

**For Sale/Lease**  
**150 Strawberry Plains Road**  
**Suites A-E**  
**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 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/LEASE**  
**150 Strawberry Plains Road, Suites A-E**  
**Williamsburg, Virginia**

**Location:** 150 Strawberry Plains Road, Suites A-E, Williamsburg, VA

**Description:** This offering consists of an 8,528 square foot office building for sale or lease. The available suites range from 868 to 4,350 square feet contiguous. Suite A is located on the first floor with building and directory signage available. Suites B, C, D, & E are located on the second floor. Suite B is occupied and is an income-producing opportunity only. Suites C, D & E are available for occupancy. This property is conveniently located in the heart of Williamsburg, Virginia near New Town, High Street, and the College of William & Mary.

**Square Feet:** Suite A - 4,350 Square Feet (Space is divisible)  
Suite B – 971 Square Feet  
Suite C – 1,191 Square Feet  
Suite D – 1,126 Square Feet  
Suite E – 868 Square Feet  
**Total – 8,528 Square Feet**

**Sale:** \$125.00 Per Square Foot

**Lease:** \$15.95 Per Square Foot (Modified Gross)

**Parking:** Ample shared parking.

**Zoning:** LB-4 (Limited Business Corridor District)

**General Information:**

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

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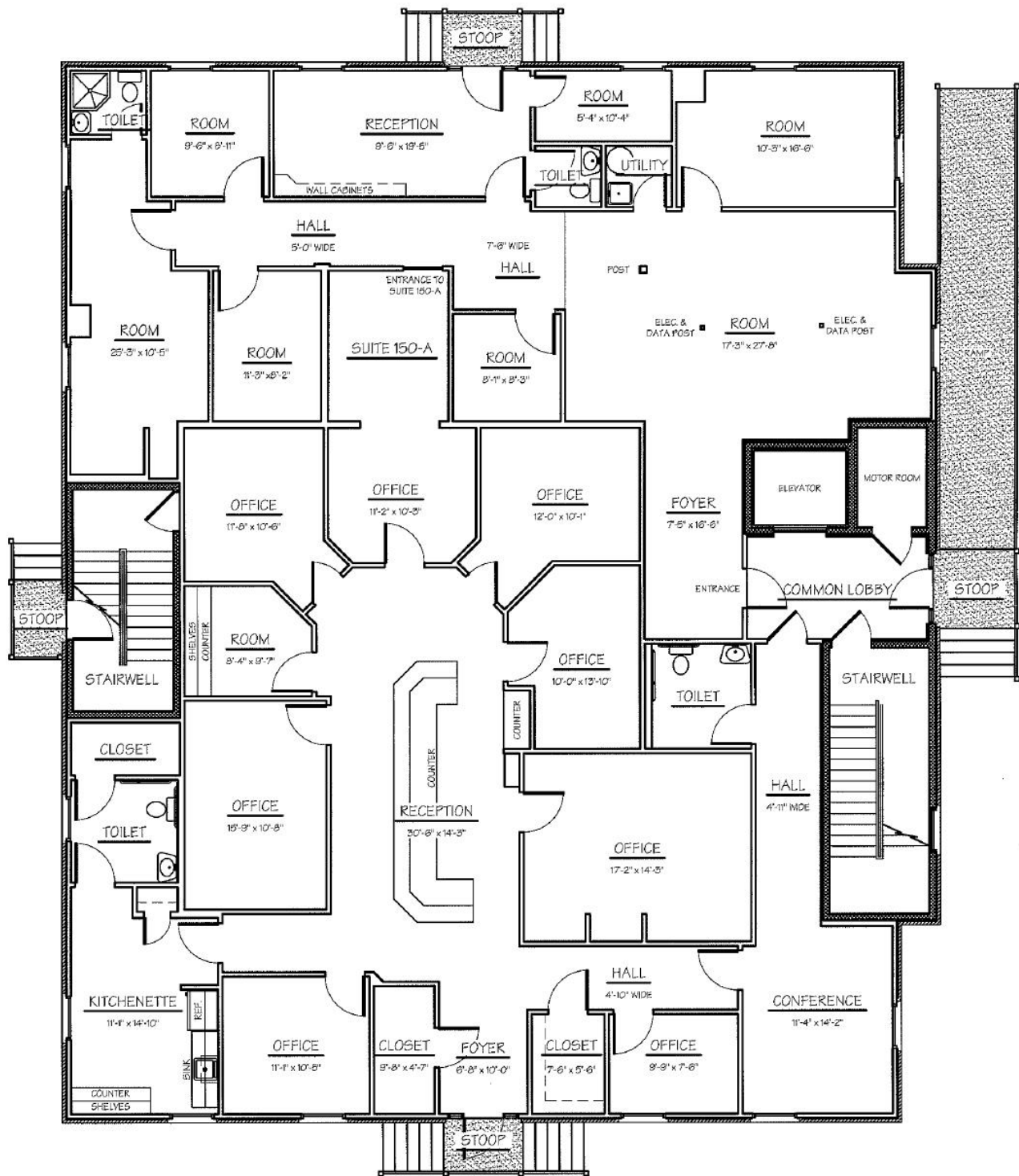
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150 Strawberry Plains Road

NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY



## 150 Strawberry Plains Road, Suite A, Williamsburg, VA



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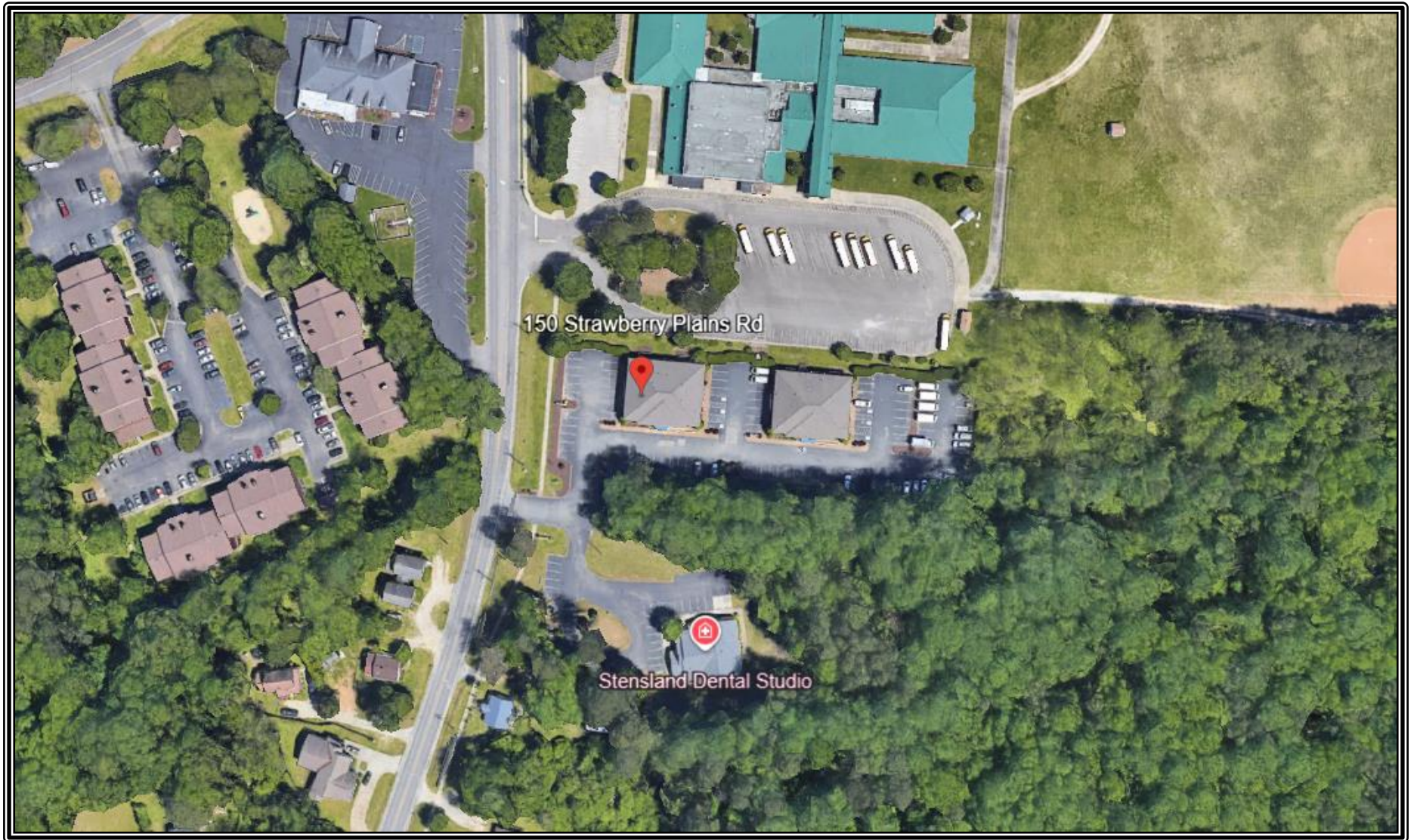
## 150 Strawberry Plains Road, Suite A, Williamsburg, VA



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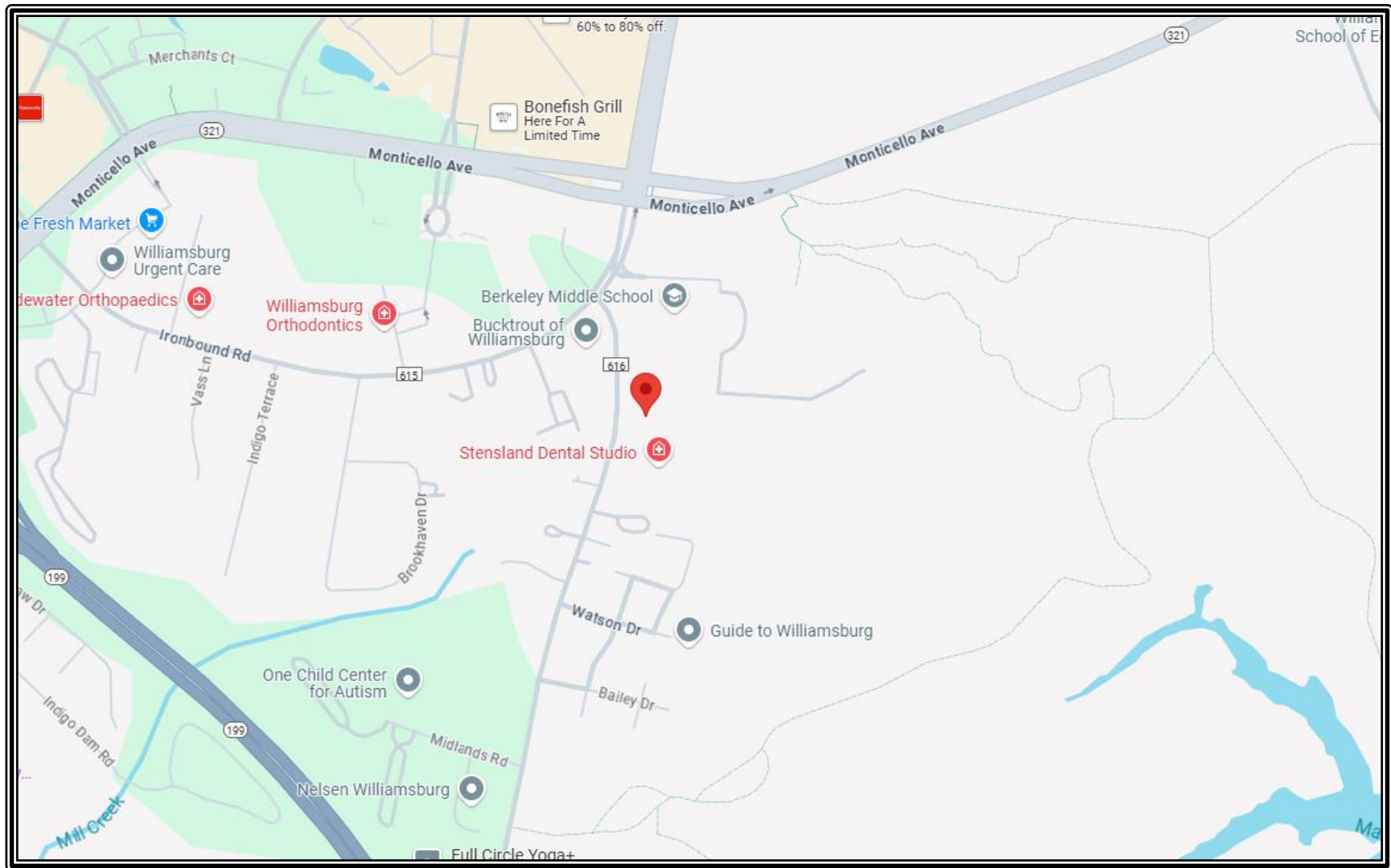


## 150 Strawberry Plains Road, Suites A-E, Williamsburg, Virginia



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## 150 Strawberry Plains Road, Suites A-E, Williamsburg, Virginia



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## ***DIVISION 6.4. LIMITED BUSINESS CORRIDOR DISTRICT LB-4***

### **Sec. 21-257.1. Statement of intent**

This district is established to allow the location of office and limited commercial uses along the city's major highway corridors in a low-intensity manner that can be employed as a transitional land use between residential neighborhoods and higher-intensity uses. Higher-intensity uses such as buildings exceeding 10,000 square feet in area, nursing homes and assisted-living facilities, and small commercial uses supporting the permitted uses in the district may be allowed with the issuance of special permits. Residential uses are not permitted in this district.

(Ord. No. 22-99, 7-8-99; Ord. No. 04-13, 7-8-04; Ord. No. 14-26, 11-13-14)

### **Sec. 21-257.2. Permitted uses**

The uses permitted in the limited business corridor district LB-4 are as follows:

- (1) Uses in buildings with a gross floor area not exceeding 10,000 square feet per building:
  - a. Banks and financial institutions.
  - b. Convenience service establishments, limited to barbershops, beauty parlors and spas, tailors and shoe repair shops.
  - c. Medical and dental offices and clinics.
  - d. Offices.
  - e. Veterinary hospitals and clinics, provided that there are no outdoor activities.
- (2) Playgrounds, parks and unlighted athletic fields owned and/or operated by the City of Williamsburg.
- (3) Public art approved through the City's public arts program.
- (3.1) Public buildings owned and/or operated by the City of Williamsburg.
- (4) Off-street parking and loading areas for permitted uses in accordance with Article V.
- (5) Signs in accordance with Article VI.
- (6) Accessory uses in accordance with section 21-603.
- (7) Home occupations in accordance with section 21-606.

(Ord. No. 22-99, 7-8-99; Ord. No. 08-23, 8-14-08; Ord. No. 14-26, 11-13-14; Ord. No. 21-13, 10-14-21)

### **Sec. 21-257.3. Uses permitted as special exceptions**

Uses permitted in the limited business corridor district LB-4 with a special exception approved by the board of zoning appeals in accordance with section 21-97(f) are as follows:

None

(Ord. No. 22-99, 7-8-99)

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#### **Sec. 21-257.4. Uses permitted with special use permit**

Uses permitted in the limited business residential district LB-4 with a special use permit approved by the city council in accordance with Article II, Division 2, are as follows:

- (1) Churches and other permanent buildings used for religious worship.
- (2) Uses in buildings with a gross floor area exceeding 10,000 square feet per building:
  - a. Banks and financial institutions.
  - b. Convenience service establishments, limited to barbershops, beauty parlors and spas, tailors and shoe repair shops.
  - c. Medical and dental offices and clinics.
  - d. Offices.
  - e. Veterinary hospitals and clinics, provided that there are no outdoor activities.
- (3) Business uses with a gross floor area not exceeding 2,000 square feet, and limited to the following uses:
  - a. Office supply shops.
  - b. Pharmacies.
  - c. Printing and photocopying shops.
- (4) Nursing homes and assisted-living facilities.
- (5) Lighted athletic fields owned and/or operated by the City of Williamsburg.
- (6) Public or private elementary, middle or 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.

(Ord. No. 22-99, 7-8-99; Ord. No. 04-13, 7-8-04; Ord. No. 08-23, 8-14-08; Ord. No. 14-26, 11-13-14)

#### **Sec. 21-257.5. Lot area/density**

There are no minimum lot area requirements in the limited business corridor district LB-4.

(Ord. No. 22-99, 7-8-99)

#### **Sec. 21-257.6. Lot width.**

The lot width requirements in the limited business corridor district LB-4 are as follows:

- (1) The minimum lot width at the building line shall be 50 feet and the lot width shall not be less than 25 feet at the street line.

(Ord. No. 22-99, 7-8-99)

#### **Sec. 21-257.7. Yards.**

The yard requirements in the limited business corridor district LB-4 are as follows:

- (1) *Front.* There shall be a front yard of not less than 25 feet, except:

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- a. Where 40 percent or more of the frontage on one side of the street within the same block is improved with buildings, no building on that side of the street within the same block shall be required to have a front yard greater than the average front yard of the existing buildings. However, when there are buildings on the adjacent lots on both sides, the front yard shall not be required to be greater than the average of the front yards of the buildings on the adjacent lots. The side line of a building on a corner lot shall not be a factor in these calculations.
  - b. When a lot has a double frontage, front yards shall be provided on both streets, subject to such reductions as may be allowed under subsection 21-257.7(1)a.
  - c. No accessory building shall be located in a front yard.
- (2) *Side.*
- a. No side yard shall be required. However, if a building is not built on the property line, there shall be a side yard of at least ten feet.
  - b. Corner lots: On a corner lot, the owner shall choose which yard is the front yard unless the front yard is designated on the recorded subdivision plat. The rear yard shall be opposite the chosen front yard. The other yard abutting the street shall be a side yard and shall not be less than 15 feet for both main and accessory buildings, unless a greater side yard is designated on a recorded subdivision plat.
  - c. Side yards for accessory buildings, except for those on corner lots, shall not be less than three feet.
  - d. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-257.7(4).
- (3) *Rear.*
- a. There shall be a rear yard of not less than 25 feet.
  - b. Rear yards for accessory buildings shall not be less than five feet.
  - c. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-257.7(4).
- (4) *Transitional screening.*
- a. A landscaped open space for transitional screening at least 25 feet in width shall be provided along side and rear property lines when adjacent to a lot in a residential zoning district, except that no transitional screening open space shall be required for single-family detached and duplex dwellings. The transitional screening open space shall be in addition to the required side and rear yards.
  - b. Landscaping of transitional screening open space areas shall be in accordance with landscaping standards contained in section 21-784(e).
  - c. Transitional screening open space shall not contain driveways, parking spaces, accessory buildings or be used for storage purposes. No more than 25 percent of a transitional screening open space shall be used for stormwater management facilities.
  - d. Transitional screening open space shall be in addition to the required side and rear yards.
  - e. In conjunction with site plan review, planning commission may, in accordance with section 21-784(f), reduce the required width of transitional screening open space. A reduction shall not be approved unless it is found that:



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1. The provision of the required transitional screening open space would unreasonably restrict the use of the property due to exceptional narrowness, shallowness, size or shape of the lot, or by reason of exceptional topographic conditions or other extraordinary situation or condition of the property; and
  2. Additional landscaping and/or screening is proposed that will provide screening equivalent to that required by this section.

(5) *Greenbelts.*

- a. Along streets designated by the comprehensive plan as greenbelts, a greenbelt of at least 50 feet shall be provided along the street line; except that at least 75 feet shall be required along Route 199. Excluded from this requirement shall be public streets and entrances located in the greenbelt areas that are approved during review of a minor site plan, site plan or subdivision.
- b. When the greenbelt is an existing wooded area, it shall be left in an undisturbed natural state, unless modifications are approved or required during review of a minor site plan, site plan or subdivision. Any modifications to an existing wooded greenbelt shall be for the purpose of maintaining its visual character as viewed from the adjacent public street. When a wooded greenbelt is part of a residential development, it may be required during review of a minor site plan, site plan or subdivision to be supplemented with evergreen trees and shrubs in order to provide an effective year-round visual screen between the proposed residential development and the street. When a greenbelt is in a non-wooded area, it shall be improved as an extensively landscaped open space between the street and the developed portion of the property. For a non-wooded greenbelt, at least one tree for each ten feet of frontage shall be planted or maintained, and the primary landscaping material shall be deciduous shade trees, supplemented by evergreen trees, shrubs and other planting material. All landscape materials shall conform to the minimum size and height standards of section 21-784(c)(5). When a non-wooded greenbelt area borders a residential development, it may be required during review of a minor site plan, site plan or subdivision that the primary landscaping material used shall be evergreen trees and shrubs in order to provide an effective year-round visual screen between the proposed residential development and the street. The landscape plans for the greenbelt area shall be prepared and certified by a certified landscape architect licensed to practice in the State of Virginia. The landscape plans shall be subject to approval by planning commission in the case of a minor site plan, site plan or subdivision of less than 25 lots; and by city council, on recommendation of the planning commission, in the case of a subdivision of 25 or more lots. Trees planted in a greenbelt shall be consistent with the standards contained in section 21-614(g), Tree Planting, Replacement and Pruning Standards.
- c. Greenbelts may be counted toward required yards and toward the landscaped open space required by section 21-257.9.

(Ord. No. 22-99, 7-8-99; Ord. No. 01-13, § 3, 6-14-01; Ord. No. 08-06, 3-13-08)

### **Sec. 21-257.8. Height.**

The height requirements in the limited business office district LB-4 are as follows:

- (1) Buildings may be erected up to 35 feet from grade except that:
  - a. A public or semipublic building such as a school, church or library may be erected up to 45 feet from grade; provided that required front, rear and side yards shall be increased one foot for each foot of height over 35 feet.

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- b. A hospital may be erected up to 60 feet from grade.
  - c. When height is increased over 35 feet, no reduction of a front yard, as allowed by section 21-257.7(1)a., shall be permitted.
  - d. Stair towers, equipment penthouses, mechanical equipment and screening walls are exempt from the height limitations, provided that they shall not cover more than 30 percent of the total roof area and shall not exceed the building height by more than ten feet. Equipment penthouses, mechanical equipment and screening walls shall be set back from the front wall of the building one foot for each foot of height above the roof level.
  - e. Parapet walls shall not exceed the building height of the roof by more than four feet.
  - f. Cupolas, spires and steeples may be erected to a height of 90 feet above grade, and may extend higher if a special exception is approved by the board of zoning appeals in accordance with section 21-97(f). The board shall not approve the special exception unless it finds that the cupola, spire or steeple is in proper proportion to the building.

(Ord. No. 22-99, 7-8-99)

### **Sec. 21-257.9. Landscaped open space.**

The landscaped open space requirements in the limited business corridor district LB-4 are as follows:

- (1) At least 20 percent of the gross lot area shall be landscaped open space. Transitional screening buffer areas as specified by section 21-257.7(4), and Resource Protection Area (RPA) buffer areas as specified by section 21-821(d), shall be deducted from the gross lot area when calculating the percentage of landscaped open space.

(Ord. No. 22-99, 7-8-99; Ord. No. 08-06, 3-13-08)

### **Secs. 21-258—21-260. Reserved.**

## Traffic Count Report

### New Town Professional Center

150 Strawberry Plains Rd, Williamsburg, VA 23188

Building Type: **Class B Office**

Class: **B**

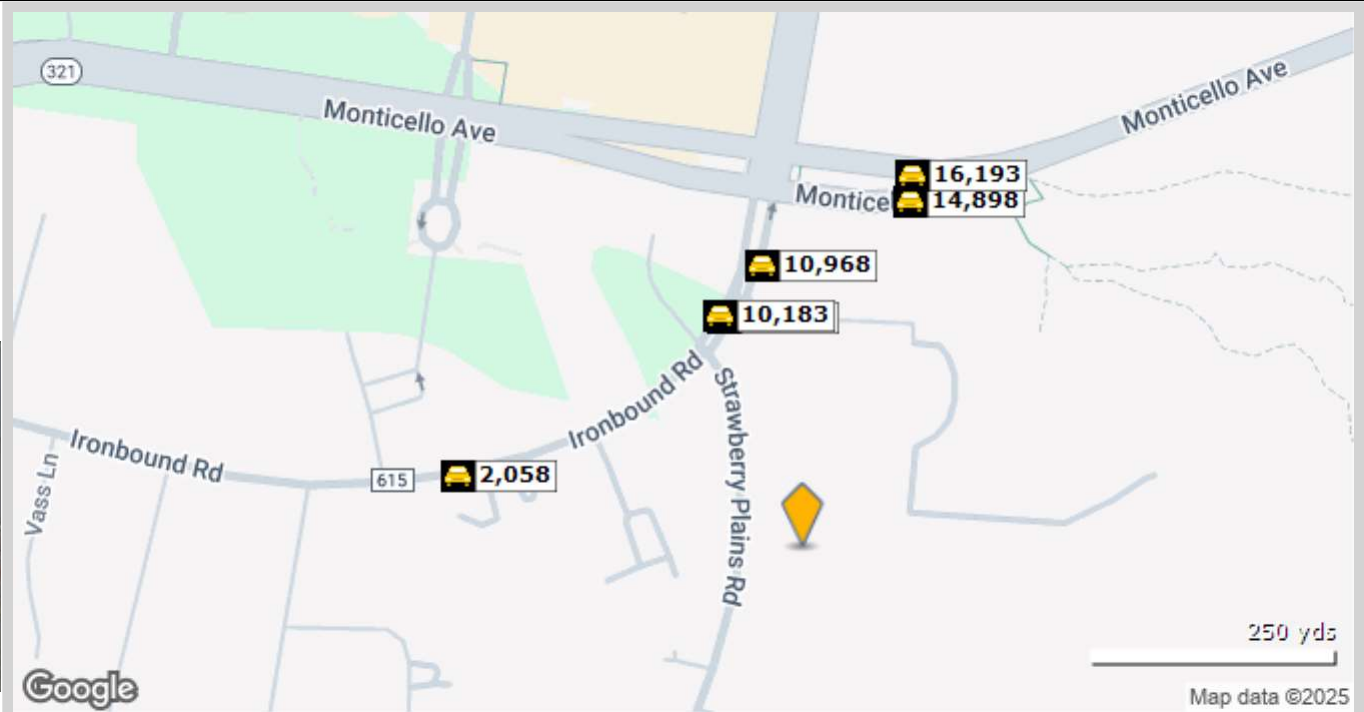
RBA: **10,000 SF**

Typical Floor: **5,000 SF**

Total Available: **4,350 SF**

% Leased: **56.5%**

Rent/SF/Yr: **\$15.20**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ironbound Rd	Monticello Ave	0.10 N	2020	10,332	MPSI	.14
2	Ironbound Rd	Monticello Ave	0.10 N	2022	10,183	MPSI	.15
3	Ironbound Road	State Hwy321	0.04 N	2022	10,968	MPSI	.17
4	Ironbound Rd	Governors Sq	0.08 E	2020	1,985	MPSI	.21
5	Ironbound Rd	Governors Sq	0.08 E	2018	3,626	MPSI	.21
6	Ironbound Rd	Governors Sq	0.08 E	2022	2,058	MPSI	.21
7	Monticello Avenue	Monticello Ave	0.08 E	2022	14,898	MPSI	.22
8	Monticello Ave	Ironbound Rd	0.08 W	2018	14,545	MPSI	.23
9	Monticello Ave	Ironbound Rd	0.08 W	2022	15,824	MPSI	.23
10	Monticello Ave	Ironbound Rd	0.08 W	2020	16,193	MPSI	.23



**New Town Professional Center**

150 Strawberry Plains Rd, Williamsburg, VA 23188

Building Type: **Class B Office**Class: **B**RBA: **10,000 SF**Typical Floor: **5,000 SF**Total Available: **4,350 SF**% Leased: **56.5%**Rent/SF/Yr: **\$15.20**

Description	2020		2024		2029	
<b>Population</b>	<b>5,353</b>		<b>6,131</b>		<b>6,774</b>	
Age 0 - 4	188	3.51%	318	5.19%	413	6.10%
Age 5 - 9	198	3.70%	256	4.18%	361	5.33%
Age 10 - 14	203	3.79%	210	3.43%	300	4.43%
Age 15 - 19	436	8.14%	355	5.79%	307	4.53%
Age 20 - 24	576	10.76%	555	9.05%	418	6.17%
Age 25 - 29	346	6.46%	440	7.18%	492	7.26%
Age 30 - 34	331	6.18%	387	6.31%	481	7.10%
Age 35 - 39	295	5.51%	439	7.16%	471	6.95%
Age 40 - 44	256	4.78%	372	6.07%	460	6.79%
Age 45 - 49	245	4.58%	276	4.50%	402	5.93%
Age 50 - 54	273	5.10%	300	4.89%	350	5.17%
Age 55 - 59	313	5.85%	275	4.49%	320	4.72%
Age 60 - 64	295	5.51%	352	5.74%	329	4.86%
Age 65 - 69	287	5.36%	354	5.77%	351	5.18%
Age 70 - 74	279	5.21%	309	5.04%	343	5.06%
Age 75 - 79	210	3.92%	250	4.08%	295	4.35%
Age 80 - 84	227	4.24%	219	3.57%	236	3.48%
Age 85+	394	7.36%	464	7.57%	446	6.58%
<b>Age 15+</b>	<b>4,763</b>	<b>88.98%</b>	<b>5,347</b>	<b>87.21%</b>	<b>5,701</b>	<b>84.16%</b>
<b>Age 20+</b>	<b>4,327</b>	<b>80.83%</b>	<b>4,992</b>	<b>81.42%</b>	<b>5,394</b>	<b>79.63%</b>
<b>Age 65+</b>	<b>1,397</b>	<b>26.10%</b>	<b>1,596</b>	<b>26.03%</b>	<b>1,671</b>	<b>24.67%</b>
<b>Median Age</b>	<b>42</b>		<b>41</b>		<b>42</b>	
<b>Average Age</b>	<b>44.20</b>		<b>43.90</b>		<b>43.10</b>	
<b>Population By Race</b>	<b>5,353</b>		<b>6,131</b>		<b>6,774</b>	
White	3,506	65.50%	3,993	65.13%	4,411	65.12%
Black	1,119	20.90%	1,301	21.22%	1,439	21.24%
Am. Indian & Alaskan	17	0.32%	20	0.33%	21	0.31%
Asian	220	4.11%	255	4.16%	281	4.15%
Hawaiian & Pacific Islander	7	0.13%	9	0.15%	11	0.16%
Other	484	9.04%	553	9.02%	611	9.02%

**New Town Professional Center**

150 Strawberry Plains Rd, Williamsburg, VA 23188

Description	2020	2024	2029
<b>Population by Race (Hispanic)</b>	<b>332</b>	<b>378</b>	<b>417</b>
White	63 18.98%	71 18.78%	79 18.94%
Black	4 1.20%	4 1.06%	5 1.20%
Am. Indian & Alaskan	9 2.71%	11 2.91%	12 2.88%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	256 77.11%	291 76.98%	321 76.98%
<b>Household by Household Income</b>	<b>2,082</b>	<b>2,478</b>	<b>2,755</b>
<\$25,000	265 12.73%	241 9.73%	260 9.44%
\$25,000 - \$50,000	385 18.49%	392 15.82%	416 15.10%
\$50,000 - \$75,000	299 14.36%	514 20.74%	620 22.50%
\$75,000 - \$100,000	293 14.07%	337 13.60%	363 13.18%
\$100,000 - \$125,000	251 12.06%	304 12.27%	330 11.98%
\$125,000 - \$150,000	130 6.24%	157 6.34%	172 6.24%
\$150,000 - \$200,000	188 9.03%	178 7.18%	179 6.50%
\$200,000+	271 13.02%	355 14.33%	415 15.06%
<b>Average Household Income</b>	<b>\$108,076</b>	<b>\$111,807</b>	<b>\$112,948</b>
<b>Median Household Income</b>	<b>\$82,850</b>	<b>\$81,825</b>	<b>\$80,613</b>

## Demographic Summary Report

### New Town Professional Center

150 Strawberry Plains Rd, Williamsburg, VA 23188

Building Type: **Class B Office**

Class: **B**

RBA: **10,000 SF**

Typical Floor: **5,000 SF**

Total Available: **4,350 SF**

% Leased: **56.5%**

Rent/SF/Yr: **\$15.20**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	6,774		48,160		91,030	
2024 Estimate	6,131		44,101		83,636	
2020 Census	5,353		41,170		78,126	
Growth 2024 - 2029	10.49%		9.20%		8.84%	
Growth 2020 - 2024	14.53%		7.12%		7.05%	
2024 Population by Hispanic Origin	377		2,682		5,708	
2024 Population	6,131		44,101		83,636	
White	3,993	65.13%	29,753	67.47%	57,414	68.65%
Black	1,301	21.22%	8,505	19.29%	14,484	17.32%
Am. Indian & Alaskan	20	0.33%	116	0.26%	216	0.26%
Asian	255	4.16%	1,604	3.64%	2,883	3.45%
Hawaiian & Pacific Island	9	0.15%	26	0.06%	81	0.10%
Other	553	9.02%	4,097	9.29%	8,559	10.23%
U.S. Armed Forces	60		376		1,133	
Households						
2029 Projection	2,754		19,316		36,424	
2024 Estimate	2,478		17,572		33,304	
2020 Census	2,082		16,225		30,936	
Growth 2024 - 2029	11.14%		9.92%		9.37%	
Growth 2020 - 2024	19.02%		8.30%		7.65%	
Owner Occupied	1,195	48.22%	10,410	59.24%	21,886	65.72%
Renter Occupied	1,282	51.74%	7,162	40.76%	11,418	34.28%
2024 Households by HH Income	2,478		17,571		33,302	
Income: <\$25,000	241	9.73%	2,185	12.44%	3,472	10.43%
Income: \$25,000 - \$50,000	392	15.82%	2,921	16.62%	5,100	15.31%
Income: \$50,000 - \$75,000	514	20.74%	2,853	16.24%	5,897	17.71%
Income: \$75,000 - \$100,000	337	13.60%	2,325	13.23%	4,529	13.60%
Income: \$100,000 - \$125,000	304	12.27%	1,957	11.14%	3,997	12.00%
Income: \$125,000 - \$150,000	157	6.34%	1,473	8.38%	3,207	9.63%
Income: \$150,000 - \$200,000	178	7.18%	1,408	8.01%	2,771	8.32%
Income: \$200,000+	355	14.33%	2,449	13.94%	4,329	13.00%
2024 Avg Household Income	\$111,807		\$111,187		\$111,842	
2024 Med Household Income	\$81,825		\$83,887		\$87,044	



New Town Professional Center

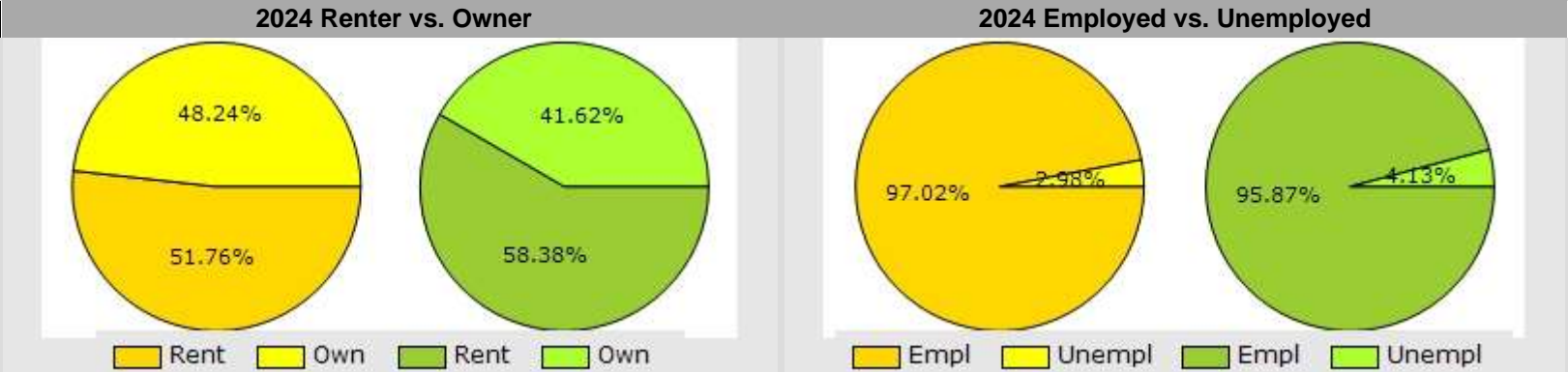
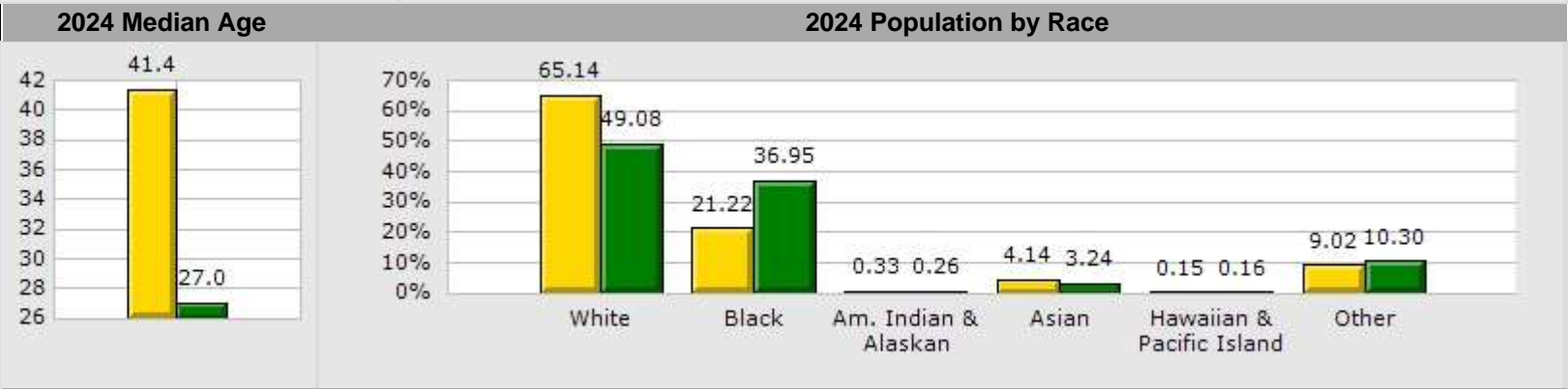
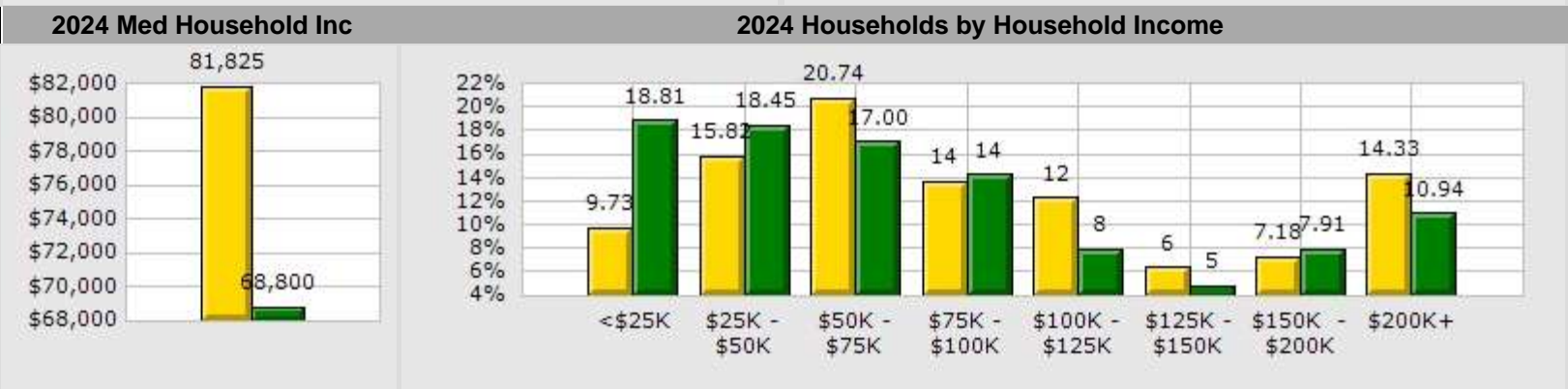
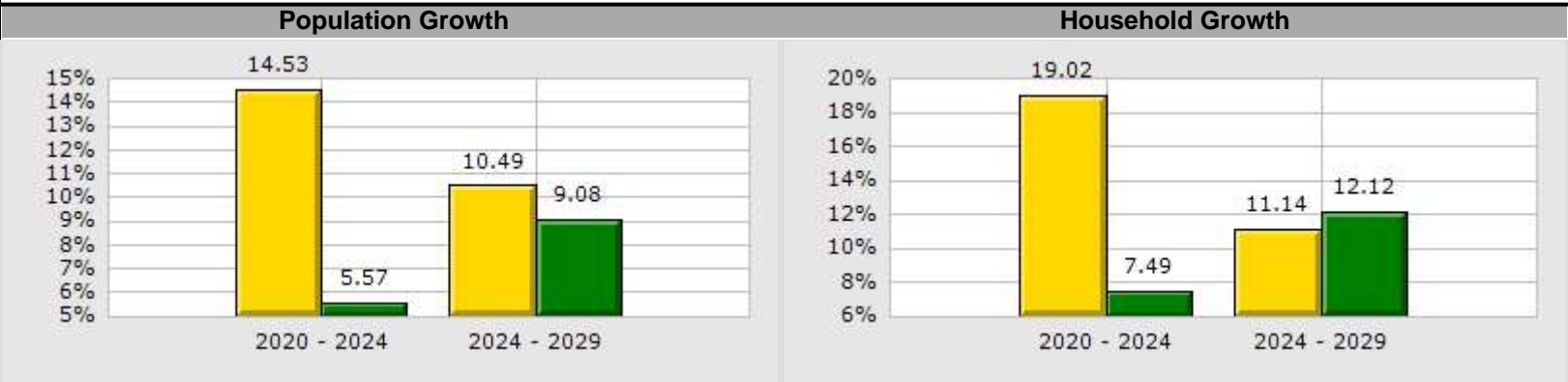
150 Strawberry Plains Rd, Williamsburg, VA 23188

Type: Class B Office/Loft/Creative Space

County: Williamsburg

1 Mile

County



New Town Professional Center				
150 Strawberry Plains Rd, Williamsburg, VA 23188				
Type:	Class B Office/Loft/Creative Space			
County:	Williamsburg			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	14.53%		5.57%	
Growth 2024 - 2029	10.49%		9.08%	
Empl	2,575	97.02%	6,785	95.87%
Unempl	79	2.98%	292	4.13%
2024 Population by Race				
	6,130		16,284	
White	3,993	65.14%	7,993	49.08%
Black	1,301	21.22%	6,017	36.95%
Am. Indian & Alaskan	20	0.33%	43	0.26%
Asian	254	4.14%	528	3.24%
Hawaiian & Pacific Island	9	0.15%	26	0.16%
Other	553	9.02%	1,677	10.30%
Household Growth				
Growth 2020 - 2024	19.02%		7.49%	
Growth 2024 - 2029	11.14%		12.12%	
Renter Occupied	1,282	51.76%	3,227	58.38%
Owner Occupied	1,195	48.24%	2,301	41.62%
2024 Households by Household Income				
	2,478		5,528	
Income <\$25K	241	9.73%	1,040	18.81%
Income \$25K - \$50K	392	15.82%	1,020	18.45%
Income \$50K - \$75K	514	20.74%	940	17.00%
Income \$75K - \$100K	337	13.60%	786	14.22%
Income \$100K - \$125K	304	12.27%	437	7.91%
Income \$125K - \$150K	157	6.34%	263	4.76%
Income \$150K - \$200K	178	7.18%	437	7.91%
Income \$200K+	355	14.33%	605	10.94%
2024 Med Household Inc	\$81,825		\$68,800	
2024 Median Age	41.40		27.00	

## Demographic Detail Report

### New Town Professional Center

150 Strawberry Plains Rd, Williamsburg, VA 23188

Building Type: **Class B Office**

Class: **B**

RBA: **10,000 SF**

Typical Floor: **5,000 SF**

Total Available: **4,350 SF**

% Leased: **56.5%**

Rent/SF/Yr: **\$15.20**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	6,774		48,160		91,030	
2024 Estimate	6,131		44,101		83,636	
2020 Census	5,353		41,170		78,126	
Growth 2024 - 2029	10.49%		9.20%		8.84%	
Growth 2020 - 2024	14.53%		7.12%		7.05%	
2024 Population by Age	6,131		44,101		83,636	
Age 0 - 4	318	5.19%	2,264	5.13%	4,236	5.06%
Age 5 - 9	256	4.18%	1,913	4.34%	4,019	4.81%
Age 10 - 14	210	3.43%	1,733	3.93%	3,864	4.62%
Age 15 - 19	355	5.79%	3,289	7.46%	5,594	6.69%
Age 20 - 24	555	9.05%	4,809	10.90%	7,308	8.74%
Age 25 - 29	440	7.18%	3,217	7.29%	5,162	6.17%
Age 30 - 34	387	6.31%	2,322	5.27%	4,195	5.02%
Age 35 - 39	439	7.16%	2,487	5.64%	4,790	5.73%
Age 40 - 44	372	6.07%	2,226	5.05%	4,633	5.54%
Age 45 - 49	276	4.50%	1,817	4.12%	4,027	4.81%
Age 50 - 54	300	4.89%	2,124	4.82%	4,641	5.55%
Age 55 - 59	275	4.49%	2,072	4.70%	4,458	5.33%
Age 60 - 64	352	5.74%	2,642	5.99%	5,407	6.46%
Age 65 - 69	354	5.77%	2,802	6.35%	5,654	6.76%
Age 70 - 74	309	5.04%	2,657	6.02%	5,170	6.18%
Age 75 - 79	250	4.08%	2,209	5.01%	4,198	5.02%
Age 80 - 84	219	3.57%	1,581	3.58%	2,941	3.52%
Age 85+	464	7.57%	1,937	4.39%	3,339	3.99%
Age 65+	1,596	26.03%	11,186	25.36%	21,302	25.47%
Median Age	41.40		40.00		42.90	
Average Age	43.90		42.50		43.20	

## Demographic Detail Report

<b>New Town Professional Center</b> 150 Strawberry Plains Rd, Williamsburg, VA 23188					
Radius	1 Mile		3 Mile		5 Mile
<b>2024 Population By Race</b>	<b>6,131</b>		<b>44,101</b>		<b>83,636</b>
White	3,993	65.13%	29,753	67.47%	57,414 68.65%
Black	1,301	21.22%	8,505	19.29%	14,484 17.32%
Am. Indian & Alaskan	20	0.33%	116	0.26%	216 0.26%
Asian	255	4.16%	1,604	3.64%	2,883 3.45%
Hawaiian & Pacific Island	9	0.15%	26	0.06%	81 0.10%
Other	553	9.02%	4,097	9.29%	8,559 10.23%
<b>Population by Hispanic Origin</b>	<b>6,131</b>		<b>44,101</b>		<b>83,636</b>
Non-Hispanic Origin	5,753	93.83%	41,419	93.92%	77,927 93.17%
Hispanic Origin	378	6.17%	2,682	6.08%	5,709 6.83%
<b>2024 Median Age, Male</b>	<b>39.10</b>		<b>38.10</b>		<b>41.10</b>
<b>2024 Average Age, Male</b>	<b>41.70</b>		<b>40.80</b>		<b>41.70</b>
<b>2024 Median Age, Female</b>	<b>43.80</b>		<b>41.90</b>		<b>44.40</b>
<b>2024 Average Age, Female</b>	<b>45.90</b>		<b>44.00</b>		<b>44.60</b>
<b>2024 Population by Occupation Classification</b>	<b>5,274</b>		<b>37,532</b>		<b>70,394</b>
Civilian Employed	2,575	48.82%	18,831	50.17%	38,021 54.01%
Civilian Unemployed	79	1.50%	615	1.64%	1,303 1.85%
Civilian Non-Labor Force	2,565	48.63%	17,737	47.26%	30,028 42.66%
Armed Forces	55	1.04%	349	0.93%	1,042 1.48%
<b>Households by Marital Status</b>					
Married	944		8,373		17,327
Married No Children	635		6,026		12,133
Married w/Children	309		2,347		5,194
<b>2024 Population by Education</b>	<b>4,815</b>		<b>32,806</b>		<b>63,521</b>
Some High School, No Diploma	360	7.48%	1,030	3.14%	2,095 3.30%
High School Grad (Incl Equivalency)	678	14.08%	4,512	13.75%	10,675 16.81%
Some College, No Degree	1,230	25.55%	7,681	23.41%	14,973 23.57%
Associate Degree	379	7.87%	2,713	8.27%	4,907 7.73%
Bachelor Degree	1,129	23.45%	8,749	26.67%	16,132 25.40%
Advanced Degree	1,039	21.58%	8,121	24.75%	14,739 23.20%



## Demographic Detail Report

New Town Professional Center						
150 Strawberry Plains Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	4,651		34,304		69,924	
Real Estate & Finance	168	3.61%	1,082	3.15%	2,001	2.86%
Professional & Management	1,596	34.32%	11,629	33.90%	23,421	33.49%
Public Administration	143	3.07%	1,477	4.31%	2,941	4.21%
Education & Health	832	17.89%	5,923	17.27%	11,187	16.00%
Services	334	7.18%	3,114	9.08%	5,935	8.49%
Information	68	1.46%	205	0.60%	399	0.57%
Sales	525	11.29%	3,842	11.20%	8,468	12.11%
Transportation	10	0.22%	140	0.41%	238	0.34%
Retail	204	4.39%	1,998	5.82%	4,344	6.21%
Wholesale	36	0.77%	332	0.97%	892	1.28%
Manufacturing	135	2.90%	988	2.88%	2,492	3.56%
Production	245	5.27%	1,371	4.00%	2,906	4.16%
Construction	153	3.29%	871	2.54%	1,700	2.43%
Utilities	63	1.35%	542	1.58%	1,303	1.86%
Agriculture & Mining	0	0.00%	43	0.13%	128	0.18%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	107	0.15%
Other Services	139	2.99%	747	2.18%	1,462	2.09%
2024 Worker Travel Time to Job	2,344		16,466		33,945	
<30 Minutes	1,668	71.16%	12,013	72.96%	23,983	70.65%
30-60 Minutes	412	17.58%	3,070	18.64%	7,036	20.73%
60+ Minutes	264	11.26%	1,383	8.40%	2,926	8.62%
2020 Households by HH Size	2,081		16,226		30,936	
1-Person Households	758	36.42%	5,028	30.99%	8,531	27.58%
2-Person Households	713	34.26%	6,421	39.57%	12,462	40.28%
3-Person Households	272	13.07%	2,143	13.21%	4,248	13.73%
4-Person Households	190	9.13%	1,554	9.58%	3,381	10.93%
5-Person Households	92	4.42%	642	3.96%	1,441	4.66%
6-Person Households	40	1.92%	280	1.73%	558	1.80%
7 or more Person Households	16	0.77%	158	0.97%	315	1.02%
2024 Average Household Size	2.10		2.20		2.30	
Households						
2029 Projection	2,754		19,316		36,424	
2024 Estimate	2,478		17,572		33,304	
2020 Census	2,082		16,225		30,936	
Growth 2024 - 2029	11.14%		9.92%		9.37%	
Growth 2020 - 2024	19.02%		8.30%		7.65%	

## Demographic Detail Report

New Town Professional Center				
150 Strawberry Plains Rd, Williamsburg, VA 23188				
Radius	1 Mile		3 Mile	
2024 Households by HH Income	2,478		17,571	
<\$25,000	241	9.73%	2,185	12.44%
\$25,000 - \$50,000	392	15.82%	2,921	16.62%
\$50,000 - \$75,000	514	20.74%	2,853	16.24%
\$75,000 - \$100,000	337	13.60%	2,325	13.23%
\$100,000 - \$125,000	304	12.27%	1,957	11.14%
\$125,000 - \$150,000	157	6.34%	1,473	8.38%
\$150,000 - \$200,000	178	7.18%	1,408	8.01%
\$200,000+	355	14.33%	2,449	13.94%
2024 Avg Household Income	\$111,807		\$111,187	
2024 Med Household Income	\$81,825		\$83,887	
2024 Occupied Housing	2,477		17,572	
Owner Occupied	1,195	48.24%	10,410	59.24%
Renter Occupied	1,282	51.76%	7,162	40.76%
2020 Housing Units	2,557		18,385	
1 Unit	1,628	63.67%	12,166	66.17%
2 - 4 Units	163	6.37%	1,363	7.41%
5 - 19 Units	211	8.25%	3,055	16.62%
20+ Units	555	21.71%	1,801	9.80%
2024 Housing Value	1,197		10,410	
<\$100,000	7	0.58%	117	1.12%
\$100,000 - \$200,000	147	12.28%	687	6.60%
\$200,000 - \$300,000	301	25.15%	1,904	18.29%
\$300,000 - \$400,000	229	19.13%	2,470	23.73%
\$400,000 - \$500,000	323	26.98%	2,063	19.82%
\$500,000 - \$1,000,000	172	14.37%	2,992	28.74%
\$1,000,000+	18	1.50%	177	1.70%
2024 Median Home Value	\$362,663		\$401,309	
2024 Housing Units by Yr Built	2,559		18,443	
Built 2010+	653	25.52%	2,833	15.36%
Built 2000 - 2010	756	29.54%	4,570	24.78%
Built 1990 - 1999	328	12.82%	3,659	19.84%
Built 1980 - 1989	439	17.16%	3,195	17.32%
Built 1970 - 1979	152	5.94%	1,640	8.89%
Built 1960 - 1969	138	5.39%	1,400	7.59%
Built 1950 - 1959	74	2.89%	714	3.87%
Built <1949	19	0.74%	432	2.34%
2024 Median Year Built	2001		1994	

## 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