

**For Lease**  
**Retail / Office**  
**761 Scotland Street**  
**Williamsburg, Virginia**



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

757.209.2990

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This offer subject to errors and omissions, or withdrawal, without notice.*

**Campana**  
Waltz WEST  
Commercial Real Estate

**For Lease**  
**Prime Location - Retail/Office**  
**761 Scotland Street**  
**Williamsburg, Virginia**

**Location:** 761 Scotland Street, Williamsburg, Virginia

**Description:** Centrally located in Downtown Williamsburg, Virginia. This is located adjacent to the iconic original Paul's Deli and directly across the street from The College of William & Mary's Zable Football Stadium. Walking distance to restaurants, retail, the College of William & Mary, City Hall, Merchants Square, Colonial Williamsburg (averages 3 million + visitors each year). Currently, over 500,000 people are included in this market area. Household incomes average \$79,000 and nearly 51,000 households reporting incomes of \$100,000 +. Ideal for retail or office use! This is a rare find located within City limits!

**Available:** 1,500 - 3,000 Square Feet

**Year Built:** 1940

**Lease Rate:** \$5,500 Per Month/NNN for 3,000 Square Feet  
-Or-  
\$3,000 Per Month/NNN for 1,500 Square Feet

**Zoning:** B-1 – Downtown Business District

**General Information:**

- Building signage available
- Rare opportunity
- Well-established area
- Surrounded by numerous retailers and solid residential neighborhoods.

**Also included:**

- Additional Photographs
- Aerial Maps
- Location Map
- Zoning Information
- Demographic Information

**For Additional Information, Please Contact:**



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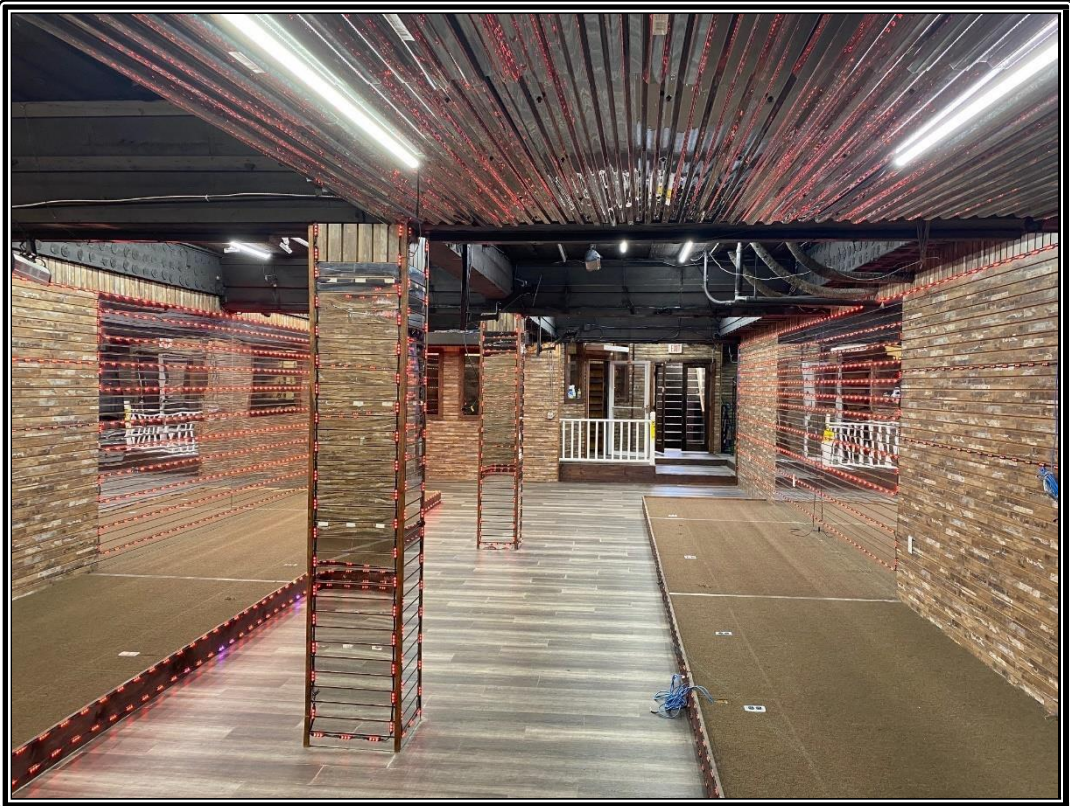
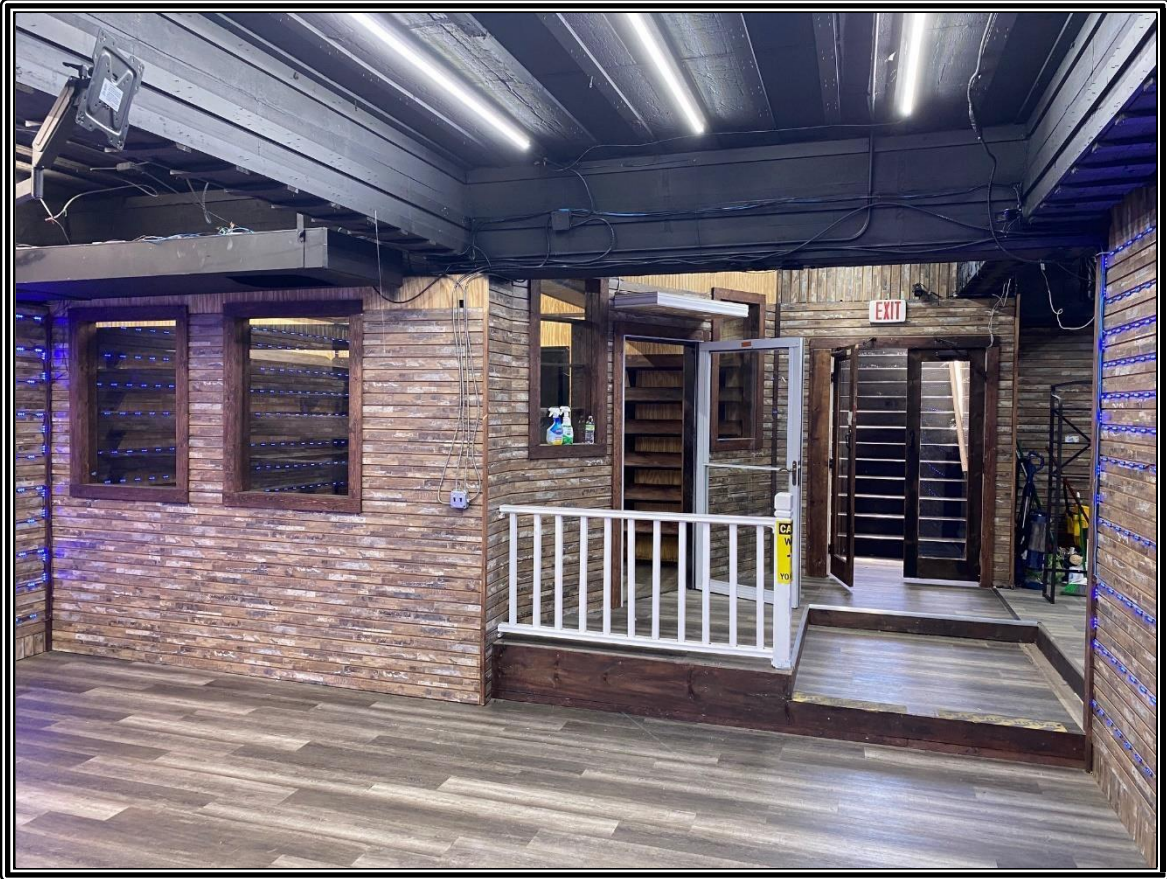
761 Scotland Street, Williamsburg, Virginia



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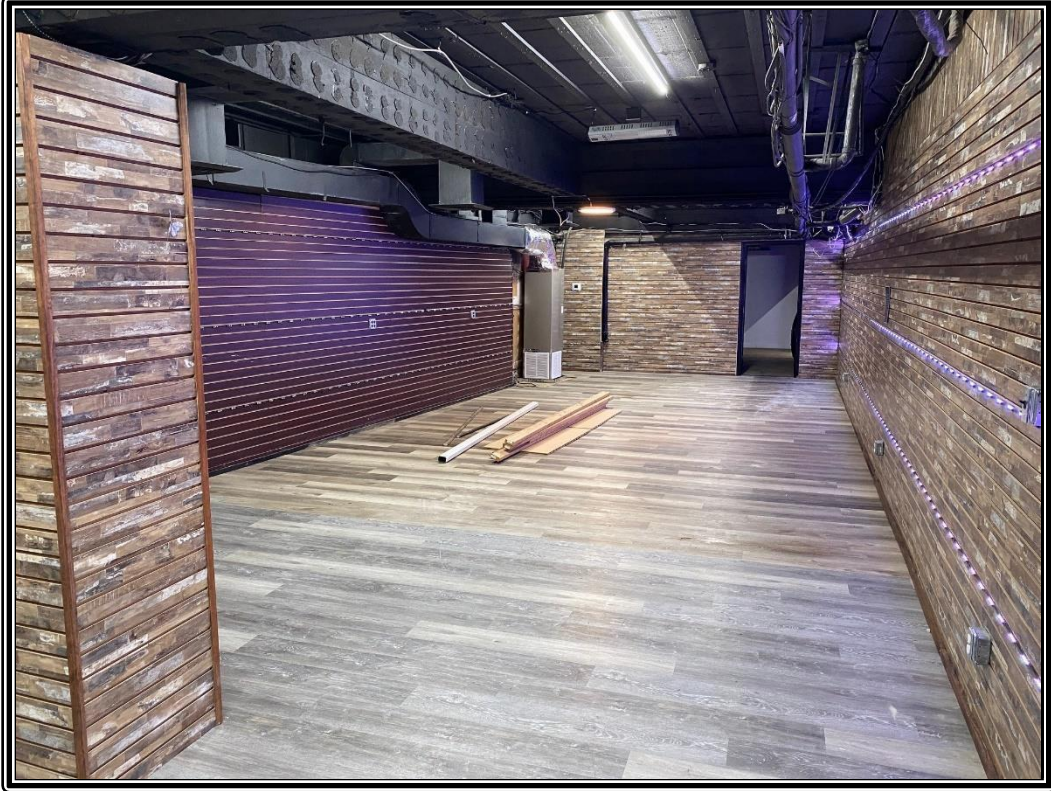
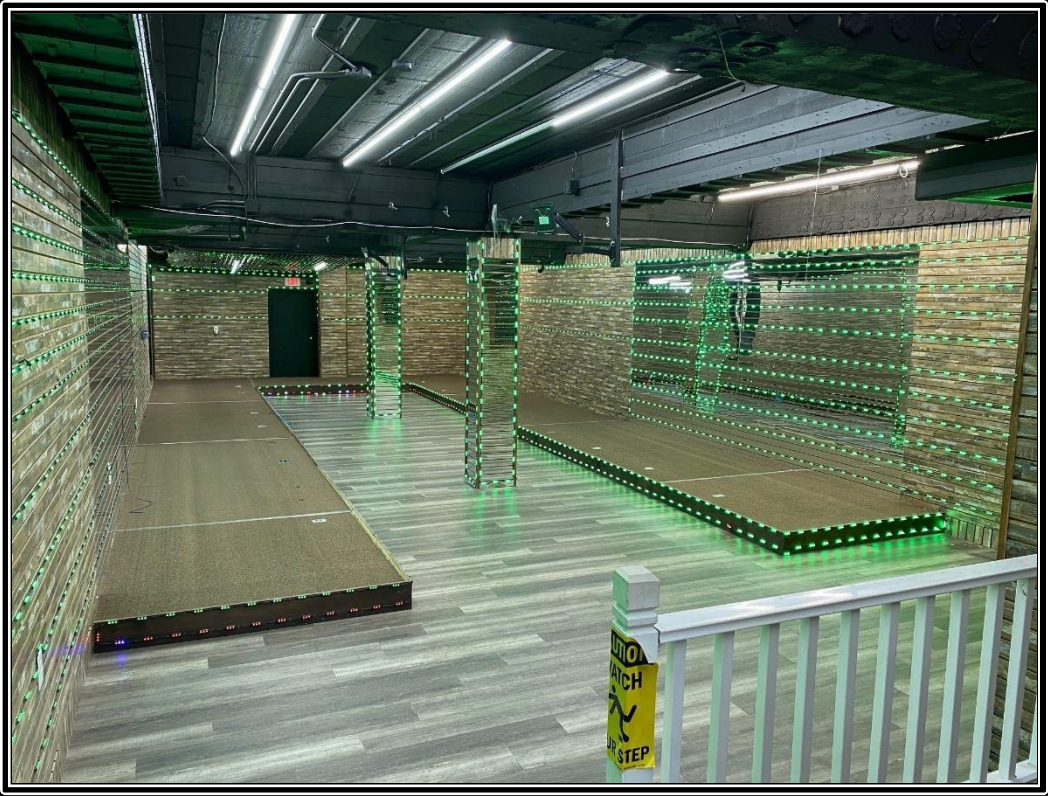
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761 Scotland Street, Williamsburg, Virginia



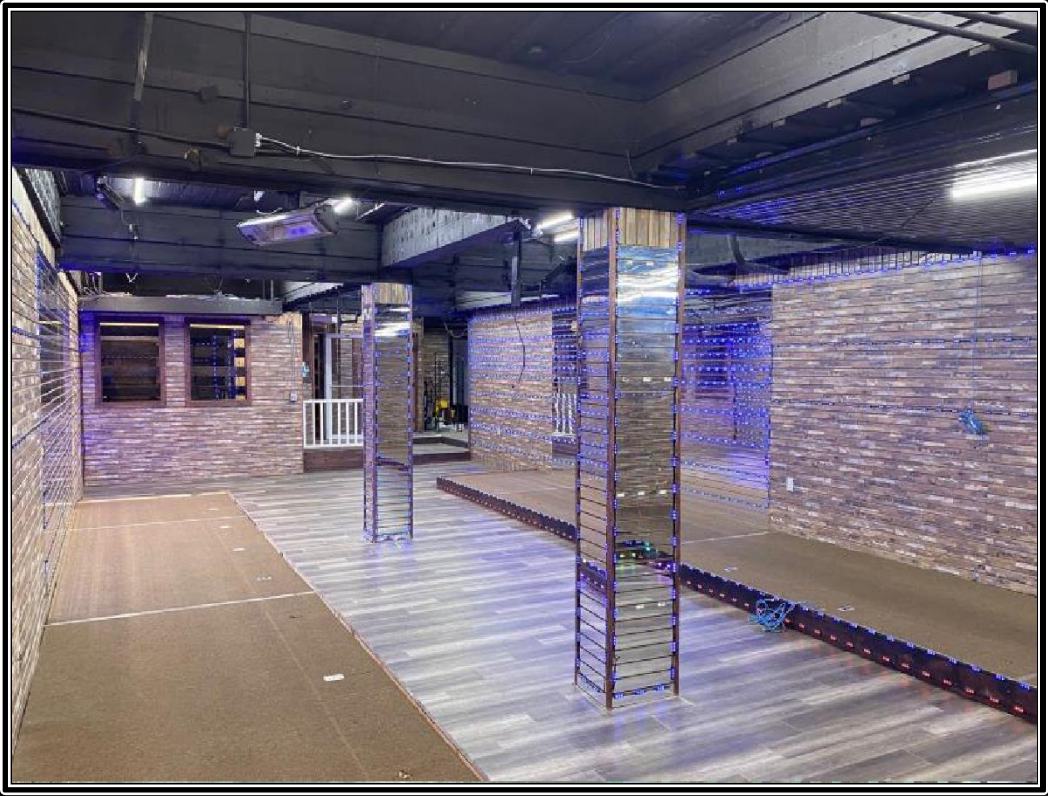
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# 761 Scotland Street, Williamsburg, Virginia



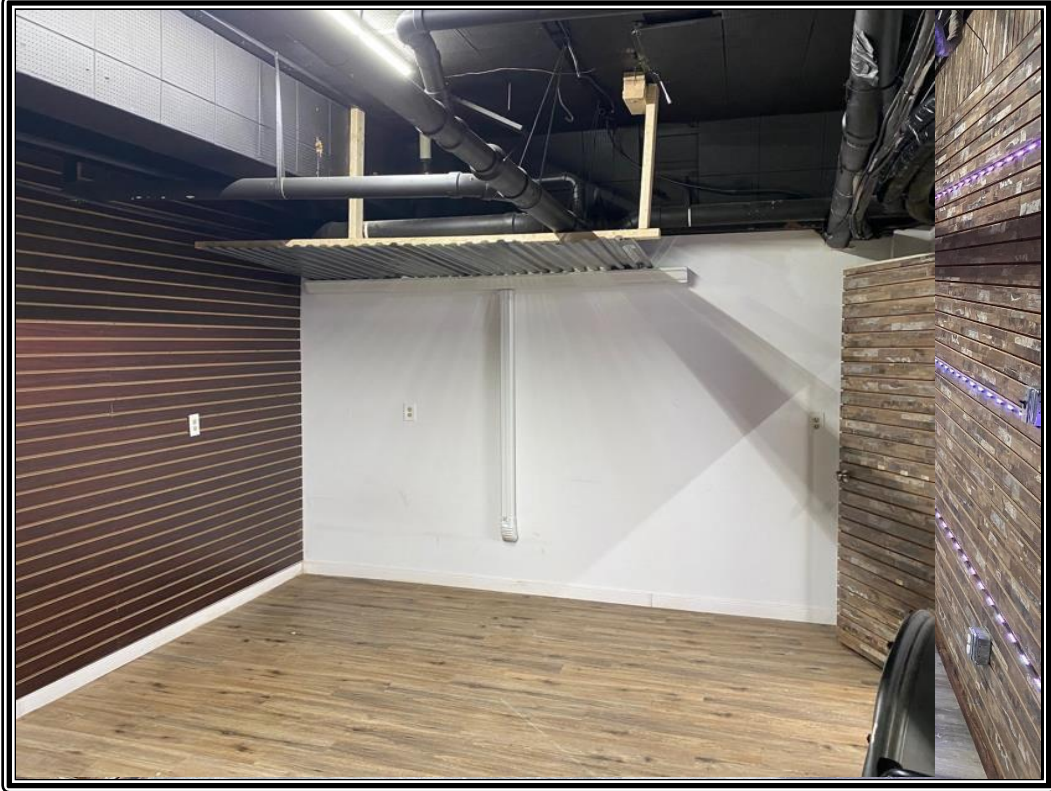
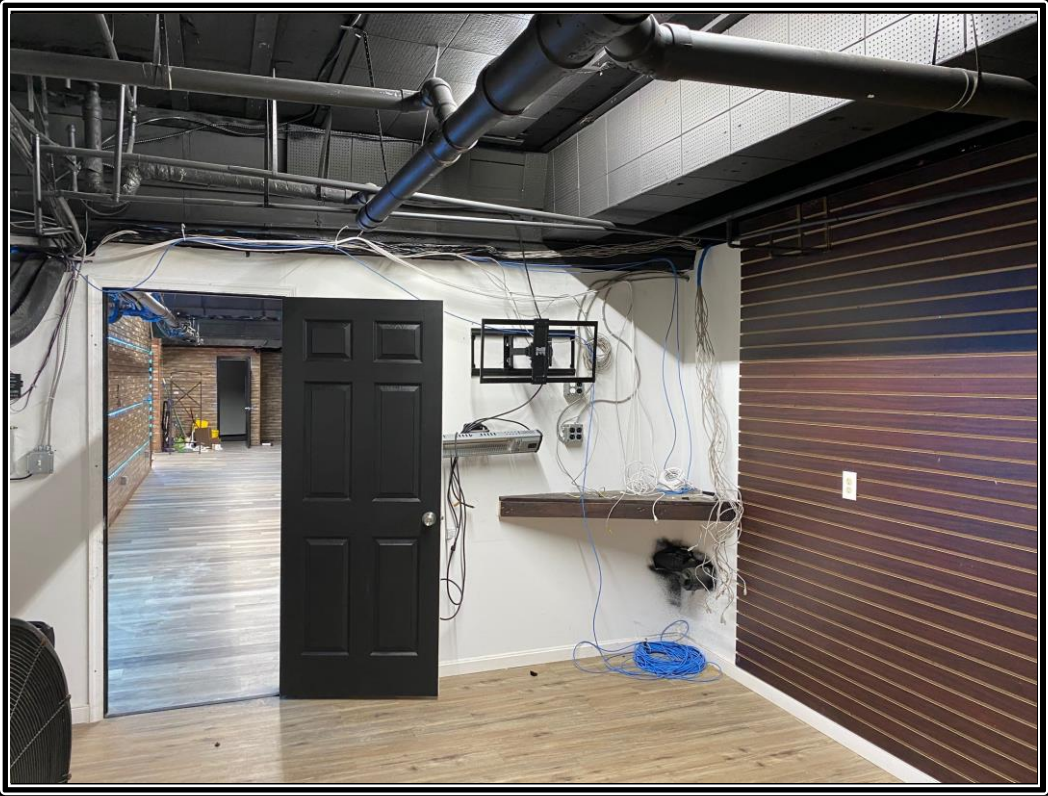
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# 761 Scotland Street, Williamsburg, Virginia



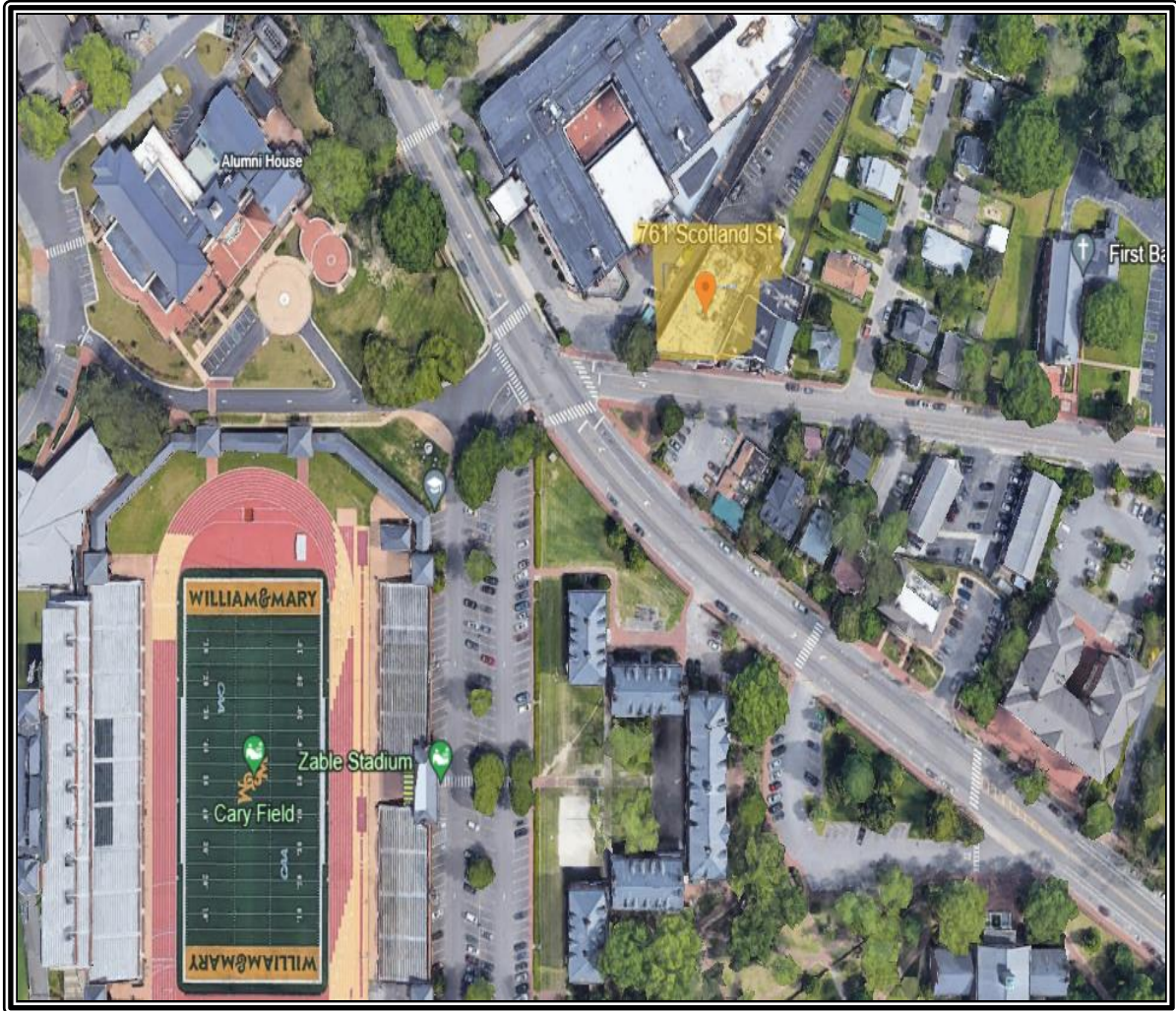
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# 761 Scotland Street Williamsburg, Virginia



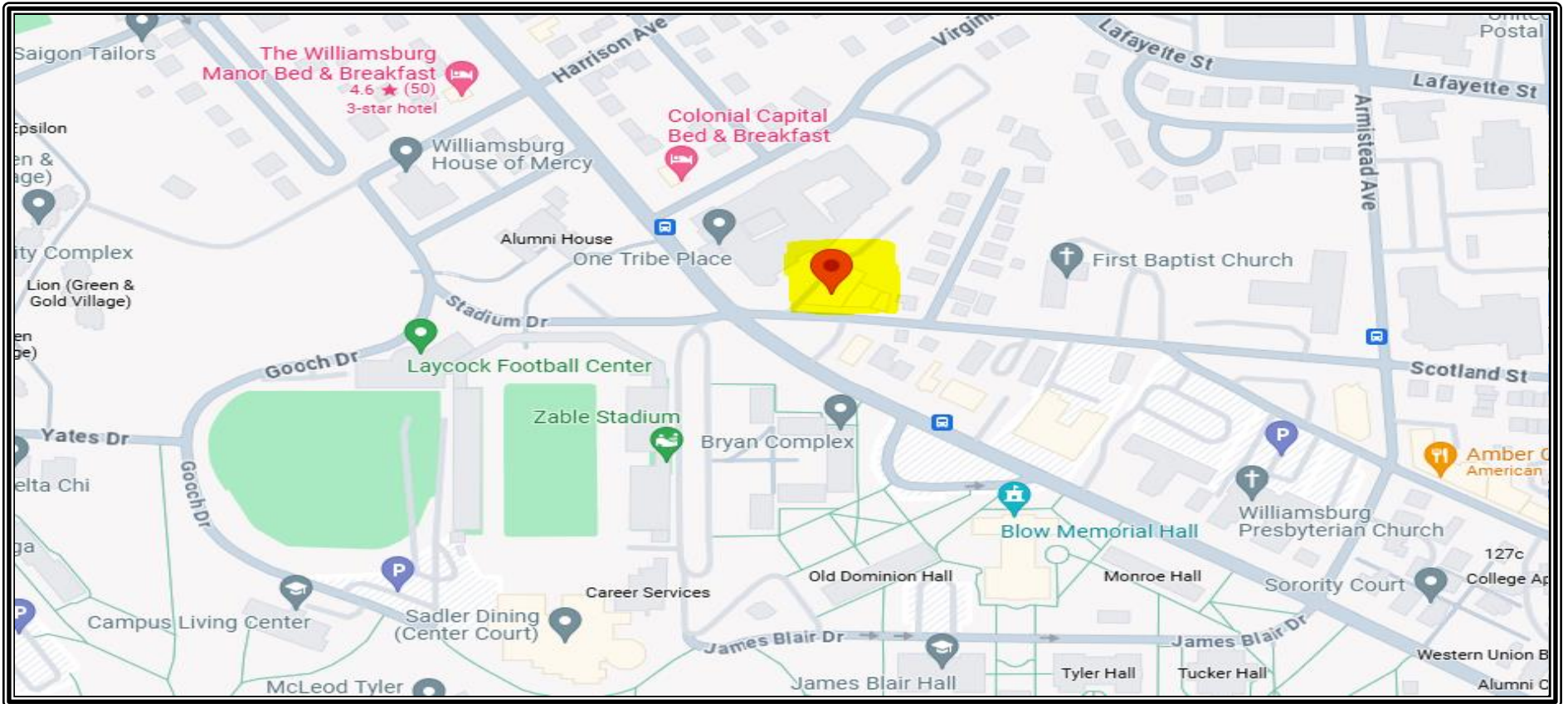
The Property is highlighted in yellow.  
For illustration purposes only.

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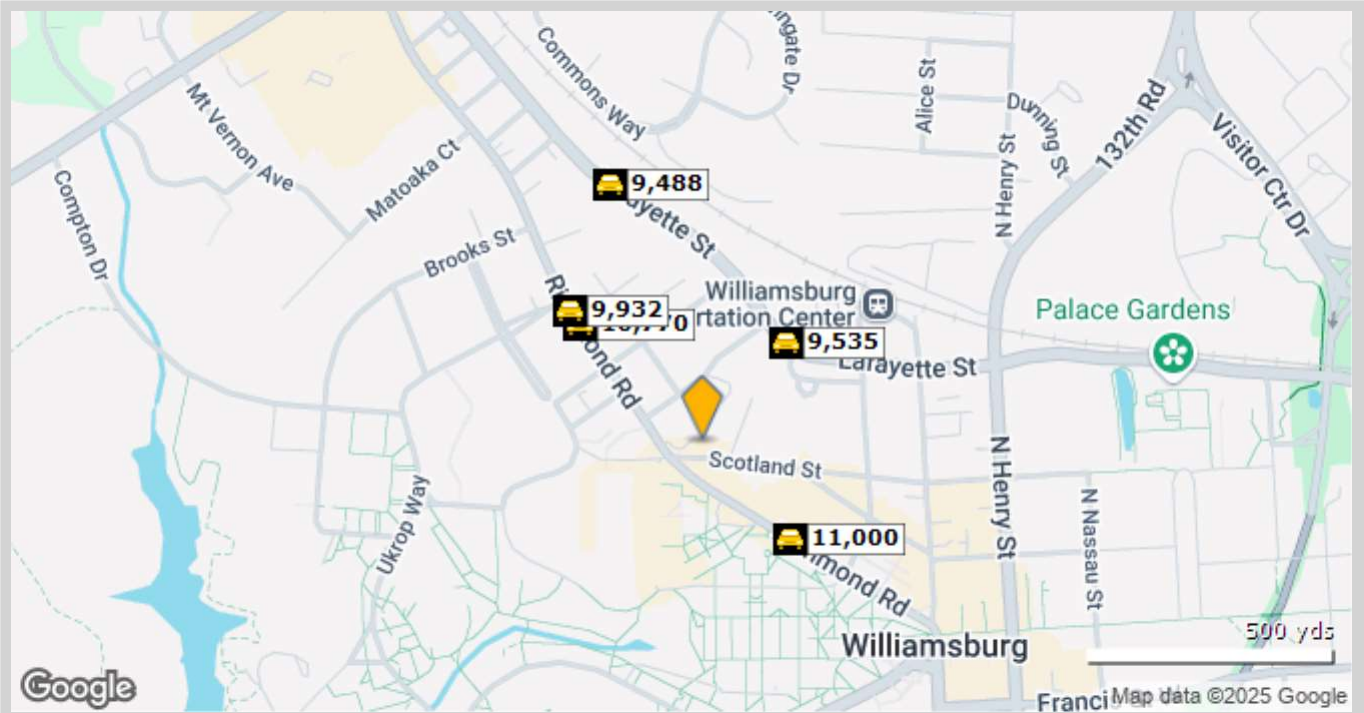


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# Traffic Count Report

761-765 Scotland St, Williamsburg, VA 23186

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **6,603 SF**  
 Year Built: **1940**  
 Total Available: **3,000 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$22.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Richmond Rd	James Blair Dr	0.08 SE	2022	10,725	MPSI	.15
2	Richmond Rd	James Blair Dr	0.08 SE	2020	11,000	MPSI	.15
3	Lafayette St	Harriett Tubman Dr	0.01 SE	2022	9,225	MPSI	.16
4	Lafayette St	Harriett Tubman Dr	0.01 SE	2018	9,436	MPSI	.16
5	Lafayette St	Harriett Tubman Dr	0.01 SE	2020	9,535	MPSI	.16
6	Richmond Rd	Nelson Ave	0.01 NW	2022	10,915	MPSI	.20
7	Richmond Rd	Nelson Ave	0.01 NW	2020	10,770	MPSI	.20
8	Richmond Road	Dillard St	0.01 NW	2022	9,932	MPSI	.22
9	Lafayette St	Wythe Ave	0.09 NW	2018	9,540	MPSI	.32
10	Lafayette St	Wythe Ave	0.09 NW	2022	9,488	MPSI	.32

# Demographic Trend Report

1 Mile Radius

761-765 Scotland St, Williamsburg, VA 23186

Building Type: **General Retail**      Total Available: **3,000 SF**  
 Secondary: **Storefront**      % Leased: **100%**  
 GLA: **6,603 SF**      Rent/SF/Yr: **\$22.00**  
 Year Built: **1940**



Description	2020	2024	2029
<b>Population</b>	<b>7,698</b>	<b>8,463</b>	<b>9,257</b>
Age 0 - 4	142 1.84%	494 5.84%	964 10.41%
Age 5 - 9	150 1.95%	217 2.56%	574 6.20%
Age 10 - 14	124 1.61%	147 1.74%	301 3.25%
Age 15 - 19	2,203 28.62%	1,431 16.91%	593 6.41%
Age 20 - 24	2,567 33.35%	2,396 28.31%	1,389 15.00%
Age 25 - 29	239 3.10%	1,164 13.75%	1,632 17.63%
Age 30 - 34	245 3.18%	411 4.86%	1,148 12.40%
Age 35 - 39	181 2.35%	224 2.65%	591 6.38%
Age 40 - 44	148 1.92%	180 2.13%	302 3.26%
Age 45 - 49	133 1.73%	157 1.86%	196 2.12%
Age 50 - 54	175 2.27%	178 2.10%	172 1.86%
Age 55 - 59	215 2.79%	215 2.54%	184 1.99%
Age 60 - 64	249 3.23%	239 2.82%	205 2.21%
Age 65 - 69	260 3.38%	264 3.12%	227 2.45%
Age 70 - 74	210 2.73%	238 2.81%	228 2.46%
Age 75 - 79	171 2.22%	191 2.26%	202 2.18%
Age 80 - 84	135 1.75%	149 1.76%	154 1.66%
Age 85+	153 1.99%	169 2.00%	196 2.12%
<b>Age 15+</b>	<b>7,284 94.62%</b>	<b>7,606 89.87%</b>	<b>7,419 80.14%</b>
<b>Age 20+</b>	<b>5,081 66.00%</b>	<b>6,175 72.96%</b>	<b>6,826 73.74%</b>
<b>Age 65+</b>	<b>929 12.07%</b>	<b>1,011 11.95%</b>	<b>1,007 10.88%</b>
<b>Median Age</b>	<b>22</b>	<b>24</b>	<b>28</b>
<b>Average Age</b>	<b>30.80</b>	<b>31.00</b>	<b>30.80</b>
<b>Population By Race</b>	<b>7,698</b>	<b>8,463</b>	<b>9,257</b>
White	3,175 41.24%	3,553 41.98%	3,888 42.00%
Black	3,671 47.69%	3,958 46.77%	4,329 46.76%
Am. Indian & Alaskan	14 0.18%	16 0.19%	18 0.19%
Asian	218 2.83%	244 2.88%	264 2.85%
Hawaiian & Pacific Islander	4 0.05%	4 0.05%	4 0.04%
Other	612 7.95%	689 8.14%	754 8.15%

# Demographic Trend Report

1 Mile Radius

761-765 Scotland St, Williamsburg, VA 23186

Description	2020	2024	2029
<b>Population by Race (Hispanic)</b>	<b>473</b>	<b>526</b>	<b>577</b>
White	65 13.74%	67 12.74%	74 12.82%
Black	13 2.75%	14 2.66%	16 2.77%
Am. Indian & Alaskan	7 1.48%	8 1.52%	9 1.56%
Asian	3 0.63%	3 0.57%	3 0.52%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	386 81.61%	435 82.70%	475 82.32%
<b>Household by Household Income</b>	<b>1,764</b>	<b>2,116</b>	<b>2,377</b>
<\$25,000	331 18.76%	476 22.50%	550 23.14%
\$25,000 - \$50,000	338 19.16%	453 21.41%	535 22.51%
\$50,000 - \$75,000	274 15.53%	206 9.74%	198 8.33%
\$75,000 - \$100,000	205 11.62%	283 13.37%	321 13.50%
\$100,000 - \$125,000	139 7.88%	128 6.05%	142 5.97%
\$125,000 - \$150,000	154 8.73%	89 4.21%	79 3.32%
\$150,000 - \$200,000	138 7.82%	243 11.48%	287 12.07%
\$200,000+	185 10.49%	238 11.25%	265 11.15%
<b>Average Household Income</b>	<b>\$96,808</b>	<b>\$96,229</b>	<b>\$95,370</b>
<b>Median Household Income</b>	<b>\$69,454</b>	<b>\$64,000</b>	<b>\$60,234</b>

# Demographic Summary Report

761-765 Scotland St, Williamsburg, VA 23186

Building Type: **General Retail**      Total Available: **3,000 SF**  
 Secondary: **Storefront**              % Leased: **100%**  
 GLA: **6,603 SF**                          Rent/SF/Yr: **\$22.00**  
 Year Built: **1940**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	9,257	47,012	84,477
2024 Estimate	8,463	43,213	77,576
2020 Census	7,698	40,221	71,723
Growth 2024 - 2029	9.38%	8.79%	8.90%
Growth 2020 - 2024	9.94%	7.44%	8.16%
<b>2024 Population by Hispanic Origin</b>	527	3,179	5,365
<b>2024 Population</b>	8,463	43,213	77,576
White	3,553 41.98%	27,097 62.71%	52,512 67.69%
Black	3,958 46.77%	9,765 22.60%	13,985 18.03%
Am. Indian & Alaskan	16 0.19%	117 0.27%	203 0.26%
Asian	244 2.88%	1,522 3.52%	2,744 3.54%
Hawaiian & Pacific Island	4 0.05%	50 0.12%	86 0.11%
Other	689 8.14%	4,662 10.79%	8,045 10.37%
U.S. Armed Forces	58	379	1,526
<b>Households</b>			
2029 Projection	2,377	18,760	33,883
2024 Estimate	2,116	17,078	30,943
2020 Census	1,762	15,716	28,426
Growth 2024 - 2029	12.33%	9.85%	9.50%
Growth 2020 - 2024	20.09%	8.67%	8.85%
Owner Occupied	932 44.05%	9,416 55.14%	19,967 64.53%
Renter Occupied	1,184 55.95%	7,662 44.86%	10,976 35.47%
<b>2024 Households by HH Income</b>	2,116	17,079	30,943
Income: <\$25,000	476 22.50%	2,063 12.08%	3,324 10.74%
Income: \$25,000 - \$50,000	453 21.41%	2,911 17.04%	4,760 15.38%
Income: \$50,000 - \$75,000	206 9.74%	3,085 18.06%	5,420 17.52%
Income: \$75,000 - \$100,000	283 13.37%	2,336 13.68%	4,210 13.61%
Income: \$100,000 - \$125,000	128 6.05%	2,003 11.73%	3,763 12.16%
Income: \$125,000 - \$150,000	89 4.21%	1,285 7.52%	2,854 9.22%
Income: \$150,000 - \$200,000	243 11.48%	1,186 6.94%	2,413 7.80%
Income: \$200,000+	238 11.25%	2,210 12.94%	4,199 13.57%
<b>2024 Avg Household Income</b>	\$96,229	\$107,218	\$112,239
<b>2024 Med Household Income</b>	\$64,000	\$80,142	\$86,683

# Demographic Market Comparison Report

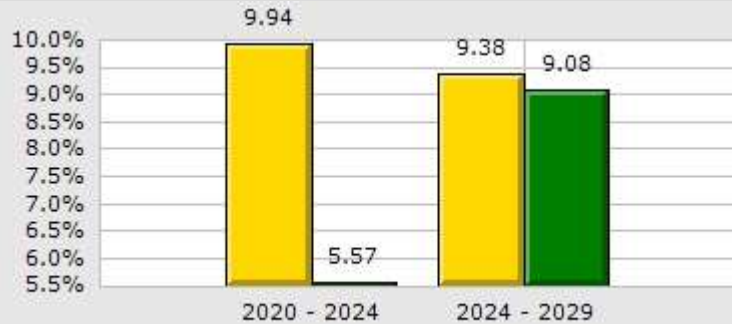
1 mile radius

761-765 Scotland St, Williamsburg, VA 23186

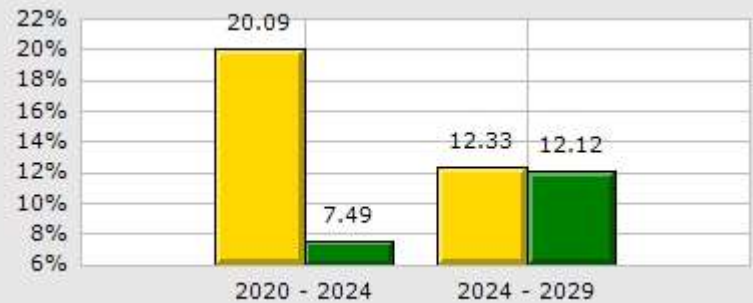
Type: **Retail/Storefront**  
County: **Williamsburg**

■ 1 Mile  
■ County

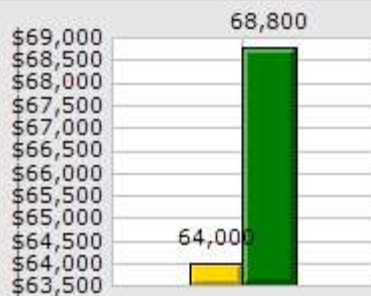
**Population Growth**



**Household Growth**



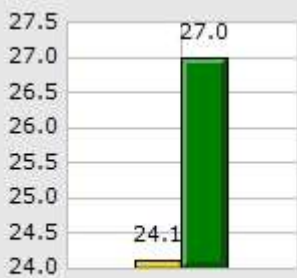
**2024 Med Household Inc**



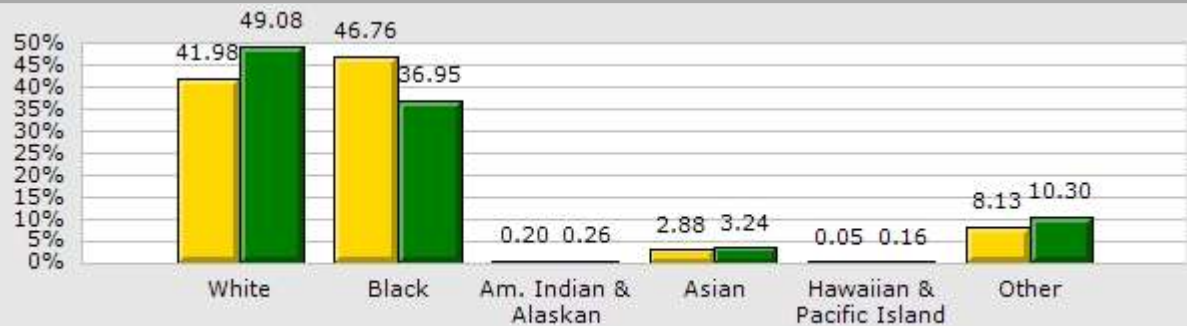
**2024 Households by Household Income**



**2024 Median Age**



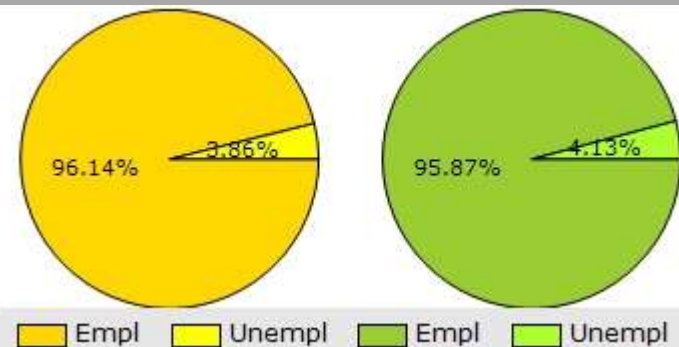
**2024 Population by Race**



**2024 Renter vs. Owner**



**2024 Employed vs. Unemployed**



# Demographic Market Comparison Report

1 mile radius

761-765 Scotland St, Williamsburg, VA 23186

Type: **Retail/Storefront**  
 County: **Williamsburg**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2020 - 2024	9.94%		5.57%	
Growth 2024 - 2029	9.38%		9.08%	
Empl	3,440	96.14%	6,785	95.87%
Unempl	138	3.86%	292	4.13%
<b>2024 Population by Race</b>				
	<b>8,464</b>		<b>16,284</b>	
White	3,553	41.98%	7,993	49.08%
Black	3,958	46.76%	6,017	36.95%
Am. Indian & Alaskan	17	0.20%	43	0.26%
Asian	244	2.88%	528	3.24%
Hawaiian & Pacific Island	4	0.05%	26	0.16%
Other	688	8.13%	1,677	10.30%
<b>Household Growth</b>				
Growth 2020 - 2024	20.09%		7.49%	
Growth 2024 - 2029	12.33%		12.12%	
Renter Occupied	1,184	55.95%	3,227	58.38%
Owner Occupied	932	44.05%	2,301	41.62%
<b>2024 Households by Household Income</b>				
	<b>2,116</b>		<b>5,528</b>	
Income <\$25K	476	22.50%	1,040	18.81%
Income \$25K - \$50K	453	21.41%	1,020	18.45%
Income \$50K - \$75K	206	9.74%	940	17.00%
Income \$75K - \$100K	283	13.37%	786	14.22%
Income \$100K - \$125K	128	6.05%	437	7.91%
Income \$125K - \$150K	89	4.21%	263	4.76%
Income \$150K - \$200K	243	11.48%	437	7.91%
Income \$200K+	238	11.25%	605	10.94%
2024 Med Household Inc	\$64,000		\$68,800	
2024 Median Age	24.10		27.00	

# Demographic Detail Report

761-765 Scotland St, Williamsburg, VA 23186

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Growth 2020 - 2024	9.94%	7.44%	8.16%
<b>2024 Population by Age</b>			
	<b>8,463</b>	<b>43,213</b>	<b>77,576</b>
Age 0 - 4	494 5.84%	2,306 5.34%	3,990 5.14%
Age 5 - 9	217 2.56%	1,884 4.36%	3,700 4.77%
Age 10 - 14	147 1.74%	1,718 3.98%	3,498 4.51%
Age 15 - 19	1,431 16.91%	3,337 7.72%	5,185 6.68%
Age 20 - 24	2,396 28.31%	4,987 11.54%	7,078 9.12%
Age 25 - 29	1,164 13.75%	3,422 7.92%	5,059 6.52%
Age 30 - 34	411 4.86%	2,490 5.76%	4,026 5.19%
Age 35 - 39	224 2.65%	2,480 5.74%	4,458 5.75%
Age 40 - 44	180 2.13%	2,249 5.20%	4,278 5.51%
Age 45 - 49	157 1.86%	1,902 4.40%	3,655 4.71%
Age 50 - 54	178 2.10%	2,129 4.93%	4,181 5.39%
Age 55 - 59	215 2.54%	2,176 5.04%	4,070 5.25%
Age 60 - 64	239 2.82%	2,461 5.70%	4,883 6.29%
Age 65 - 69	264 3.12%	2,485 5.75%	5,151 6.64%
Age 70 - 74	238 2.81%	2,224 5.15%	4,738 6.11%
Age 75 - 79	191 2.26%	1,823 4.22%	3,885 5.01%
Age 80 - 84	149 1.76%	1,363 3.15%	2,714 3.50%
Age 85+	169 2.00%	1,778 4.11%	3,027 3.90%
Age 65+	1,011 11.95%	9,673 22.38%	19,515 25.16%
<b>Median Age</b>	<b>24.10</b>	<b>37.90</b>	<b>42.10</b>
<b>Average Age</b>	<b>31.00</b>	<b>41.10</b>	<b>42.90</b>



# Demographic Detail Report

761-765 Scotland St, Williamsburg, VA 23186

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population By Race</b>	<b>8,463</b>	<b>43,213</b>	<b>77,576</b>
White	3,553 41.98%	27,097 62.71%	52,512 67.69%
Black	3,958 46.77%	9,765 22.60%	13,985 18.03%
Am. Indian & Alaskan	16 0.19%	117 0.27%	203 0.26%
Asian	244 2.88%	1,522 3.52%	2,744 3.54%
Hawaiian & Pacific Island	4 0.05%	50 0.12%	86 0.11%
Other	689 8.14%	4,662 10.79%	8,045 10.37%
<b>Population by Hispanic Origin</b>	<b>8,463</b>	<b>43,213</b>	<b>77,576</b>
Non-Hispanic Origin	7,937 93.78%	40,034 92.64%	72,210 93.08%
Hispanic Origin	526 6.22%	3,179 7.36%	5,365 6.92%
<b>2024 Median Age, Male</b>	<b>22.60</b>	<b>36.70</b>	<b>40.30</b>
<b>2024 Average Age, Male</b>	<b>29.70</b>	<b>39.70</b>	<b>41.30</b>
<b>2024 Median Age, Female</b>	<b>24.90</b>	<b>39.00</b>	<b>43.80</b>
<b>2024 Average Age, Female</b>	<b>32.10</b>	<b>42.40</b>	<b>44.40</b>
<b>2024 Population by Occupation Classification</b>	<b>7,318</b>	<b>36,638</b>	<b>65,350</b>
Civilian Employed	3,440 47.01%	19,489 53.19%	34,880 53.37%
Civilian Unemployed	138 1.89%	733 2.00%	1,304 2.00%
Civilian Non-Labor Force	3,682 50.31%	16,063 43.84%	27,765 42.49%
Armed Forces	58 0.79%	353 0.96%	1,401 2.14%
<b>Households by Marital Status</b>			
Married	667	7,428	15,752
Married No Children	494	5,225	11,063
Married w/Children	174	2,202	4,689
<b>2024 Population by Education</b>	<b>4,522</b>	<b>31,875</b>	<b>58,700</b>
Some High School, No Diploma	182 4.02%	1,254 3.93%	1,849 3.15%
High School Grad (Incl Equivalency)	805 17.80%	5,292 16.60%	9,568 16.30%
Some College, No Degree	1,124 24.86%	7,420 23.28%	14,207 24.20%
Associate Degree	745 16.48%	2,894 9.08%	4,575 7.79%
Bachelor Degree	870 19.24%	7,831 24.57%	15,024 25.59%
Advanced Degree	796 17.60%	7,184 22.54%	13,477 22.96%

## Demographic Detail Report

761-765 Scotland St, Williamsburg, VA 23186						
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population by Occupation</b>	<b>6,049</b>		<b>35,560</b>		<b>64,216</b>	
Real Estate & Finance	54	0.89%	907	2.55%	1,938	3.02%
Professional & Management	1,568	25.92%	11,614	32.66%	21,550	33.56%
Public Administration	238	3.93%	1,468	4.13%	2,608	4.06%
Education & Health	1,312	21.69%	6,069	17.07%	10,257	15.97%
Services	914	15.11%	3,238	9.11%	5,486	8.54%
Information	33	0.55%	259	0.73%	382	0.59%
Sales	917	15.16%	4,381	12.32%	7,793	12.14%
Transportation	20	0.33%	169	0.48%	237	0.37%
Retail	397	6.56%	2,201	6.19%	3,985	6.21%
Wholesale	24	0.40%	360	1.01%	823	1.28%
Manufacturing	92	1.52%	938	2.64%	2,328	3.63%
Production	258	4.27%	1,537	4.32%	2,569	4.00%
Construction	40	0.66%	875	2.46%	1,482	2.31%
Utilities	91	1.50%	666	1.87%	1,100	1.71%
Agriculture & Mining	3	0.05%	78	0.22%	132	0.21%
Farming, Fishing, Forestry	0	0.00%	68	0.19%	117	0.18%
Other Services	88	1.45%	732	2.06%	1,429	2.23%
<b>2024 Worker Travel Time to Job</b>	<b>2,906</b>		<b>17,284</b>		<b>31,670</b>	
<30 Minutes	2,400	82.59%	12,714	73.56%	22,397	70.72%
30-60 Minutes	358	12.32%	3,252	18.82%	6,514	20.57%
60+ Minutes	148	5.09%	1,318	7.63%	2,759	8.71%
<b>2020 Households by HH Size</b>	<b>1,760</b>		<b>15,715</b>		<b>28,427</b>	
1-Person Households	697	39.60%	5,169	32.89%	8,048	28.31%
2-Person Households	614	34.89%	5,863	37.31%	11,368	39.99%
3-Person Households	212	12.05%	2,097	13.34%	3,881	13.65%
4-Person Households	133	7.56%	1,474	9.38%	3,012	10.60%
5-Person Households	53	3.01%	655	4.17%	1,305	4.59%
6-Person Households	28	1.59%	279	1.78%	514	1.81%
7 or more Person Households	23	1.31%	178	1.13%	299	1.05%
<b>2024 Average Household Size</b>	<b>2.00</b>		<b>2.20</b>		<b>2.30</b>	
<b>Households</b>						
2029 Projection	2,377		18,760		33,883	
2024 Estimate	2,116		17,078		30,943	
2020 Census	1,762		15,716		28,426	
Growth 2024 - 2029	12.33%		9.85%		9.50%	
Growth 2020 - 2024	20.09%		8.67%		8.85%	

# Demographic Detail Report

761-765 Scotland St, Williamsburg, VA 23186						
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Households by HH Income</b>	<b>2,116</b>		<b>17,079</b>		<b>30,943</b>	
<\$25,000	476	22.50%	2,063	12.08%	3,324	10.74%
\$25,000 - \$50,000	453	21.41%	2,911	17.04%	4,760	15.38%
\$50,000 - \$75,000	206	9.74%	3,085	18.06%	5,420	17.52%
\$75,000 - \$100,000	283	13.37%	2,336	13.68%	4,210	13.61%
\$100,000 - \$125,000	128	6.05%	2,003	11.73%	3,763	12.16%
\$125,000 - \$150,000	89	4.21%	1,285	7.52%	2,854	9.22%
\$150,000 - \$200,000	243	11.48%	1,186	6.94%	2,413	7.80%
\$200,000+	238	11.25%	2,210	12.94%	4,199	13.57%
<b>2024 Avg Household Income</b>	<b>\$96,229</b>		<b>\$107,218</b>		<b>\$112,239</b>	
<b>2024 Med Household Income</b>	<b>\$64,000</b>		<b>\$80,142</b>		<b>\$86,683</b>	
<b>2024 Occupied Housing</b>	<b>2,116</b>		<b>17,078</b>		<b>30,943</b>	
Owner Occupied	932	44.05%	9,416	55.14%	19,967	64.53%
Renter Occupied	1,184	55.95%	7,662	44.86%	10,976	35.47%
<b>2020 Housing Units</b>	<b>2,360</b>		<b>17,971</b>		<b>32,513</b>	
1 Unit	1,372	58.14%	11,586	64.47%	23,003	70.75%
2 - 4 Units	340	14.41%	1,579	8.79%	2,141	6.59%
5 - 19 Units	443	18.77%	2,965	16.50%	4,888	15.03%
20+ Units	205	8.69%	1,841	10.24%	2,481	7.63%
<b>2024 Housing Value</b>	<b>932</b>		<b>9,415</b>		<b>19,968</b>	
<\$100,000	10	1.07%	111	1.18%	188	0.94%
\$100,000 - \$200,000	60	6.44%	948	10.07%	1,516	7.59%
\$200,000 - \$300,000	187	20.06%	2,363	25.10%	4,166	20.86%
\$300,000 - \$400,000	127	13.63%	2,221	23.59%	5,032	25.20%
\$400,000 - \$500,000	103	11.05%	1,467	15.58%	3,256	16.31%
\$500,000 - \$1,000,000	437	46.89%	2,092	22.22%	5,351	26.80%
\$1,000,000+	8	0.86%	213	2.26%	459	2.30%
<b>2024 Median Home Value</b>	<b>\$479,611</b>		<b>\$357,879</b>		<b>\$381,756</b>	
<b>2024 Housing Units by Yr Built</b>	<b>2,360</b>		<b>18,022</b>		<b>32,593</b>	
Built 2010+	334	14.15%	2,781	15.43%	4,712	14.46%
Built 2000 - 2010	279	11.82%	3,873	21.49%	7,843	24.06%
Built 1990 - 1999	219	9.28%	2,886	16.01%	6,363	19.52%
Built 1980 - 1989	448	18.98%	3,089	17.14%	6,103	18.72%
Built 1970 - 1979	230	9.75%	1,945	10.79%	3,505	10.75%
Built 1960 - 1969	399	16.91%	1,742	9.67%	2,098	6.44%
Built 1950 - 1959	227	9.62%	1,218	6.76%	1,416	4.34%
Built <1949	224	9.49%	488	2.71%	553	1.70%
<b>2024 Median Year Built</b>	<b>1981</b>		<b>1991</b>		<b>1993</b>	

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## Sec. 21-292. Permitted uses.

The uses permitted in the downtown business district B-1 are as follows:

- (1) Single-family detached dwellings.
- (2) Duplex dwellings.
  - (2.1) Food trucks in accordance with Section 21-622.
- (3) Multifamily dwellings. Private streets and driveways shall be constructed in accordance with section 21-783(4).
- (4) Automobile rental agencies with no storage of vehicles on the premises.
- (5) Bake shops.
- (6) Banks and financial institutions.
- (7) Churches and other permanent buildings used for religious worship.
- (8) Convenience service establishments such as, but not limited to, barbershops, beauty parlors and spas, tailors, shoe repair shops, self-service Laundromats, and laundry and dry cleaning establishments.
- (9) Convenience stores without gasoline sales.
- (10) Day care centers.
  - (10.1) Fitness studios.
- (11) Hotels/motels and timeshare units with ten or less bedrooms. Hotels/motels are further regulated by chapter 9, Licenses, Permits and Business Regulations.
- (12) Libraries.
  - (12.1) Medical and dental offices and clinics.
- (13) Museums and art galleries.
- (14) Offices in buildings with a gross floor area not exceeding 50,000 square feet.
- (15) Parking lots as a principal use.
- (16) Playgrounds, parks and unlighted athletic fields owned and/or operated by the City of Williamsburg.
- (17) Printing and photocopying shops.
- (18) Public art approved through the City's public arts program.
  - (18.1) Public buildings owned and/or operated by the City of Williamsburg.
- (19) Restaurants.
- (20) Retail sales establishments in buildings with a gross floor area not exceeding 50,000 square feet.
- (21) Storage of materials and supplies, incidental to the conduct of a permitted use, provided that such storage is screened from view by a six-foot-high wall or fence with the finished side facing the exterior of the property. The planning commission may, through the site plan review process, require or approve an alternate means of screening, provided that it is equivalent to the required fence or wall.
- (22) Theaters and assembly halls, but excluding drive-in theaters.
- (23) Ticket sales facilities.

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- (24) Off-street parking and loading areas for permitted uses in accordance with article V.
  - (25) Signs in accordance with article VI.
  - (26) Accessory uses in accordance with section 21-603.
  - (27) Home occupations in accordance with section 21-606.

(Ord. No. 862, 10-10-91; Ord. No. 11-98, 4-9-98; Ord. No. 01-7, 4-12-01; Ord. No. 08-23, 8-14-08; Ord. No. 14-27, 11-13-14; Ord. No. 15-06, 4-9-15, eff. 7-1-15; Ord. No. 19-02, 1-10-19; Ord. No. 19-17, 9-12-19; Ord. No. 21-13, 10-14-21; Ord. No. 22-10, 1-12-23; Ord. No. 22-11, 1-12-23)

### **Sec. 21-293. Uses permitted as special exceptions.**

Uses permitted in the downtown business district B-1 with a special exception approved by the board of zoning appeals in accordance with subsection 21-97(f) are as follows:

- (1) Rental of bedrooms in a single-family detached dwelling to roomers in accordance with section 21-605.
- (2) Bed and breakfast establishments in accordance with section 21-605.1.

(Ord. No. 862, 10-10-91; Ord. No. 14-13, 6-12-14)

### **Sec. 21-294. Uses permitted with special use permit.**

Uses permitted in the downtown business district B-1 with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

- (1) Amusement arcades.
- (2) Automobile rental agencies with storage of vehicles on the premises.
- (3) Bus and railroad stations.
- (4) Convenience stores with gasoline sales.
- (5) Farmers' markets, subject to the provisions of chapter 9, article II, of this Code.
- (6) Hotels/motels and timeshare units with more than ten bedrooms, and associated meeting facilities. Hotel/motels are further regulated by chapter 9, Licenses, Permits and Business Regulations.
- (7) Lighted athletic fields owned and/or operated by the City of Williamsburg.
- (8) Private Club or Lodge, if associated with an organization of a fraternal or social character not operated or maintained for profit. In no event shall a commercial business be considered a private club for purposes of this section, even if membership is required or a membership fee is charged, or donations are made by business to non-profit organizations.
- (9) Private Plaza.
- (10) Offices in buildings with a gross floor area exceeding 50,000 square feet.
- (11) Parking garages.
- (12) Public or private elementary, middle and high schools, colleges and universities; and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.

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- (13) Radio communication towers and antennae, provided that no such tower or antenna is visible from the Colonial Williamsburg historic area, and provided that the height of the tower shall not exceed 50 feet.
  - (14) Retail sales establishments in buildings with a gross floor area exceeding 50,000 square feet.
  - (15) Service stations, provided that repair of vehicles and components thereof takes place in a fully enclosed building.
  - (16) Tourist or visitor information centers.

(Ord. No. 862, 10-10-91; Ord. No. 2-94, §§ 4, 8, 9, 1-13-94; Ord. No. 01-7, 4-12-01; Ord. No. 08-23, 8-14-08; Ord. No. 15-06, 4-9-15, eff. 7-1-15; Ord. No. 17-11, 6-8-17; Ord. No. 18-07, 10-11-18; Ord. No. 19-18, 9-12-19; Ord. No. 22-11, 1-12-23)

## 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