

# For Sale

## 6493 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

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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**  
**6493 Richmond Road**  
**Williamsburg, Virginia**

**Location:** 6493 Richmond Road  
Williamsburg, Virginia

**Description:** Centrally located 128 room value-add motel opportunity on Richmond Road in Williamsburg, Virginia. Amenities include a finished GM's apartment, finished lobby, pool, café area, and 12 large suites. Over \$900,000 spent in recent renovations, including new roofs.

Conveniently located near large tourist attractions such as Busch Gardens (12 miles), Water Country USA (11 miles), Colonial Williamsburg (6 miles), and The College of William & Mary (8 miles).

Ideal hospitality or redevelopment opportunity.

**Size:** Approximately 32,500 Square Feet on 3.386 Acres

**Sale Price:** \$2,495,000

**Zoning:** B-1 General Business District

**Additional Information:**

- Additional Photographs
- Site Plan
- Room Layout
- Aerial
- Location Map
- Use List
- Demographics

**For Additional Information, Please Contact:**

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[Ron@cwcrew.net](mailto:Ron@cwcrew.net)/[www.cwcrew.net](http://www.cwcrew.net)



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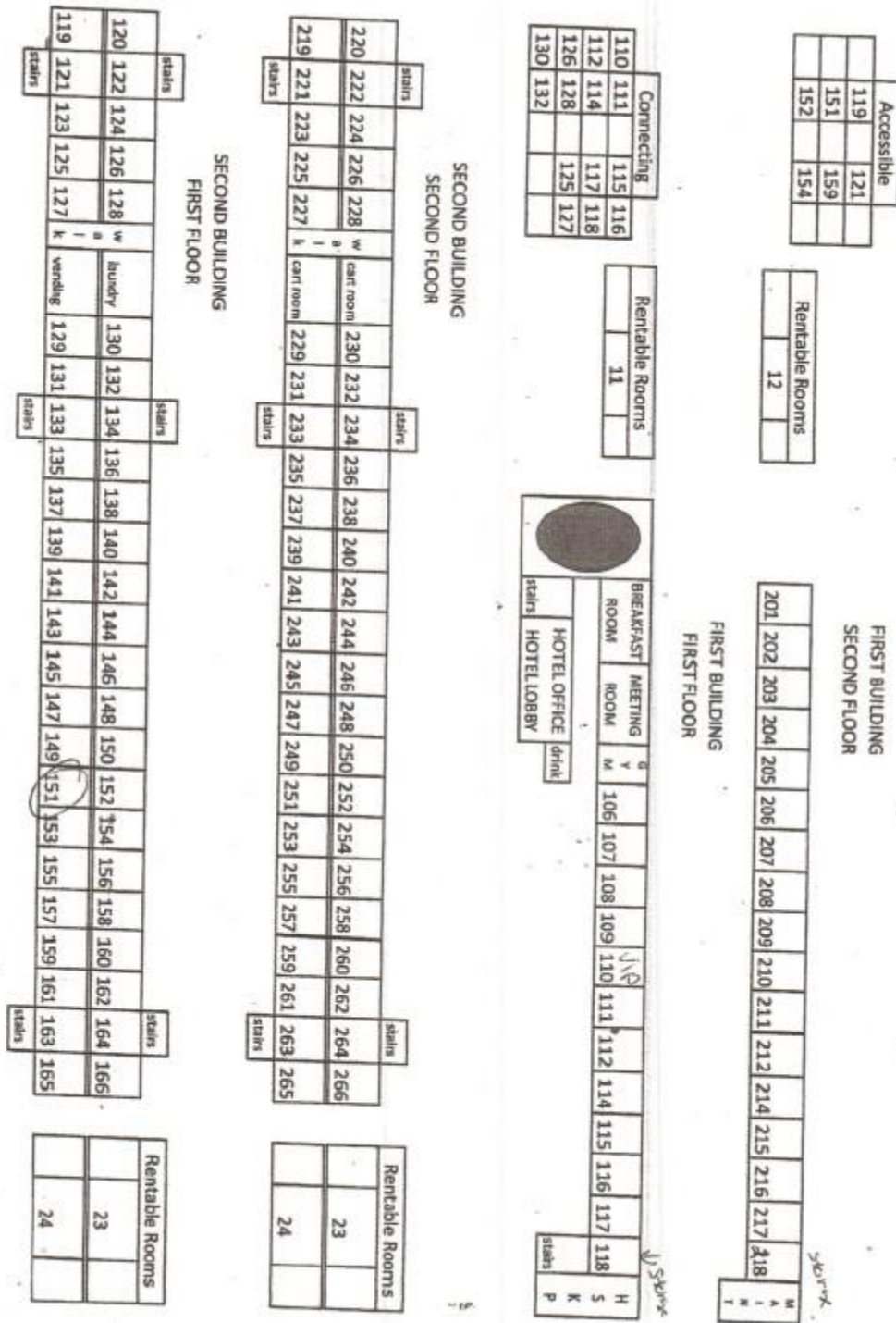
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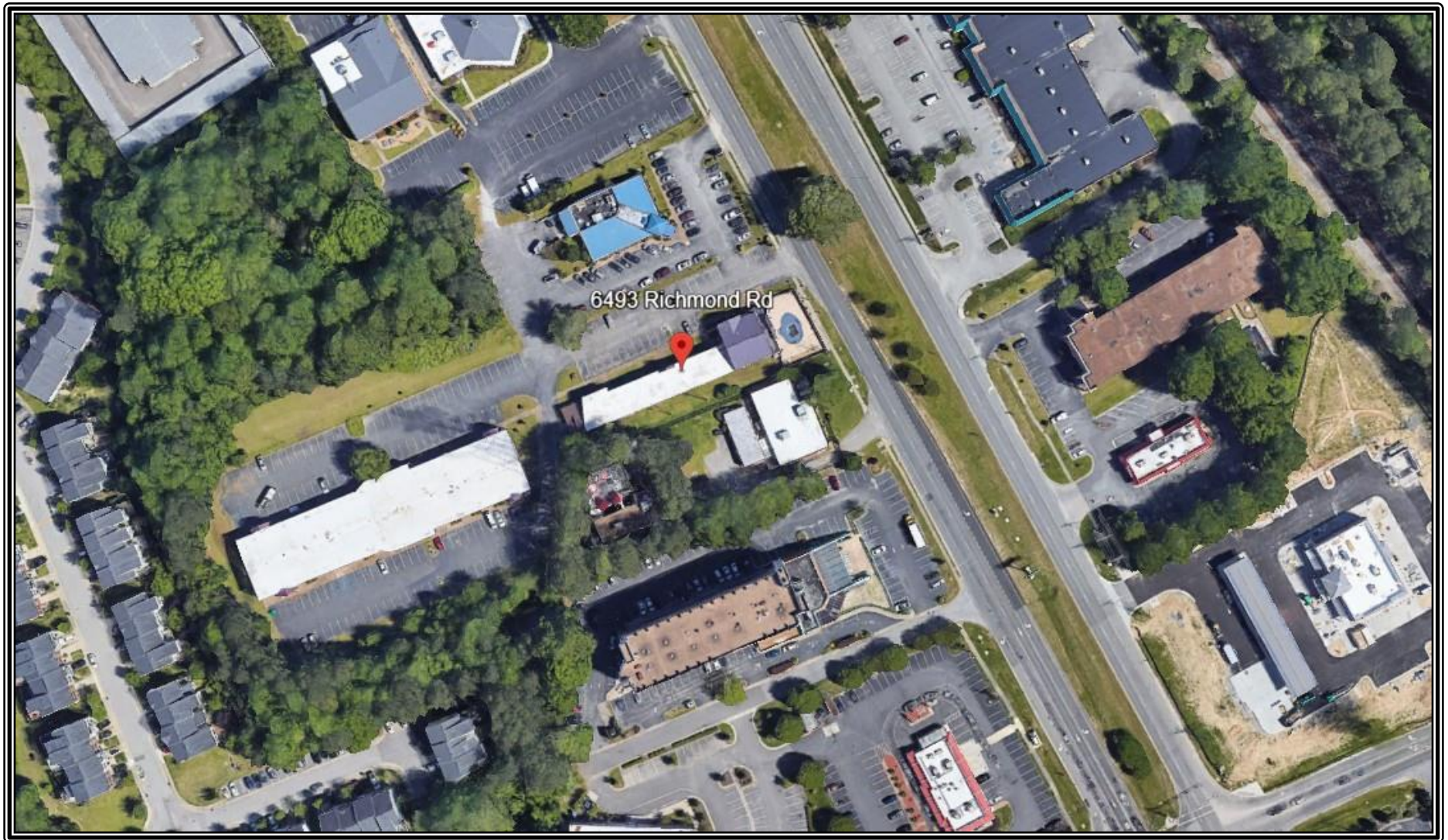
# Room Layout

## 6493 Richmond Road, Williamsburg, Virginia



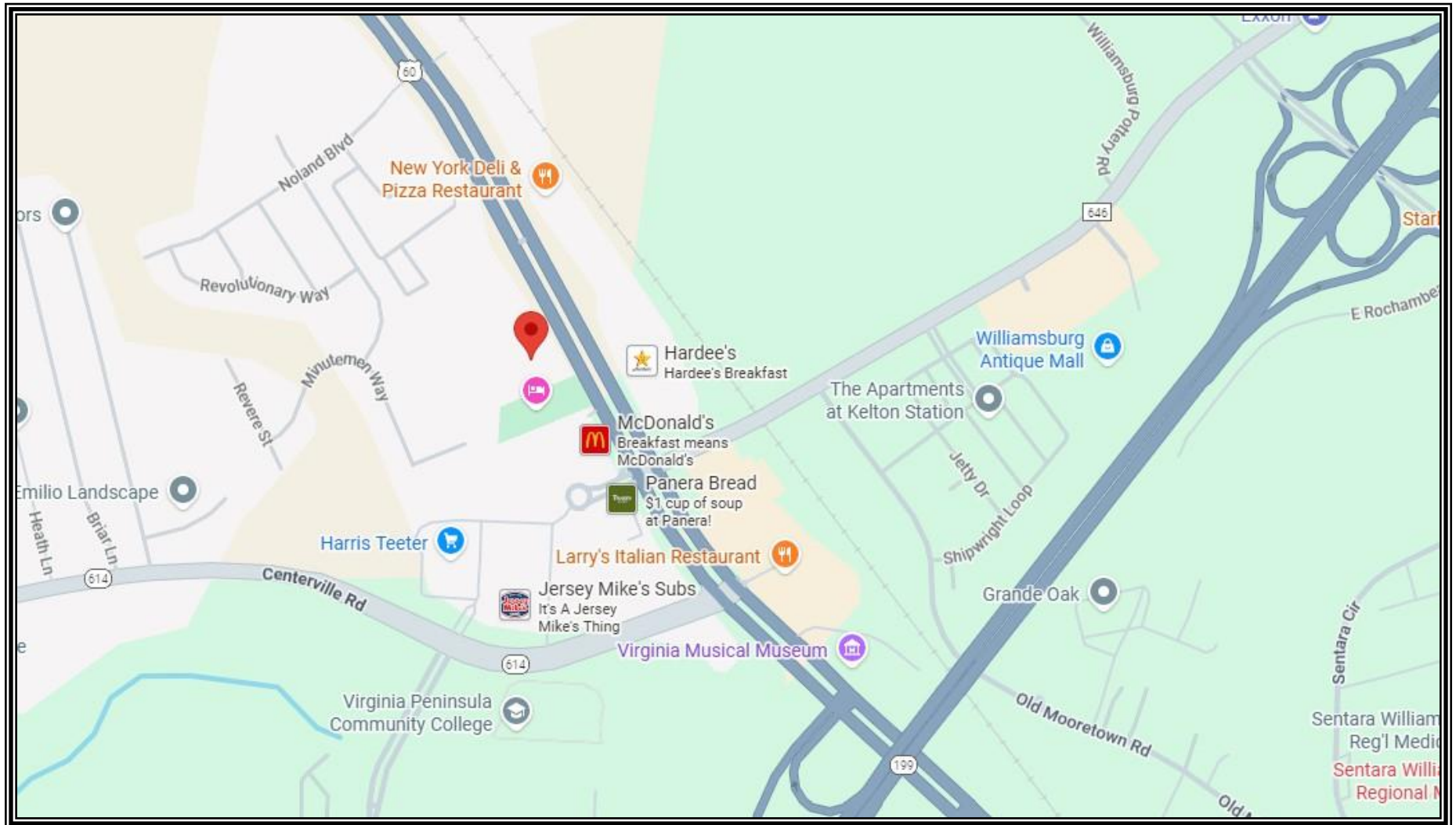


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Williamsburg, Virginia



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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

### Motel Zuma

6493 Richmond Rd, Williamsburg, VA 23188

Building Type: **Hospitality**

Class: -

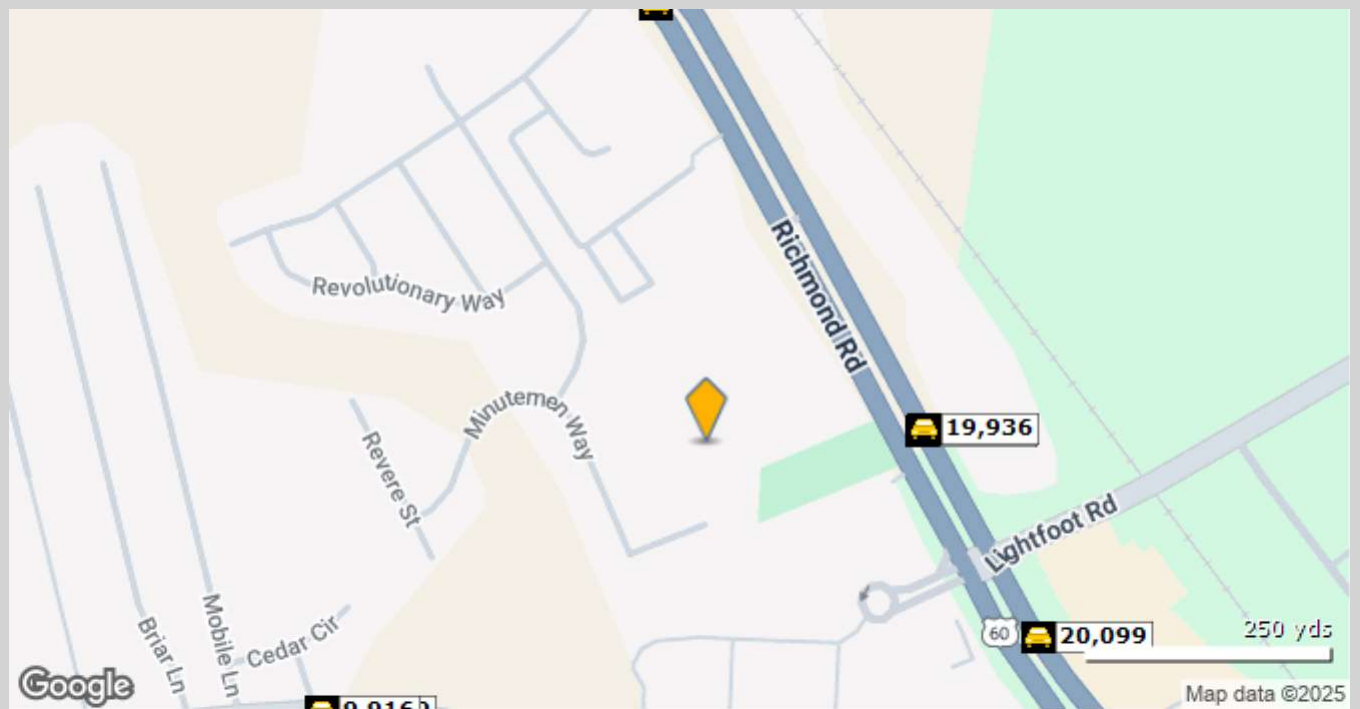
RBA: **86,500 SF**

Typical Floor: **32,500 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Richmond Rd	Williamsburg Pottery Rd	0.15 NW	2018	17,474	MPSI	.13
2	Richmond Rd	Williamsburg Pottery Rd	0.15 NW	2024	20,041	MPSI	.13
3	Richmond Rd	Williamsburg Pottery Rd	0.15 NW	2025	19,936	MPSI	.13
4	Richmond Rd	Centerville Rd	0.07 SE	2025	20,097	MPSI	.23
5	Richmond Rd	Centerville Rd	0.07 SE	2024	20,099	MPSI	.23
6	Richmond Rd	Noland Blvd	0.02 NW	2018	18,018	MPSI	.26
7	Richmond Rd	Noland Blvd	0.02 NW	2025	19,634	MPSI	.26
8	Richmond Rd	Noland Blvd	0.02 NW	2024	19,737	MPSI	.26
9	Centerville Rd	Mobil Ln	0.05 W	2018	11,549	MPSI	.27
10	Centerville Rd	Mobil Ln	0.05 W	2025	9,916	MPSI	.27

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Rent/SF/Yr: -




Description	2020	2024	2029
<b>Population</b>	<b>2,376</b>	<b>2,530</b>	<b>2,763</b>
Age 0 - 4	98 4.12%	120 4.74%	129 4.67%
Age 5 - 9	112 4.71%	123 4.86%	136 4.92%
Age 10 - 14	114 4.80%	110 4.35%	134 4.85%
Age 15 - 19	107 4.50%	107 4.23%	127 4.60%
Age 20 - 24	98 4.12%	114 4.51%	125 4.52%
Age 25 - 29	104 4.38%	101 3.99%	122 4.42%
Age 30 - 34	117 4.92%	113 4.47%	123 4.45%
Age 35 - 39	135 5.68%	163 6.44%	145 5.25%
Age 40 - 44	115 4.84%	153 6.05%	166 6.01%
Age 45 - 49	110 4.63%	116 4.58%	158 5.72%
Age 50 - 54	131 5.51%	131 5.18%	145 5.25%
Age 55 - 59	147 6.19%	120 4.74%	138 4.99%
Age 60 - 64	183 7.70%	185 7.31%	156 5.65%
Age 65 - 69	240 10.10%	240 9.49%	199 7.20%
Age 70 - 74	265 11.15%	250 9.88%	232 8.40%
Age 75 - 79	150 6.31%	188 7.43%	219 7.93%
Age 80 - 84	99 4.17%	112 4.43%	161 5.83%
Age 85+	50 2.10%	86 3.40%	148 5.36%
<b>Age 15+</b>	<b>2,051 86.32%</b>	<b>2,179 86.13%</b>	<b>2,364 85.56%</b>
<b>Age 20+</b>	<b>1,944 81.82%</b>	<b>2,072 81.90%</b>	<b>2,237 80.96%</b>
<b>Age 65+</b>	<b>804 33.84%</b>	<b>876 34.62%</b>	<b>959 34.71%</b>
<b>Median Age</b>	<b>53</b>	<b>52</b>	<b>51</b>
<b>Average Age</b>	<b>47.90</b>	<b>48.00</b>	<b>48.10</b>
<b>Population By Race</b>	<b>2,376</b>	<b>2,530</b>	<b>2,763</b>
White	1,753 73.78%	1,866 73.75%	2,039 73.80%
Black	296 12.46%	316 12.49%	344 12.45%
Am. Indian & Alaskan	5 0.21%	5 0.20%	6 0.22%
Asian	76 3.20%	80 3.16%	88 3.18%
Hawaiian & Pacific Islander	1 0.04%	1 0.04%	1 0.04%
Other	244 10.27%	262 10.36%	285 10.31%

# Demographic Trend Report

1 Mile Radius

<div> <b>Motel Zuma</b>  6493 Richmond Rd, Williamsburg, VA 23188 </div>				
Description	2020		2024	
Population by Race (Hispanic)	161		173	
White	34	21.12%	36	20.81%
Black	8	4.97%	9	5.20%
Am. Indian & Alaskan	2	1.24%	2	1.16%
Asian	1	0.62%	1	0.58%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%
Other	117	72.67%	126	72.83%
	137		72.49%	
Household by Household Income	1,033		1,100	
<\$25,000	113	10.94%	47	4.27%
\$25,000 - \$50,000	159	15.39%	184	16.73%
\$50,000 - \$75,000	163	15.78%	224	20.36%
\$75,000 - \$100,000	173	16.75%	211	19.18%
\$100,000 - \$125,000	129	12.49%	150	13.64%
\$125,000 - \$150,000	75	7.26%	98	8.91%
\$150,000 - \$200,000	126	12.20%	88	8.00%
\$200,000+	95	9.20%	98	8.91%
	102		8.51%	
Average Household Income	\$105,569		\$105,533	
Median Household Income	\$86,777		\$86,255	
	\$84,455			

## Demographic Summary Report

Motel Zuma									
6493 Richmond Rd, Williamsburg, VA 23188									
Building Type: <b>Hospitality</b>			Total Available: <b>0 SF</b>						
Class: -			% Leased: <b>0%</b>						
RBA: <b>86,500 SF</b>			Rent/SF/Yr: -						
Typical Floor: <b>32,500 SF</b>									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2029 Projection		2,763		26,437		58,682			
2024 Estimate		2,530		24,264		53,726			
2020 Census		2,376		22,622		49,488			
Growth 2024 - 2029		9.21%		8.96%		9.22%			
Growth 2020 - 2024		6.48%		7.26%		8.56%			
2024 Population by Hispanic Origin		174		1,646		3,302			
2024 Population		2,530		24,264		53,726			
White		1,866 73.75%		16,726 68.93%		36,252 67.48%			
Black		316 12.49%		4,109 16.93%		10,240 19.06%			
Am. Indian & Alaskan		5 0.20%		69 0.28%		149 0.28%			
Asian		80 3.16%		793 3.27%		1,800 3.35%			
Hawaiian & Pacific Island		1 0.04%		15 0.06%		37 0.07%			
Other		262 10.36%		2,552 10.52%		5,247 9.77%			
U.S. Armed Forces		31		255		496			
Households									
2029 Projection		1,200		11,199		23,520			
2024 Estimate		1,100		10,267		21,456			
2020 Census		1,033		9,547		19,514			
Growth 2024 - 2029		9.09%		9.08%		9.62%			
Growth 2020 - 2024		6.49%		7.54%		9.95%			
Owner Occupied		902 82.00%		7,208 70.21%		14,325 66.76%			
Renter Occupied		198 18.00%		3,059 29.79%		7,131 33.24%			
2024 Households by HH Income		1,100		10,268		21,456			
Income: <\$25,000		47 4.27%		1,220 11.88%		2,507 11.68%			
Income: \$25,000 - \$50,000		184 16.73%		2,081 20.27%		3,657 17.04%			
Income: \$50,000 - \$75,000		224 20.36%		1,903 18.53%		3,635 16.94%			
Income: \$75,000 - \$100,000		211 19.18%		1,387 13.51%		3,044 14.19%			
Income: \$100,000 - \$125,000		150 13.64%		1,054 10.26%		2,349 10.95%			
Income: \$125,000 - \$150,000		98 8.91%		904 8.80%		2,147 10.01%			
Income: \$150,000 - \$200,000		88 8.00%		713 6.94%		1,596 7.44%			
Income: \$200,000+		98 8.91%		1,006 9.80%		2,521 11.75%			
2024 Avg Household Income		\$105,533		\$98,790		\$106,600			
2024 Med Household Income		\$86,255		\$73,910		\$82,629			



Motel Zuma

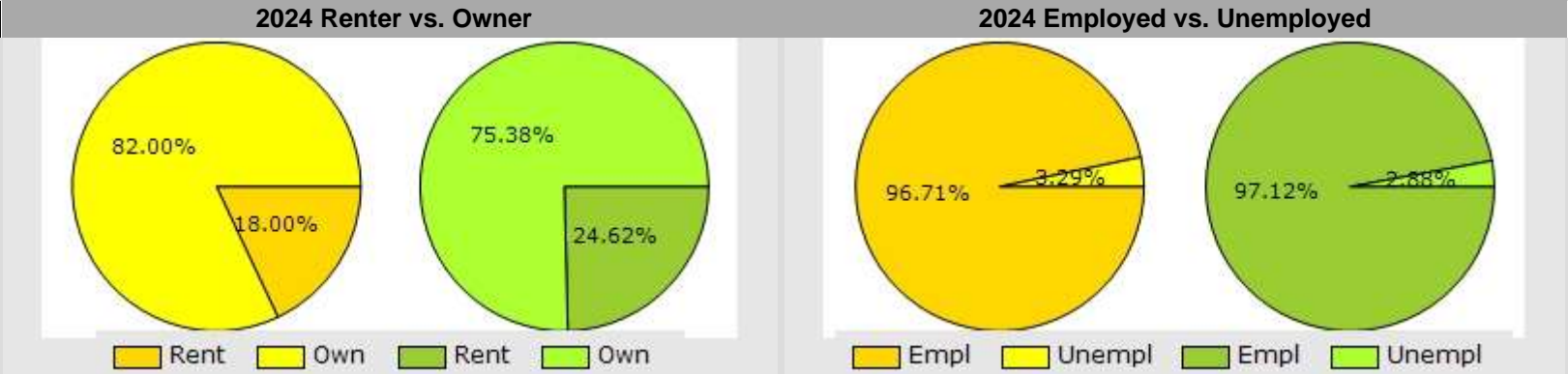
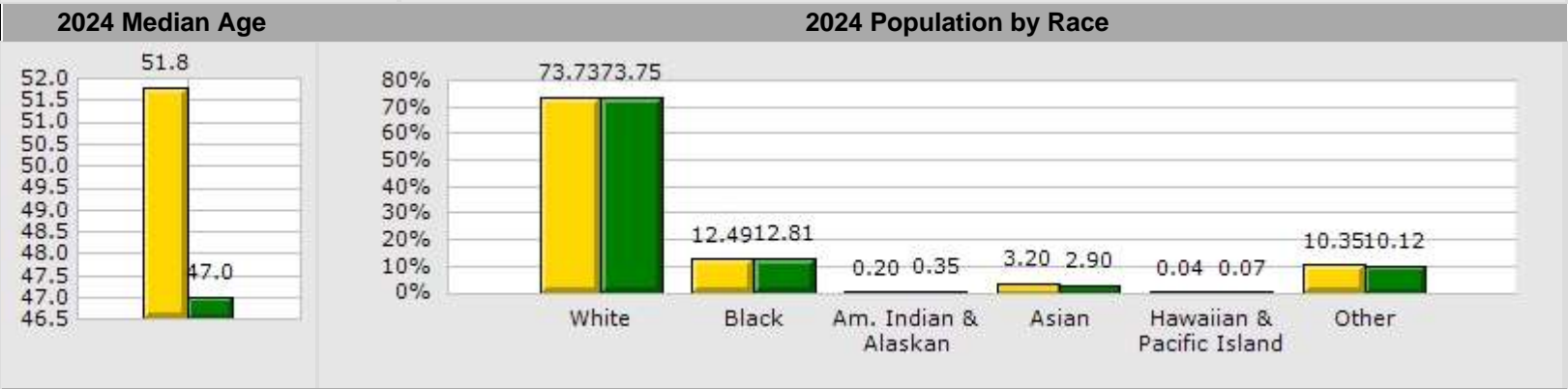
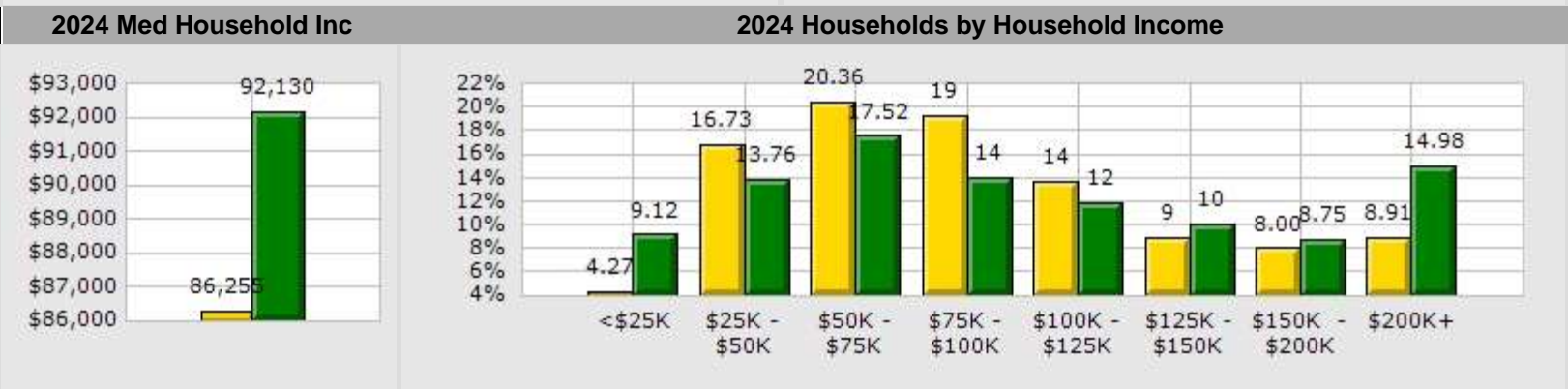
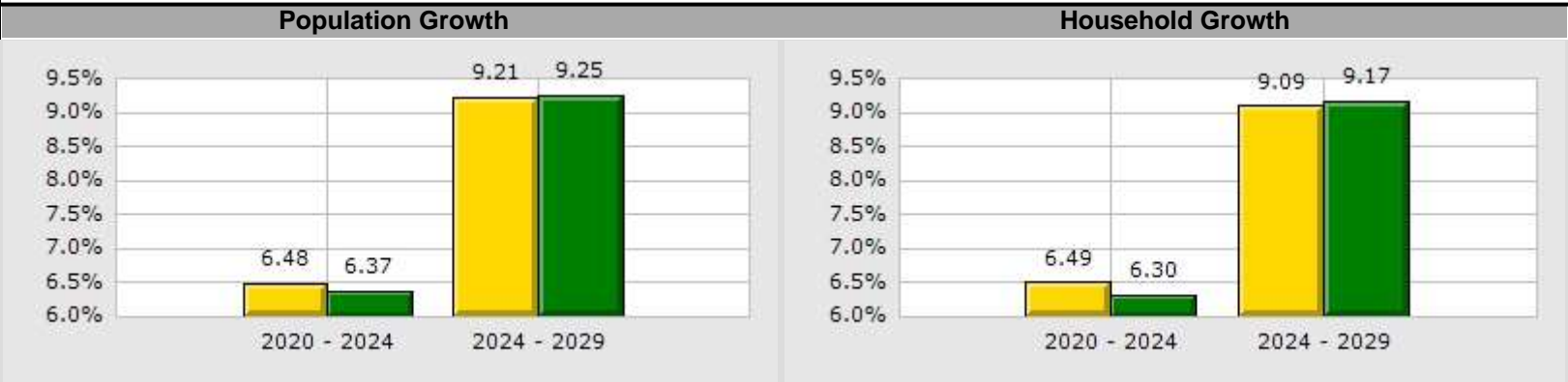
6493 Richmond Rd, Williamsburg, VA 23188

Type: Hospitality/Hotel

County: James City

1 Mile

County



Motel Zuma				
6493 Richmond Rd, Williamsburg, VA 23188				
Type:	Hospitality/Hotel			
County:	James City			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	6.48%		6.37%	
Growth 2024 - 2029	9.21%		9.25%	
Empl	1,264	96.71%	38,398	97.12%
Unempl	43	3.29%	1,138	2.88%
2024 Population by Race				
	2,531		83,238	
White	1,866	73.73%	61,386	73.75%
Black	316	12.49%	10,666	12.81%
Am. Indian & Alaskan	5	0.20%	292	0.35%
Asian	81	3.20%	2,414	2.90%
Hawaiian & Pacific Island	1	0.04%	55	0.07%
Other	262	10.35%	8,425	10.12%
Household Growth				
Growth 2020 - 2024	6.49%		6.30%	
Growth 2024 - 2029	9.09%		9.17%	
Renter Occupied	198	18.00%	8,276	24.62%
Owner Occupied	902	82.00%	25,343	75.38%
2024 Households by Household Income				
	1,100		33,619	
Income <\$25K	47	4.27%	3,066	9.12%
Income \$25K - \$50K	184	16.73%	4,625	13.76%
Income \$50K - \$75K	224	20.36%	5,889	17.52%
Income \$75K - \$100K	211	19.18%	4,713	14.02%
Income \$100K - \$125K	150	13.64%	3,978	11.83%
Income \$125K - \$150K	98	8.91%	3,370	10.02%
Income \$150K - \$200K	88	8.00%	2,942	8.75%
Income \$200K+	98	8.91%	5,036	14.98%
2024 Med Household Inc	\$86,255		\$92,130	
2024 Median Age	51.80		47.00	

## Demographic Detail Report

### Motel Zuma

6493 Richmond Rd, Williamsburg, VA 23188

Building Type: **Hospitality**  
 Class: -  
 RBA: **86,500 SF**  
 Typical Floor: **32,500 SF**

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
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2020 Census	2,376		22,622		49,488	
Growth 2024 - 2029	9.21%		8.96%		9.22%	
Growth 2020 - 2024	6.48%		7.26%		8.56%	
2024 Population by Age	2,530		24,264		53,726	
Age 0 - 4	120	4.74%	1,262	5.20%	2,736	5.09%
Age 5 - 9	123	4.86%	1,295	5.34%	2,562	4.77%
Age 10 - 14	110	4.35%	1,252	5.16%	2,443	4.55%
Age 15 - 19	107	4.23%	1,243	5.12%	3,547	6.60%
Age 20 - 24	114	4.51%	1,309	5.39%	4,488	8.35%
Age 25 - 29	101	3.99%	1,166	4.81%	3,178	5.92%
Age 30 - 34	113	4.47%	1,231	5.07%	2,679	4.99%
Age 35 - 39	163	6.44%	1,593	6.57%	3,218	5.99%
Age 40 - 44	153	6.05%	1,493	6.15%	3,018	5.62%
Age 45 - 49	116	4.58%	1,195	4.92%	2,483	4.62%
Age 50 - 54	131	5.18%	1,382	5.70%	2,871	5.34%
Age 55 - 59	120	4.74%	1,329	5.48%	2,763	5.14%
Age 60 - 64	185	7.31%	1,737	7.16%	3,476	6.47%
Age 65 - 69	240	9.49%	1,932	7.96%	3,755	6.99%
Age 70 - 74	250	9.88%	1,798	7.41%	3,580	6.66%
Age 75 - 79	188	7.43%	1,412	5.82%	2,919	5.43%
Age 80 - 84	112	4.43%	889	3.66%	1,962	3.65%
Age 85+	86	3.40%	745	3.07%	2,047	3.81%
Age 65+	876	34.62%	6,776	27.93%	14,263	26.55%
Median Age	51.80		46.20		43.30	
Average Age	48.00		44.80		43.60	

## Demographic Detail Report

<b>Motel Zuma</b> <b>6493 Richmond Rd, Williamsburg, VA 23188</b>					
Radius	1 Mile		3 Mile		5 Mile
<b>2024 Population By Race</b>	<b>2,530</b>		<b>24,264</b>		<b>53,726</b>
White	1,866	73.75%	16,726	68.93%	36,252 67.48%
Black	316	12.49%	4,109	16.93%	10,240 19.06%
Am. Indian & Alaskan	5	0.20%	69	0.28%	149 0.28%
Asian	80	3.16%	793	3.27%	1,800 3.35%
Hawaiian & Pacific Island	1	0.04%	15	0.06%	37 0.07%
Other	262	10.36%	2,552	10.52%	5,247 9.77%
<b>Population by Hispanic Origin</b>	<b>2,530</b>		<b>24,264</b>		<b>53,726</b>
Non-Hispanic Origin	2,357	93.16%	22,619	93.22%	50,423 93.85%
Hispanic Origin	173	6.84%	1,645	6.78%	3,303 6.15%
<b>2024 Median Age, Male</b>	<b>49.00</b>		<b>44.00</b>		<b>41.30</b>
<b>2024 Average Age, Male</b>	<b>46.00</b>		<b>43.00</b>		<b>41.90</b>
<b>2024 Median Age, Female</b>	<b>54.30</b>		<b>48.20</b>		<b>45.10</b>
<b>2024 Average Age, Female</b>	<b>49.70</b>		<b>46.40</b>		<b>45.20</b>
<b>2024 Population by Occupation Classification</b>	<b>2,157</b>		<b>20,205</b>		<b>45,275</b>
Civilian Employed	1,264	58.60%	11,106	54.97%	23,591 52.11%
Civilian Unemployed	43	1.99%	343	1.70%	736 1.63%
Civilian Non-Labor Force	821	38.06%	8,523	42.18%	20,493 45.26%
Armed Forces	29	1.34%	233	1.15%	455 1.00%
<b>Households by Marital Status</b>					
Married	642		5,463		11,232
Married No Children	502		3,935		8,014
Married w/Children	141		1,527		3,218
<b>2024 Population by Education</b>	<b>2,151</b>		<b>19,385</b>		<b>41,307</b>
Some High School, No Diploma	84	3.91%	865	4.46%	1,706 4.13%
High School Grad (Incl Equivalency)	411	19.11%	4,341	22.39%	8,188 19.82%
Some College, No Degree	556	25.85%	5,211	26.88%	10,537 25.51%
Associate Degree	194	9.02%	1,483	7.65%	3,357 8.13%
Bachelor Degree	462	21.48%	3,891	20.07%	9,465 22.91%
Advanced Degree	444	20.64%	3,594	18.54%	8,054 19.50%



## Demographic Detail Report

Motel Zuma								
6493 Richmond Rd, Williamsburg, VA 23188								
Radius	1 Mile			3 Mile		5 Mile		
2024 Population by Occupation	2,231			19,970		42,357		
Real Estate & Finance	41	1.84%		501	2.51%		1,258	2.97%
Professional & Management	661	29.63%		5,941	29.75%		13,153	31.05%
Public Administration	114	5.11%		771	3.86%		1,694	4.00%
Education & Health	277	12.42%		2,791	13.98%		6,671	15.75%
Services	268	12.01%		2,293	11.48%		4,554	10.75%
Information	2	0.09%		60	0.30%		149	0.35%
Sales	315	14.12%		2,542	12.73%		5,140	12.13%
Transportation	1	0.04%		48	0.24%		122	0.29%
Retail	140	6.28%		1,343	6.73%		2,636	6.22%
Wholesale	47	2.11%		290	1.45%		506	1.19%
Manufacturing	91	4.08%		844	4.23%		1,438	3.39%
Production	107	4.80%		954	4.78%		1,883	4.45%
Construction	61	2.73%		644	3.22%		1,303	3.08%
Utilities	72	3.23%		412	2.06%		757	1.79%
Agriculture & Mining	0	0.00%		40	0.20%		45	0.11%
Farming, Fishing, Forestry	8	0.36%		31	0.16%		31	0.07%
Other Services	26	1.17%		465	2.33%		1,017	2.40%
2024 Worker Travel Time to Job	1,171		10,292			21,138		
<30 Minutes	723	61.74%		6,548	63.62%		14,103	66.72%
30-60 Minutes	343	29.29%		2,801	27.22%		5,155	24.39%
60+ Minutes	105	8.97%		943	9.16%		1,880	8.89%
2020 Households by HH Size	1,032		9,547			19,514		
1-Person Households	261	25.29%		2,489	26.07%		5,259	26.95%
2-Person Households	498	48.26%		3,954	41.42%		8,050	41.25%
3-Person Households	124	12.02%		1,392	14.58%		2,711	13.89%
4-Person Households	91	8.82%		1,022	10.70%		2,087	10.69%
5-Person Households	37	3.59%		428	4.48%		859	4.40%
6-Person Households	13	1.26%		162	1.70%		345	1.77%
7 or more Person Households	8	0.78%		100	1.05%		203	1.04%
2024 Average Household Size	2.20		2.30			2.30		
Households								
2029 Projection	1,200		11,199			23,520		
2024 Estimate	1,100		10,267			21,456		
2020 Census	1,033		9,547			19,514		
Growth 2024 - 2029	9.09%		9.08%			9.62%		
Growth 2020 - 2024	6.49%		7.54%			9.95%		

## Demographic Detail Report

<b>Motel Zuma</b> <b>6493 Richmond Rd, Williamsburg, VA 23188</b>				
Radius	1 Mile		3 Mile	
2024 Households by HH Income	1,100		10,268	
<\$25,000	47	4.27%	1,220	11.88%
\$25,000 - \$50,000	184	16.73%	2,081	20.27%
\$50,000 - \$75,000	224	20.36%	1,903	18.53%
\$75,000 - \$100,000	211	19.18%	1,387	13.51%
\$100,000 - \$125,000	150	13.64%	1,054	10.26%
\$125,000 - \$150,000	98	8.91%	904	8.80%
\$150,000 - \$200,000	88	8.00%	713	6.94%
\$200,000+	98	8.91%	1,006	9.80%
<b>2024 Avg Household Income</b>	<b>\$105,533</b>		<b>\$98,790</b>	
<b>2024 Med Household Income</b>	<b>\$86,255</b>		<b>\$73,910</b>	
<b>2024 Occupied Housing</b>	<b>1,100</b>		<b>10,267</b>	
Owner Occupied	902	82.00%	7,208	70.21%
Renter Occupied	198	18.00%	3,059	29.79%
<b>2020 Housing Units</b>	<b>1,086</b>		<b>10,560</b>	
1 Unit	1,001	92.17%	7,803	73.89%
2 - 4 Units	21	1.93%	403	3.82%
5 - 19 Units	45	4.14%	1,853	17.55%
20+ Units	19	1.75%	501	4.74%
<b>2024 Housing Value</b>	<b>902</b>		<b>7,207</b>	
<\$100,000	24	2.66%	149	2.07%
\$100,000 - \$200,000	44	4.88%	541	7.51%
\$200,000 - \$300,000	231	25.61%	2,051	28.46%
\$300,000 - \$400,000	289	32.04%	1,988	27.58%
\$400,000 - \$500,000	187	20.73%	1,317	18.27%
\$500,000 - \$1,000,000	127	14.08%	1,138	15.79%
\$1,000,000+	0	0.00%	23	0.32%
<b>2024 Median Home Value</b>	<b>\$352,595</b>		<b>\$343,385</b>	
<b>2024 Housing Units by Yr Built</b>	<b>1,140</b>		<b>10,712</b>	
Built 2010+	472	41.40%	2,182	20.37%
Built 2000 - 2010	291	25.53%	2,733	25.51%
Built 1990 - 1999	141	12.37%	2,237	20.88%
Built 1980 - 1989	130	11.40%	1,812	16.92%
Built 1970 - 1979	77	6.75%	1,156	10.79%
Built 1960 - 1969	19	1.67%	307	2.87%
Built 1950 - 1959	3	0.26%	128	1.19%
Built <1949	7	0.61%	157	1.47%
<b>2024 Median Year Built</b>	<b>2006</b>		<b>1997</b>	

## 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:

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