

# For Lease

1302 Mount Vernon Avenue  
Williamsburg, Virginia 23188



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Vince Campana**

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**Campana Waltz**

Commercial Real Estate, LLC

*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 Lease**  
**1302 Mount Vernon Avenue**  
**Williamsburg, Virginia**

- Location:** 1302 Mount Vernon Avenue  
Williamsburg, Virginia 23185
- Description:** The property consists of 1,445 square feet of retail / office space with excellent visibility in the heart of Williamsburg, Va. This condominium sits on the corner of Mount Vernon & Monticello Avenue and has excellent visibility and traffic counts! This is a rare opportunity for retail / office users who are seeking an impulse location that is second to none in the City of Williamsburg!
- Availability:** Available 2<sup>nd</sup> Quarter of 2019
- Square Feet:** 1,445sq.ft.
- Lease Rate:** \$25.00sf.ft. - NNN
- Parking:** Ample, including reserved spaces up front and additional street parking
- Zoning:** B3

**General Information:**

- Rare opportunity
- Excellent road frontage on Mount Vernon / Monticello Avenue
- Growing business area

**Also included:**

- Aerial Maps
- Photos
- Traffic Counts
- Demographics

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# Photographs



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# Photographs

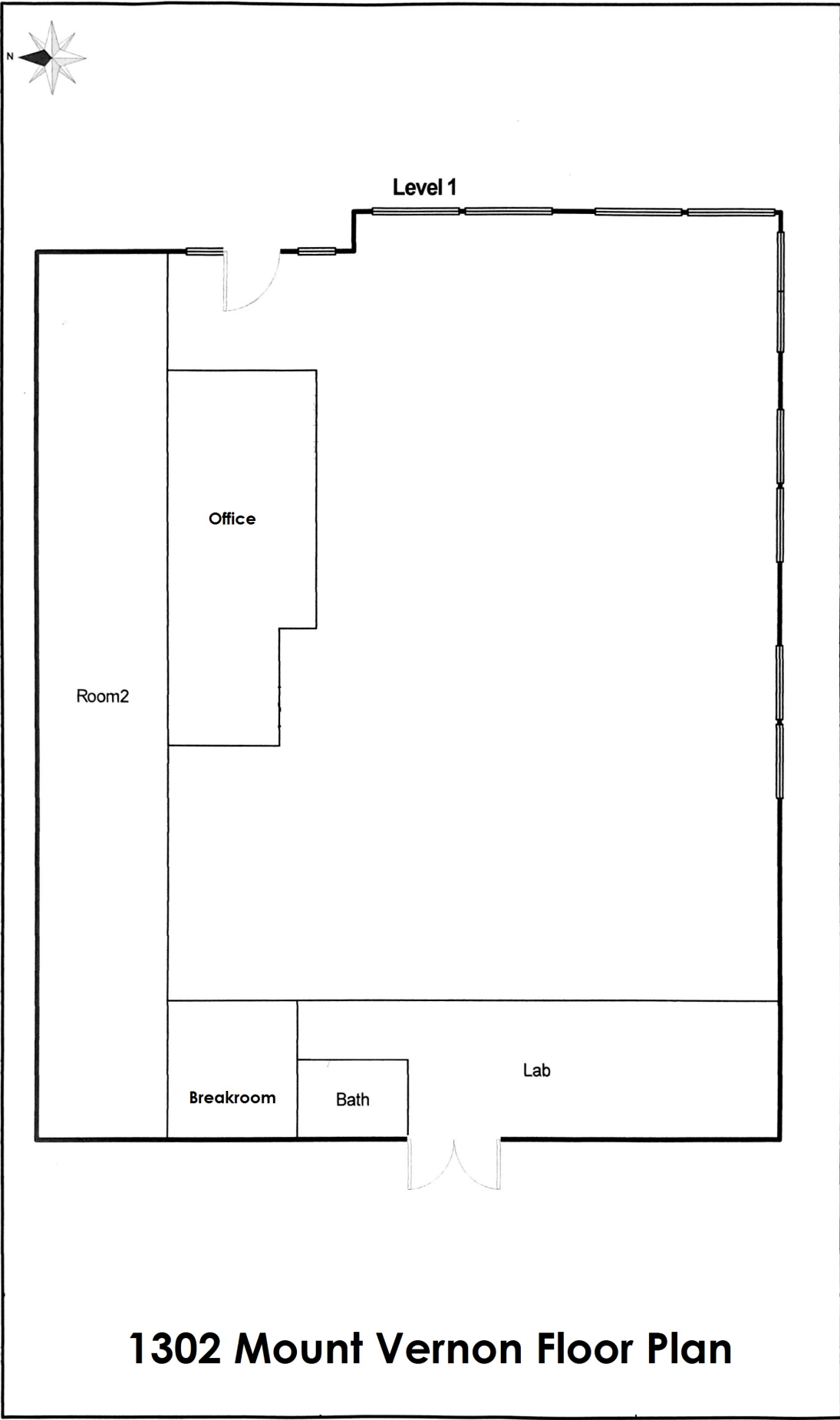


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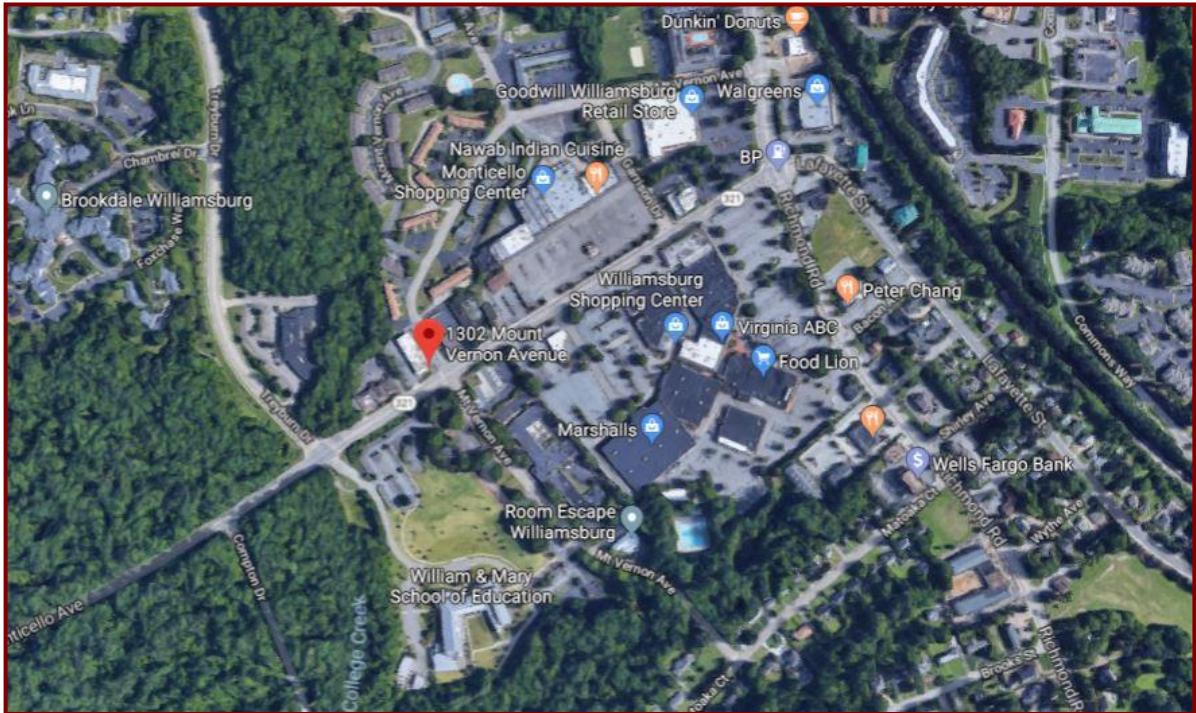
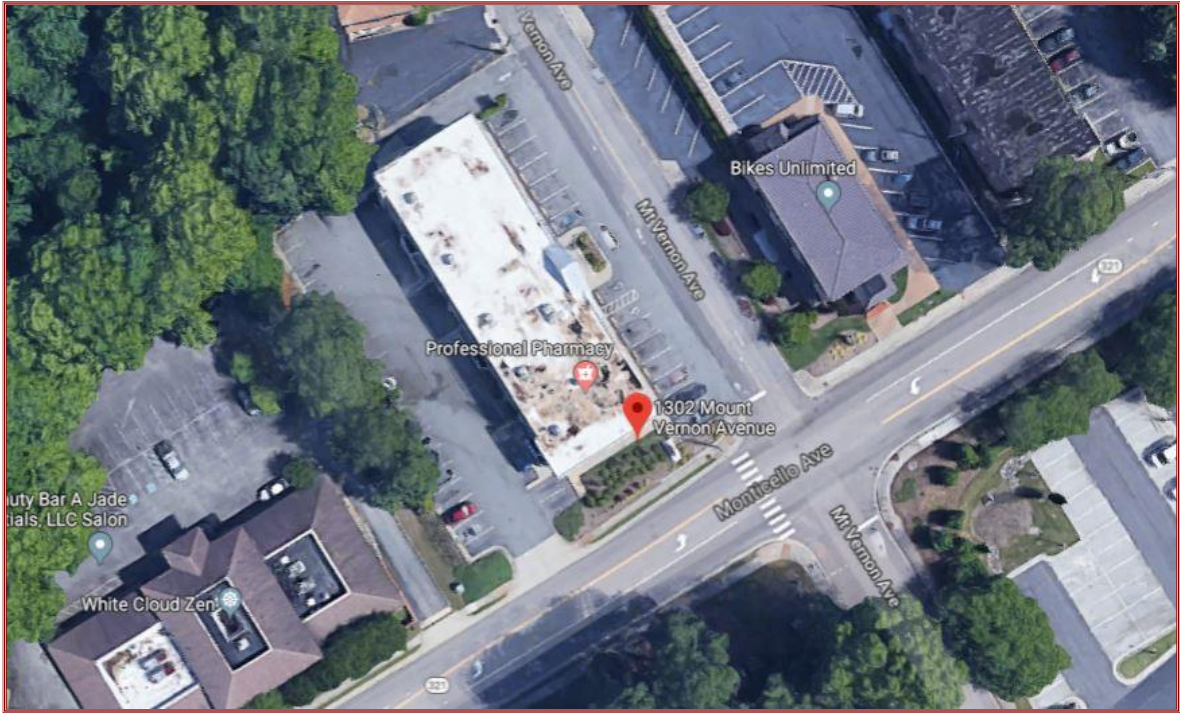


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**1302 Mount Vernon Floor Plan**

# Aerials



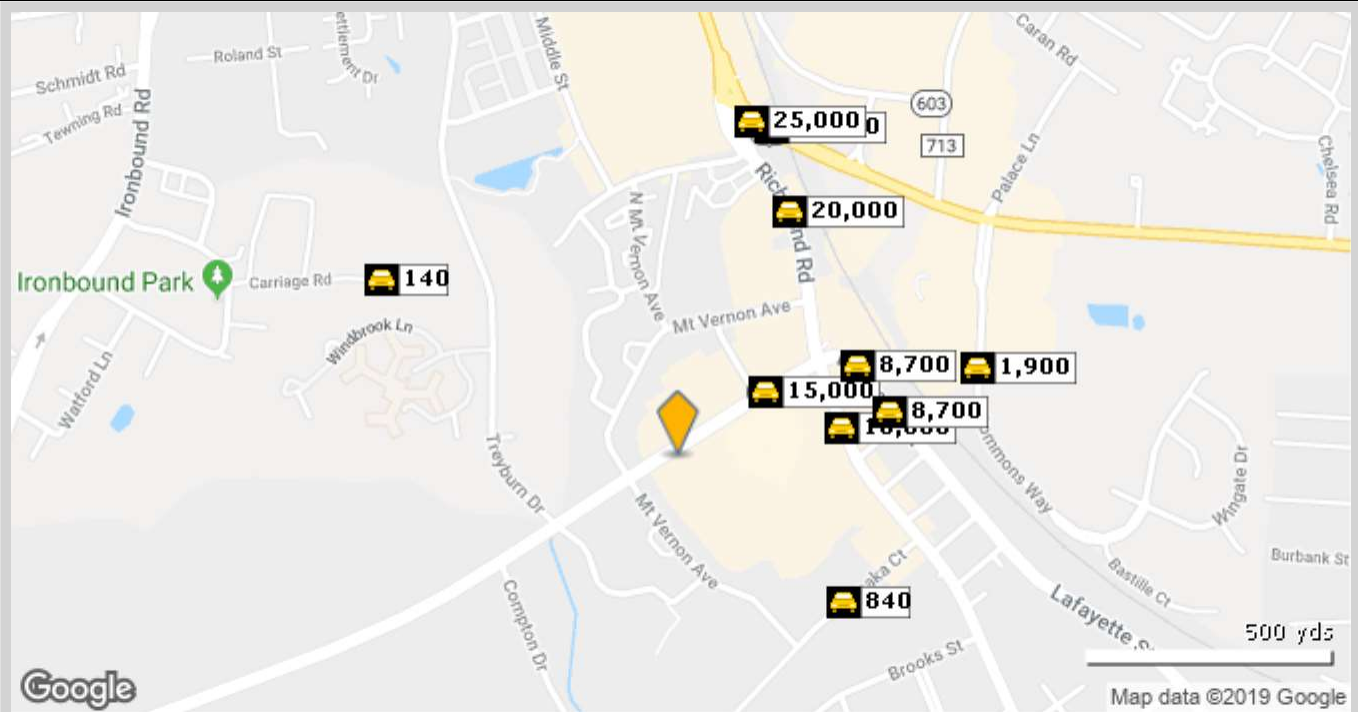
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# Traffic Count Report

## Retail Building 1

1260 Richmond Rd, Williamsburg, VA 23185

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **8,230 SF**  
 Year Built: **2020**  
 Total Available: **8,230 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Monticello Ave	Garrison Dr	0.01 SW	2017	15,000	MPSI	.13
2	Richmond Rd	Bacon Ave	0.04 SE	2017	10,000	MPSI	.20
3	Lafayette St	Bacon Ave	0.08 SE	2017	8,700	MPSI	.24
4	Lafayette St	Bacon Ave	0.02 SE	2017	8,700	MPSI	.26
5	Matoaka Ct	Mount Vernon Ave	0.08 SW	2017	840	MPSI	.26
6	Richmond Rd	New Hope Rd	0.09 NW	2017	20,000	MPSI	.32
7	Commons Way	Stratford Dr	0.07 S	2017	1,900	MPSI	.37
8	Carriage Rd	Debra Dr	0.09 W	2017	140	MPSI	.41
9	Bypass Rd	Richmond Rd	0.07 NW	2017	25,000	MPSI	.41
10	Bypass Rd	Richmond Rd	0.04 NW	2017	25,000	MPSI	.41



# Demographic Summary Report

## Retail Building 1 1260 Richmond Rd, Williamsburg, VA 23185

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 GLA: **8,230 SF**      Rent/SF/Yr: **Negotiable**  
 Year Built: **2020**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2023 Projection	7,357		43,942		80,531	
2018 Estimate	6,938		41,640		76,244	
2010 Census	5,771		37,155		68,226	
Growth 2018 - 2023	6.04%		5.53%		5.62%	
Growth 2010 - 2018	20.22%		12.07%		11.75%	
<b>2018 Population by Hispanic Origin</b>	444		2,887		4,691	
<b>2018 Population</b>	6,938		41,640		76,244	
White	5,103	73.55%	32,012	76.88%	59,523	78.07%
Black	1,174	16.92%	6,118	14.69%	10,941	14.35%
Am. Indian & Alaskan	35	0.50%	189	0.45%	327	0.43%
Asian	411	5.92%	1,932	4.64%	3,036	3.98%
Hawaiian & Pacific Island	5	0.07%	58	0.14%	106	0.14%
Other	209	3.01%	1,331	3.20%	2,312	3.03%
U.S. Armed Forces	38		377		1,123	
<b>Households</b>						
2023 Projection	2,767		17,020		31,535	
2018 Estimate	2,574		16,034		29,768	
2010 Census	2,002		14,146		26,522	
Growth 2018 - 2023	7.50%		6.15%		5.94%	
Growth 2010 - 2018	28.57%		13.35%		12.24%	
Owner Occupied	1,156	44.91%	9,439	58.87%	20,450	68.70%
Renter Occupied	1,417	55.05%	6,596	41.14%	9,318	31.30%
<b>2018 Households by HH Income</b>	2,573		16,035		29,769	
Income: <\$25,000	713	27.71%	2,848	17.76%	4,164	13.99%
Income: \$25,000 - \$50,000	681	26.47%	3,333	20.79%	5,303	17.81%
Income: \$50,000 - \$75,000	475	18.46%	2,441	15.22%	4,515	15.17%
Income: \$75,000 - \$100,000	257	9.99%	2,120	13.22%	4,245	14.26%
Income: \$100,000 - \$125,000	194	7.54%	1,803	11.24%	3,660	12.29%
Income: \$125,000 - \$150,000	52	2.02%	1,293	8.06%	2,639	8.86%
Income: \$150,000 - \$200,000	92	3.58%	960	5.99%	2,321	7.80%
Income: \$200,000+	109	4.24%	1,237	7.71%	2,922	9.82%
<b>2018 Avg Household Income</b>	\$63,982		\$89,142		\$100,442	
<b>2018 Med Household Income</b>	\$46,928		\$67,657		\$80,315	

## 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:

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