

For Lease

7521 Richmond Road
Candle Factory Retail/Industrial Complex
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

C & W Real Estate, LLC

d/b/a Campana Waltz Commercial Real Estate of Williamsburg

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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.



Candle Factory Retail/Industrial Complex

7521 Richmond Road

Williamsburg, Virginia 23188

Location: 7521 Richmond Road
Williamsburg, Virginia

Description: Highly Visible Retail/Warehouse opportunity located in the Lightfoot area of Williamsburg. The property is adjacent to a ± 52 acre mixed use development, Candle Station, which is comprised of 175 residential units, 30,000 SF of commercial/office space, and a 90,000 SF assisted living facility. The property has access to the lit intersection of Croaker Road & Richmond Road.

Richmond Road Traffic Count: ±20,000 vehicles per day.

Size:	Retail-	7521 Suite E:	3,500 Square Feet
		7521 Suite F:	1,375 Square Feet
	Industrial-	7521 Suite 9:	3,649 Square Feet

Lease Rate: **Retail:** \$12.00/ Square Foot- Modified Gross
Industrial: \$9.50/ Square Foot- Modified Gross

Zoning: M-1: Limited Business/Industrial

General Information:

- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Floor Plan
- Additional Photographs
- Aerial Map/Location Map
- Zoning Matrix
- Demographics

For Additional Information, Please Contact:

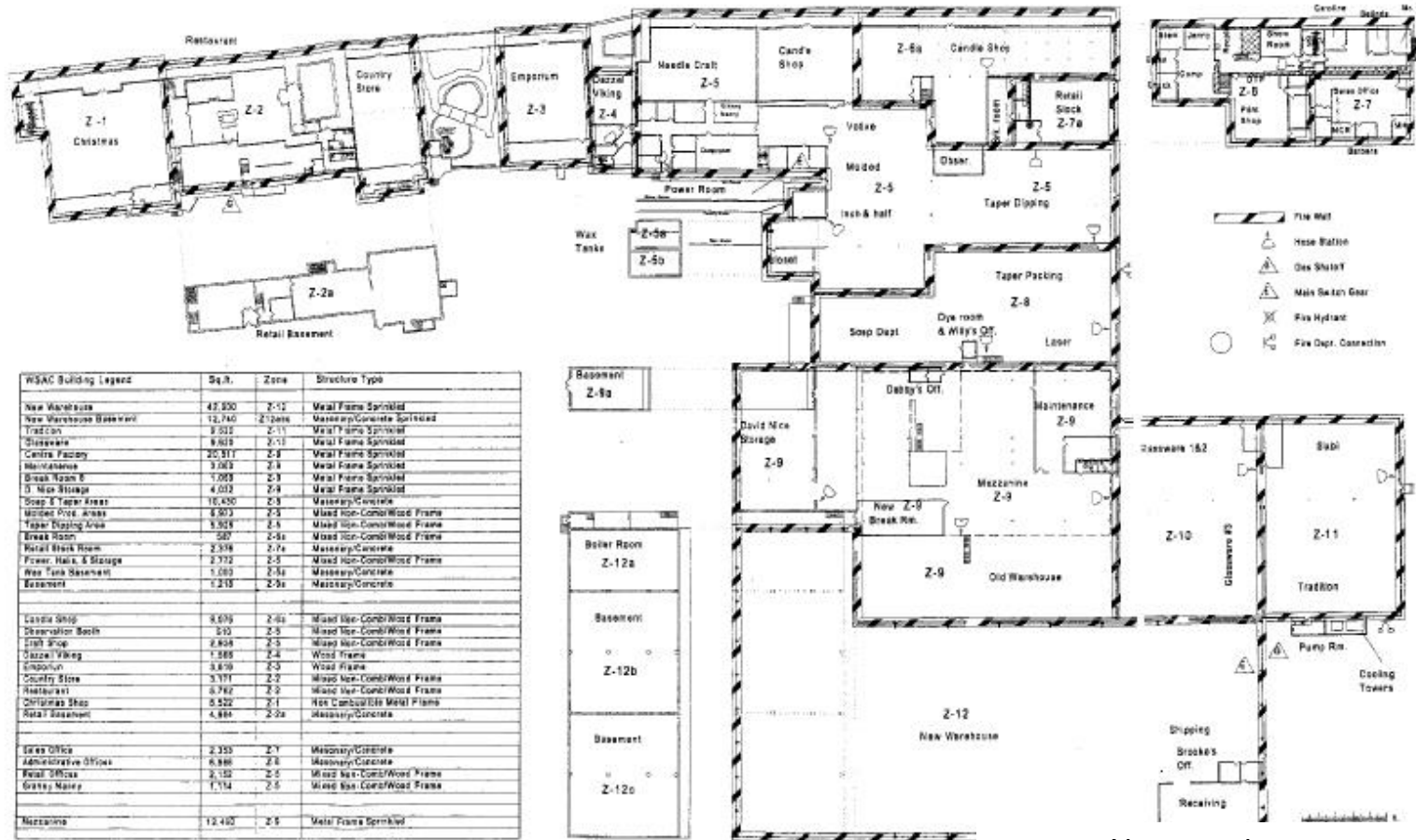
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7521 Richmond Road, Williamsburg, Virginia



Not to scale.
For illustration purposes only.

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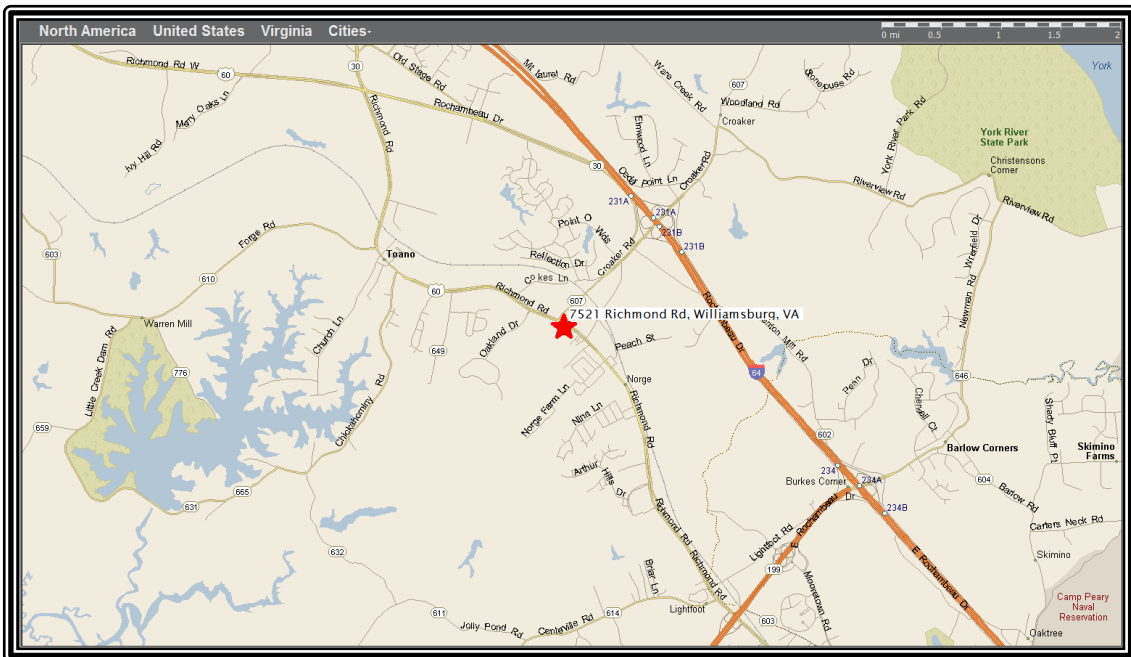
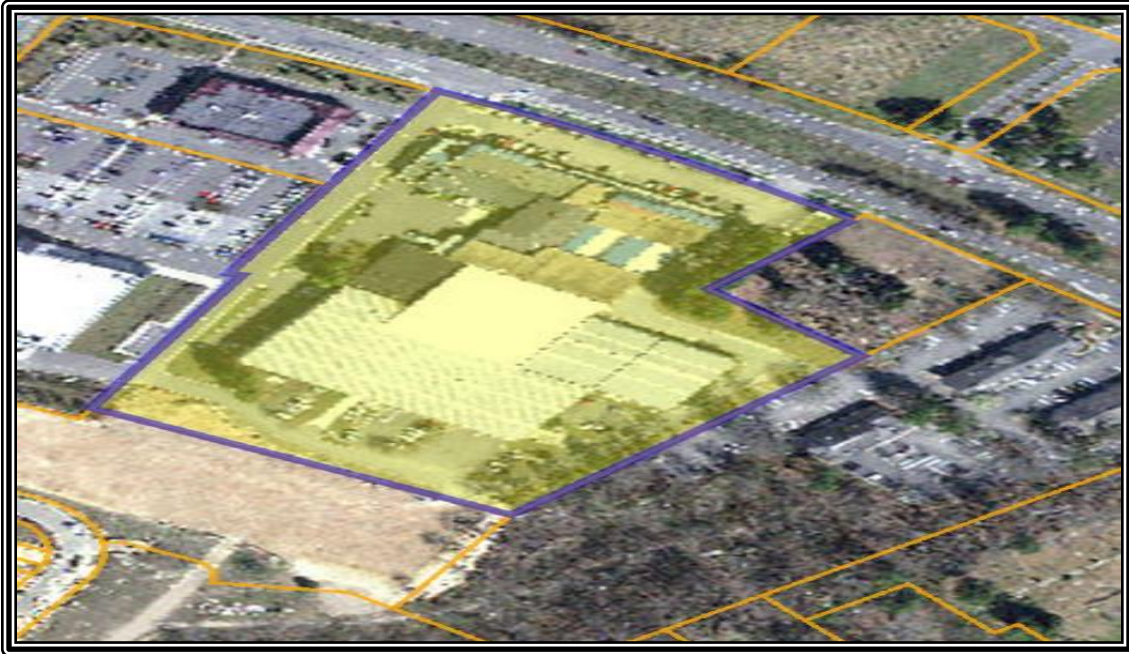
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Property is highlighted in yellow and marked in red.
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DIVISION 11. LIMITED BUSINESS/INDUSTRIAL DISTRICT, M-1

Sec. 24-410. Statement of intent.

The primary purpose of the Limited Business/Industrial District, M-1, is to establish an area where the principal use of land is for limited business/industrial operations which are not ordinarily compatible with adjacent residential development. The specific intent of this district is to accomplish the following:

- (1) Encourage the use of land for limited business and industrial purposes;
- (2) Prohibit residential developments on land reserved for limited business and industrial uses;
- (3) Permit certain commercial and office uses in a manner which is compatible with limited business and industrial uses; and
- (4) Establish minimum requirements to protect the health, safety and welfare of the citizens of James City County from the effects or impacts commonly associated with the development of limited business and industrial uses.

(Ord. No. 31A-88, § 20-87, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-411. Use list.

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the Limited Business/Industrial District, M-1, buildings to be erected or land to be used shall be for one or more of the following or similar 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 or industrial use of the property	P	
Commercial	Accessory uses and structures as defined in section 24-2	P	
	Adult day care centers	P	
	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 shops and beauty salons	P	
	Beekeeping in accordance with section 24-47.1	P	
	Business and professional offices	P	
	Catering and meal preparation	P	
	Child day care centers	P	
	Contractor offices, equipment storage yards, shops and warehouses (with materials and equipment storage limited to a	P	

	fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)		
	Convenience stores; if fuel is sold, then in accordance with section 24-38		SUP
	Convention centers	P	
	Courier services	P	
	Data processing centers	P	
	Drug stores	P	
	Dry cleaners and laundries	P	
	Farmer's market	P	
	Fast food restaurants		SUP
	Feed, seed and farm supply stores	P	
	Firearms sales and service	P	
	Firing and shooting ranges (limited to a fully enclosed building)	P	
	Funeral homes	P	
	Gift and souvenir stores	P	
	Grocery stores	P	
	Health and exercise clubs, fitness centers	P	
	Heliports, helistops and accessory uses		SUP
	Hospitals		SUP
	Hotels and motels with accessory retail sales, barber shops and beauty shops located within the hotel or motel, for the principal benefit of the resident guest	P	
	Indoor centers of amusement including billiard halls, arcades, pool rooms, bowling alleys, dance clubs and bingo halls	P	
	Indoor sport facilities, including firing and shooting ranges	P	
	Indoor theaters	P	
	Janitorial service establishments	P	
	Kennels and animal boarding facilities	P	
	Laboratories, research and development centers	P	
	Laser technology production	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 with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Machinery sales and service (with storage and repair limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	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, including emergency care and first aid centers	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 or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Nursing homes		SUP
	Nurseries	P	
	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 courses, driving ranges, batting cages and skate parks, with water and sewer facilities for golf courses as approved by the board of supervisors		SUP
	Parking lots, structures or garages	P	
	Pawnshops		SUP
	Payday/title loan establishments		SUP
	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 or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Private streets within "qualifying industrial parks" in accordance with section 24-62	P	
	Radio and television stations and accessory antenna or towers, self supported, (not attached to buildings) which are 60 feet less in height	P	
	Research, development and design facilities or laboratories	P	
	Restaurants, tea rooms, coffee shops, and taverns, not to include fast food restaurants	P	
	Retail and service stores, including the following stores: alcohol, appliances, books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier, garden supply, gourmet foods, greeting card, hardware, home appliance, health and beauty aids, ice cream, jewelry, locksmith, music, optical goods, paint, pet, picture framing, plant supply, shoes, sporting goods, stamps, tailor, tobacco and pipes, toys, travel agencies, upholstery, variety, wearing apparel, and yard goods	P	
	Retail food stores	P	
	Security service offices	P	
	Small-scale alcohol production	P	
	Tattoo parlors		SUP
	Taxi service	P	

	Theme parks greater than 10 acres in size		SUP
	Truck stops; if fuel is sold, then in accordance with section 24-38		SUP
	Truck terminals; if fuel is sold, then in accordance with section 24-38		SUP
	Vehicle and trailer sales and service (with major repair limited to a fully enclosed building and screened from adjacent property by landscaping and fencing with a maximum height of 12 feet)	P	
	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 with a maximum height of 12 feet)	P	
	Vehicle rentals	P	
	Vehicle service stations; if fuel is sold, then in accordance with section 24-38	P	
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise)	P	
	Warehousing, wholesaling, storage and distribution centers (with storage limited to a fully enclosed building or screened by landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Water impoundments, new or expansion of, less than 50 acres and with dam heights of less than 25 feet	P	
	Water impoundments, new or expansion of, greater than 50 acres, or with dam heights of less than 25 feet or more		SUP
	Water well drilling establishments	P	
	Welding and machine shops (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Libraries	P	
	Nonemergency medical transport	P	
	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, 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 switching stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad		SUP

	rights-of-way and track and safety improvements in existing railroad 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. 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	Heavy equipment sales and service (with major repair limited to a fully enclosed building or screened with landscaping and fencing from adjacent property)	P	
	Industrial dry cleaners or laundries	P	
	Industrial or technical training centers or schools	P	
	Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps	P	
	Manufacture and bottling of soft drinks, water and alcoholic beverages	P	
	Manufacture and processing of textiles and textile products	P	
	Manufacture and storage of ice, including dry ice	P	
	Manufacture, assembly, or fabrication of sheet metal products	P	
	Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn, and stone	P	
	Manufacture, compounding, processing and packaging of cosmetics, toiletries and pharmaceutical products	P	
	Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals		SUP
	Manufacture of cans and other products from previously processed metals	P	
	Manufacture of carpets and carpet yarns	P	
	Manufacture of furniture	P	

	Manufacture of glass and glass products	P	
	Manufacture of pottery and ceramic products using kilns fired by gas or electricity	P	
	Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilation equipment	P	
	Manufacture or assembly of electronic instruments, electronic devices or electronic components	P	
	Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments and equipment	P	
	Manufactured home or mobile home sales	P	
	Petroleum storage and retail distribution		SUP
	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
	Propane storage, distribution or sale		SUP
	Recycling center or plant	P	
	Resource recovery facilities		SUP
	Solid waste transfer stations and container sites, public or private		SUP
	Waste disposal facilities		SUP

(Ord. No. 31A-88, § 20-88, 4-8-85; Ord. No. 31A-110, 9-12-88; Ord. No. 31A-128, 12-3-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-146, 8-3-92; Ord. No. 31A-150, 4-5-93; Ord. No. 31A-152, 8-16-93; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-208, 8-13-02; Ord. No. 31A-214, 8-10-04; Ord. No. 31A-236, 8-12-08; Ord. No. 31A-263, 1-10-12; Ord. No. 31A-287, 4-9-13; Ord. No. 31A-291, 8-13-13; Ord. No. 31A-298, 6-9-15; Ord. No. 31A-322, 11-8-16; Ord. No. 31A-323, 11-8-16; Ord. No. 31A-348, 7-14-20; Ord. No. 31A-354, 12-14-21)

Sec. 24-412. Outdoor operations and storage.

Any commercial or industrial operation or storage conducted in whole or in part out-of-doors shall meet the requirements of section 24-98(c).

(Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-413. Area requirements and minimum lot width.

- (a) Minimum lot size shall be 10,000 square feet.
- (b) Minimum width of lots shall be 75 feet at the setback line.

(Ord. No. 31A-88, §§ 20-89, 204-89.1, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-414. Setback requirements.

- (a) Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width. Where the street right-of-way is less than 50 feet in width, structures shall be located 75 feet or more from the center line of the street. The minimum setback of any portion of a structure which is in excess of 35 feet in height shall be increased one foot for each two feet of the structure's height in excess of 35 feet.
- (b) The minimum setback shall also be increased to a minimum of 75 feet from any street with a right-of-way 50 feet or greater in width and 100 feet from any street with a right-of-way of less than 50 feet of width when the property immediately across the street is zoned residential. The minimum setback of any portion of a structure across the street from property zoned residential which is in excess of 35 feet in height shall be increased one foot for each two feet of the structure's height in excess of 35 feet.
- (c) Setbacks for commercial uses may be reduced to 25 feet from any street right-of-way which is 50 feet or greater in width or 50 feet from the centerline of the street where the street right-of-way is less than 50 feet in width with approval of the planning director.

A site shall not be considered for a setback reduction if it is located on a planned road that is designated for widening improvements. A planned road includes any road or similar transportation facility as designated on the Comprehensive Plan, Six-Year Primary or Secondary Road Plan, Peninsula Area Transportation Plan or any road plan adopted by the board of supervisors. The planning director will consider a setback reduction only if the setback reduction will achieve results which clearly satisfy the overall purposes and intent of section 24-86 (Landscaping and Tree Preservation Requirements); if the setbacks do not negatively impact adjacent property owners; and if one or more of the following criteria are met:

- (1) The site is located on a Community Character Corridor or is designated a Community Character Area on the Comprehensive Plan Land Use Map, and proposed setbacks will better complement the design standards of the Community Character Corridor.
- (2) The adjacent properties have setbacks that are non-conforming with this section, and the proposed setbacks will better complement the established setbacks of adjacent properties, where such setbacks help achieve the goals and objectives of the Comprehensive Plan.
- (3) The applicant has offered site design which meets or exceeds the Development Standards of the Comprehensive Plan.
- (d) In areas where the board of supervisors has adopted specific design guidelines that call for reduction of setbacks in excess of those permitted in sub-section (c), the planning director can approve reductions upon finding substantial conformance with recommendations from the guidelines and compliance with the criteria from sub-section (c) above.
- (e) *Appeals.* In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-90, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-241, 6-9-09; Ord. No. 31A-263, 1-10-12)

Sec. 24-415. Yard requirements.

- (a) Structures shall be located 20 feet or more from side or rear property lines. The side and rear yards for any section of a structure in excess of 35 feet in height shall be increased one foot for each two feet of height in excess of 35 feet.

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- (b) The minimum side yard shall be increased to 75 feet if the side yard adjoins property in a residential district, or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum rear yard shall be increased to 75 feet if the rear yard adjoins property in a residential district or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum side and rear yards for any section of a structure in excess of 35 feet in height shall be increased one foot for each two feet of height in excess of 35 feet.
 - (c) Accessory structures may be located within the required side or rear yards upon approval of the planning director; provided, however, that no structure shall be located within ten feet of any property line.
 - (d) *Appeals.* In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-90.1, 4-8-85; Ord. No. 31A-100, 4-6-87; Ord. No. 31A-112, 2-6-89; Ord. No. 31A-123, 7-2-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-263, 1-10-12)

Sec. 24-416. Reserved.

Sec. 24-417. Special provisions for the waiver of area, lot width, yard and yard setback requirements.

The following may be eligible for a waiver from any part of section 24-413 through 24-415:

The subdivision of business/industrial property on which business and industrial units for sale, for sale in condominium, or for lease are both:

- (a) Constructed as part of a multiunit structure in which the units share common walls or as part of a multiple-structure commercial development; and
- (b) The entire development has been planned and designed as a comprehensive coordinated unit under a single master plan which has been legislatively approved by the board of supervisors.

In these instances, the planning director may grant, at his discretion, a waiver from any part of section 24-413 through 24-415 upon finding:

- (1) The overall complex or structure, if considered as a single unit, meets all of the requirements of section 24-413 through 24-415;
- (2) Adequate parking is provided as per the requirements of this chapter. The planning director also may require recordation of adequate easements or other agreements to guarantee access and maintenance of the parking areas and other common areas;
- (3) Adequate provisions are made to assure compliance with the requirements of this chapter with regards to signs. The planning commission also may require the recordation of adequate easements or agreements to allow grouping of signs on one standard sign, placement of signs in common areas or other appropriate arrangements made necessary as a result of the reduced frontage or yard area of the individual units; and
- (4) The complex or structure is adequately designed and serviced from the standpoint of safety. The county fire chief finds that the fire safety equipment to be installed is adequately designed, and the county building official finds that the complex is designed to conform to the Uniform Statewide Building Code, so as to offer adequate protection to life and property.

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- (5) *Appeals.* In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-90.3, 4-8-85; Ord. No. 31A-123, 7-2-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-263, 1-10-12)

Sec. 24-418. Height of structures.

- (a) Structures may be erected up to 60 feet in height from grade to the top of the structure. Structures in excess of 60 feet in height from grade to the top of the structure may be erected only upon the granting of a height limitation waiver by the board of supervisors.
- (b) Water towers, church spires, belfries, cupolas, monuments, chimneys, flues, flagpoles, mechanical penthouse, electrical, plumbing, elevator, parapet walls or other accessory mechanical functions which are part of or on top of a main structure shall be considered part of the structure.
- (c) Upon application for a height limitation waiver, the payment of appropriate fees, notification of adjacent property owners and following a public hearing, the board of supervisors may grant a height limitation waiver upon finding that:
- (1) Additional setbacks have been provided as required by section 24-414 and section 24-415; however, the board of supervisors may waive additional setbacks in excess of 60 feet;
 - (2) Such structure will not obstruct light from adjacent property;
 - (3) Such structure will not impair the enjoyment of historic attractions and areas of significant historic interest and surrounding developments;
 - (4) Such structure will not impair property values in the area;
 - (5) Such structure is adequately designed and served from the standpoint of safety and that the county fire chief finds the fire safety equipment to be installed is adequately designed and that the structure is reasonably well located in relation to fire stations and equipment, so as to offer adequate protection to life and property; and
 - (6) Such structure will not be contrary to the public health, safety and general welfare.
- (d) Heights of communications facilities shall be permitted in accordance with division 6, communications facilities, antennas, towers and support structures.

(Ord. No. 31A-88, § 20-91, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-166, 1-23-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-263, 1-10-12; Ord. No. 31A-323, 11-8-16)

Sec. 24-419. Reserved.

Sec. 24-420. Sign regulations and parking requirements.

- (a) To assure an appearance and condition which is consistent with the purposes of the Limited Business/Industrial District, M-1, outdoor signs on the properties within the district shall comply with the regulations for exterior signs in article II, division 3 of this chapter.
- (b) Off-street parking and off-street loading shall be provided as required in article II, division 2 of this chapter.

(Ord. No. 31A-88, § 20-93, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12; Ord. No. 31A-291, 8-13-13)

Sec. 24-421. Utilities.

- (a) Unless otherwise specified in this district, all development in the Limited Business/Industrial District, M-1, shall be served by public water and sewer.
- (b) The location of all utilities and utility easements shall be shown on the site plans and be approved as per article III, Site Plan, of this chapter.

(Ord. No. 31A-88, § 20-92, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-156, 5-16-94; Ord. No. 31A-263, 1-10-12)

Sec. 24-422. Site plan review.

All structures or complexes of structures erected, altered or restored within the district shall be subject to Site Plan Review in accordance with article III of this chapter.

(Ord. No. 31A-88, § 20-94, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-423. Landscaping.

To assure an appearance and condition which is consistent with the purposes of the Limited Business/Industrial District, M-1, landscaping on the properties within the district shall comply with article II, division 4 of this chapter.

(Ord. No. 31A-263, 1-10-12)

Secs. 24-424—24-434. Reserved.

Traffic Count Report

Williamsburg Candle Factory

7521 Richmond Rd, Williamsburg, VA 23188

Building Type: **General Retail**

Secondary: -

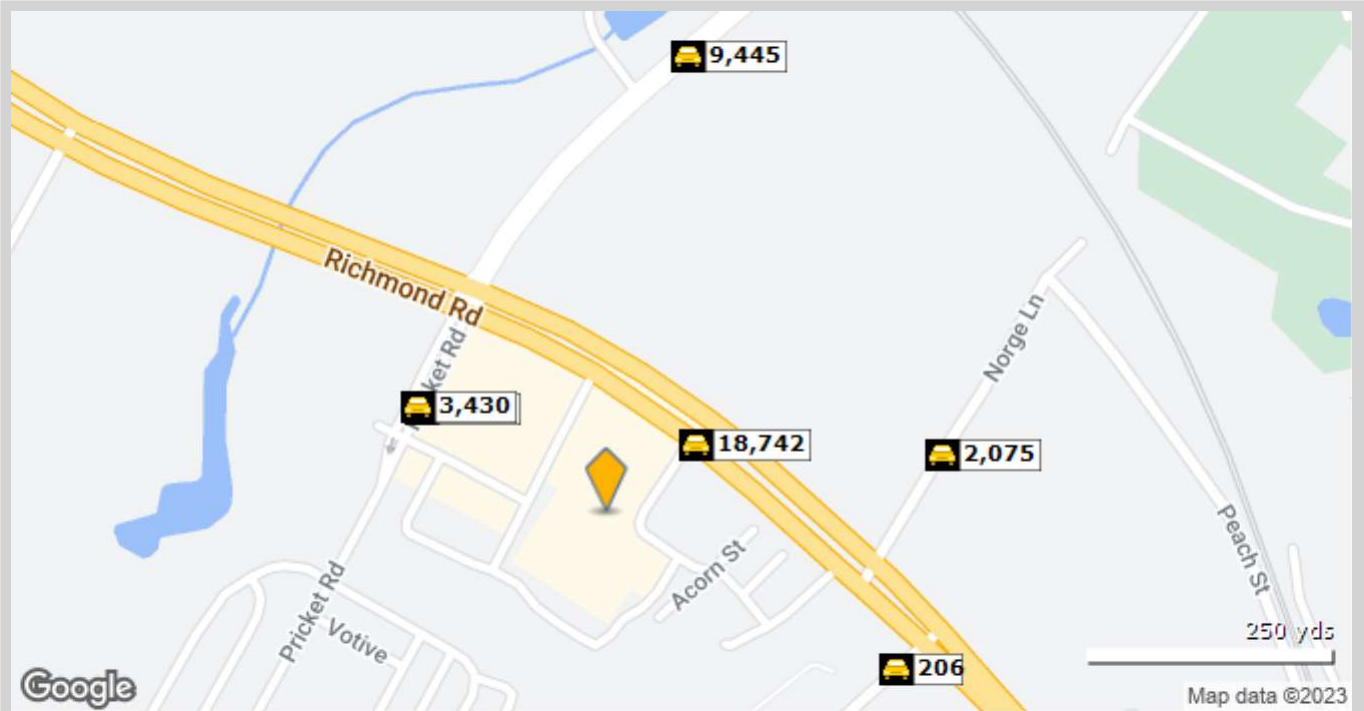
GLA: **78,230 SF**

Year Built: **1964**

Total Available: **8,524 SF**

% Leased: **89.1%**

Rent/SF/Yr: **\$9.15**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Richmond Rd	Acorn St	0.01 NW	2018	16,829	MPSI	.07
2	Richmond Rd	Acorn St	0.01 NW	2020	19,949	MPSI	.07
3	Richmond Rd	Acorn St	0.01 NW	2022	18,742	MPSI	.07
4	Pricket Road		0.00	2022	3,355	MPSI	.12
5	Not Available	Not Available	0.00 No	2020	3,430	MPSI	.13
6	Old Church Rd	Richmond Rd	0.02 NE	2022	206	MPSI	.19
7	Norge Ln	Richmond Rd	0.08 SW	2018	2,100	MPSI	.20
8	Norge Ln	Richmond Rd	0.08 SW	2020	2,116	MPSI	.20
9	Norge Ln	Richmond Rd	0.08 SW	2022	2,075	MPSI	.20
10	Croaker Rd	Richmond Rd	0.19 SW	2018	9,445	MPSI	.28

Williamsburg Candle Factory
7521 Richmond Rd, Williamsburg, VA 23188

Building Type: **General Retail**
Secondary: -
GLA: **78,230 SF**
Year Built: **1964**

Total Available: **8,524 SF**
% Leased: **89.1%**
Rent/SF/Yr: **\$9.15**



Description	2010	2022	2027
Population	1,897	2,667	2,895
Age 0 - 4	109 5.75%	122 4.57%	134 4.63%
Age 5 - 9	116 6.11%	138 5.17%	140 4.84%
Age 10 - 14	121 6.38%	153 5.74%	154 5.32%
Age 15 - 19	114 6.01%	151 5.66%	164 5.66%
Age 20 - 24	84 4.43%	134 5.02%	160 5.53%
Age 25 - 29	98 5.17%	124 4.65%	149 5.15%
Age 30 - 34	93 4.90%	129 4.84%	143 4.94%
Age 35 - 39	126 6.64%	147 5.51%	148 5.11%
Age 40 - 44	130 6.85%	154 5.77%	160 5.53%
Age 45 - 49	149 7.85%	157 5.89%	168 5.80%
Age 50 - 54	149 7.85%	164 6.15%	173 5.98%
Age 55 - 59	142 7.49%	181 6.79%	181 6.25%
Age 60 - 64	136 7.17%	190 7.12%	190 6.56%
Age 65 - 69	127 6.69%	195 7.31%	197 6.80%
Age 70 - 74	92 4.85%	195 7.31%	196 6.77%
Age 75 - 79	58 3.06%	157 5.89%	177 6.11%
Age 80 - 84	29 1.53%	100 3.75%	133 4.59%
Age 85+	23 1.21%	76 2.85%	130 4.49%
Age 15+	1,550 81.71%	2,254 84.51%	2,469 85.28%
Age 20+	1,436 75.70%	2,103 78.85%	2,305 79.62%
Age 65+	329 17.34%	723 27.11%	833 28.77%
Median Age	43	48	48
Average Age	40.80	45.00	45.70
Population By Race	1,897	2,667	2,895
White	1,492 78.65%	2,076 77.84%	2,236 77.24%
Black	328 17.29%	453 16.99%	499 17.24%
Am. Indian & Alaskan	7 0.37%	14 0.52%	17 0.59%
Asian	26 1.37%	43 1.61%	49 1.69%
Hawaiian & Pacific Islander	1 0.05%	1 0.04%	2 0.07%
Other	43 2.27%	80 3.00%	93 3.21%

Williamsburg Candle Factory

7521 Richmond Rd, Williamsburg, VA 23188

Description	2010	2022	2027
Population by Race (Hispanic)	82	165	199
White	72 87.80%	140 84.85%	169 84.92%
Black	5 6.10%	13 7.88%	15 7.54%
Am. Indian & Alaskan	1 1.22%	2 1.21%	2 1.01%
Asian	0 0.00%	1 0.61%	1 0.50%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	1 0.50%
Other	4 4.88%	9 5.45%	11 5.53%
Household by Household Income	756	1,068	1,163
<\$25,000	114 15.08%	188 17.60%	206 17.71%
\$25,000 - \$50,000	176 23.28%	85 7.96%	84 7.22%
\$50,000 - \$75,000	156 20.63%	127 11.89%	132 11.35%
\$75,000 - \$100,000	112 14.81%	186 17.42%	204 17.54%
\$100,000 - \$125,000	82 10.85%	118 11.05%	129 11.09%
\$125,000 - \$150,000	65 8.60%	144 13.48%	160 13.76%
\$150,000 - \$200,000	45 5.95%	147 13.76%	165 14.19%
\$200,000+	6 0.79%	73 6.84%	83 7.14%
Average Household Income	\$73,833	\$105,173	\$106,825
Median Household Income	\$64,800	\$93,010	\$94,546

Demographic Summary Report

Williamsburg Candle Factory 7521 Richmond Rd, Williamsburg, VA 23188

Building Type: **General Retail** Total Available: **8,524 SF**
 Secondary: - % Leased: **89.1%**
 GLA: **78,230 SF** Rent/SF/Yr: **\$9.15**
 Year Built: **1964**



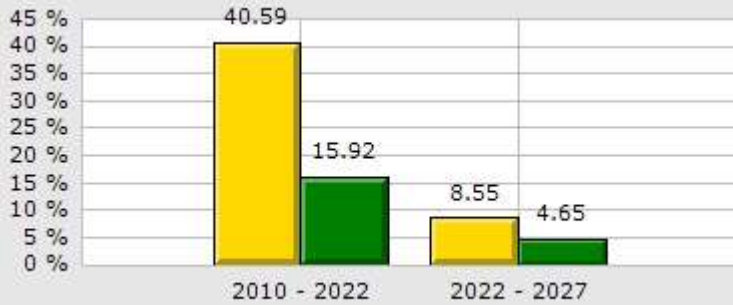
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	2,895		14,572		33,762	
2022 Estimate	2,667		13,518		31,752	
2010 Census	1,897		10,157		26,617	
Growth 2022 - 2027	8.55%		7.80%		6.33%	
Growth 2010 - 2022	40.59%		33.09%		19.29%	
2022 Population by Hispanic Origin	165		822		2,061	
2022 Population	2,667		13,518		31,752	
White	2,076	77.84%	10,712	79.24%	24,539	77.28%
Black	453	16.99%	2,076	15.36%	5,258	16.56%
Am. Indian & Alaskan	14	0.52%	76	0.56%	170	0.54%
Asian	43	1.61%	246	1.82%	725	2.28%
Hawaiian & Pacific Island	1	0.04%	7	0.05%	25	0.08%
Other	80	3.00%	401	2.97%	1,036	3.26%
U.S. Armed Forces	36		164		372	
Households						
2027 Projection	1,161		5,724		13,255	
2022 Estimate	1,068		5,302		12,457	
2010 Census	756		3,960		10,446	
Growth 2022 - 2027	8.71%		7.96%		6.41%	
Growth 2010 - 2022	41.27%		33.89%		19.25%	
Owner Occupied	874	81.84%	4,398	82.95%	9,662	77.56%
Renter Occupied	195	18.26%	905	17.07%	2,794	22.43%
2022 Households by HH Income	1,068		5,304		12,456	
Income: <\$25,000	188	17.60%	773	14.57%	1,462	11.74%
Income: \$25,000 - \$50,000	85	7.96%	475	8.96%	1,533	12.31%
Income: \$50,000 - \$75,000	127	11.89%	727	13.71%	1,829	14.68%
Income: \$75,000 - \$100,000	186	17.42%	975	18.38%	2,254	18.10%
Income: \$100,000 - \$125,000	118	11.05%	605	11.41%	1,662	13.34%
Income: \$125,000 - \$150,000	144	13.48%	718	13.54%	1,431	11.49%
Income: \$150,000 - \$200,000	147	13.76%	676	12.75%	1,380	11.08%
Income: \$200,000+	73	6.84%	355	6.69%	905	7.27%
2022 Avg Household Income	\$105,173		\$105,235		\$104,401	
2022 Med Household Income	\$93,010		\$92,358		\$90,572	

Williamsburg Candle Factory
7521 Richmond Rd, Williamsburg, VA 23188

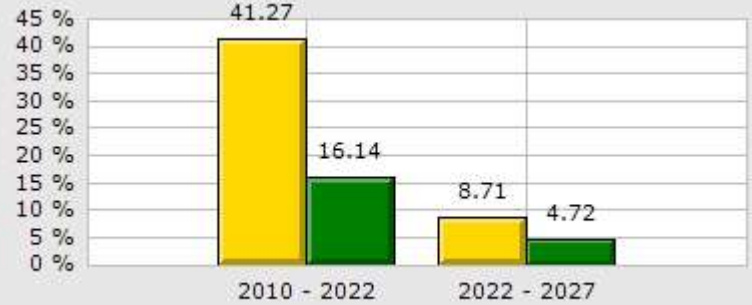
Type: **Retail**
County: **James City**

1 Mile
County

Population Growth



Household Growth



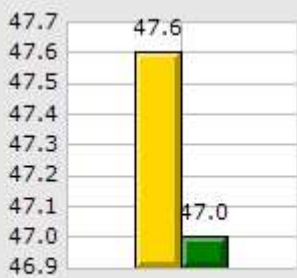
2022 Med Household Inc



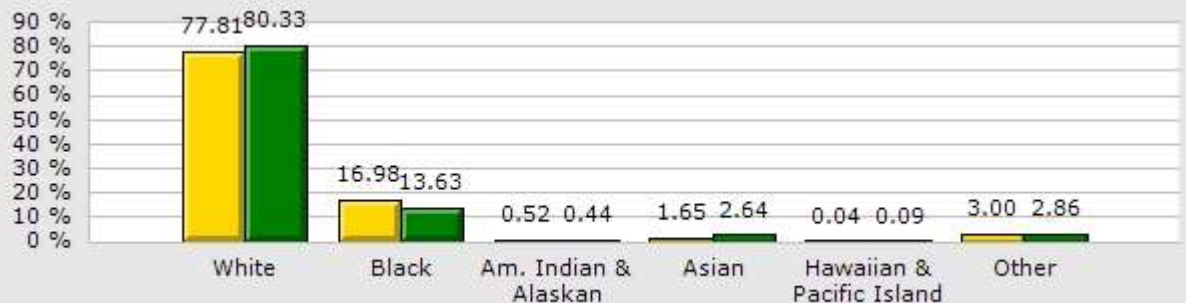
2022 Households by Household Income



2022 Median Age



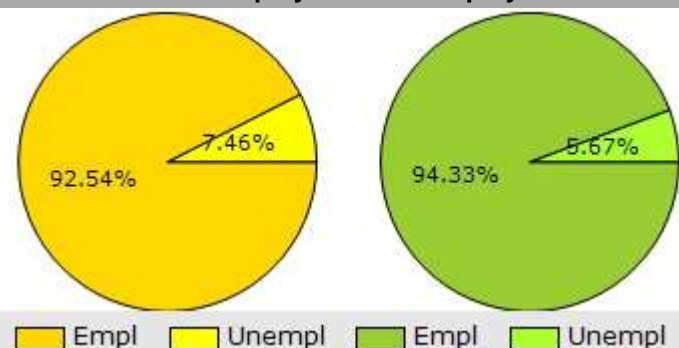
2022 Population by Race



2022 Renter vs. Owner



2022 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Williamsburg Candle Factory 7521 Richmond Rd, Williamsburg, VA 23188				
Type: Retail				
County: James City				
	1 Mile		County	
Population Growth				
Growth 2010 - 2022	40.59%		15.92%	
Growth 2022 - 2027	8.55%		4.65%	
Empl	1,178	92.54%	34,526	94.33%
Unempl	95	7.46%	2,074	5.67%
2022 Population by Race				
	2,668		77,482	
White	2,076	77.81%	62,244	80.33%
Black	453	16.98%	10,564	13.63%
Am. Indian & Alaskan	14	0.52%	340	0.44%
Asian	44	1.65%	2,048	2.64%
Hawaiian & Pacific Island	1	0.04%	70	0.09%
Other	80	3.00%	2,216	2.86%
Household Growth				
Growth 2010 - 2022	41.27%		16.14%	
Growth 2022 - 2027	8.71%		4.72%	
Renter Occupied	195	18.24%	7,512	24.17%
Owner Occupied	874	81.76%	23,570	75.83%
2022 Households by Household Income				
	1,068		31,082	
Income <\$25K	188	17.60%	3,050	9.81%
Income \$25K - \$50K	85	7.96%	3,770	12.13%
Income \$50K - \$75K	127	11.89%	4,322	13.91%
Income \$75K - \$100K	186	17.42%	5,549	17.85%
Income \$100K - \$125K	118	11.05%	4,309	13.86%
Income \$125K - \$150K	144	13.48%	3,504	11.27%
Income \$150K - \$200K	147	13.76%	3,484	11.21%
Income \$200K+	73	6.84%	3,094	9.95%
2022 Med Household Inc	\$93,010		\$94,818	
2022 Median Age	47.60		47.00	

Demographic Detail Report

Williamsburg Candle Factory 7521 Richmond Rd, Williamsburg, VA 23188

Building Type: **General Retail** Total Available: **8,524 SF**
 Secondary: - % Leased: **89.1%**
 GLA: **78,230 SF** Rent/SF/Yr: **\$9.15**
 Year Built: **1964**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	2,895		14,572		33,762	
2022 Estimate	2,667		13,518		31,752	
2010 Census	1,897		10,157		26,617	
Growth 2022 - 2027	8.55%		7.80%		6.33%	
Growth 2010 - 2022	40.59%		33.09%		19.29%	
2022 Population by Age	2,667		13,518		31,752	
Age 0 - 4	122	4.57%	614	4.54%	1,526	4.81%
Age 5 - 9	138	5.17%	699	5.17%	1,722	5.42%
Age 10 - 14	153	5.74%	783	5.79%	1,903	5.99%
Age 15 - 19	151	5.66%	785	5.81%	1,911	6.02%
Age 20 - 24	134	5.02%	698	5.16%	1,710	5.39%
Age 25 - 29	124	4.65%	642	4.75%	1,572	4.95%
Age 30 - 34	129	4.84%	652	4.82%	1,607	5.06%
Age 35 - 39	147	5.51%	736	5.44%	1,803	5.68%
Age 40 - 44	154	5.77%	777	5.75%	1,852	5.83%
Age 45 - 49	157	5.89%	800	5.92%	1,859	5.85%
Age 50 - 54	164	6.15%	849	6.28%	1,948	6.14%
Age 55 - 59	181	6.79%	943	6.98%	2,143	6.75%
Age 60 - 64	190	7.12%	982	7.26%	2,210	6.96%
Age 65 - 69	195	7.31%	984	7.28%	2,188	6.89%
Age 70 - 74	195	7.31%	965	7.14%	2,131	6.71%
Age 75 - 79	157	5.89%	760	5.62%	1,689	5.32%
Age 80 - 84	100	3.75%	479	3.54%	1,089	3.43%
Age 85+	76	2.85%	369	2.73%	890	2.80%
Age 65+	723	27.11%	3,557	26.31%	7,987	25.15%
Median Age	47.60		47.30		45.70	
Average Age	45.00		44.70		43.90	

Demographic Detail Report

Williamsburg Candle Factory 7521 Richmond Rd, Williamsburg, VA 23188

Radius	1 Mile	3 Mile	5 Mile
2022 Population By Race	2,667	13,518	31,752
White	2,076 77.84%	10,712 79.24%	24,539 77.28%
Black	453 16.99%	2,076 15.36%	5,258 16.56%
Am. Indian & Alaskan	14 0.52%	76 0.56%	170 0.54%
Asian	43 1.61%	246 1.82%	725 2.28%
Hawaiian & Pacific Island	1 0.04%	7 0.05%	25 0.08%
Other	80 3.00%	401 2.97%	1,036 3.26%
Population by Hispanic Origin	2,667	13,518	31,752
Non-Hispanic Origin	2,502 93.81%	12,695 93.91%	29,691 93.51%
Hispanic Origin	165 6.19%	823 6.09%	2,062 6.49%
2022 Median Age, Male	45.60	45.60	43.90
2022 Average Age, Male	43.70	43.60	42.70
2022 Median Age, Female	49.50	49.00	47.40
2022 Average Age, Female	46.20	45.80	45.00
2022 Population by Occupation Classification	2,224	11,263	26,221
Civilian Employed	1,178 52.97%	6,186 54.92%	14,734 56.19%
Civilian Unemployed	95 4.27%	460 4.08%	789 3.01%
Civilian Non-Labor Force	918 41.28%	4,465 39.64%	10,351 39.48%
Armed Forces	33 1.48%	152 1.35%	347 1.32%
Households by Marital Status			
Married	628	3,226	7,471
Married No Children	431	2,153	4,906
Married w/Children	197	1,074	2,564
2022 Population by Education	2,193	10,960	25,235
Some High School, No Diploma	80 3.65%	497 4.53%	1,292 5.12%
High School Grad (Incl Equivalency)	501 22.85%	2,382 21.73%	5,080 20.13%
Some College, No Degree	624 28.45%	3,042 27.76%	6,742 26.72%
Associate Degree	223 10.17%	1,023 9.33%	2,255 8.94%
Bachelor Degree	456 20.79%	2,396 21.86%	5,575 22.09%
Advanced Degree	309 14.09%	1,620 14.78%	4,291 17.00%

Demographic Detail Report

Williamsburg Candle Factory 7521 Richmond Rd, Williamsburg, VA 23188

Radius	1 Mile	3 Mile	5 Mile
2022 Population by Occupation	2,086	11,069	26,400
Real Estate & Finance	87 4.17%	402 3.63%	732 2.77%
Professional & Management	601 28.81%	3,284 29.67%	8,236 31.20%
Public Administration	70 3.36%	473 4.27%	1,149 4.35%
Education & Health	229 10.98%	1,281 11.57%	3,539 13.41%
Services	268 12.85%	1,352 12.21%	2,961 11.22%
Information	1 0.05%	3 0.03%	130 0.49%
Sales	277 13.28%	1,433 12.95%	3,133 11.87%
Transportation	12 0.58%	54 0.49%	101 0.38%
Retail	146 7.00%	754 6.81%	1,565 5.93%
Wholesale	25 1.20%	119 1.08%	391 1.48%
Manufacturing	77 3.69%	437 3.95%	1,083 4.10%
Production	139 6.66%	612 5.53%	1,310 4.96%
Construction	67 3.21%	399 3.60%	884 3.35%
Utilities	44 2.11%	228 2.06%	557 2.11%
Agriculture & Mining	0 0.00%	7 0.06%	51 0.19%
Farming, Fishing, Forestry	0 0.00%	5 0.05%	36 0.14%
Other Services	43 2.06%	226 2.04%	542 2.05%
2022 Worker Travel Time to Job	1,135	5,930	14,241
<30 Minutes	755 66.52%	3,829 64.57%	9,311 65.38%
30-60 Minutes	305 26.87%	1,656 27.93%	3,683 25.86%
60+ Minutes	75 6.61%	445 7.50%	1,247 8.76%
2010 Households by HH Size	756	3,961	10,446
1-Person Households	149 19.71%	742 18.73%	2,055 19.67%
2-Person Households	324 42.86%	1,659 41.88%	4,312 41.28%
3-Person Households	127 16.80%	682 17.22%	1,767 16.92%
4-Person Households	97 12.83%	548 13.83%	1,469 14.06%
5-Person Households	38 5.03%	208 5.25%	546 5.23%
6-Person Households	13 1.72%	74 1.87%	187 1.79%
7 or more Person Households	8 1.06%	48 1.21%	110 1.05%
2022 Average Household Size	2.50	2.50	2.50
Households			
2027 Projection	1,161	5,724	13,255
2022 Estimate	1,068	5,302	12,457
2010 Census	756	3,960	10,446
Growth 2022 - 2027	8.71%	7.96%	6.41%
Growth 2010 - 2022	41.27%	33.89%	19.25%

Demographic Detail Report

Williamsburg Candle Factory						
7521 Richmond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2022 Households by HH Income	1,068		5,304		12,456	
<\$25,000	188	17.60%	773	14.57%	1,462	11.74%
\$25,000 - \$50,000	85	7.96%	475	8.96%	1,533	12.31%
\$50,000 - \$75,000	127	11.89%	727	13.71%	1,829	14.68%
\$75,000 - \$100,000	186	17.42%	975	18.38%	2,254	18.10%
\$100,000 - \$125,000	118	11.05%	605	11.41%	1,662	13.34%
\$125,000 - \$150,000	144	13.48%	718	13.54%	1,431	11.49%
\$150,000 - \$200,000	147	13.76%	676	12.75%	1,380	11.08%
\$200,000+	73	6.84%	355	6.69%	905	7.27%
2022 Avg Household Income	\$105,173		\$105,235		\$104,401	
2022 Med Household Income	\$93,010		\$92,358		\$90,572	
2022 Occupied Housing	1,069		5,303		12,456	
Owner Occupied	874	81.76%	4,398	82.93%	9,662	77.57%
Renter Occupied	195	18.24%	905	17.07%	2,794	22.43%
2010 Housing Units	1,102		5,534		13,657	
1 Unit	1,004	91.11%	5,149	93.04%	11,556	84.62%
2 - 4 Units	35	3.18%	156	2.82%	499	3.65%
5 - 19 Units	58	5.26%	207	3.74%	1,294	9.47%
20+ Units	5	0.45%	22	0.40%	308	2.26%
2022 Housing Value	874		4,399		9,662	
<\$100,000	8	0.92%	41	0.93%	124	1.28%
\$100,000 - \$200,000	43	4.92%	335	7.62%	1,054	10.91%
\$200,000 - \$300,000	330	37.76%	1,531	34.80%	2,918	30.20%
\$300,000 - \$400,000	337	38.56%	1,489	33.85%	2,791	28.89%
\$400,000 - \$500,000	117	13.39%	578	13.14%	1,360	14.08%
\$500,000 - \$1,000,000	39	4.46%	425	9.66%	1,338	13.85%
\$1,000,000+	0	0.00%	0	0.00%	77	0.80%
2022 Median Home Value	\$316,617		\$319,644		\$326,334	
2022 Housing Units by Yr Built	1,139		5,698		13,887	
Built 2010+	332	29.15%	1,429	25.08%	2,064	14.86%
Built 2000 - 2010	328	28.80%	1,645	28.87%	4,425	31.86%
Built 1990 - 1999	128	11.24%	672	11.79%	2,391	17.22%
Built 1980 - 1989	153	13.43%	845	14.83%	2,297	16.54%
Built 1970 - 1979	101	8.87%	577	10.13%	1,529	11.01%
Built 1960 - 1969	39	3.42%	206	3.62%	561	4.04%
Built 1950 - 1959	29	2.55%	160	2.81%	301	2.17%
Built <1949	29	2.55%	164	2.88%	319	2.30%
2022 Median Year Built	2002		2001		1997	

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 of Williamsburg, 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 of Williamsburg