

For Lease

1321 Jamestown Road, Suite 104 Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

Owner/Agent

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
1321 Jamestown Road, Suite 104
Williamsburg, Virginia

Location: Williamsburg Office Park
1321 Jamestown Road, Suite 104
Williamsburg, Virginia

Description: Centrally located in Williamsburg, Virginia. Williamsburg Office Park combines location with professional landscaping in a setting catering to small to mid-sized professional businesses and organizations. The office is in close proximity to Route 199 and minutes from Interstate 64, New Town, and downtown Williamsburg. The space offers a very functional layout and is move-in ready. Available March 1, 2026.

Building Size: Approximately 1,152 Square Feet

Year Built: 1985

Lease Rate: **\$16.95/ Square Foot- Modified Gross**

Zoning: B-1 General Business District

Additional Information:

- Floor Plan
- Additional Photographs
- Aerial Maps
- Location Map
- Zoning Matrix
- Demographic Information

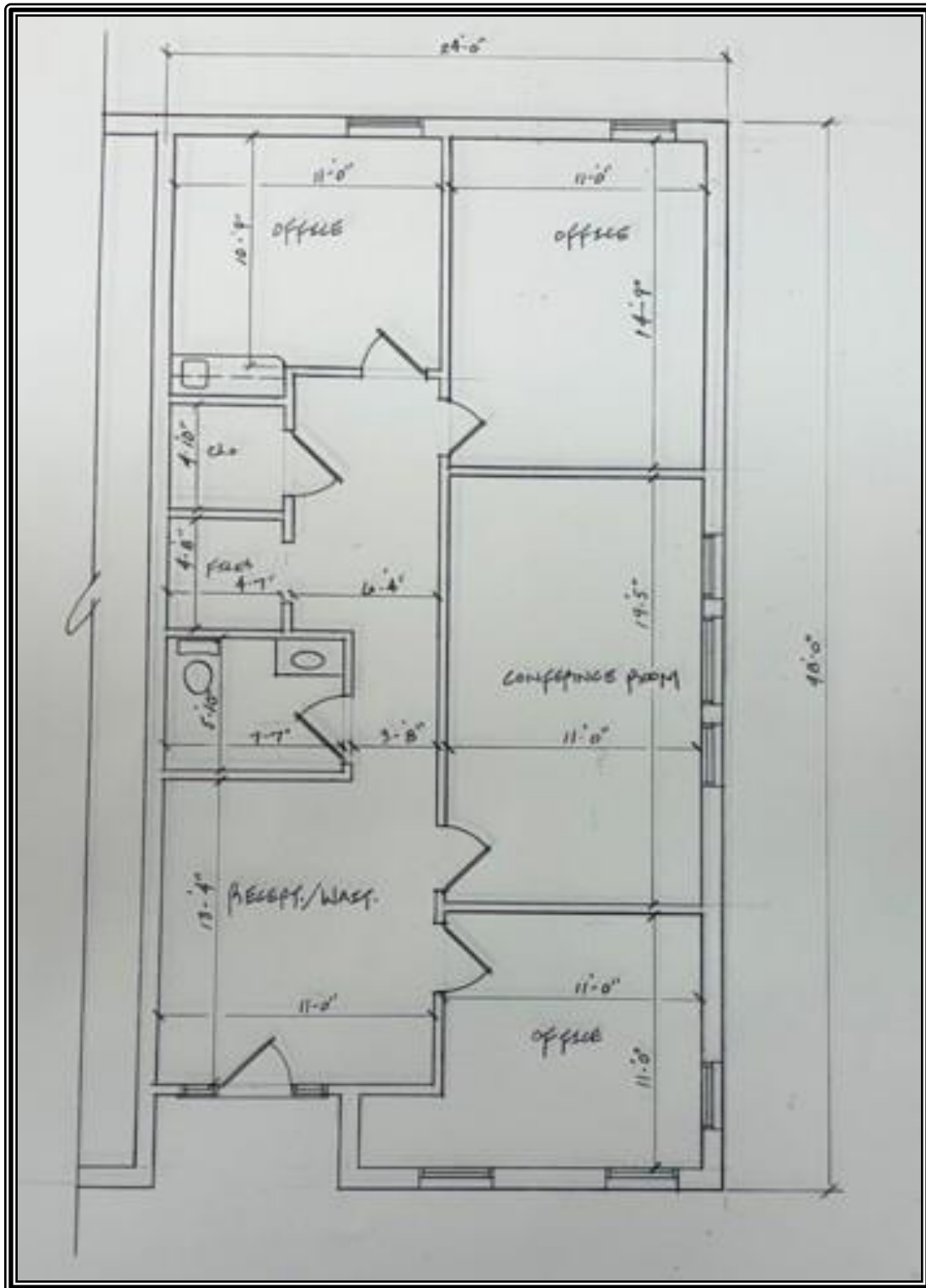
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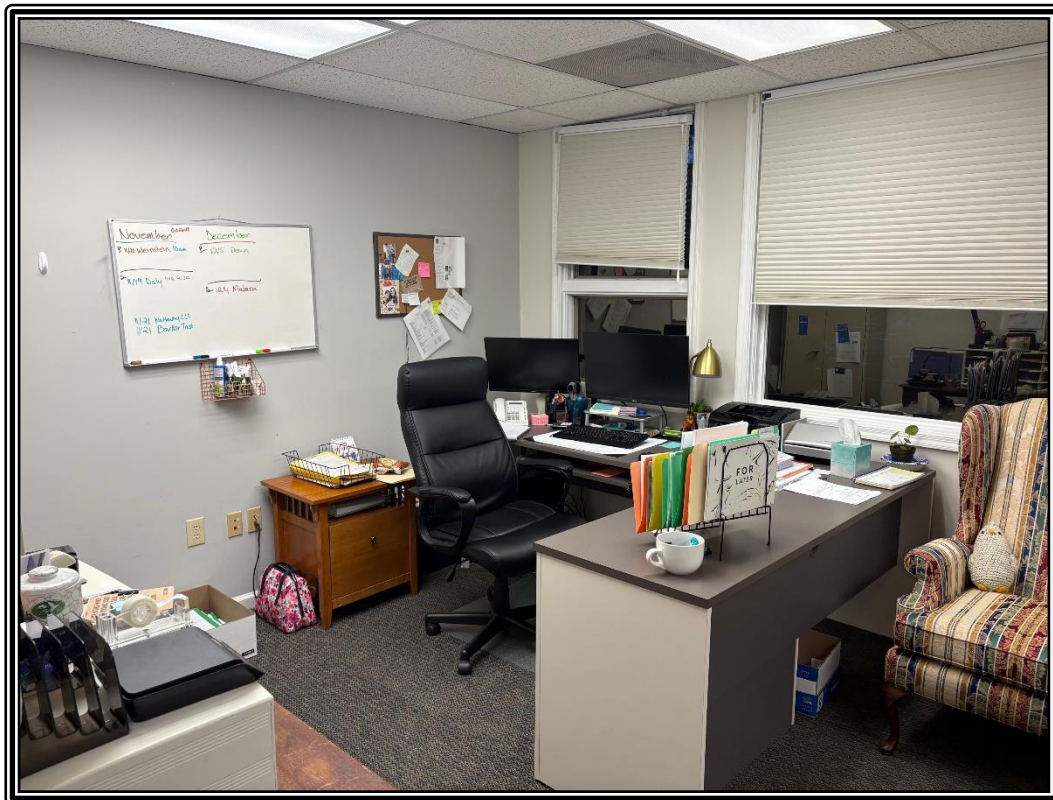
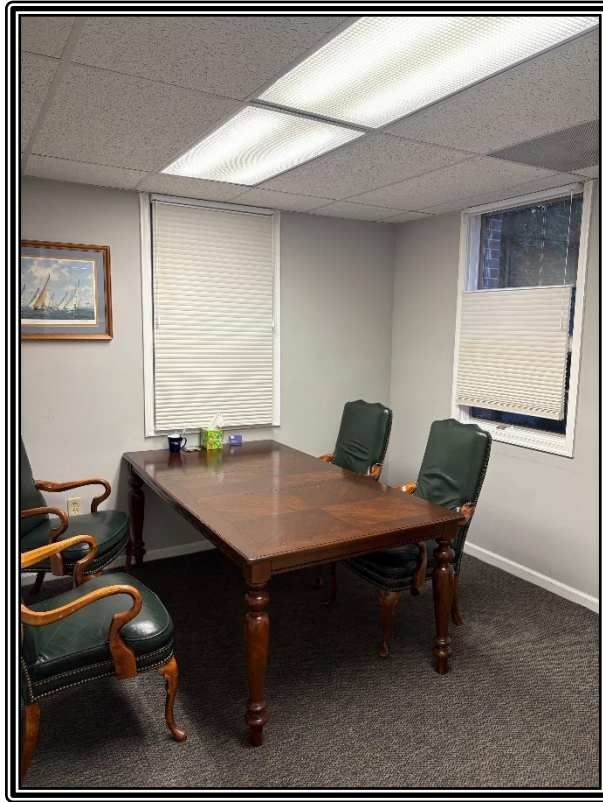


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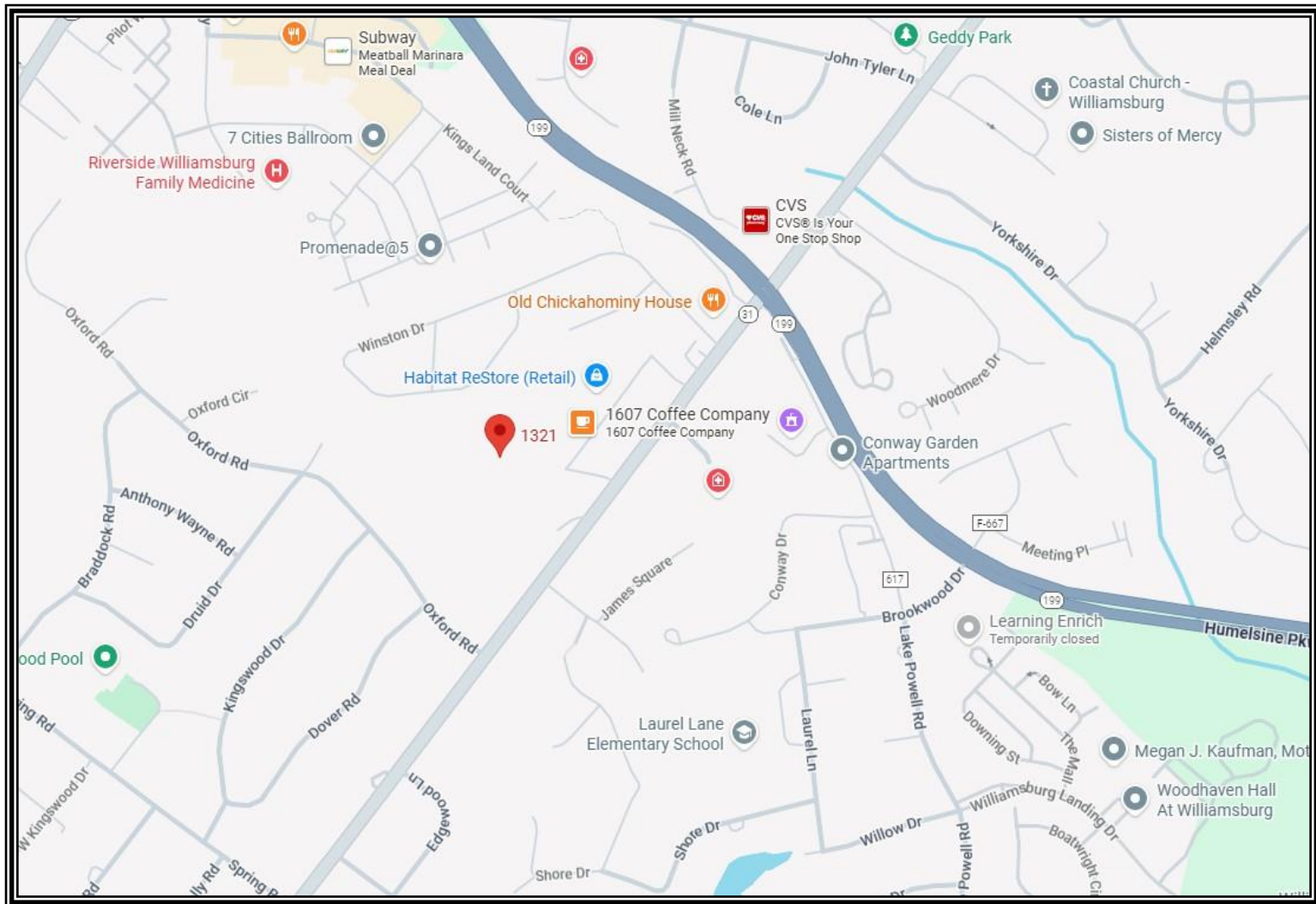


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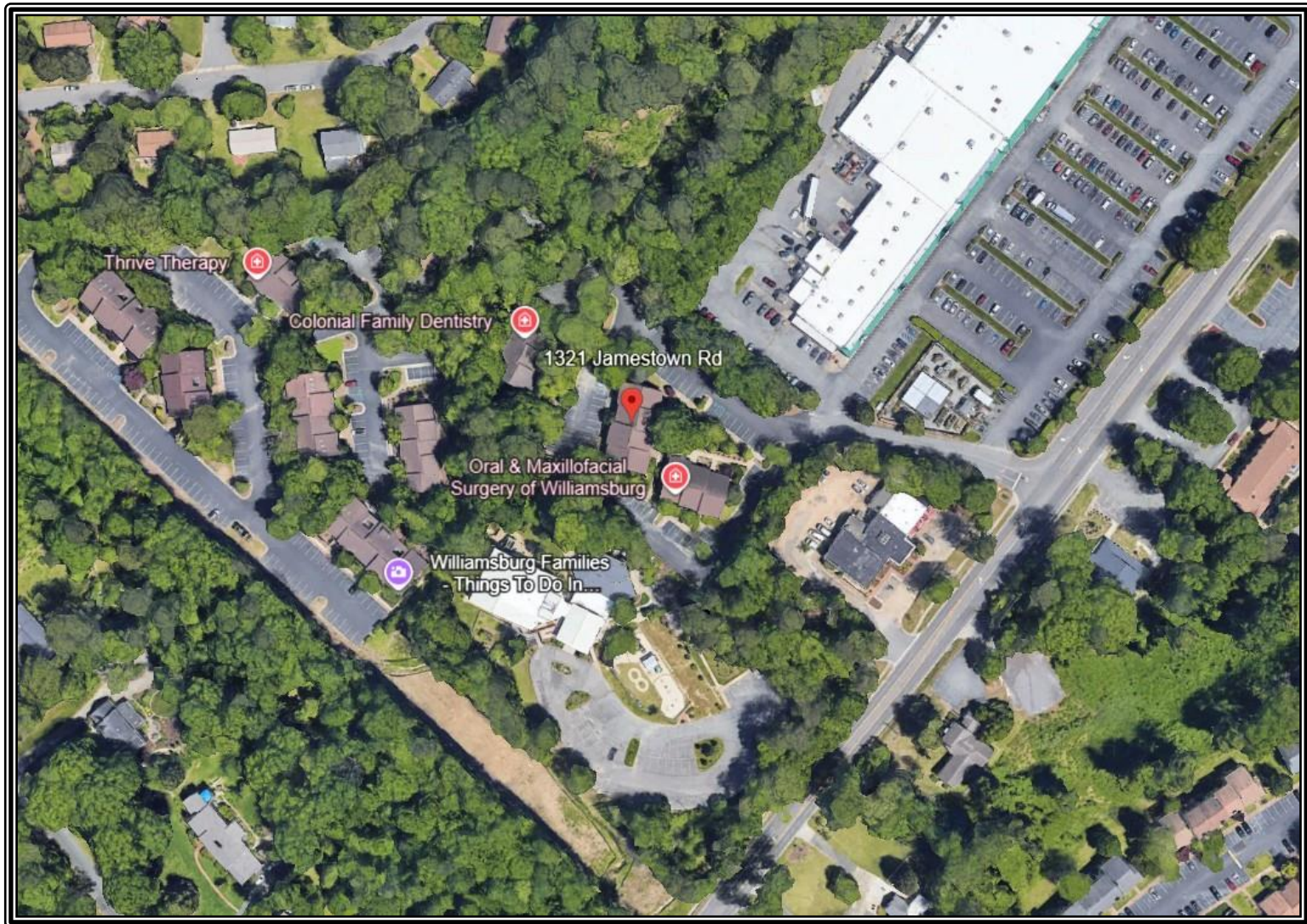
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Sec. 24-390. Use list.

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

In the General Business District, B-1, structures to be erected or land to be used, shall be for one or more of the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential	An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial use of the property	P	
Commercial	Accessory uses and structures, as defined in section 24-2	P	
	Adult day care centers	P	
	Amphitheaters		SUP
	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 and beauty salons	P	
	Beekeeping in accordance with section 24-47.1	P	
	Business and professional offices	P	
	Campgrounds		SUP
	Catering and meal preparation	P	
	Child day care centers	P	
	Contractor offices (with storage of materials and equipment limited to a fully enclosed building)	P	
	Convenience stores which sell and dispense fuel in accordance with section 24-38		SUP
	Convention centers		SUP
	Country clubs and golf courses, public or private		SUP
	Drug stores	P	
	Dry cleaners and laundries	P	
	Farmer's market	P	
	Feed, seed and farm supply stores	P	
	Firearms sales and service	P	
	Firing and shooting ranges, limited to a fully enclosed building		SUP
	Flea markets		SUP
	Funeral homes	P	
	Gift and souvenir stores	P	
	Grocery stores	P	
	Health and exercise clubs, fitness centers	P	
	Heliports and helistops, as an accessory use		SUP
	Hospitals		SUP
	Hotels and motels	P	

	Indoor centers of amusement including billiard halls, arcades, pool rooms, bowling alleys, dance clubs and bingo halls	P	
	Indoor sport facilities (excluding firing and shooting ranges)	P	
	Indoor theaters	P	
	Janitorial service establishments	P	
	Kennels and animal boarding facilities	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 from view with landscaping and fencing with a maximum height of 12 feet)	P	
	Machinery sales and service (with storage and repair limited to a fully enclosed building)	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	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)	P	
	Nursing homes		SUP
	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 driving ranges, batting cages and skate parks		SUP
	Parking lots, structures or garages	P	
	Pet stores and pet supply sales	P	
	Photography, artist and sculptor stores and studios	P	
	Plumbing and electrical supply and sales (with storage limited to a fully enclosed building)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Radio and television stations and accessory antenna or towers which are 60 feet or less in height	P	
	Research, development and design facilities or laboratories	P	
	Restaurants, including fast food restaurants, tea rooms, coffee shops, and taverns	P	
	Retail and service stores, including the following stores: alcohol, appliances, books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier,	P	

	garden supply, gift, gourmet foods, greeting cards, handicrafts, hardware, home appliance, health and beauty aids, ice cream, jewelry, locksmith, music, office supply, optical goods, paint, pet, photography, picture framing, plant supply, secretarial services, shoes, sporting goods, stamps, tailor, toys, travel agencies, upholstery, variety, wearing apparel, and yard goods		
	Retail food stores	P	
	Security service offices	P	
	Sexually oriented business		SUP
	Small-scale alcohol production	P	
	Taxi service	P	
	Theme parks greater than 10 acres in size		SUP
	Tourist homes	P	
	Vape/smoke shop and vape/smoke lounge		SUP
	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)	P	
	Vehicle and trailer sales and services (with major repair limited to a fully enclosed building)	P	
	Vehicle rentals	P	
	Vehicle service stations; if fuel is sold, then in accordance with section 24-38		SUP
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise while on a leash)	P	
	Wholesale and warehousing (with storage limited to a fully enclosed building)	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Libraries	P	
	Nonemergency medical transport		SUP
	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	
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	Electrical generation facilities (public or private), steam generation facilities, and 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 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		SUP

	rights-of-way, are permitted generally and shall not require a special use permit		
	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. However, the following are permitted generally and shall not require a special use permit:		SUP
	(a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and		
	(b) Distribution lines and local facilities within a development, including pump stations		
Open	Timbering, in accordance with section 24-43	P	
Industrial Uses	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
	Waste disposal facilities		SUP

(Ord. No. 31A-88, § 20-82, 4-8-85; Ord. No. 31A-96, 4-7-86; Ord. No. 31A-102, 6-1-87; Ord. No. 31A-121, 5-21-90; Ord. No. 31A-143, 5-4-92; Ord. No. 31A -145, 7-6-92; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-174, 1-28-97; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-236, 8-12-08; Ord. No. 31A-244, 2-9-10; Ord. No. 31A-262, 1-10-12; Ord. No. 31A-291, 8-13-13; Ord. No. 31A-298, 6-9-15; Ord. No. 31A-321, 11-8-16; Ord. No. 31A-332, 12-13-16; Ord. No. 31A-348, 7-14-20; Ord. No. 31A-354, 12-14-21; Ord. No. 31A-359, 5-9-23; Ord. No. 31A-363, 7-8-25)

Traffic Count Report

Williamsburg Office Park

1321 Jamestown Rd, Williamsburg, VA 23185

Building Type: **Class B Office**

Class: **B**

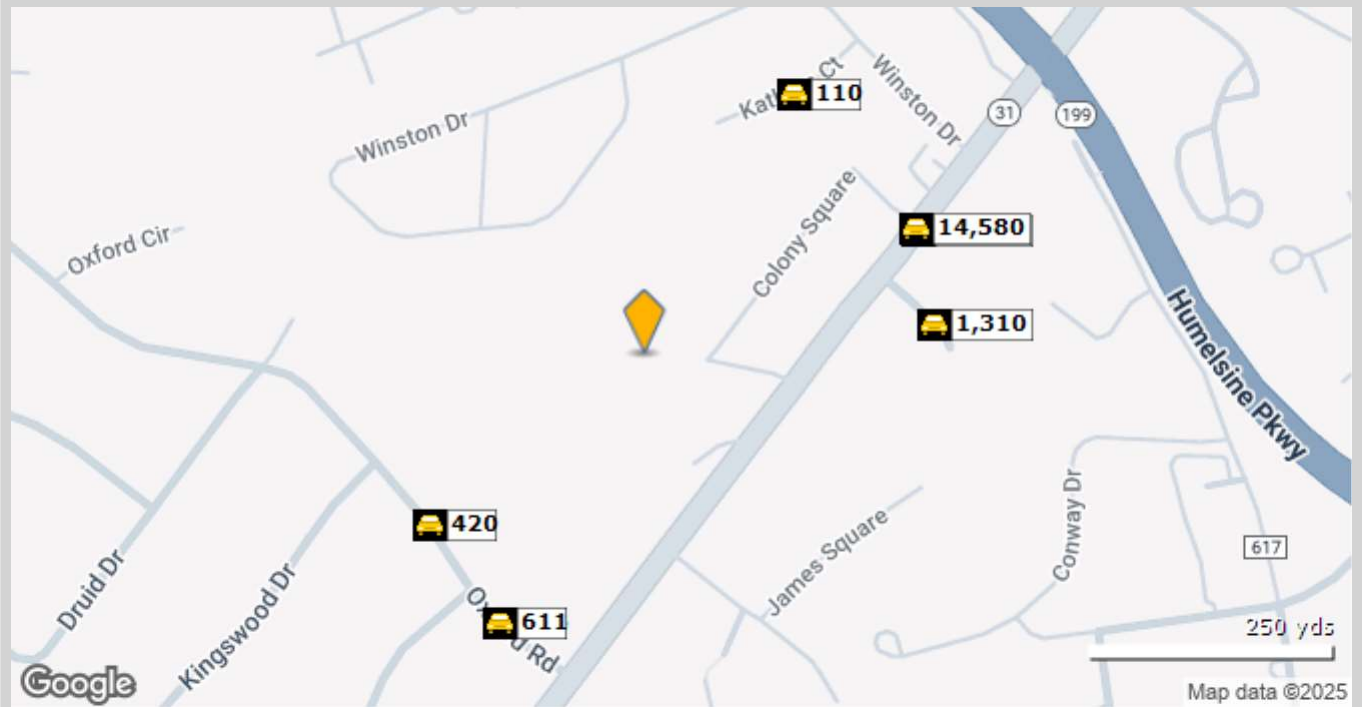
RBA: **11,880 SF**

Typical Floor: **5,400 SF**

Total Available: **1,152 SF**

% Leased: **90.3%**

Rent/SF/Yr: **\$16.95**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Oxford Rd	Kingswood Dr	0.05 NW	2025	420	MPSI	.16
2	Old Colony Ln	Jamestown Rd	0.04 NW	2018	1,043	MPSI	.17
3	Old Colony Ln	Jamestown Rd	0.04 NW	2025	1,300	MPSI	.17
4	Old Colony Ln	Jamestown Rd	0.04 NW	2024	1,310	MPSI	.17
5	Oxford Rd	Dover Rd	0.02 NW	2018	476	MPSI	.18
6	Oxford Rd	Dover Rd	0.02 NW	2025	611	MPSI	.18
7	Jamestown Rd	Old Colony Ln	0.04 SW	2018	9,633	MPSI	.18
8	Jamestown Rd	Old Colony Ln	0.04 SW	2024	14,371	MPSI	.18
9	Jamestown Rd	Old Colony Ln	0.04 SW	2025	14,580	MPSI	.18
10	Kathryn Ct	Winston Dr	0.05 NE	2025	110	MPSI	.18

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Description	2020		2024		2029	
Population	6,085		6,165		6,681	
Age 0 - 4	236	3.88%	296	4.80%	342	5.12%
Age 5 - 9	294	4.83%	299	4.85%	338	5.06%
Age 10 - 14	292	4.80%	274	4.44%	326	4.88%
Age 15 - 19	285	4.68%	280	4.54%	316	4.73%
Age 20 - 24	388	6.38%	361	5.86%	343	5.13%
Age 25 - 29	317	5.21%	313	5.08%	363	5.43%
Age 30 - 34	334	5.49%	317	5.14%	358	5.36%
Age 35 - 39	326	5.36%	400	6.49%	384	5.75%
Age 40 - 44	300	4.93%	364	5.90%	403	6.03%
Age 45 - 49	307	5.05%	296	4.80%	380	5.69%
Age 50 - 54	357	5.87%	343	5.56%	362	5.42%
Age 55 - 59	453	7.44%	345	5.60%	363	5.43%
Age 60 - 64	485	7.97%	488	7.92%	414	6.20%
Age 65 - 69	421	6.92%	483	7.83%	467	6.99%
Age 70 - 74	442	7.26%	423	6.86%	461	6.90%
Age 75 - 79	325	5.34%	341	5.53%	396	5.93%
Age 80 - 84	246	4.04%	242	3.93%	297	4.45%
Age 85+	275	4.52%	302	4.90%	370	5.54%
Age 15+	5,261	86.46%	5,298	85.94%	5,677	84.97%
Age 20+	4,976	81.77%	5,018	81.39%	5,361	80.24%
Age 65+	1,709	28.09%	1,791	29.05%	1,991	29.80%
Median Age	49		48		47	
Average Age	46.30		46.10		46.00	
Population By Race	6,085		6,165		6,681	
White	4,822	79.24%	4,883	79.21%	5,291	79.19%
Black	501	8.23%	509	8.26%	551	8.25%
Am. Indian & Alaskan	16	0.26%	17	0.28%	17	0.25%
Asian	221	3.63%	220	3.57%	239	3.58%
Hawaiian & Pacific Islander	4	0.07%	4	0.06%	4	0.06%
Other	522	8.58%	533	8.65%	580	8.68%

Williamsburg Office Park

1321 Jamestown Rd, Williamsburg, VA 23185

Description	2020	2024	2029
Population by Race (Hispanic)	316	325	353
White	76 24.05%	79 24.31%	86 24.36%
Black	13 4.11%	14 4.31%	15 4.25%
Am. Indian & Alaskan	6 1.90%	6 1.85%	6 1.70%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	1 0.32%	1 0.31%	1 0.28%
Other	220 69.62%	225 69.23%	245 69.41%
Household by Household Income	2,687	2,704	2,940
<\$25,000	314 11.69%	273 10.10%	296 10.07%
\$25,000 - \$50,000	364 13.55%	458 16.94%	533 18.13%
\$50,000 - \$75,000	324 12.06%	404 14.94%	463 15.75%
\$75,000 - \$100,000	344 12.80%	359 13.28%	391 13.30%
\$100,000 - \$125,000	398 14.81%	361 13.35%	375 12.76%
\$125,000 - \$150,000	178 6.62%	164 6.07%	172 5.85%
\$150,000 - \$200,000	344 12.80%	247 9.13%	232 7.89%
\$200,000+	421 15.67%	438 16.20%	478 16.26%
Average Household Income	\$122,726	\$119,436	\$117,662
Median Household Income	\$99,817	\$90,111	\$86,381

Demographic Summary Report

Williamsburg Office Park

1321 Jamestown Rd, Williamsburg, VA 23185

Building Type: **Class B Office**

Class: **B**

RBA: **11,880 SF**

Typical Floor: **5,400 SF**

Total Available: **1,152 SF**

% Leased: **90.3%**

Rent/SF/Yr: **\$16.95**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	6,681		40,969		84,501	
2024 Estimate	6,165		37,511		77,602	
2020 Census	6,085		35,065		72,263	
Growth 2024 - 2029	8.37%		9.22%		8.89%	
Growth 2020 - 2024	1.31%		6.98%		7.39%	
2024 Population by Hispanic Origin	325		2,154		5,283	
2024 Population	6,165		37,511		77,602	
White	4,883	79.21%	25,609	68.27%	53,556	69.01%
Black	509	8.26%	7,139	19.03%	13,244	17.07%
Am. Indian & Alaskan	17	0.28%	94	0.25%	197	0.25%
Asian	220	3.57%	1,319	3.52%	2,650	3.41%
Hawaiian & Pacific Island	4	0.06%	27	0.07%	80	0.10%
Other	533	8.65%	3,324	8.86%	7,876	10.15%
U.S. Armed Forces	63		312		1,349	
Households						
2029 Projection	2,941		15,825		33,684	
2024 Estimate	2,706		14,393		30,771	
2020 Census	2,688		13,278		28,517	
Growth 2024 - 2029	8.68%		9.95%		9.47%	
Growth 2020 - 2024	0.67%		8.40%		7.90%	
Owner Occupied	1,953	72.17%	8,930	62.04%	20,180	65.58%
Renter Occupied	752	27.79%	5,463	37.96%	10,591	34.42%
2024 Households by HH Income	2,704		14,393		30,771	
Income: <\$25,000	273	10.10%	1,513	10.51%	3,288	10.69%
Income: \$25,000 - \$50,000	458	16.94%	2,074	14.41%	4,390	14.27%
Income: \$50,000 - \$75,000	404	14.94%	2,409	16.74%	5,244	17.04%
Income: \$75,000 - \$100,000	359	13.28%	1,945	13.51%	4,187	13.61%
Income: \$100,000 - \$125,000	361	13.35%	1,839	12.78%	3,784	12.30%
Income: \$125,000 - \$150,000	164	6.07%	1,086	7.55%	2,939	9.55%
Income: \$150,000 - \$200,000	247	9.13%	1,431	9.94%	2,602	8.46%
Income: \$200,000+	438	16.20%	2,096	14.56%	4,337	14.09%
2024 Avg Household Income	\$119,436		\$116,717		\$114,940	
2024 Med Household Income	\$90,111		\$90,430		\$89,709	

Williamsburg Office Park

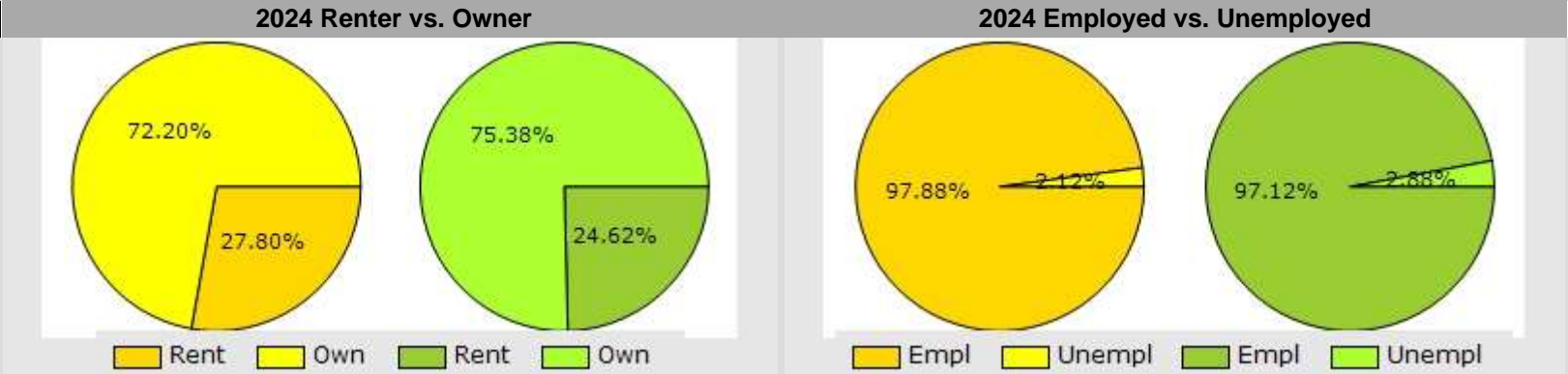
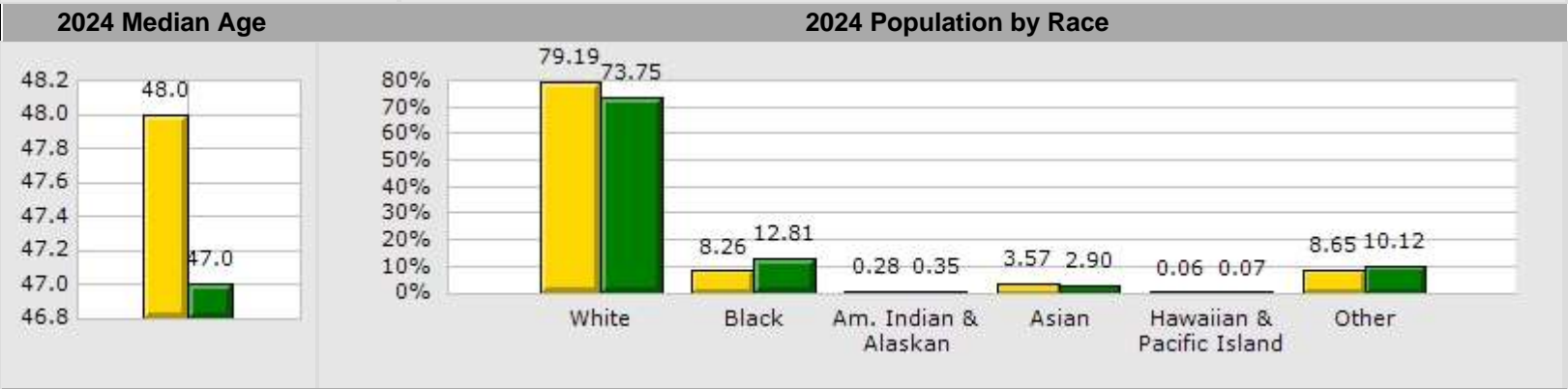
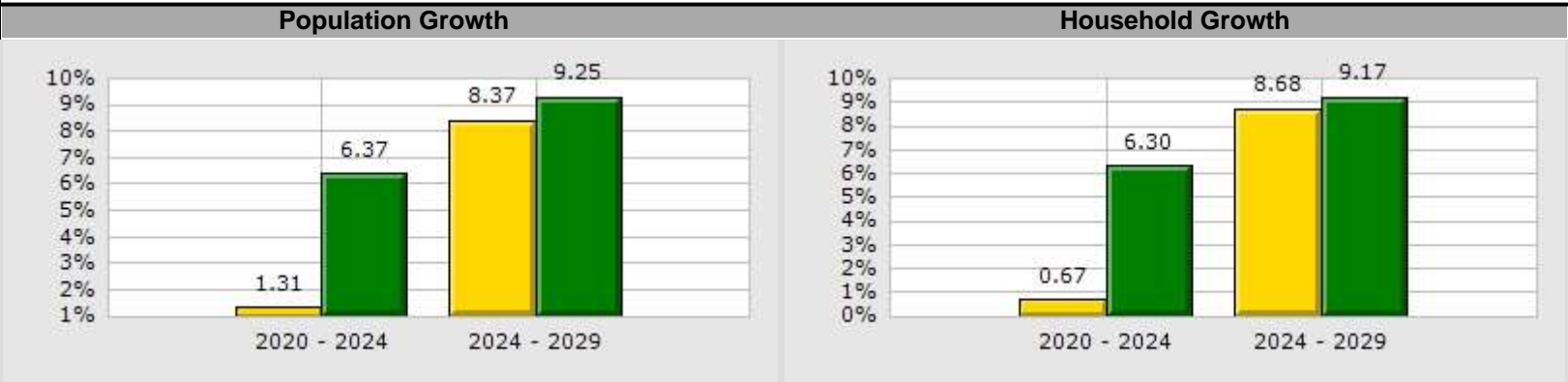
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Type: Class B Office

County: James City

1 Mile

County



Williamsburg Office Park				
1321 Jamestown Rd, Williamsburg, VA 23185				
Type:	Class B Office			
County:	James City			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	1.31%		6.37%	
Growth 2024 - 2029	8.37%		9.25%	
Empl	2,776	97.88%	38,398	97.12%
Unempl	60	2.12%	1,138	2.88%
2024 Population by Race				
	6,165		83,238	
White	4,882	79.19%	61,386	73.75%
Black	509	8.26%	10,666	12.81%
Am. Indian & Alaskan	17	0.28%	292	0.35%
Asian	220	3.57%	2,414	2.90%
Hawaiian & Pacific Island	4	0.06%	55	0.07%
Other	533	8.65%	8,425	10.12%
Household Growth				
Growth 2020 - 2024	0.67%		6.30%	
Growth 2024 - 2029	8.68%		9.17%	
Renter Occupied	752	27.80%	8,276	24.62%
Owner Occupied	1,953	72.20%	25,343	75.38%
2024 Households by Household Income				
	2,704		33,619	
Income <\$25K	273	10.10%	3,066	9.12%
Income \$25K - \$50K	458	16.94%	4,625	13.76%
Income \$50K - \$75K	404	14.94%	5,889	17.52%
Income \$75K - \$100K	359	13.28%	4,713	14.02%
Income \$100K - \$125K	361	13.35%	3,978	11.83%
Income \$125K - \$150K	164	6.07%	3,370	10.02%
Income \$150K - \$200K	247	9.13%	2,942	8.75%
Income \$200K+	438	16.20%	5,036	14.98%
2024 Med Household Inc	\$90,111		\$92,130	
2024 Median Age	48.00		47.00	

Demographic Detail Report

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Growth 2024 - 2029	8.37%		9.22%		8.89%	
Growth 2020 - 2024	1.31%		6.98%		7.39%	
2024 Population by Age	6,165		37,511		77,602	
Age 0 - 4	296	4.80%	1,904	5.08%	3,927	5.06%
Age 5 - 9	299	4.85%	1,591	4.24%	3,702	4.77%
Age 10 - 14	274	4.44%	1,419	3.78%	3,532	4.55%
Age 15 - 19	280	4.54%	2,970	7.92%	5,263	6.78%
Age 20 - 24	361	5.86%	4,397	11.72%	7,040	9.07%
Age 25 - 29	313	5.08%	2,774	7.40%	4,925	6.35%
Age 30 - 34	317	5.14%	1,898	5.06%	3,878	5.00%
Age 35 - 39	400	6.49%	2,053	5.47%	4,353	5.61%
Age 40 - 44	364	5.90%	1,883	5.02%	4,216	5.43%
Age 45 - 49	296	4.80%	1,555	4.15%	3,676	4.74%
Age 50 - 54	343	5.56%	1,815	4.84%	4,230	5.45%
Age 55 - 59	345	5.60%	1,740	4.64%	4,063	5.24%
Age 60 - 64	488	7.92%	2,248	5.99%	4,948	6.38%
Age 65 - 69	483	7.83%	2,348	6.26%	5,190	6.69%
Age 70 - 74	423	6.86%	2,145	5.72%	4,790	6.17%
Age 75 - 79	341	5.53%	1,749	4.66%	3,939	5.08%
Age 80 - 84	242	3.93%	1,290	3.44%	2,767	3.57%
Age 85+	302	4.90%	1,735	4.63%	3,164	4.08%
Age 65+	1,791	29.05%	9,267	24.70%	19,850	25.58%
Median Age	48.00		39.40		42.60	
Average Age	46.10		42.10		43.20	

Demographic Detail Report

Williamsburg Office Park 1321 Jamestown Rd, Williamsburg, VA 23185					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	6,165		37,511		77,602
White	4,883	79.21%	25,609	68.27%	53,556 69.01%
Black	509	8.26%	7,139	19.03%	13,244 17.07%
Am. Indian & Alaskan	17	0.28%	94	0.25%	197 0.25%
Asian	220	3.57%	1,319	3.52%	2,650 3.41%
Hawaiian & Pacific Island	4	0.06%	27	0.07%	80 0.10%
Other	533	8.65%	3,324	8.86%	7,876 10.15%
Population by Hispanic Origin	6,165		37,511		77,602
Non-Hispanic Origin	5,840	94.73%	35,357	94.26%	72,319 93.19%
Hispanic Origin	325	5.27%	2,154	5.74%	5,282 6.81%
2024 Median Age, Male	46.20		37.50		40.80
2024 Average Age, Male	44.90		40.50		41.60
2024 Median Age, Female	49.50		41.10		44.20
2024 Average Age, Female	47.20		43.60		44.60
2024 Population by Occupation Classification	5,241		32,002		65,388
Civilian Employed	2,776	52.97%	16,803	52.51%	34,865 53.32%
Civilian Unemployed	60	1.14%	513	1.60%	1,257 1.92%
Civilian Non-Labor Force	2,347	44.78%	14,396	44.98%	28,027 42.86%
Armed Forces	58	1.11%	290	0.91%	1,239 1.89%
Households by Marital Status					
Married	1,453		7,072		16,072
Married No Children	1,056		5,032		11,261
Married w/Children	397		2,039		4,811
2024 Population by Education	5,025		27,492		58,621
Some High School, No Diploma	111	2.21%	795	2.89%	1,806 3.08%
High School Grad (Incl Equivalency)	502	9.99%	3,687	13.41%	9,213 15.72%
Some College, No Degree	1,144	22.77%	6,351	23.10%	13,758 23.47%
Associate Degree	370	7.36%	2,261	8.22%	4,483 7.65%
Bachelor Degree	1,431	28.48%	7,458	27.13%	15,337 26.16%
Advanced Degree	1,467	29.19%	6,940	25.24%	14,024 23.92%

Demographic Detail Report

Williamsburg Office Park							
1321 Jamestown Rd, Williamsburg, VA 23185							
Radius	1 Mile			3 Mile		5 Mile	
2024 Population by Occupation	5,032			30,668		64,277	
Real Estate & Finance	119	2.36%	843	2.75%	1,863	2.90%	
Professional & Management	1,866	37.08%	10,623	34.64%	21,883	34.04%	
Public Administration	233	4.63%	1,414	4.61%	2,684	4.18%	
Education & Health	795	15.80%	5,429	17.70%	10,286	16.00%	
Services	418	8.31%	2,473	8.06%	5,254	8.17%	
Information	48	0.95%	203	0.66%	365	0.57%	
Sales	480	9.54%	3,501	11.42%	7,867	12.24%	
Transportation	17	0.34%	108	0.35%	237	0.37%	
Retail	248	4.93%	1,681	5.48%	4,056	6.31%	
Wholesale	5	0.10%	253	0.82%	792	1.23%	
Manufacturing	169	3.36%	934	3.05%	2,174	3.38%	
Production	172	3.42%	1,190	3.88%	2,539	3.95%	
Construction	229	4.55%	892	2.91%	1,563	2.43%	
Utilities	76	1.51%	459	1.50%	1,131	1.76%	
Agriculture & Mining	0	0.00%	4	0.01%	137	0.21%	
Farming, Fishing, Forestry	0	0.00%	0	0.00%	94	0.15%	
Other Services	157	3.12%	661	2.16%	1,352	2.10%	
2024 Worker Travel Time to Job	2,379		14,804		31,268		
<30 Minutes	1,835	77.13%	10,835	73.19%	22,245	71.14%	
30-60 Minutes	399	16.77%	2,771	18.72%	6,300	20.15%	
60+ Minutes	145	6.09%	1,198	8.09%	2,723	8.71%	
2020 Households by HH Size	2,688		13,280		28,518		
1-Person Households	732	27.23%	4,021	30.28%	7,880	27.63%	
2-Person Households	1,093	40.66%	5,242	39.47%	11,539	40.46%	
3-Person Households	413	15.36%	1,774	13.36%	3,851	13.50%	
4-Person Households	287	10.68%	1,339	10.08%	3,111	10.91%	
5-Person Households	103	3.83%	563	4.24%	1,326	4.65%	
6-Person Households	43	1.60%	230	1.73%	524	1.84%	
7 or more Person Households	17	0.63%	111	0.84%	287	1.01%	
2024 Average Household Size	2.20		2.20		2.30		
Households							
2029 Projection	2,941		15,825		33,684		
2024 Estimate	2,706		14,393		30,771		
2020 Census	2,688		13,278		28,517		
Growth 2024 - 2029	8.68%		9.95%		9.47%		
Growth 2020 - 2024	0.67%		8.40%		7.90%		

Demographic Detail Report

Williamsburg Office Park 1321 Jamestown Rd, Williamsburg, VA 23185				
Radius	1 Mile	3 Mile	5 Mile	
2024 Households by HH Income	2,704	14,393	30,771	
<\$25,000	273 10.10%	1,513 10.51%	3,288 10.69%	
\$25,000 - \$50,000	458 16.94%	2,074 14.41%	4,390 14.27%	
\$50,000 - \$75,000	404 14.94%	2,409 16.74%	5,244 17.04%	
\$75,000 - \$100,000	359 13.28%	1,945 13.51%	4,187 13.61%	
\$100,000 - \$125,000	361 13.35%	1,839 12.78%	3,784 12.30%	
\$125,000 - \$150,000	164 6.07%	1,086 7.55%	2,939 9.55%	
\$150,000 - \$200,000	247 9.13%	1,431 9.94%	2,602 8.46%	
\$200,000+	438 16.20%	2,096 14.56%	4,337 14.09%	
2024 Avg Household Income	\$119,436	\$116,717	\$114,940	
2024 Med Household Income	\$90,111	\$90,430	\$89,709	
2024 Occupied Housing	2,705	14,393	30,771	
Owner Occupied	1,953 72.20%	8,930 62.04%	20,180 65.58%	
Renter Occupied	752 27.80%	5,463 37.96%	10,591 34.42%	
2020 Housing Units	2,790	15,065	32,205	
1 Unit	2,110 75.63%	10,671 70.83%	23,204 72.05%	
2 - 4 Units	248 8.89%	1,120 7.43%	2,161 6.71%	
5 - 19 Units	333 11.94%	1,838 12.20%	4,356 13.53%	
20+ Units	99 3.55%	1,436 9.53%	2,484 7.71%	
2024 Housing Value	1,953	8,930	20,179	
<\$100,000	14 0.72%	75 0.84%	180 0.89%	
\$100,000 - \$200,000	126 6.45%	546 6.11%	1,368 6.78%	
\$200,000 - \$300,000	267 13.67%	1,615 18.09%	3,808 18.87%	
\$300,000 - \$400,000	711 36.41%	2,332 26.11%	4,952 24.54%	
\$400,000 - \$500,000	285 14.59%	1,759 19.70%	3,599 17.84%	
\$500,000 - \$1,000,000	478 24.48%	2,384 26.70%	5,750 28.49%	
\$1,000,000+	72 3.69%	219 2.45%	522 2.59%	
2024 Median Home Value	\$380,098	\$395,582	\$395,587	
2024 Housing Units by Yr Built	2,824	15,117	32,355	
Built 2010+	170 6.02%	2,366 15.65%	4,538 14.03%	
Built 2000 - 2010	436 15.44%	3,585 23.72%	7,702 23.80%	
Built 1990 - 1999	632 22.38%	2,942 19.46%	6,587 20.36%	
Built 1980 - 1989	580 20.54%	2,729 18.05%	6,027 18.63%	
Built 1970 - 1979	345 12.22%	1,247 8.25%	3,509 10.85%	
Built 1960 - 1969	423 14.98%	1,266 8.37%	2,056 6.35%	
Built 1950 - 1959	197 6.98%	597 3.95%	1,388 4.29%	
Built <1949	41 1.45%	385 2.55%	548 1.69%	
2024 Median Year Built	1986	1994	1993	

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