

For Sale

5388 Discovery Park Boulevard
Suite 230
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

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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
5388 Discovery Park Boulevard
Suite 230
Williamsburg, Virginia

- Location:** Patriot Park Building Condominium
5388 Discovery Park Boulevard, Suite 230
Williamsburg, Virginia
- Description:** The Property is attractively located in the center of New Town, and is in close proximity to High Street, Midtown, the College of William & Mary, and Colonial Williamsburg. This well-appointed office is approximately 1,276 square feet and is move-in ready. The space has 3 large offices, a corporate conference room, reception, kitchenette, ADA bathroom, ample storage, and a balcony. This is an ideal location for a business that wants a central location in New Town! Property is available as an income producing property or ideal for an owner/user.
- Condominium Size:** **Approximately 1,276 Square Feet**
- Sales Price:** **\$295,000.00 (\$231.19/sf).**
- Projected CAP Rate:** **6.4%** (full financial information available with a signed confidentiality agreement)
- Leases:** Lease Rate is inclusive of Condominium Fees and Real Estate Taxes
- Condominium Fees:** \$2.28 per square foot
- Real Estate Taxes:** \$1,728.00/ year
- Zoning:** MU-Mixed Use District. Multiple allowable uses by right.
- General Information:**
- Well established area
 - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Additional Photographs
 - Aerial Maps
 - Location Map
 - Demographic Information

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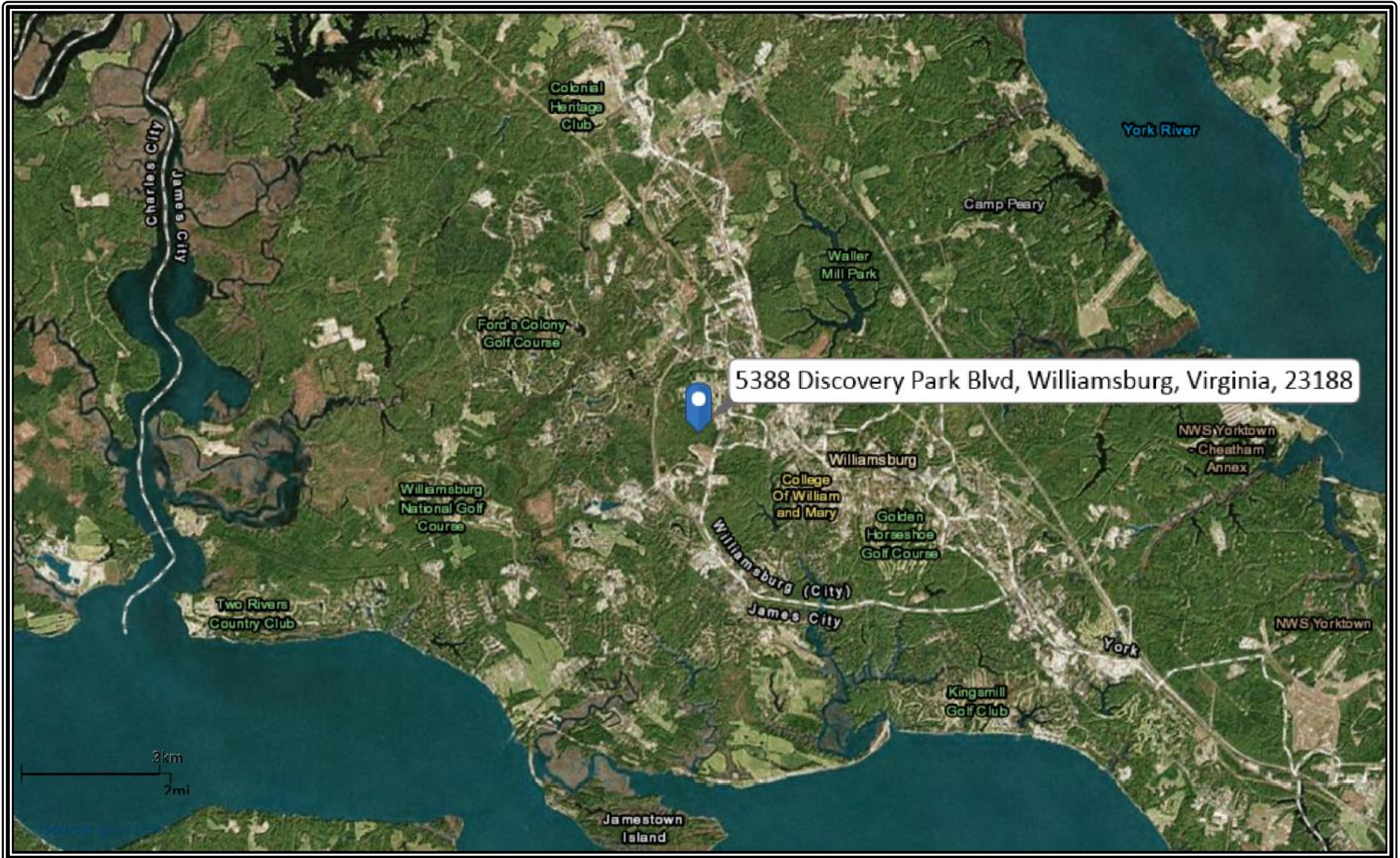
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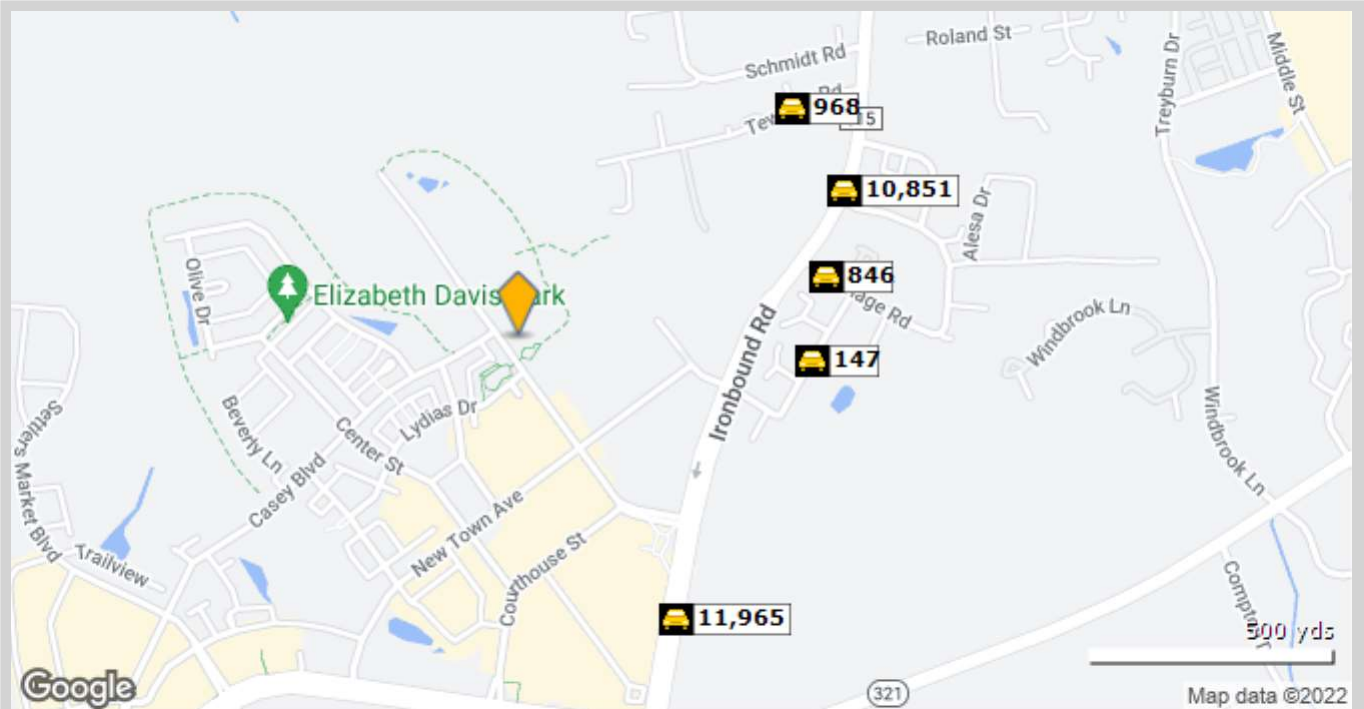
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Traffic Count Report

Patriot Park

5388 Discovery Park Blvd, Williamsburg, VA 23188

Building Type: **Class B Office**
 Class: **B**
 RBA: **25,000 SF**
 Typical Floor: **9,466 SF**
 Total Available: **1,276 SF**
 % Leased: **94.9%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Watford Ln	Carriage Rd	0.09 NE	2022	147	MPSI	.35
2	Carriage Rd	Ironbound Rd	0.03 NW	2022	822	MPSI	.37
3	Carriage Rd	Ironbound Rd	0.03 NW	2020	846	MPSI	.37
4	Ironbound Rd	Monticello Ave	0.13 S	2018	9,612	MPSI	.38
5	Ironbound Rd	Discovery Park Blvd	0.11 N	2016	11,023	MPSI	.38
6	Ironbound Rd	Monticello Ave	0.13 S	2022	10,249	MPSI	.38
7	Ironbound Road	Monticello Ave	0.13 S	2022	11,965	MPSI	.38
8	Ironbound Rd	Magazine Rd	0.01 SW	2016	12,000	AADT	.43
9	Ironbound Rd	Magazine Rd	0.01 SW	2022	10,851	MPSI	.43
10	Tewning Rd	Ironbound Rd	0.08 E	2018	968	MPSI	.43

Patriot Park
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Description	2010	2022	2027
Population	6,475	8,048	8,604
Age 0 - 4	178 2.75%	465 5.78%	614 7.14%
Age 5 - 9	148 2.29%	376 4.67%	507 5.89%
Age 10 - 14	170 2.63%	322 4.00%	414 4.81%
Age 15 - 19	1,236 19.09%	620 7.70%	455 5.29%
Age 20 - 24	1,457 22.50%	1,034 12.85%	677 7.87%
Age 25 - 29	430 6.64%	707 8.78%	785 9.12%
Age 30 - 34	270 4.17%	517 6.42%	698 8.11%
Age 35 - 39	220 3.40%	486 6.04%	582 6.76%
Age 40 - 44	246 3.80%	426 5.29%	510 5.93%
Age 45 - 49	249 3.85%	359 4.46%	450 5.23%
Age 50 - 54	249 3.85%	345 4.29%	401 4.66%
Age 55 - 59	230 3.55%	368 4.57%	382 4.44%
Age 60 - 64	270 4.17%	374 4.65%	382 4.44%
Age 65 - 69	284 4.39%	377 4.68%	383 4.45%
Age 70 - 74	204 3.15%	387 4.81%	378 4.39%
Age 75 - 79	195 3.01%	330 4.10%	346 4.02%
Age 80 - 84	155 2.39%	240 2.98%	276 3.21%
Age 85+	282 4.36%	314 3.90%	365 4.24%
Age 15+	5,977 92.31%	6,884 85.54%	7,070 82.17%
Age 20+	4,741 73.22%	6,264 77.83%	6,615 76.88%
Age 65+	1,120 17.30%	1,648 20.48%	1,748 20.32%
Median Age	26	35	36
Average Age	36.40	39.40	39.60
Population By Race	6,475	8,048	8,604
White	4,933 76.19%	5,824 72.37%	6,197 72.02%
Black	988 15.26%	1,521 18.90%	1,666 19.36%
Am. Indian & Alaskan	11 0.17%	24 0.30%	31 0.36%
Asian	351 5.42%	400 4.97%	393 4.57%
Hawaiian & Pacific Islander	5 0.08%	7 0.09%	9 0.10%
Other	181 2.80%	271 3.37%	309 3.59%

Patriot Park

5388 Discovery Park Blvd, Williamsburg, VA 23188

Description	2010	2022	2027
Population by Race (Hispanic)	326	458	534
White	285 87.42%	353 77.07%	410 76.78%
Black	18 5.52%	45 9.83%	52 9.74%
Am. Indian & Alaskan	3 0.92%	12 2.62%	16 3.00%
Asian	5 1.53%	16 3.49%	20 3.75%
Hawaiian & Pacific Islander	0 0.00%	1 0.22%	1 0.19%
Other	14 4.29%	32 6.99%	35 6.55%
Household by Household Income	1,952	2,795	3,057
<\$25,000	300 15.37%	492 17.60%	541 17.70%
\$25,000 - \$50,000	490 25.10%	408 14.60%	430 14.07%
\$50,000 - \$75,000	373 19.11%	525 18.78%	572 18.71%
\$75,000 - \$100,000	297 15.22%	483 17.28%	534 17.47%
\$100,000 - \$125,000	177 9.07%	267 9.55%	293 9.58%
\$125,000 - \$150,000	137 7.02%	209 7.48%	229 7.49%
\$150,000 - \$200,000	86 4.41%	183 6.55%	206 6.74%
\$200,000+	92 4.71%	228 8.16%	252 8.24%
Average Household Income	\$78,873	\$92,164	\$92,742
Median Household Income	\$60,080	\$73,702	\$74,378

Demographic Summary Report

Patriot Park

5388 Discovery Park Blvd, Williamsburg, VA 23188

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Total Available: **1,276 SF**
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Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	8,604	46,018	83,082
2022 Estimate	8,048	43,402	78,496
2010 Census	6,475	37,507	68,233
Growth 2022 - 2027	6.91%	6.03%	5.84%
Growth 2010 - 2022	24.29%	15.72%	15.04%
2022 Population by Hispanic Origin	459	2,733	5,200
2022 Population	8,048	43,402	78,496
White	5,824 72.37%	34,148 78.68%	61,843 78.78%
Black	1,521 18.90%	5,822 13.41%	10,619 13.53%
Am. Indian & Alaskan	24 0.30%	174 0.40%	377 0.48%
Asian	400 4.97%	1,788 4.12%	3,002 3.82%
Hawaiian & Pacific Island	7 0.09%	56 0.13%	110 0.14%
Other	271 3.37%	1,415 3.26%	2,544 3.24%
U.S. Armed Forces	42	332	719
Households			
2027 Projection	3,057	18,123	32,862
2022 Estimate	2,795	16,981	30,900
2010 Census	1,950	14,373	26,531
Growth 2022 - 2027	9.37%	6.73%	6.35%
Growth 2010 - 2022	43.33%	18.15%	16.47%
Owner Occupied	1,308 46.80%	10,733 63.21%	21,335 69.05%
Renter Occupied	1,487 53.20%	6,248 36.79%	9,565 30.95%
2022 Households by HH Income	2,795	16,981	30,900
Income: <\$25,000	492 17.60%	2,283 13.44%	3,735 12.09%
Income: \$25,000 - \$50,000	408 14.60%	2,323 13.68%	4,080 13.20%
Income: \$50,000 - \$75,000	525 18.78%	2,573 15.15%	4,463 14.44%
Income: \$75,000 - \$100,000	483 17.28%	2,952 17.38%	5,090 16.47%
Income: \$100,000 - \$125,000	267 9.55%	1,991 11.72%	4,231 13.69%
Income: \$125,000 - \$150,000	209 7.48%	1,628 9.59%	3,163 10.24%
Income: \$150,000 - \$200,000	183 6.55%	1,487 8.76%	2,842 9.20%
Income: \$200,000+	228 8.16%	1,744 10.27%	3,296 10.67%
2022 Avg Household Income	\$92,164	\$105,182	\$108,839
2022 Med Household Income	\$73,702	\$86,106	\$90,579

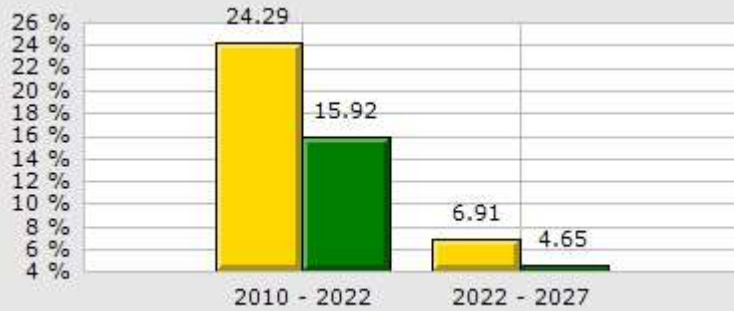
Patriot Park

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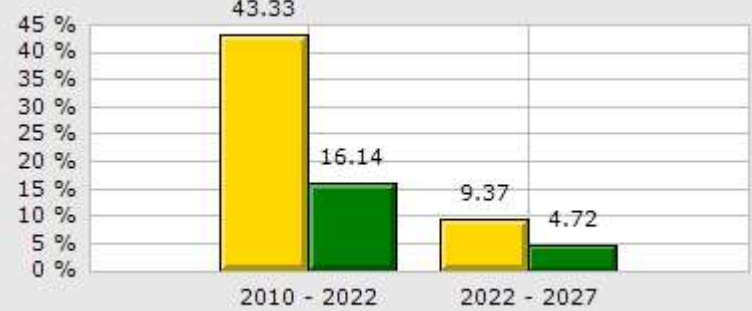
Type: **Class B Office**
 County: **James City**

1 Mile
County

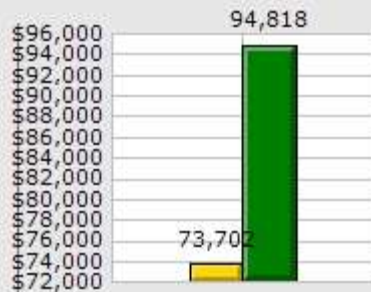
Population Growth



Household Growth



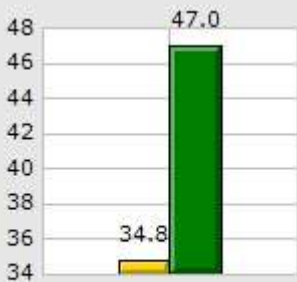
2022 Med Household Inc



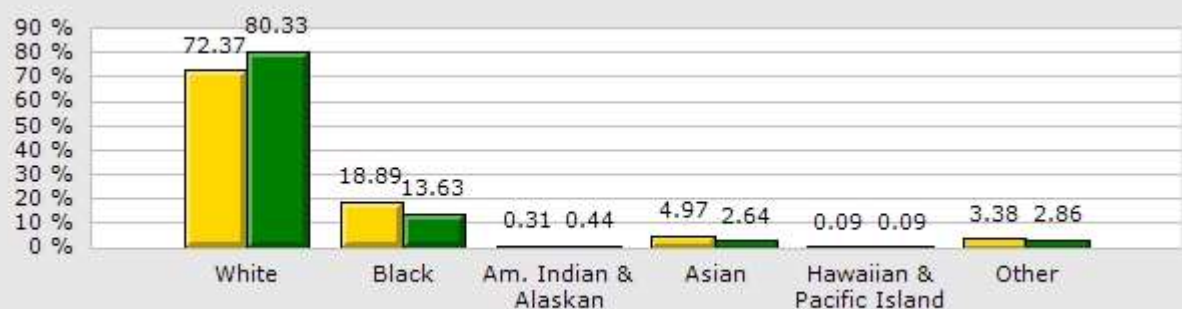
2022 Households by Household Income



2022 Median Age



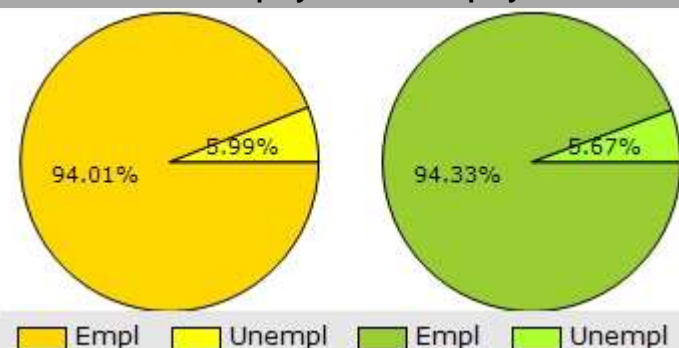
2022 Population by Race



2022 Renter vs. Owner



2022 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Patriot Park

5388 Discovery Park Blvd, Williamsburg, VA 23188

Type: **Class B Office**
 County: **James City**

	1 Mile		County	
Population Growth				
Growth 2010 - 2022	24.29%		15.92%	
Growth 2022 - 2027	6.91%		4.65%	
Empl	3,063	94.01%	34,526	94.33%
Unempl	195	5.99%	2,074	5.67%
2022 Population by Race				
	8,048		77,482	
White	5,824	72.37%	62,244	80.33%
Black	1,520	18.89%	10,564	13.63%
Am. Indian & Alaskan	25	0.31%	340	0.44%
Asian	400	4.97%	2,048	2.64%
Hawaiian & Pacific Island	7	0.09%	70	0.09%
Other	272	3.38%	2,216	2.86%
Household Growth				
Growth 2010 - 2022	43.33%		16.14%	
Growth 2022 - 2027	9.37%		4.72%	
Renter Occupied	1,487	53.20%	7,512	24.17%
Owner Occupied	1,308	46.80%	23,570	75.83%
2022 Households by Household Income				
	2,795		31,082	
Income <\$25K	492	17.60%	3,050	9.81%
Income \$25K - \$50K	408	14.60%	3,770	12.13%
Income \$50K - \$75K	525	18.78%	4,322	13.91%
Income \$75K - \$100K	483	17.28%	5,549	17.85%
Income \$100K - \$125K	267	9.55%	4,309	13.86%
Income \$125K - \$150K	209	7.48%	3,504	11.27%
Income \$150K - \$200K	183	6.55%	3,484	11.21%
Income \$200K+	228	8.16%	3,094	9.95%
2022 Med Household Inc	\$73,702		\$94,818	
2022 Median Age	34.80		47.00	

Demographic Detail Report

Patriot Park

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Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	8,604	46,018	83,082
2022 Estimate	8,048	43,402	78,496
2010 Census	6,475	37,507	68,233
Growth 2022 - 2027	6.91%	6.03%	5.84%
Growth 2010 - 2022	24.29%	15.72%	15.04%
2022 Population by Age			
	8,048	43,402	78,496
Age 0 - 4	465 5.78%	2,252 5.19%	3,870 4.93%
Age 5 - 9	376 4.67%	2,165 4.99%	3,926 5.00%
Age 10 - 14	322 4.00%	2,165 4.99%	4,104 5.23%
Age 15 - 19	620 7.70%	2,982 6.87%	5,246 6.68%
Age 20 - 24	1,034 12.85%	3,774 8.70%	6,016 7.66%
Age 25 - 29	707 8.78%	2,909 6.70%	4,765 6.07%
Age 30 - 34	517 6.42%	2,482 5.72%	4,200 5.35%
Age 35 - 39	486 6.04%	2,494 5.75%	4,345 5.54%
Age 40 - 44	426 5.29%	2,319 5.34%	4,214 5.37%
Age 45 - 49	359 4.46%	2,138 4.93%	4,039 5.15%
Age 50 - 54	345 4.29%	2,190 5.05%	4,227 5.38%
Age 55 - 59	368 4.57%	2,414 5.56%	4,740 6.04%
Age 60 - 64	374 4.65%	2,534 5.84%	4,985 6.35%
Age 65 - 69	377 4.68%	2,597 5.98%	5,014 6.39%
Age 70 - 74	387 4.81%	2,648 6.10%	5,005 6.38%
Age 75 - 79	330 4.10%	2,220 5.11%	4,138 5.27%
Age 80 - 84	240 2.98%	1,548 3.57%	2,848 3.63%
Age 85+	314 3.90%	1,572 3.62%	2,814 3.58%
Age 65+	1,648 20.48%	10,585 24.39%	19,819 25.25%
Median Age	34.80	41.00	43.30
Average Age	39.40	42.30	43.20

Demographic Detail Report

Patriot Park						
5388 Discovery Park Blvd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	8,048		43,402		78,496	
White	5,824	72.37%	34,148	78.68%	61,843	78.78%
Black	1,521	18.90%	5,822	13.41%	10,619	13.53%
Am. Indian & Alaskan	24	0.30%	174	0.40%	377	0.48%
Asian	400	4.97%	1,788	4.12%	3,002	3.82%
Hawaiian & Pacific Island	7	0.09%	56	0.13%	110	0.14%
Other	271	3.37%	1,415	3.26%	2,544	3.24%
Population by Hispanic Origin	8,048		43,402		78,496	
Non-Hispanic Origin	7,589	94.30%	40,668	93.70%	73,297	93.38%
Hispanic Origin	458	5.69%	2,734	6.30%	5,199	6.62%
2022 Median Age, Male	34.80		39.50		41.60	
2022 Average Age, Male	38.60		41.20		42.10	
2022 Median Age, Female	34.90		42.50		44.90	
2022 Average Age, Female	40.20		43.30		44.20	
2022 Population by Occupation Classification	6,762		36,227		65,553	
Civilian Employed	3,063	45.30%	18,352	50.66%	35,042	53.46%
Civilian Unemployed	195	2.88%	971	2.68%	1,857	2.83%
Civilian Non-Labor Force	3,464	51.23%	16,586	45.78%	27,968	42.66%
Armed Forces	40	0.59%	318	0.88%	686	1.05%
Households by Marital Status						
Married	1,035		8,756		17,083	
Married No Children	729		6,007		11,461	
Married w/Children	306		2,749		5,621	
2022 Population by Education	5,761		32,779		60,602	
Some High School, No Diploma	426	7.39%	1,332	4.06%	2,505	4.13%
High School Grad (Incl Equivalency)	997	17.31%	4,843	14.77%	9,467	15.62%
Some College, No Degree	1,269	22.03%	7,611	23.22%	14,098	23.26%
Associate Degree	530	9.20%	2,716	8.29%	5,268	8.69%
Bachelor Degree	1,334	23.16%	8,760	26.72%	15,753	25.99%
Advanced Degree	1,205	20.92%	7,517	22.93%	13,511	22.29%

Demographic Detail Report

Patriot Park						
5388 Discovery Park Blvd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	5,533		33,554		63,796	
Real Estate & Finance	123	2.22%	964	2.87%	1,726	2.71%
Professional & Management	1,999	36.13%	11,441	34.10%	21,952	34.41%
Public Administration	231	4.17%	1,300	3.87%	2,675	4.19%
Education & Health	997	18.02%	5,517	16.44%	9,932	15.57%
Services	518	9.36%	2,911	8.68%	5,451	8.54%
Information	22	0.40%	220	0.66%	429	0.67%
Sales	598	10.81%	4,004	11.93%	7,888	12.36%
Transportation	42	0.76%	199	0.59%	299	0.47%
Retail	365	6.60%	2,139	6.37%	3,952	6.19%
Wholesale	58	1.05%	422	1.26%	854	1.34%
Manufacturing	62	1.12%	870	2.59%	1,996	3.13%
Production	247	4.46%	1,286	3.83%	2,505	3.93%
Construction	76	1.37%	649	1.93%	1,306	2.05%
Utilities	82	1.48%	612	1.82%	1,158	1.82%
Agriculture & Mining	5	0.09%	89	0.27%	102	0.16%
Farming, Fishing, Forestry	0	0.00%	33	0.10%	60	0.09%
Other Services	108	1.95%	898	2.68%	1,511	2.37%
2022 Worker Travel Time to Job	2,753		17,088		33,028	
<30 Minutes	2,008	72.94%	12,522	73.28%	23,392	70.82%
30-60 Minutes	541	19.65%	3,139	18.37%	6,856	20.76%
60+ Minutes	204	7.41%	1,427	8.35%	2,780	8.42%
2010 Households by HH Size	1,950		14,374		26,531	
1-Person Households	739	37.90%	3,794	26.39%	6,422	24.21%
2-Person Households	737	37.79%	6,044	42.05%	11,059	41.68%
3-Person Households	244	12.51%	2,096	14.58%	3,998	15.07%
4-Person Households	146	7.49%	1,597	11.11%	3,246	12.23%
5-Person Households	54	2.77%	573	3.99%	1,226	4.62%
6-Person Households	21	1.08%	182	1.27%	394	1.49%
7 or more Person Households	9	0.46%	88	0.61%	186	0.70%
2022 Average Household Size	2.00		2.30		2.40	
Households						
2027 Projection	3,057		18,123		32,862	
2022 Estimate	2,795		16,981		30,900	
2010 Census	1,950		14,373		26,531	
Growth 2022 - 2027	9.37%		6.73%		6.35%	
Growth 2010 - 2022	43.33%		18.15%		16.47%	

Demographic Detail Report

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5388 Discovery Park Blvd, Williamsburg, VA 23188			
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2022 Households by HH Income	2,795	16,981	30,900
<\$25,000	492 17.60%	2,283 13.44%	3,735 12.09%
\$25,000 - \$50,000	408 14.60%	2,323 13.68%	4,080 13.20%
\$50,000 - \$75,000	525 18.78%	2,573 15.15%	4,463 14.44%
\$75,000 - \$100,000	483 17.28%	2,952 17.38%	5,090 16.47%
\$100,000 - \$125,000	267 9.55%	1,991 11.72%	4,231 13.69%
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\$150,000 - \$200,000	183 6.55%	1,487 8.76%	2,842 9.20%
\$200,000+	228 8.16%	1,744 10.27%	3,296 10.67%
2022 Avg Household Income	\$92,164	\$105,182	\$108,839
2022 Med Household Income	\$73,702	\$86,106	\$90,579
2022 Occupied Housing	2,795	16,981	30,900
Owner Occupied	1,308 46.80%	10,733 63.21%	21,335 69.05%
Renter Occupied	1,487 53.20%	6,248 36.79%	9,565 30.95%
2010 Housing Units	3,005	19,109	34,009
1 Unit	1,708 56.84%	12,457 65.19%	24,827 73.00%
2 - 4 Units	160 5.32%	1,322 6.92%	1,927 5.67%
5 - 19 Units	385 12.81%	3,573 18.70%	4,920 14.47%
20+ Units	752 25.02%	1,757 9.19%	2,335 6.87%
2022 Housing Value	1,308	10,733	21,336
<\$100,000	42 3.21%	169 1.57%	307 1.44%
\$100,000 - \$200,000	199 15.21%	1,348 12.56%	2,324 10.89%
\$200,000 - \$300,000	389 29.74%	2,611 24.33%	5,476 25.67%
\$300,000 - \$400,000	214 16.36%	2,433 22.67%	5,543 25.98%
\$400,000 - \$500,000	268 20.49%	1,919 17.88%	3,269 15.32%
\$500,000 - \$1,000,000	196 14.98%	2,139 19.93%	4,018 18.83%
\$1,000,000+	0 0.00%	114 1.06%	399 1.87%
2022 Median Home Value	\$311,215	\$350,904	\$346,202
2022 Housing Units by Yr Built	3,012	19,247	34,405
Built 2010+	916 30.41%	2,413 12.54%	4,285 12.45%
Built 2000 - 2010	1,046 34.73%	6,634 34.47%	10,029 29.15%
Built 1990 - 1999	343 11.39%	3,453 17.94%	6,543 19.02%
Built 1980 - 1989	224 7.44%	2,541 13.20%	5,170 15.03%
Built 1970 - 1979	156 5.18%	1,595 8.29%	3,562 10.35%
Built 1960 - 1969	179 5.94%	1,278 6.64%	2,240 6.51%
Built 1950 - 1959	82 2.72%	647 3.36%	1,413 4.11%
Built <1949	66 2.19%	686 3.56%	1,163 3.38%
2022 Median Year Built	2004	1997	1995

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.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC