

# For Lease

376 McLaws Circle Suite 2A  
Williamsburg, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Vince Campana**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

[Vince@CampanaWaltz.com](mailto:Vince@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

**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**  
**376 McLaws Circle Suite 2A**  
**Williamsburg, Virginia**

**Location:** 376 McLaws Circle Suite 2A, Williamsburg, Virginia

**Description:** Available immediately, a gorgeous office condominium that was recently refurbished with new carpet and paint. This condo fronts McLaws Circle and has 3 offices, a bathroom, storage closet, and reception area. Ideal for small office users who want a clean and professional space for their business! A must see location!

**Square Footage:** 650 square feet.

**Lease Rate:** **\$750.00/Month**

**Zoning:** M1 Limited Business/Industrial

**General Information:**

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

**Also included:**

- Aerial Maps
- Location Map

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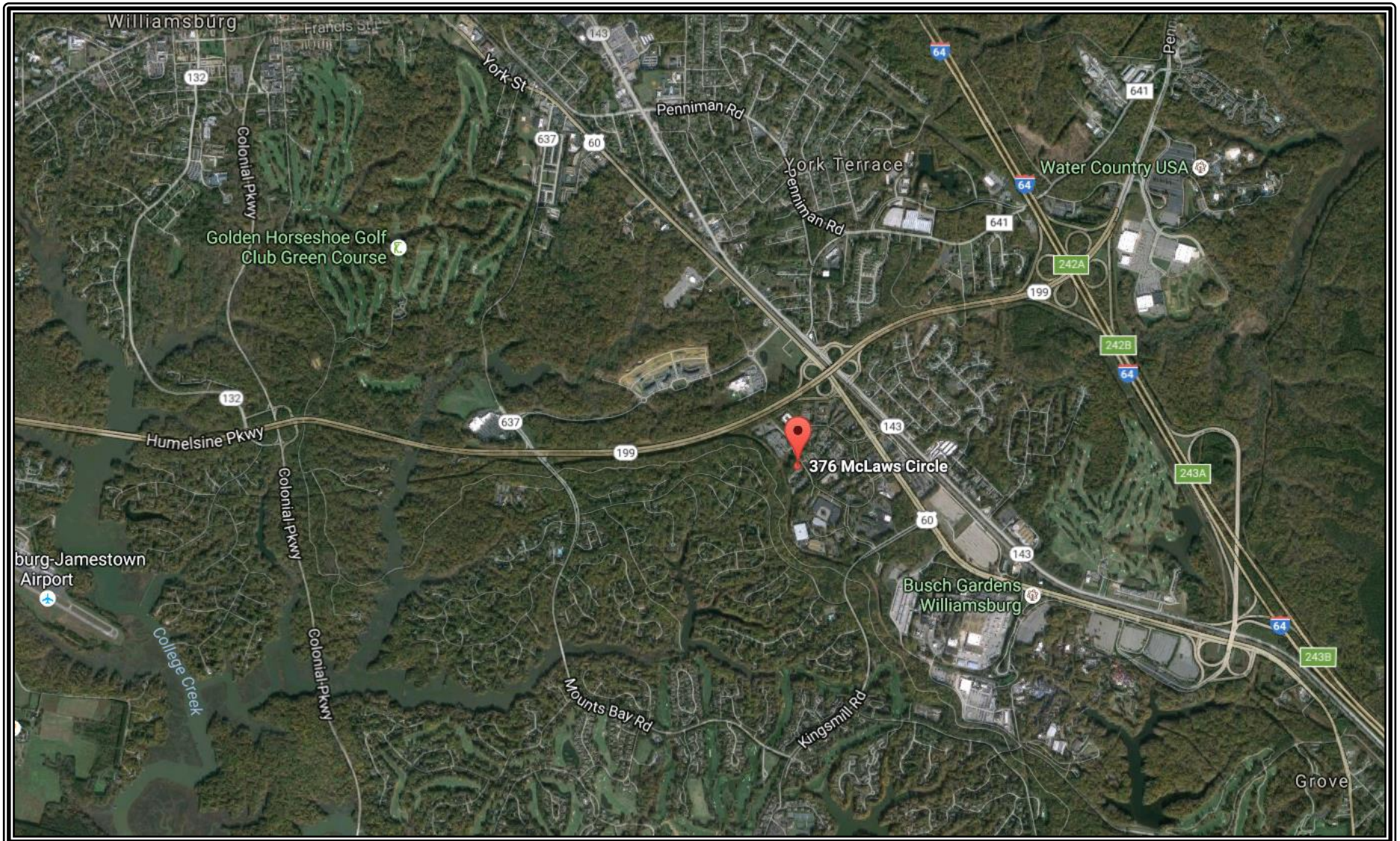


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# 376 McLaws Circle, Williamsburg, Virginia

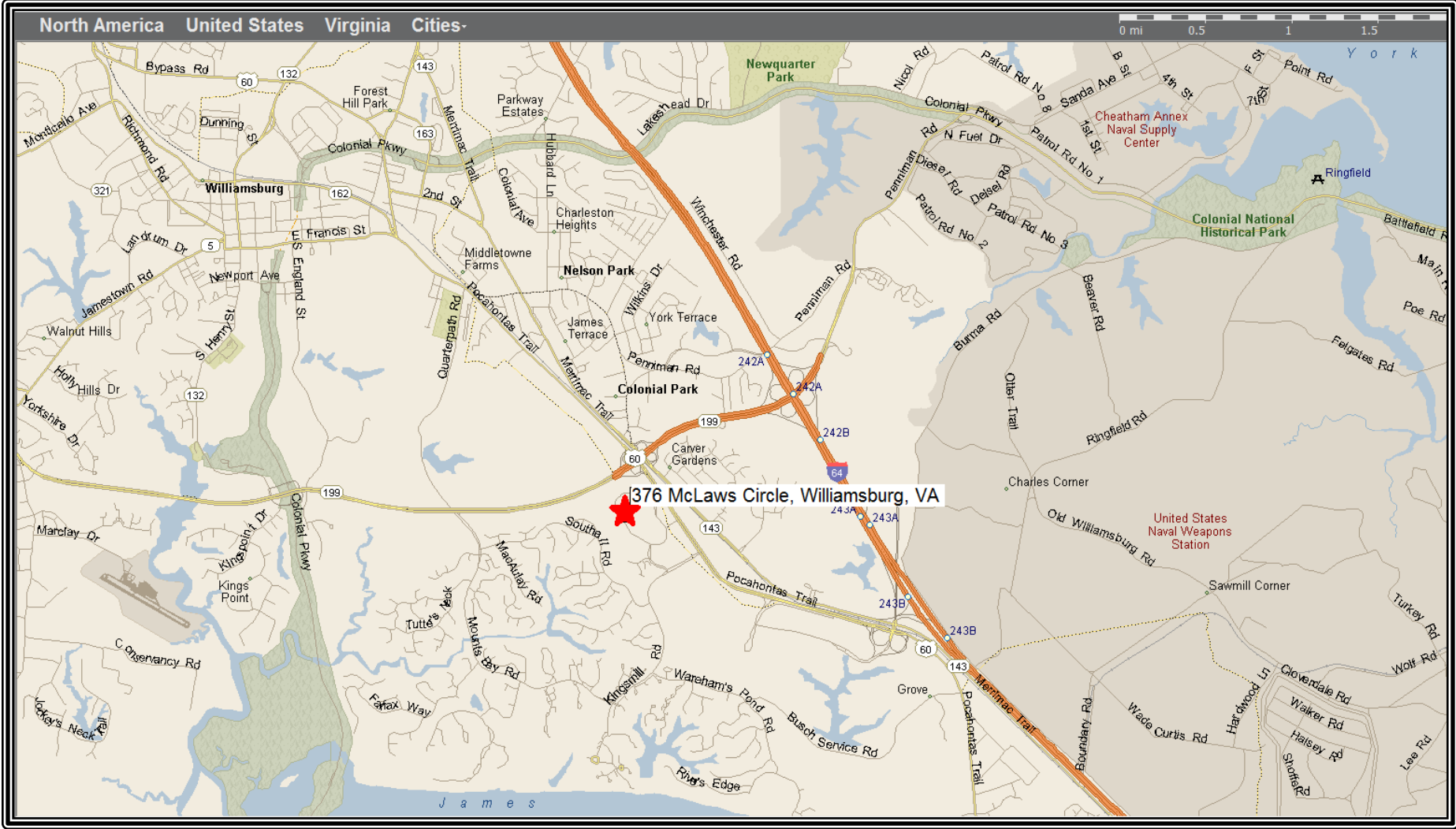


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# 376 McLaws Circle, Williamsburg, Virginia



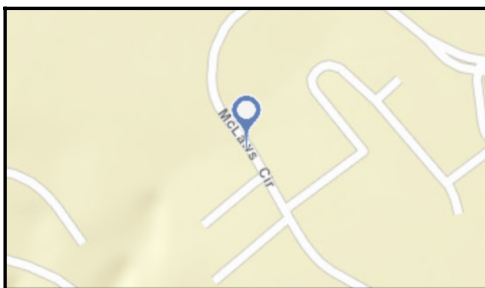
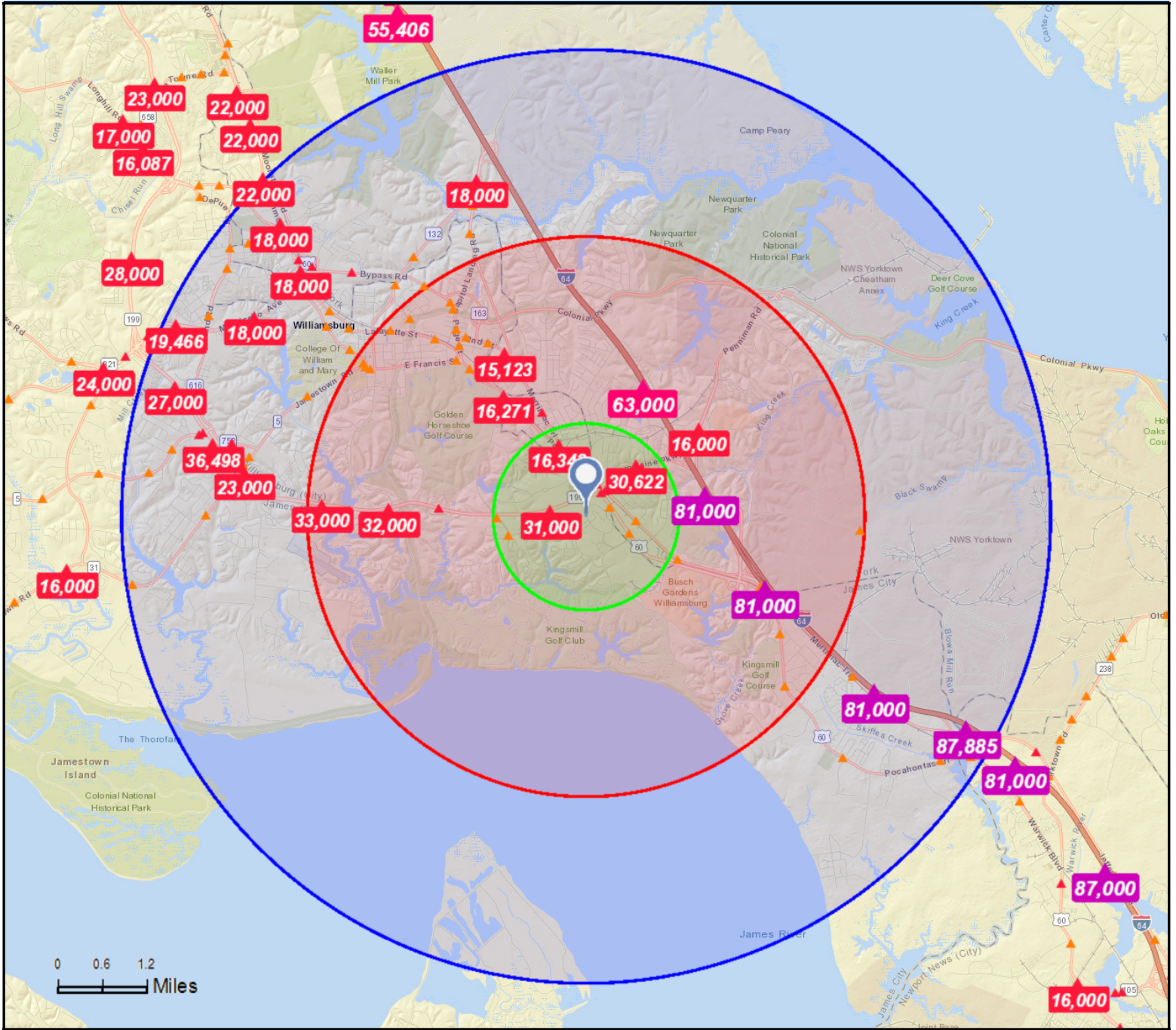
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# Traffic Count Map

376 McLaws Cir, Williamsburg, Virginia, 23185 2  
 376 McLaws Cir, Williamsburg, Virginia, 23185  
 Rings: 1, 3, 5 mile radii

Prepared by Janice Lewis, CCIM  
 Latitude: 37.24664  
 Longitude: -76.66432



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

December 02, 2016



# Demographic and Income Profile

376 McLaws Cir, Williamsburg, Virginia, 23185  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.24664  
Longitude: -76.66432

Summary	Census 2010	2016	2021
Population	6,787	7,068	7,366
Households	2,724	2,795	2,897
Families	1,930	1,963	2,021
Average Household Size	2.49	2.53	2.54
Owner Occupied Housing Units	2,044	2,053	2,117
Renter Occupied Housing Units	680	742	780
Median Age	43.9	45.7	46.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.83%	0.97%	0.84%
Households	0.72%	0.93%	0.79%
Families	0.58%	0.86%	0.72%
Owner HHs	0.62%	0.89%	0.73%
Median Household Income	1.89%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	210	7.5%	244	8.4%
\$15,000 - \$24,999	146	5.2%	152	5.2%
\$25,000 - \$34,999	242	8.7%	227	7.8%
\$35,000 - \$49,999	334	11.9%	406	14.0%
\$50,000 - \$74,999	514	18.4%	312	10.8%
\$75,000 - \$99,999	477	17.1%	527	18.2%
\$100,000 - \$149,999	412	14.7%	470	16.2%
\$150,000 - \$199,999	146	5.2%	186	6.4%
\$200,000+	315	11.3%	372	12.8%
Median Household Income	\$71,778		\$78,810	
Average Household Income	\$102,592		\$111,859	
Per Capita Income	\$41,025		\$44,504	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	366	5.4%	349	4.9%	360	4.9%
5 - 9	406	6.0%	372	5.3%	367	5.0%
10 - 14	424	6.2%	415	5.9%	398	5.4%
15 - 19	434	6.4%	395	5.6%	393	5.3%
20 - 24	315	4.6%	404	5.7%	354	4.8%
25 - 34	709	10.4%	750	10.6%	886	12.0%
35 - 44	836	12.3%	790	11.2%	800	10.9%
45 - 54	951	14.0%	940	13.3%	863	11.7%
55 - 64	977	14.4%	1,025	14.5%	1,057	14.4%
65 - 74	720	10.6%	942	13.3%	1,092	14.8%
75 - 84	471	6.9%	493	7.0%	583	7.9%
85+	179	2.6%	193	2.7%	211	2.9%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,529	66.7%	4,578	64.8%	4,636	62.9%
Black Alone	1,641	24.2%	1,676	23.7%	1,710	23.2%
American Indian Alone	30	0.4%	30	0.4%	33	0.4%
Asian Alone	182	2.7%	221	3.1%	265	3.6%
Pacific Islander Alone	8	0.1%	15	0.2%	20	0.3%
Some Other Race Alone	140	2.1%	211	3.0%	287	3.9%
Two or More Races	257	3.8%	337	4.8%	415	5.6%
Hispanic Origin (Any Race)	364	5.4%	551	7.8%	731	9.9%

**Data Note:** Income is expressed in current dollars.

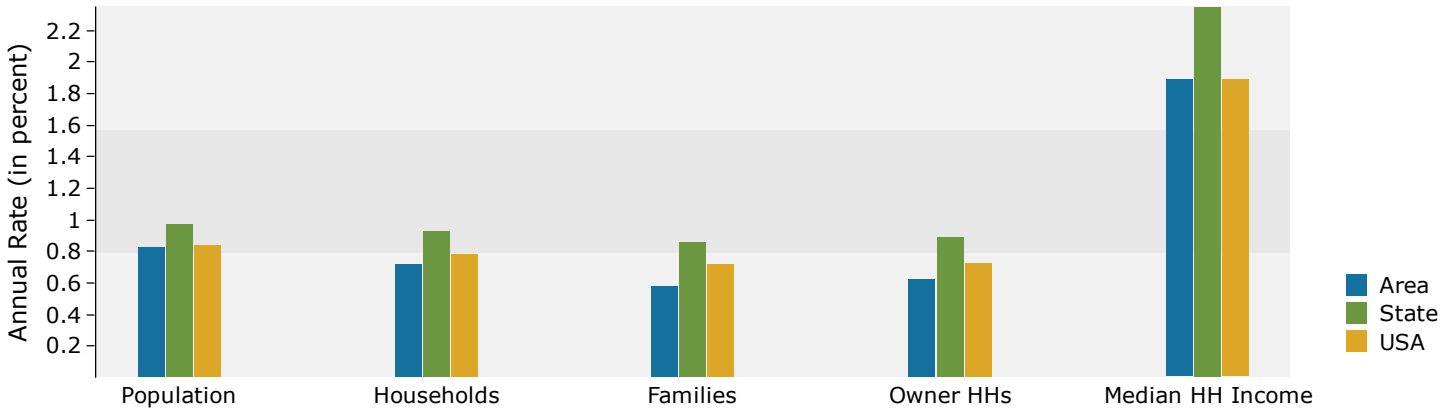
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



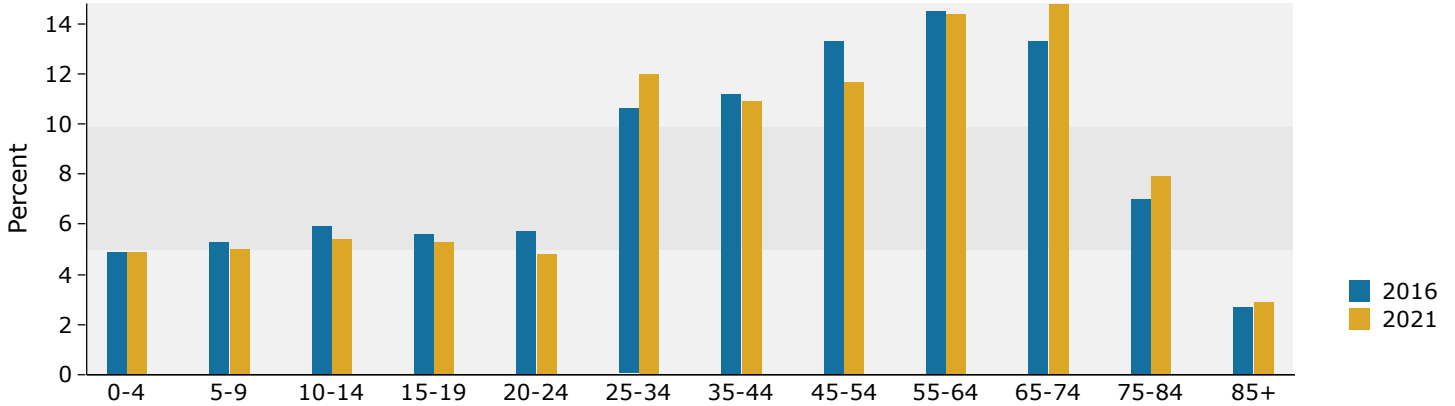
376 McLaws Cir, Williamsburg, Virginia, 23185  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.24664  
Longitude: -76.66432

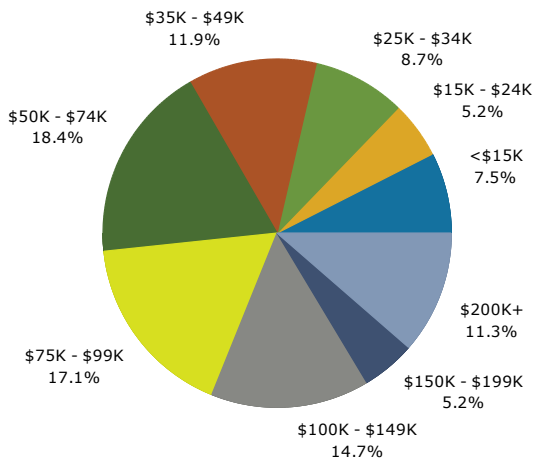
## Trends 2016-2021



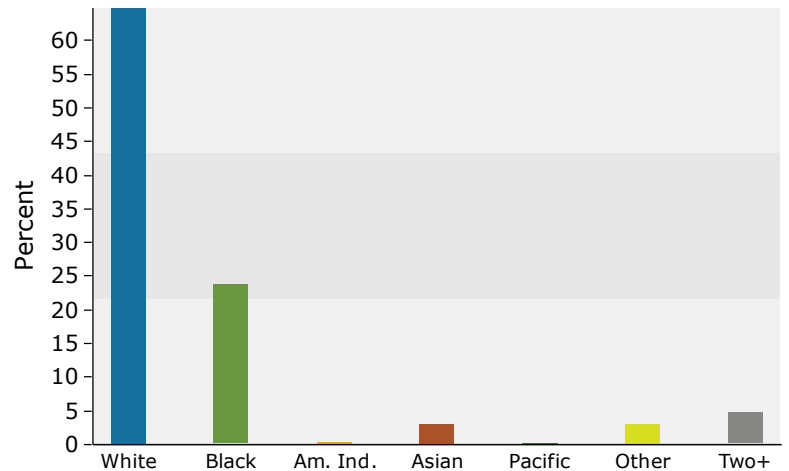
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 7.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## Demographic and Income Profile

376 McLaws Cir, Williamsburg, Virginia, 23185  
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.24664  
Longitude: -76.66432

Summary	Census 2010	2016	2021
Population	25,914	27,313	28,554
Households	10,008	10,461	10,914
Families	6,825	7,062	7,327
Average Household Size	2.48	2.50	2.51
Owner Occupied Housing Units	7,018	7,188	7,476
Renter Occupied Housing Units	2,990	3,274	3,438
Median Age	40.5	42.0	43.3
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.89%	0.97%	0.84%
Households	0.85%	0.93%	0.79%
Families	0.74%	0.86%	0.72%
Owner HHs	0.79%	0.89%	0.73%
Median Household Income	1.99%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	831	7.9%	967	8.9%
\$15,000 - \$24,999	680	6.5%	700	6.4%
\$25,000 - \$34,999	967	9.2%	895	8.2%
\$35,000 - \$49,999	1,334	12.8%	1,758	16.1%
\$50,000 - \$74,999	1,834	17.5%	1,151	10.5%
\$75,000 - \$99,999	1,537	14.7%	1,651	15.1%
\$100,000 - \$149,999	1,521	14.5%	1,671	15.3%
\$150,000 - \$199,999	674	6.4%	840	7.7%
\$200,000+	1,083	10.4%	1,281	11.7%
Median Household Income	\$67,593		\$74,594	
Average Household Income	\$97,936		\$105,785	
Per Capita Income	\$38,726		\$41,629	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,381	5.3%	1,326	4.9%	1,347	4.7%
5 - 9	1,425	5.5%	1,383	5.1%	1,370	4.8%
10 - 14	1,517	5.9%	1,473	5.4%	1,468	5.1%
15 - 19	1,804	7.0%	1,706	6.2%	1,693	5.9%
20 - 24	2,260	8.7%	2,526	9.2%	2,330	8.2%
25 - 34	2,988	11.5%	3,216	11.8%	3,520	12.3%
35 - 44	2,981	11.5%	2,914	10.7%	3,062	10.7%
45 - 54	3,631	14.0%	3,336	12.2%	3,108	10.9%
55 - 64	3,313	12.8%	3,853	14.1%	3,983	13.9%
65 - 74	2,450	9.5%	3,177	11.6%	3,871	13.6%
75 - 84	1,611	6.2%	1,735	6.4%	2,023	7.1%
85+	554	2.1%	669	2.4%	777	2.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,107	69.9%	18,597	68.1%	18,950	66.4%
Black Alone	5,308	20.5%	5,506	20.2%	5,676	19.9%
American Indian Alone	114	0.4%	132	0.5%	149	0.5%
Asian Alone	793	3.1%	979	3.6%	1,165	4.1%
Pacific Islander Alone	28	0.1%	46	0.2%	59	0.2%
Some Other Race Alone	670	2.6%	917	3.4%	1,169	4.1%
Two or More Races	894	3.4%	1,136	4.2%	1,386	4.9%
Hispanic Origin (Any Race)	1,565	6.0%	2,193	8.0%	2,789	9.8%

**Data Note:** Income is expressed in current dollars.

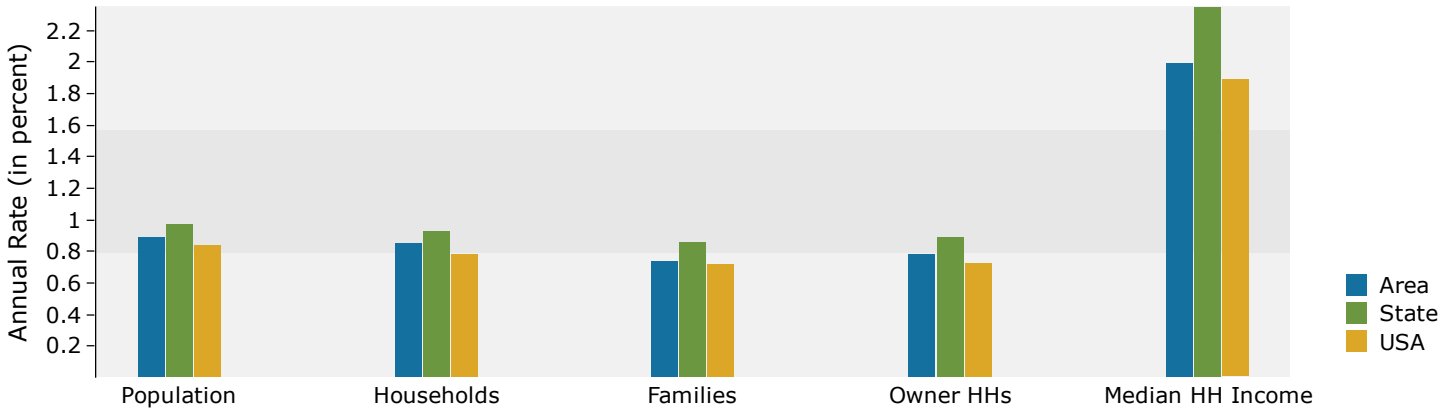
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



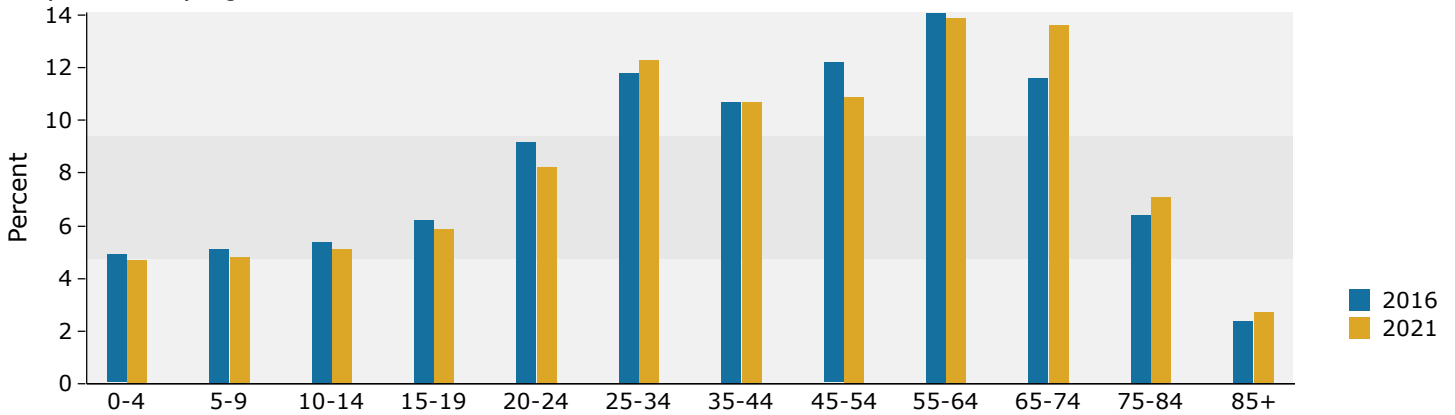
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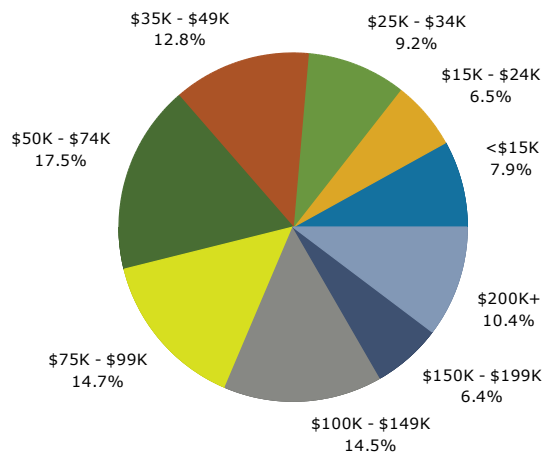
## Trends 2016-2021



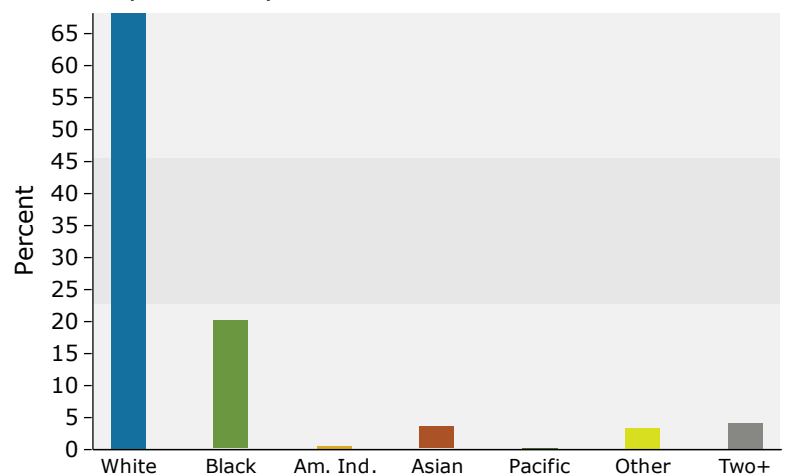
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 8.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## Demographic and Income Profile

376 McLaws Cir, Williamsburg, Virginia, 23185  
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.24664  
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Summary	Census 2010	2016	2021
Population	65,130	69,590	73,518
Households	24,624	26,166	27,679
Families	16,187	17,057	17,968
Average Household Size	2.43	2.45	2.46
Owner Occupied Housing Units	15,700	16,376	17,321
Renter Occupied Housing Units	8,924	9,790	10,358
Median Age	36.1	37.6	39.0
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.10%	0.97%	0.84%
Households	1.13%	0.93%	0.79%
Families	1.05%	0.86%	0.72%
Owner HHs	1.13%	0.89%	0.73%
Median Household Income	1.12%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	2,205	8.4%	2,594	9.4%
\$15,000 - \$24,999	1,793	6.9%	1,820	6.6%
\$25,000 - \$34,999	2,403	9.2%	2,229	8.1%
\$35,000 - \$49,999	3,709	14.2%	5,000	18.1%
\$50,000 - \$74,999	4,697	18.0%	2,933	10.6%
\$75,000 - \$99,999	3,521	13.5%	3,842	13.9%
\$100,000 - \$149,999	4,168	15.9%	4,725	17.1%
\$150,000 - \$199,999	1,656	6.3%	2,111	7.6%
\$200,000+	2,014	7.7%	2,424	8.8%
Median Household Income	\$63,557		\$67,198	
Average Household Income	\$89,007		\$95,780	
Per Capita Income	\$35,037		\$37,555	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,650	5.6%	3,580	5.1%	3,691	5.0%
5 - 9	3,501	5.4%	3,588	5.2%	3,614	4.9%
10 - 14	3,692	5.7%	3,698	5.3%	3,854	5.2%
15 - 19	5,686	8.7%	5,653	8.1%	5,691	7.7%
20 - 24	7,296	11.2%	7,593	10.9%	7,241	9.8%
25 - 34	7,959	12.2%	8,841	12.7%	9,253	12.6%
35 - 44	7,218	11.1%	7,256	10.4%	8,088	11.0%
45 - 54	8,350	12.8%	7,982	11.5%	7,598	10.3%
55 - 64	7,326	11.2%	8,522	12.2%	9,035	12.3%
65 - 74	5,456	8.4%	7,019	10.1%	8,409	11.4%
75 - 84	3,497	5.4%	4,011	5.8%	4,910	6.7%
85+	1,499	2.3%	1,848	2.7%	2,134	2.9%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	46,092	70.8%	48,250	69.3%	49,882	67.9%
Black Alone	12,838	19.7%	13,453	19.3%	14,003	19.0%
American Indian Alone	230	0.4%	270	0.4%	305	0.4%
Asian Alone	2,218	3.4%	2,749	4.0%	3,282	4.5%
Pacific Islander Alone	104	0.2%	145	0.2%	179	0.2%
Some Other Race Alone	1,371	2.1%	1,859	2.7%	2,369	3.2%
Two or More Races	2,277	3.5%	2,862	4.1%	3,498	4.8%
Hispanic Origin (Any Race)	3,994	6.1%	5,492	7.9%	6,999	9.5%

**Data Note:** Income is expressed in current dollars.

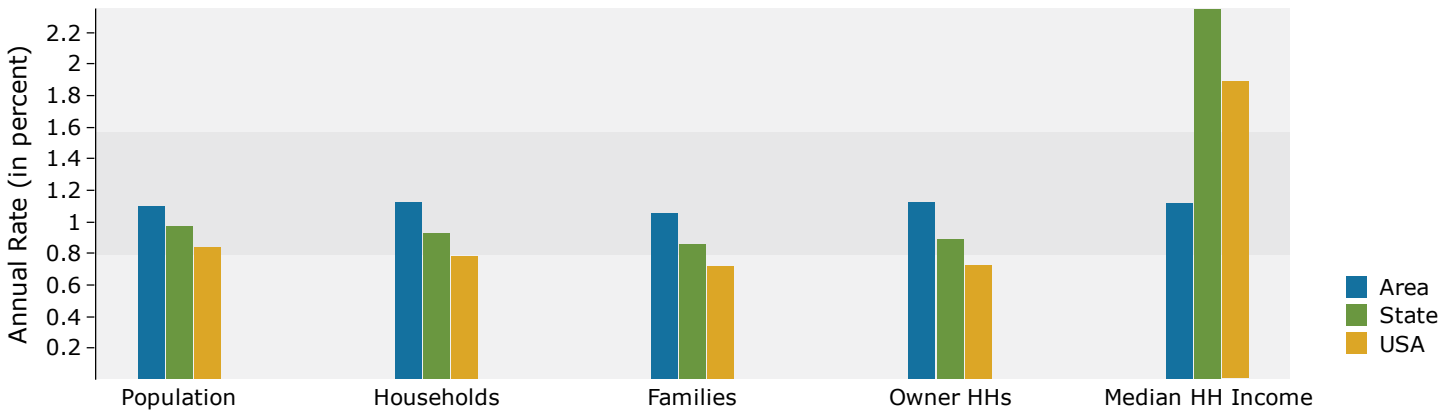
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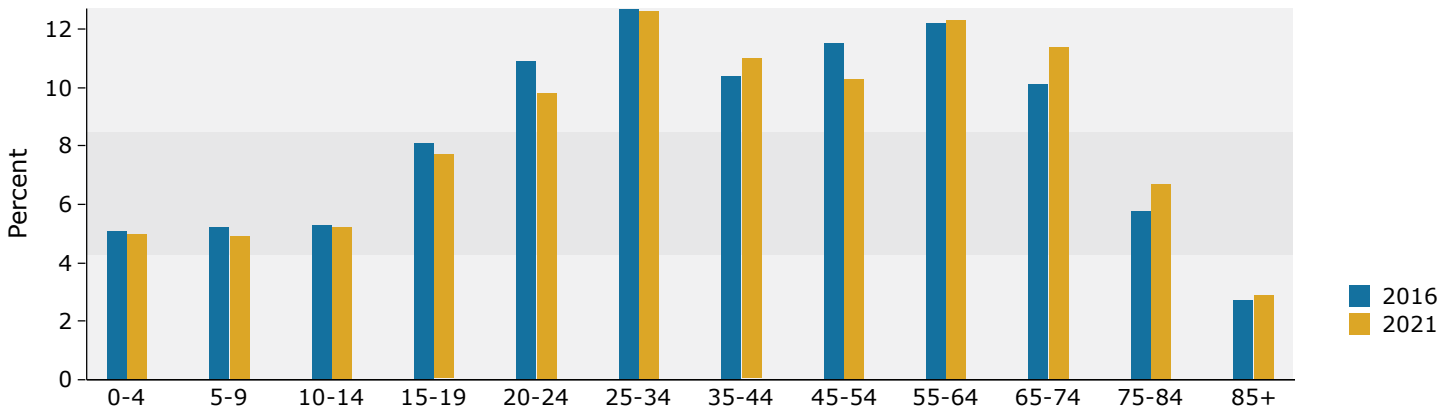
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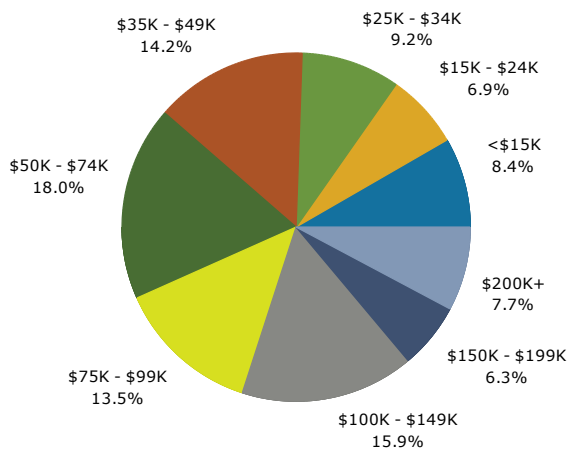
## Trends 2016-2021



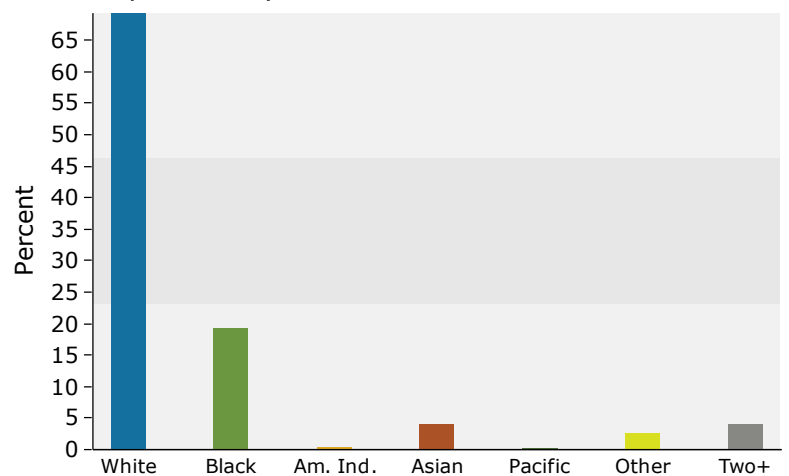
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 7.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## 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