2024	20.26%		11.25%		11.12%	

Demographic Detail Report

295 McLaws Cir, Williamsburg, VA 23185				
Radius	1 Mile		3 Mile	
2024 Households by HH Income	2,210		8,938	
<\$25,000	220	9.95%	856	9.58%
\$25,000 - \$50,000	262	11.86%	1,044	11.68%
\$50,000 - \$75,000	397	17.96%	1,782	19.94%
\$75,000 - \$100,000	324	14.66%	1,344	15.04%
\$100,000 - \$125,000	294	13.30%	1,136	12.71%
\$125,000 - \$150,000	167	7.56%	799	8.94%
\$150,000 - \$200,000	88	3.98%	553	6.19%
\$200,000+	458	20.72%	1,424	15.93%
2024 Avg Household Income	\$126,750		\$117,904	
2024 Med Household Income	\$92,438		\$89,639	
2024 Occupied Housing	2,209		8,938	
Owner Occupied	1,518	68.72%	6,099	68.24%
Renter Occupied	691	31.28%	2,839	31.76%
2020 Housing Units	2,358		9,353	
1 Unit	1,873	79.43%	7,213	77.12%
2 - 4 Units	201	8.52%	745	7.97%
5 - 19 Units	117	4.96%	918	9.82%
20+ Units	167	7.08%	477	5.10%
2024 Housing Value	1,517		6,098	
<\$100,000	6	0.40%	123	2.02%
\$100,000 - \$200,000	106	6.99%	600	9.84%
\$200,000 - \$300,000	266	17.53%	1,405	23.04%
\$300,000 - \$400,000	419	27.62%	1,335	21.89%
\$400,000 - \$500,000	256	16.88%	682	11.18%
\$500,000 - \$1,000,000	383	25.25%	1,673	27.44%
\$1,000,000+	81	5.34%	280	4.59%
2024 Median Home Value	\$390,811		\$368,988	
2024 Housing Units by Yr Built	2,361		9,534	
Built 2010+	547	23.17%	1,417	14.86%
Built 2000 - 2010	242	10.25%	1,575	16.52%
Built 1990 - 1999	221	9.36%	1,387	14.55%
Built 1980 - 1989	691	29.27%	2,108	22.11%
Built 1970 - 1979	450	19.06%	1,429	14.99%
Built 1960 - 1969	61	2.58%	628	6.59%
Built 1950 - 1959	116	4.91%	778	8.16%
Built <1949	33	1.40%	212	2.22%
2024 Median Year Built	1987		1987	

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