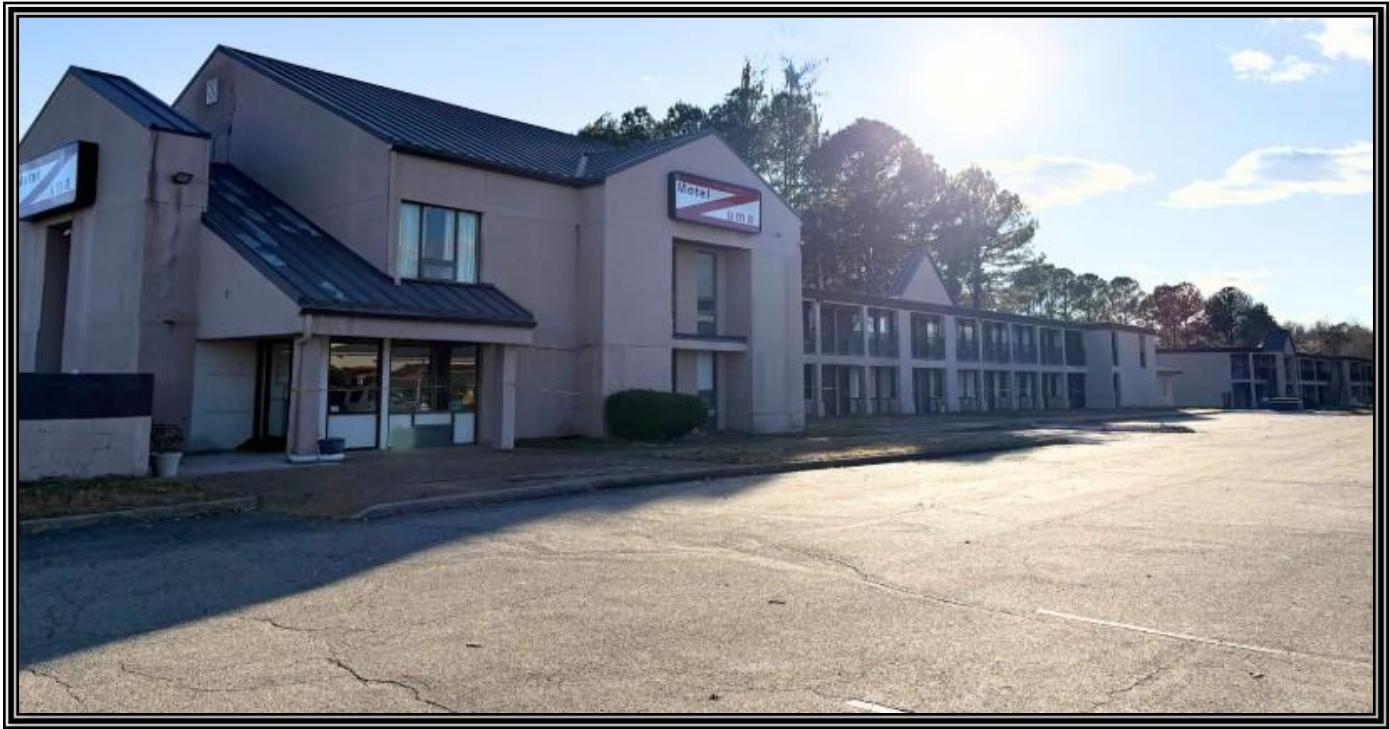


For Sale

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

757.209.2990

Ron@cwcrew.net

www.cwcrew.net



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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:	<ul style="list-style-type: none">➤ Additional Photographs➤ Site Plan➤ Room Layout➤ Aerial➤ Location Map➤ Use List➤ Demographics

For Additional Information, Please Contact:

Ron A. Campana, Jr.
Campana Waltz Commercial Real Estate West
1313 Jamestown Road, Suite 202
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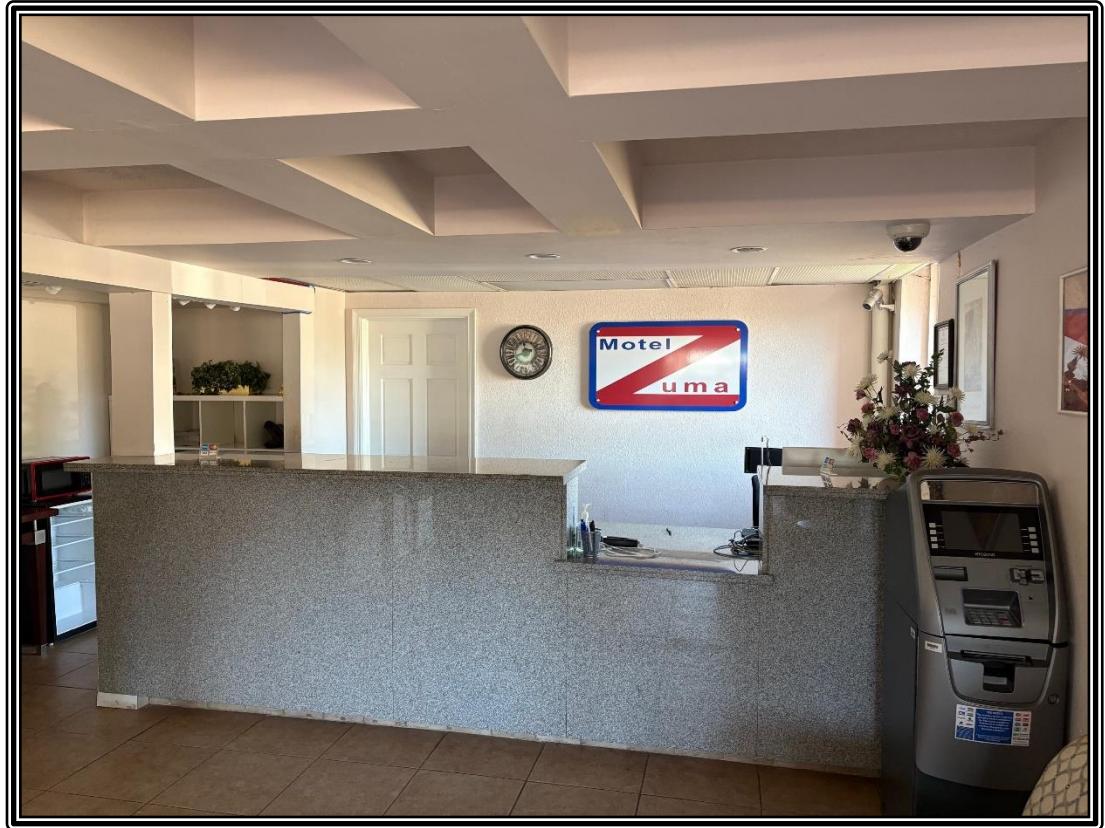
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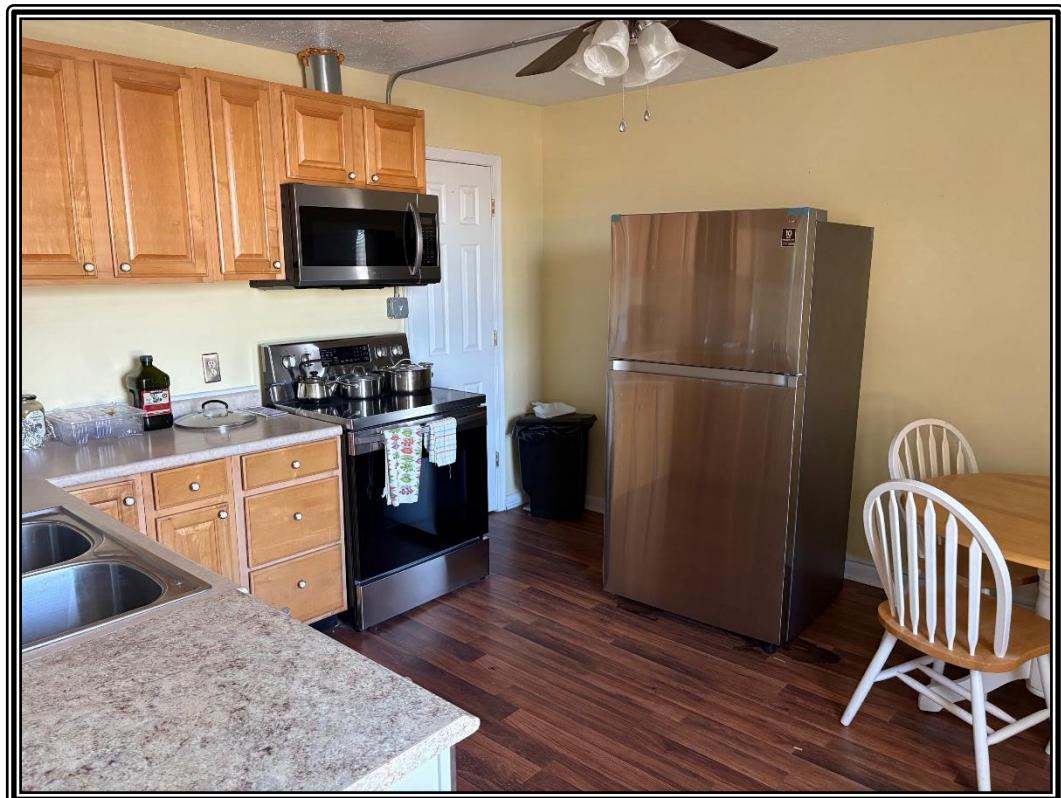
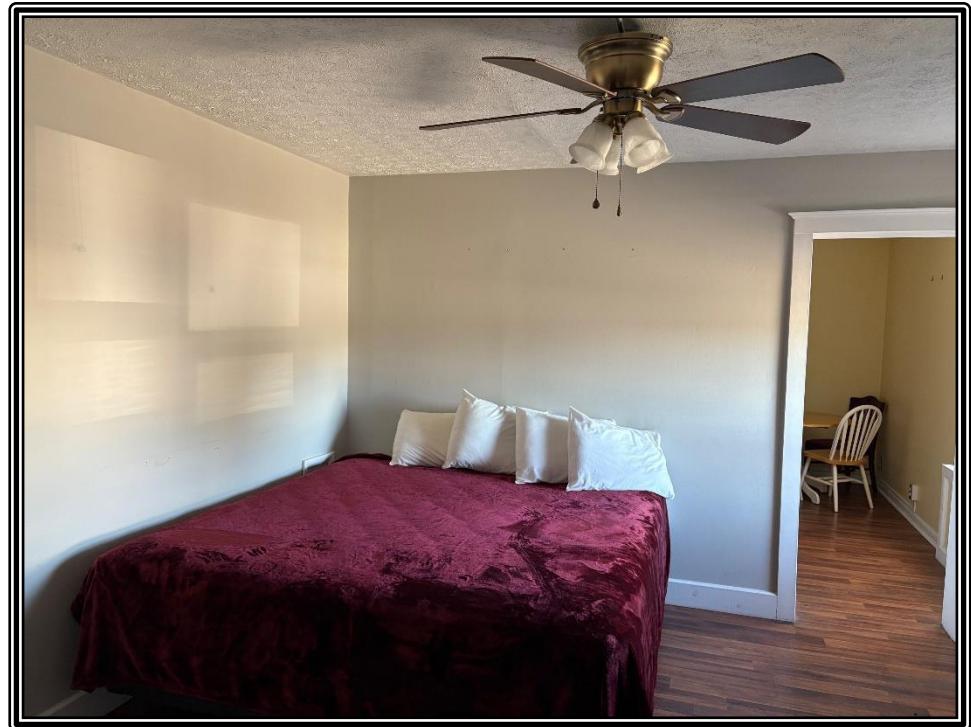


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Campana
Waltz **WEST**
Commercial Real Estate



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6493 Richmond Road
Williamsburg, Virginia

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Campana
Waltz WEST
Commercial Real Estate

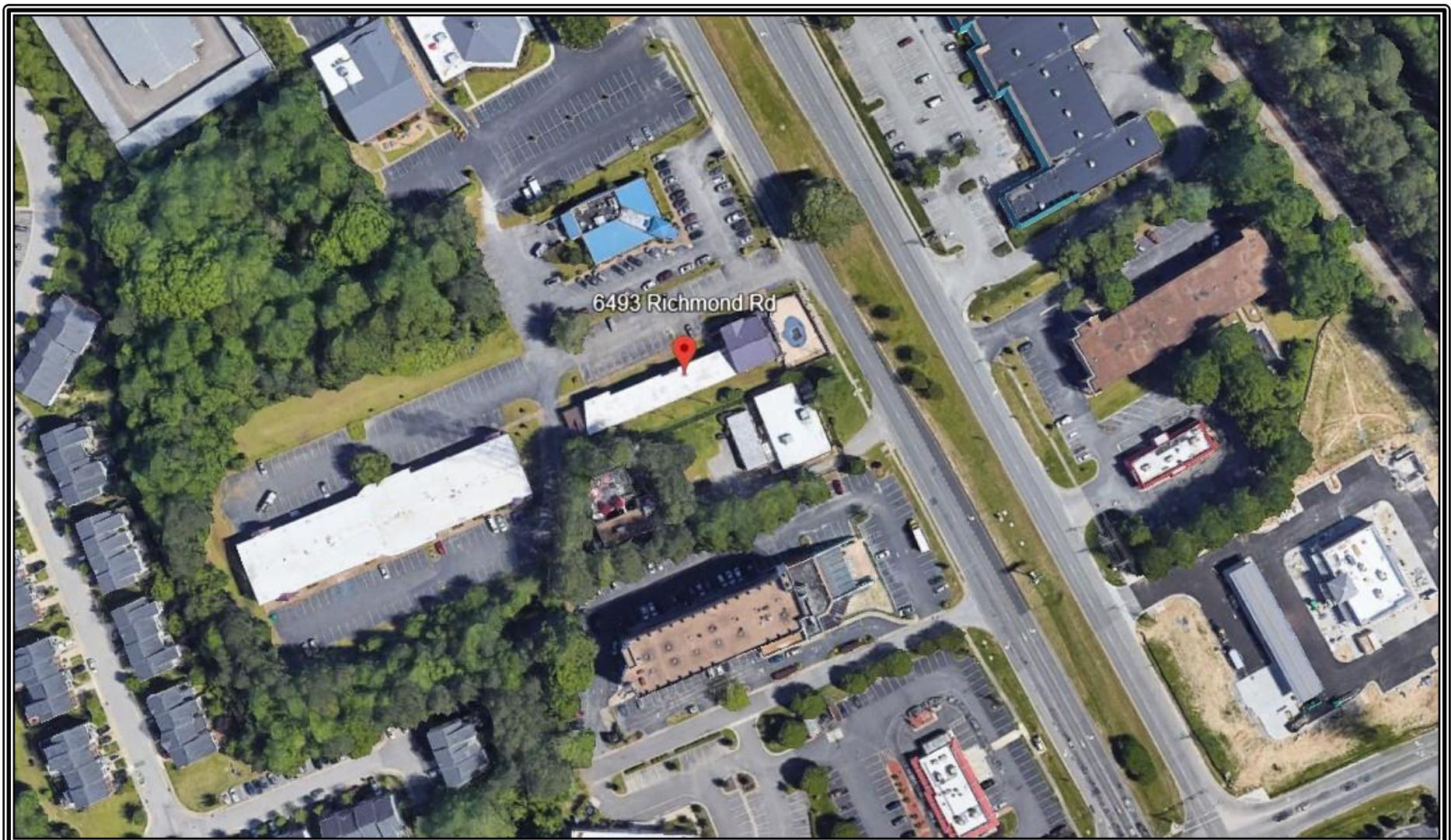
Room Layout

6493 Richmond Road, Williamsburg, Virginia

FIRST BUILDING SECOND FLOOR											
RENTABLE ROOMS						RENTABLE ROOMS					
201	202	203	204	205	206	207	208	209	210	211	212
213	214	215	216	217	218	219	220	221	222	223	224
225	226	227	228	229	230	231	232	233	234	235	236
237	238	239	240	241	242	243	244	245	246	247	248
249	250	251	252	253	254	255	256	257	258	259	260
261	262	263	264	265	266	267	268	269	270	271	272
273	274	275	276	277	278	279	280	281	282	283	284
285	286	287	288	289	290	291	292	293	294	295	296
297	298	299	300	301	302	303	304	305	306	307	308
309	310	311	312	313	314	315	316	317	318	319	320
321	322	323	324	325	326	327	328	329	330	331	332
333	334	335	336	337	338	339	340	341	342	343	344
345	346	347	348	349	350	351	352	353	354	355	356
357	358	359	360	361	362	363	364	365	366	367	368
369	370	371	372	373	374	375	376	377	378	379	380
381	382	383	384	385	386	387	388	389	390	391	392
393	394	395	396	397	398	399	400	401	402	403	404
405	406	407	408	409	410	411	412	413	414	415	416
417	418	419	420	421	422	423	424	425	426	427	428
429	430	431	432	433	434	435	436	437	438	439	440
441	442	443	444	445	446	447	448	449	450	451	452
453	454	455	456	457	458	459	460	461	462	463	464
465	466	467	468	469	470	471	472	473	474	475	476
477	478	479	480	481	482	483	484	485	486	487	488
489	490	491	492	493	494	495	496	497	498	499	500
501	502	503	504	505	506	507	508	509	510	511	512
513	514	515	516	517	518	519	520	521	522	523	524
525	526	527	528	529	530	531	532	533	534	535	536
537	538	539	540	541	542	543	544	545	546	547	548
549	550	551	552	553	554	555	556	557	558	559	560
561	562	563	564	565	566	567	568	569	570	571	572
573	574	575	576	577	578	579	580	581	582	583	584
585	586	587	588	589	590	591	592	593	594	595	596
597	598	599	600	601	602	603	604	605	606	607	608
609	610	611	612	613	614	615	616	617	618	619	620
621	622	623	624	625	626	627	628	629	630	631	632
633	634	635	636	637	638	639	640	641	642	643	644
645	646	647	648	649	650	651	652	653	654	655	656
657	658	659	660	661	662	663	664	665	666	667	668
669	670	671	672	673	674	675	676	677	678	679	680
681	682	683	684	685	686	687	688	689	690	691	692
693	694	695	696	697	698	699	700	701	702	703	704
705	706	707	708	709	710	711	712	713	714	715	716
717	718	719	720	721	722	723	724	725	726	727	728
729	730	731	732	733	734	735	736	737	738	739	740
741	742	743	744	745	746	747	748	749	750	751	752
753	754	755	756	757	758	759	760	761	762	763	764
765	766	767	768	769	770	771	772	773	774	775	776
777	778	779	780	781	782	783	784	785	786	787	788
789	790	791	792	793	794	795	796	797	798	799	800
801	802	803	804	805	806	807	808	809	810	811	812
813	814	815	816	817	818	819	820	821	822	823	824
825	826	827	828	829	830	831	832	833	834	835	836
837	838	839	840	841	842	843	844	845	846	847	848
849	850	851	852	853	854	855	856	857	858	859	860
861	862	863	864	865	866	867	868	869	870	871	872
873	874	875	876	877	878	879	880	881	882	883	884
885	886	887	888	889	890	891	892	893	894	895	896
897	898	899	900	901	902	903	904	905	906	907	908
909	910	911	912	913	914	915	916	917	918	919	920
921	922	923	924	925	926	927	928	929	930	931	932
933	934	935	936	937	938	939	940	941	942	943	944
945	946	947	948	949	950	951	952	953	954	955	956
957	958	959	960	961	962	963	964	965	966	967	968
969	970	971	972	973	974	975	976	977	978	979	980
981	982	983	984	985	986	987	988	989	990	991	992
993	994	995	996	997	998	999	999	999	999	999	999
999	999	999	999	999	999	999	999	999	999	999	999

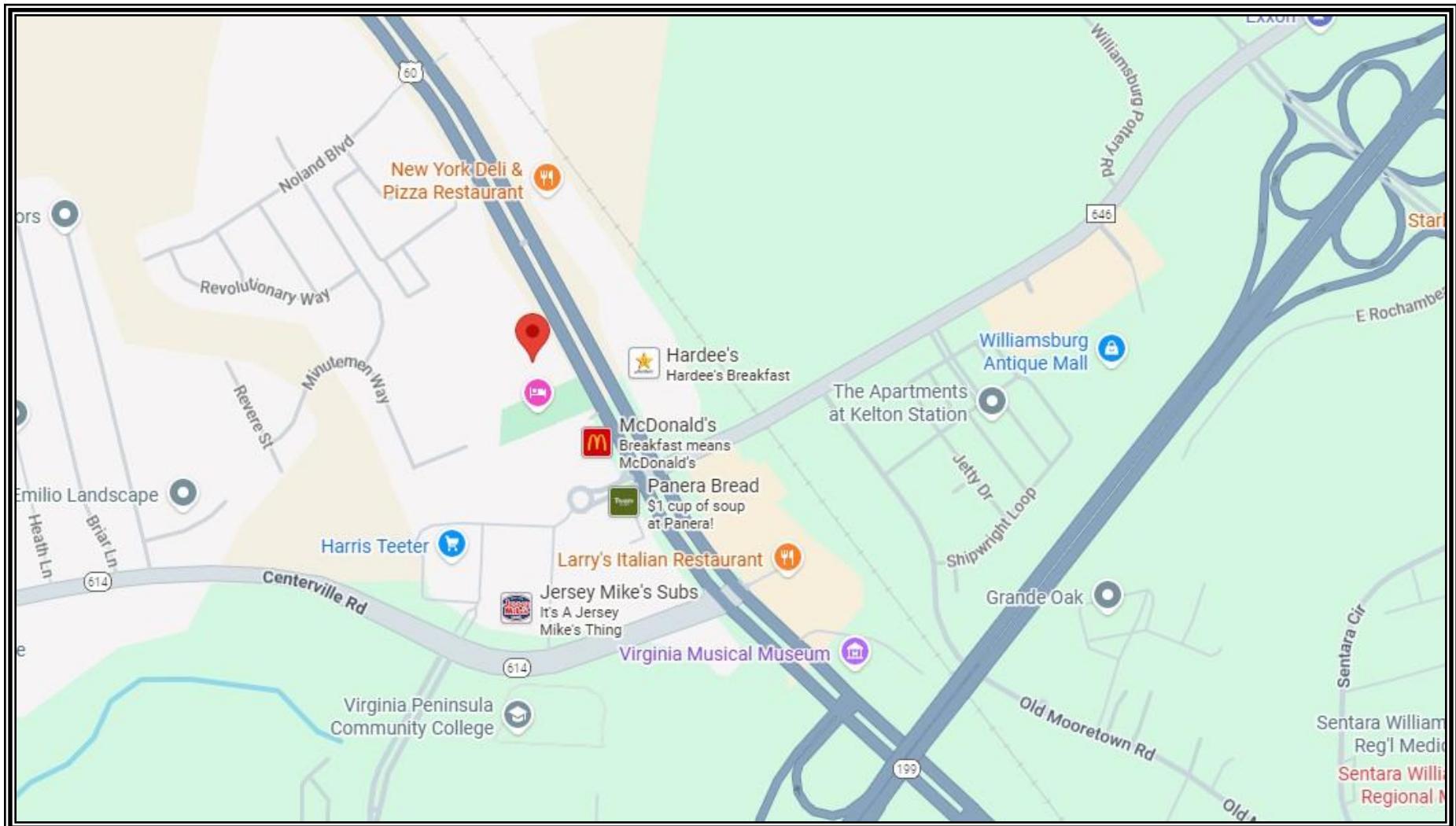
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6493 Richmond Road
Williamsburg, Virginia



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6493 Richmond Road, 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	
	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, 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: -

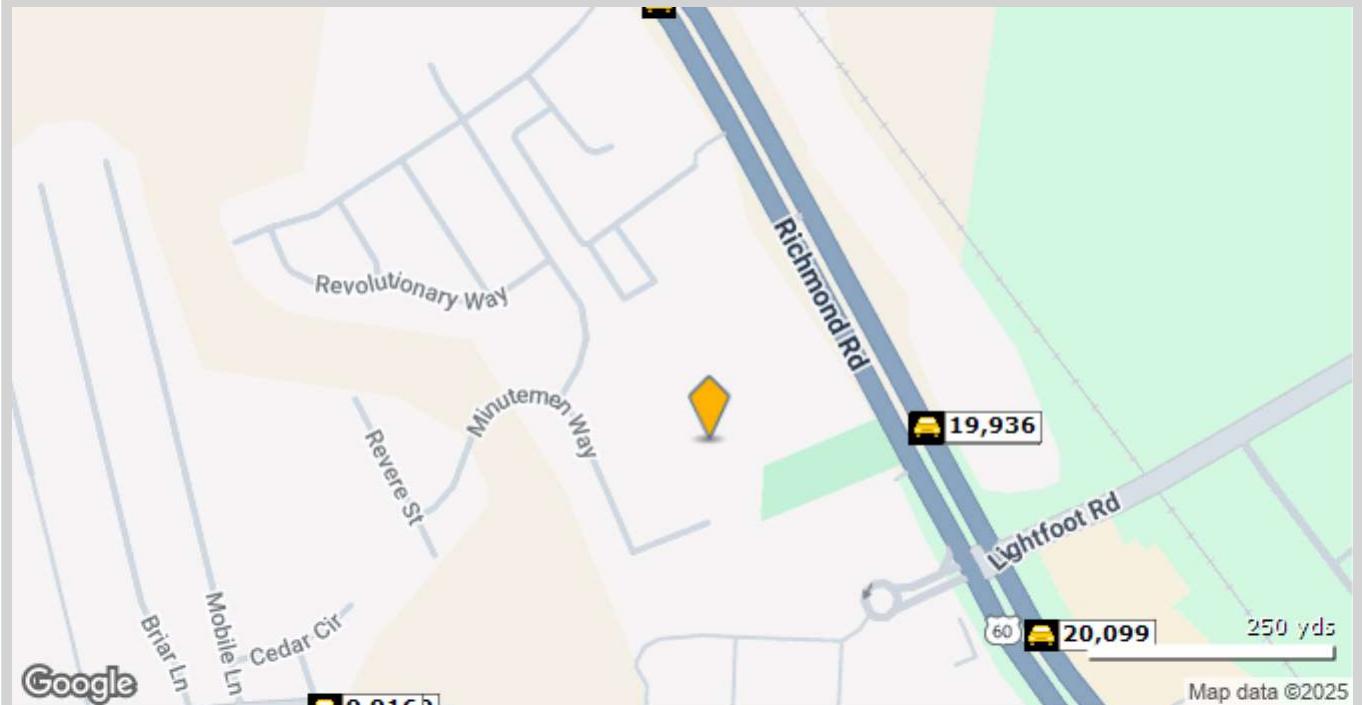
RBA: **86,500 SF**

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

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: -



Description	2020	2024	2029
Population	2,376	2,530	2,763
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%
Age 15+	2,051 86.32%	2,179 86.13%	2,364 85.56%
Age 20+	1,944 81.82%	2,072 81.90%	2,237 80.96%
Age 65+	804 33.84%	876 34.62%	959 34.71%
Median Age	53	52	51
Average Age	47.90	48.00	48.10

Population By Race	2,376	2,530	2,763
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

Motel Zuma			
6493 Richmond Rd, Williamsburg, VA 23188			
Description	2020	2024	2029
Population by Race (Hispanic)	161	173	189
White	34 21.12%	36 20.81%	40 21.16%
Black	8 4.97%	9 5.20%	9 4.76%
Am. Indian & Alaskan	2 1.24%	2 1.16%	3 1.59%
Asian	1 0.62%	1 0.58%	1 0.53%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	117 72.67%	126 72.83%	137 72.49%
Household by Household Income	1,033	1,100	1,199
<\$25,000	113 10.94%	47 4.27%	49 4.09%
\$25,000 - \$50,000	159 15.39%	184 16.73%	205 17.10%
\$50,000 - \$75,000	163 15.78%	224 20.36%	257 21.43%
\$75,000 - \$100,000	173 16.75%	211 19.18%	234 19.52%
\$100,000 - \$125,000	129 12.49%	150 13.64%	164 13.68%
\$125,000 - \$150,000	75 7.26%	98 8.91%	109 9.09%
\$150,000 - \$200,000	126 12.20%	88 8.00%	79 6.59%
\$200,000+	95 9.20%	98 8.91%	102 8.51%
Average Household Income	\$105,569	\$105,533	\$103,219
Median Household Income	\$86,777	\$86,255	\$84,455

Demographic Summary Report

Motel Zuma

6493 Richmond Rd, Williamsburg, VA 23188

Building Type: Hospitality	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: 86,500 SF	Rent/SF/Yr: -		
Typical Floor: 32,500 SF			
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

Demographic Market Comparison Report

1 mile radius

Motel Zuma

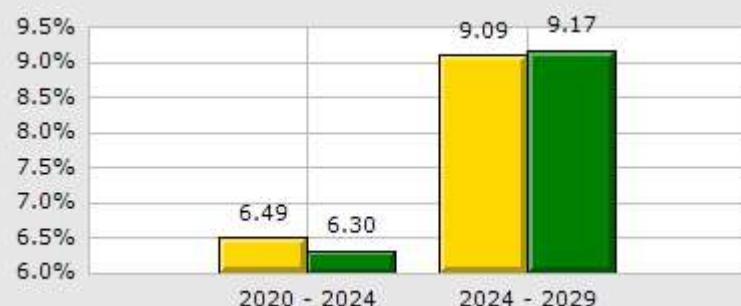
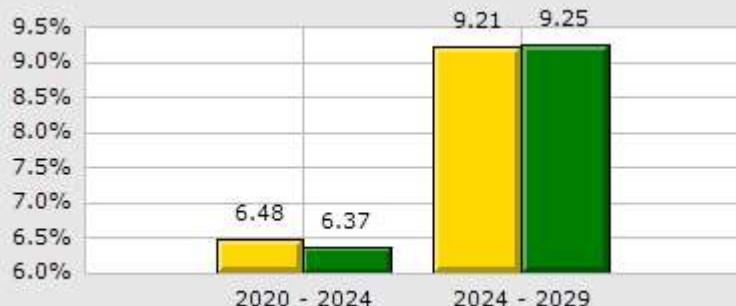
6493 Richmond Rd, Williamsburg, VA 23188

Type: Hospitality/Hotel
County: James City

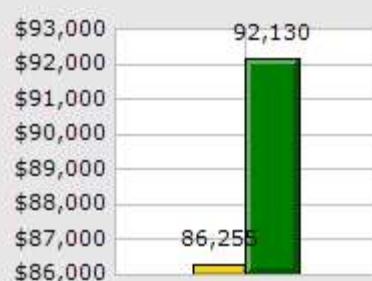
1 Mile
County

Population Growth

Household Growth



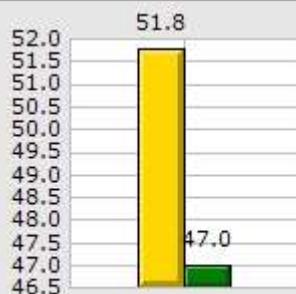
2024 Med Household Inc



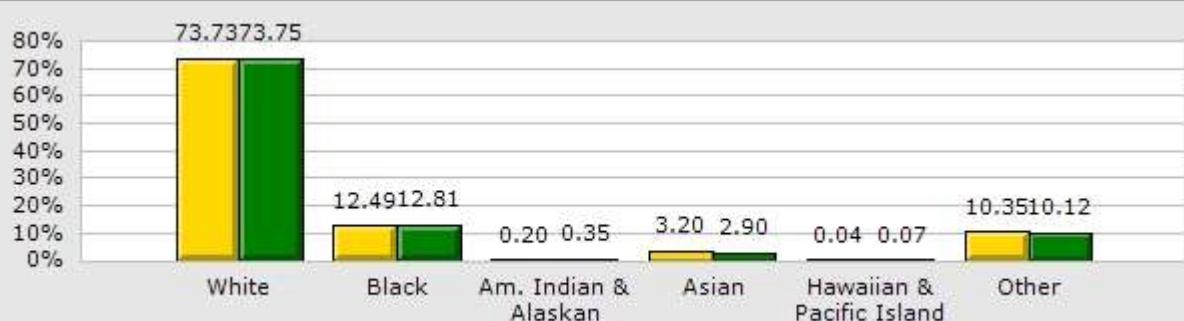
2024 Households by Household Income



2024 Median Age



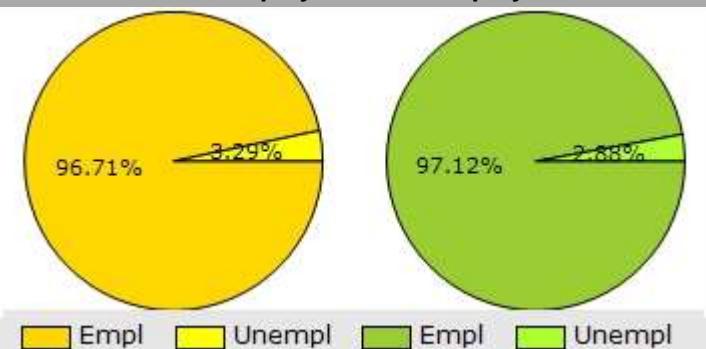
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



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			
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 Age			
Age 0 - 4	120	4.74%	1,262
Age 5 - 9	123	4.86%	1,295
Age 10 - 14	110	4.35%	1,252
Age 15 - 19	107	4.23%	1,243
Age 20 - 24	114	4.51%	1,309
Age 25 - 29	101	3.99%	1,166
Age 30 - 34	113	4.47%	1,231
Age 35 - 39	163	6.44%	1,593
Age 40 - 44	153	6.05%	1,493
Age 45 - 49	116	4.58%	1,195
Age 50 - 54	131	5.18%	1,382
Age 55 - 59	120	4.74%	1,329
Age 60 - 64	185	7.31%	1,737
Age 65 - 69	240	9.49%	1,932
Age 70 - 74	250	9.88%	1,798
Age 75 - 79	188	7.43%	1,412
Age 80 - 84	112	4.43%	889
Age 85+	86	3.40%	745
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

Motel Zuma						
6493 Richmond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	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%
Population by Hispanic Origin	2,530		24,264		53,726	
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%
2024 Median Age, Male	49.00		44.00		41.30	
2024 Average Age, Male	46.00		43.00		41.90	
2024 Median Age, Female	54.30		48.20		45.10	
2024 Average Age, Female	49.70		46.40		45.20	
2024 Population by Occupation Classification	2,157		20,205		45,275	
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%
Households by Marital Status						
Married	642		5,463		11,232	
Married No Children	502		3,935		8,014	
Married w/Children	141		1,527		3,218	
2024 Population by Education	2,151		19,385		41,307	
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

Motel Zuma						
6493 Richmond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	1,100		10,268		21,456	
<\$25,000	47	4.27%	1,220	11.88%	2,507	11.68%
\$25,000 - \$50,000	184	16.73%	2,081	20.27%	3,657	17.04%
\$50,000 - \$75,000	224	20.36%	1,903	18.53%	3,635	16.94%
\$75,000 - \$100,000	211	19.18%	1,387	13.51%	3,044	14.19%
\$100,000 - \$125,000	150	13.64%	1,054	10.26%	2,349	10.95%
\$125,000 - \$150,000	98	8.91%	904	8.80%	2,147	10.01%
\$150,000 - \$200,000	88	8.00%	713	6.94%	1,596	7.44%
\$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	
2024 Occupied Housing	1,100		10,267		21,456	
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%
2020 Housing Units	1,086		10,560		22,246	
1 Unit	1,001	92.17%	7,803	73.89%	16,084	72.30%
2 - 4 Units	21	1.93%	403	3.82%	1,047	4.71%
5 - 19 Units	45	4.14%	1,853	17.55%	3,327	14.96%
20+ Units	19	1.75%	501	4.74%	1,788	8.04%
2024 Housing Value	902		7,207		14,325	
<\$100,000	24	2.66%	149	2.07%	239	1.67%
\$100,000 - \$200,000	44	4.88%	541	7.51%	930	6.49%
\$200,000 - \$300,000	231	25.61%	2,051	28.46%	3,685	25.72%
\$300,000 - \$400,000	289	32.04%	1,988	27.58%	3,121	21.79%
\$400,000 - \$500,000	187	20.73%	1,317	18.27%	2,549	17.79%
\$500,000 - \$1,000,000	127	14.08%	1,138	15.79%	3,686	25.73%
\$1,000,000+	0	0.00%	23	0.32%	115	0.80%
2024 Median Home Value	\$352,595		\$343,385		\$373,966	
2024 Housing Units by Yr Built	1,140		10,712		22,461	
Built 2010+	472	41.40%	2,182	20.37%	4,572	20.36%
Built 2000 - 2010	291	25.53%	2,733	25.51%	6,597	29.37%
Built 1990 - 1999	141	12.37%	2,237	20.88%	4,346	19.35%
Built 1980 - 1989	130	11.40%	1,812	16.92%	3,307	14.72%
Built 1970 - 1979	77	6.75%	1,156	10.79%	1,915	8.53%
Built 1960 - 1969	19	1.67%	307	2.87%	894	3.98%
Built 1950 - 1959	3	0.26%	128	1.19%	373	1.66%
Built <1949	7	0.61%	157	1.47%	457	2.03%
2024 Median Year Built	2006		1997		1999	

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