

# For Sale / Lease

223 Bulifants Boulevard, Suite E  
Williamsburg, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Vince Campana or Ron Campana**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

[Vince@CampanaWaltz.com](mailto:Vince@CampanaWaltz.com) or [Ron@CampanaWaltz.com](mailto:Ron@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 SALE OR LEASE**  
**223 Bulifants Boulevard, Suite E**  
**Williamsburg, Virginia**

**Location:** 223 Bulifants Boulevard Suite E Williamsburg, Virginia 23188

**Description:** The property is an attractive and very functional office condominium located in Michaels Commons. It is perfectly nestled in one of the first buildings entering into the office park and is easy to locate. Inside the office has been maximized for multi desk users with 9 built out work stations, 1 supervisor station, a welcoming reception area and greeting desk, 2 conference rooms, a full kitchenette, 1 elongated storage area, and bathroom. It has been kept in excellent condition and has an abundance of natural light! A must see for any office oriented businesses!

**Square Footage:** Approximately 2,047 square feet.

**Lease Rate:** \$13.95/Sq.Ft. – condominium fees are included in the rate!

**Sales Price :** \$255,000.00

**Information Contained Within This Marketing Package:**

Aerial Map  
Location Maps  
Interior Drawing

**For Additional Information, Please Contact:**

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[Vince@CampanaWaltz.com](mailto:Vince@CampanaWaltz.com) or [Ron@CampanaWaltz.com](mailto:Ron@CampanaWaltz.com)  
[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

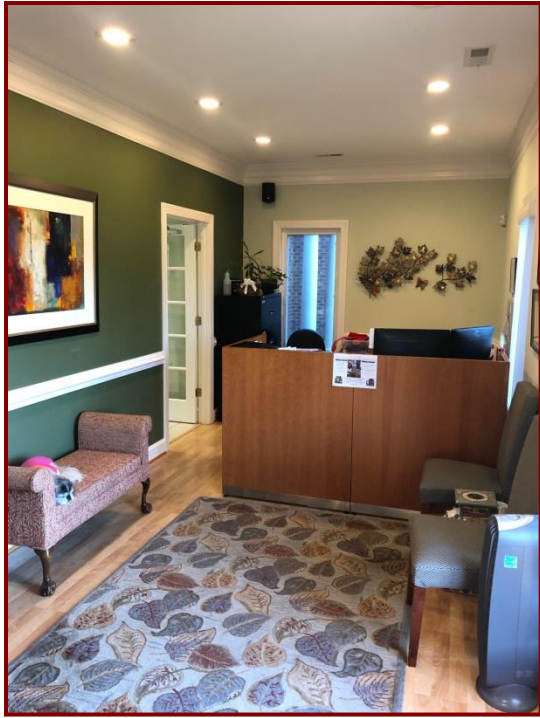
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# Photographs



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# Photographs



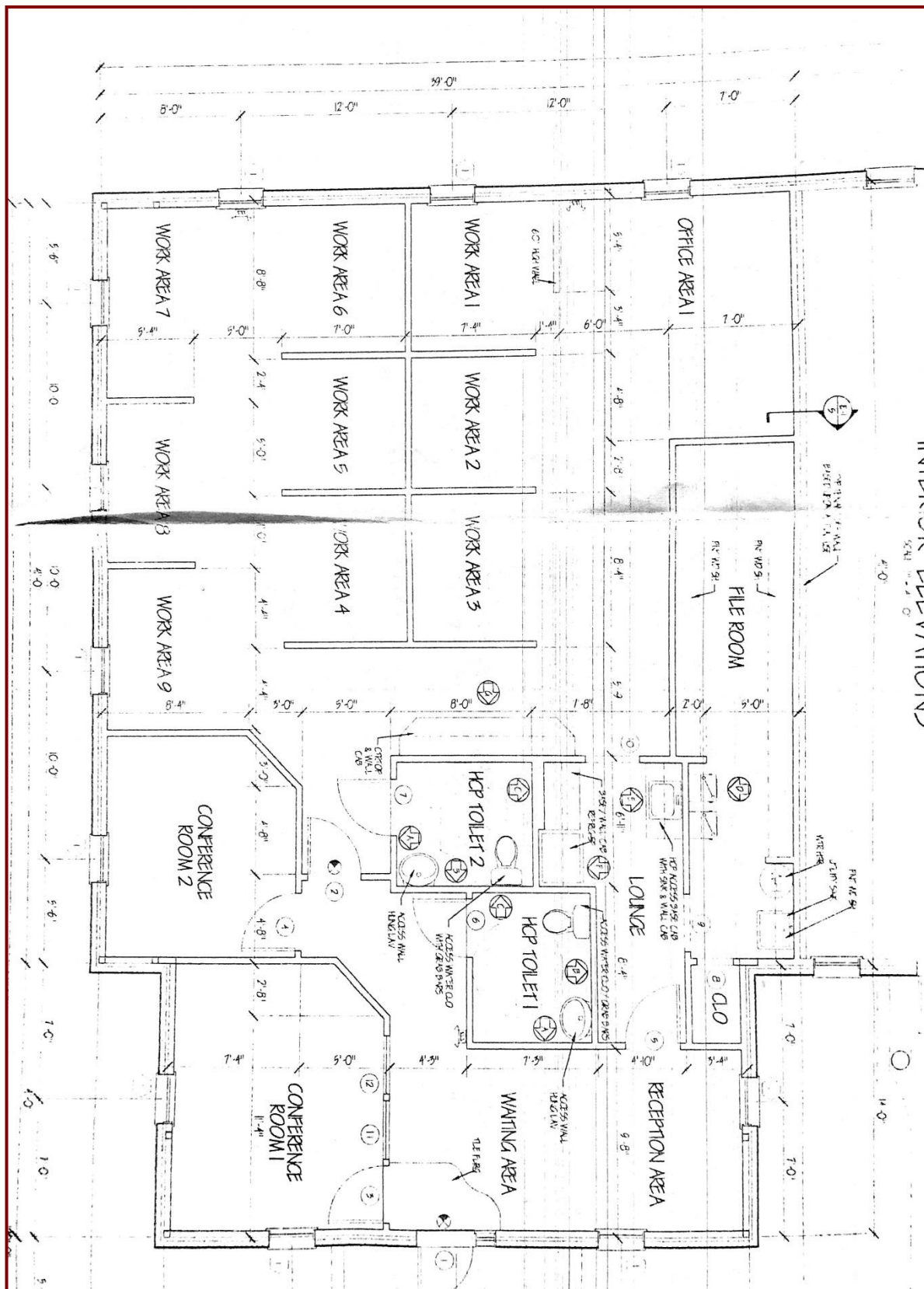
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## Photographs



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# Drawing



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## 223E Bulifants Boulevard, Williamsburg, Virginia

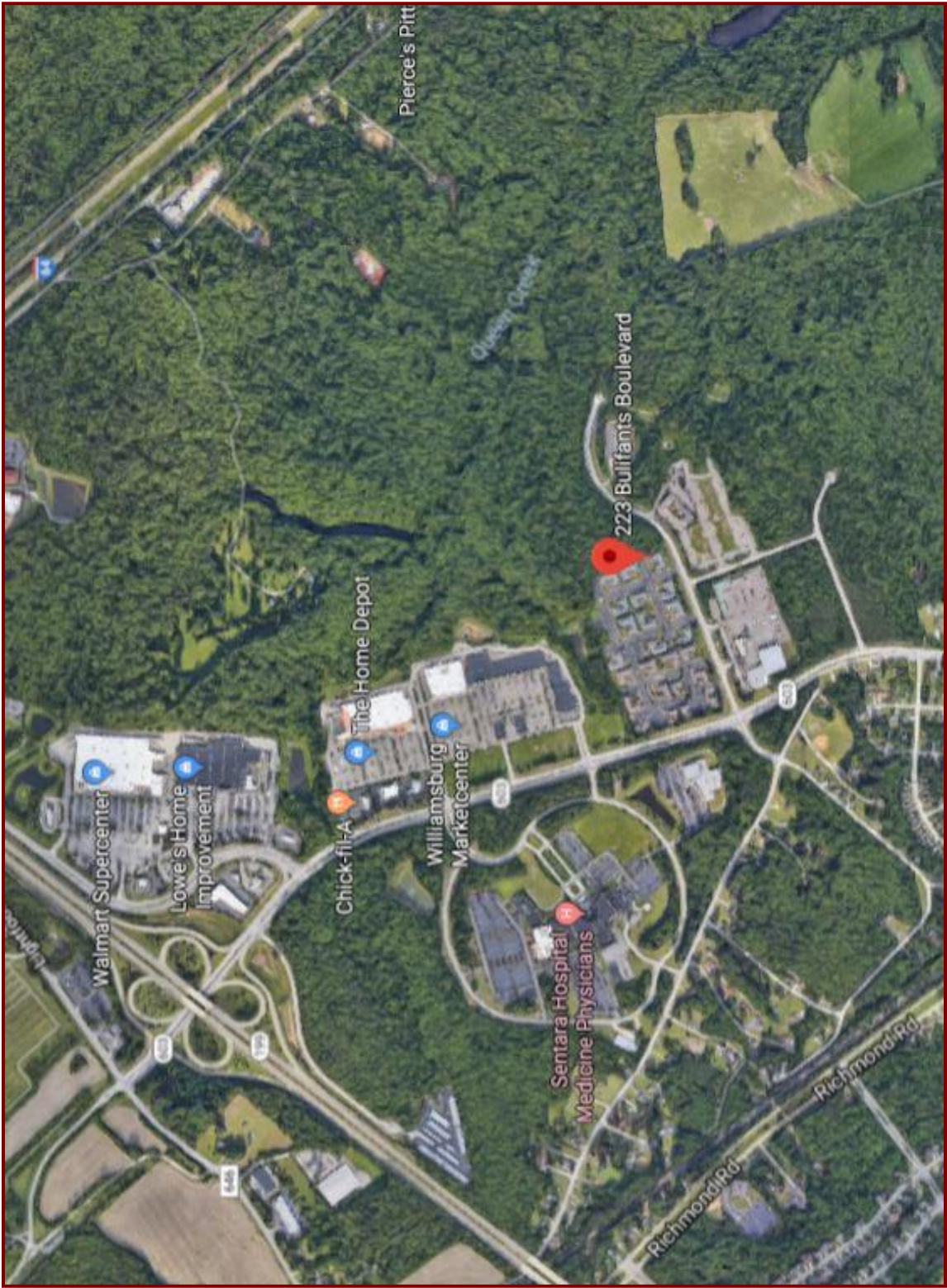


Property is outlined in yellow.  
For illustration purposes only.

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**Campana Waltz**  
Commercial Real Estate, LLC

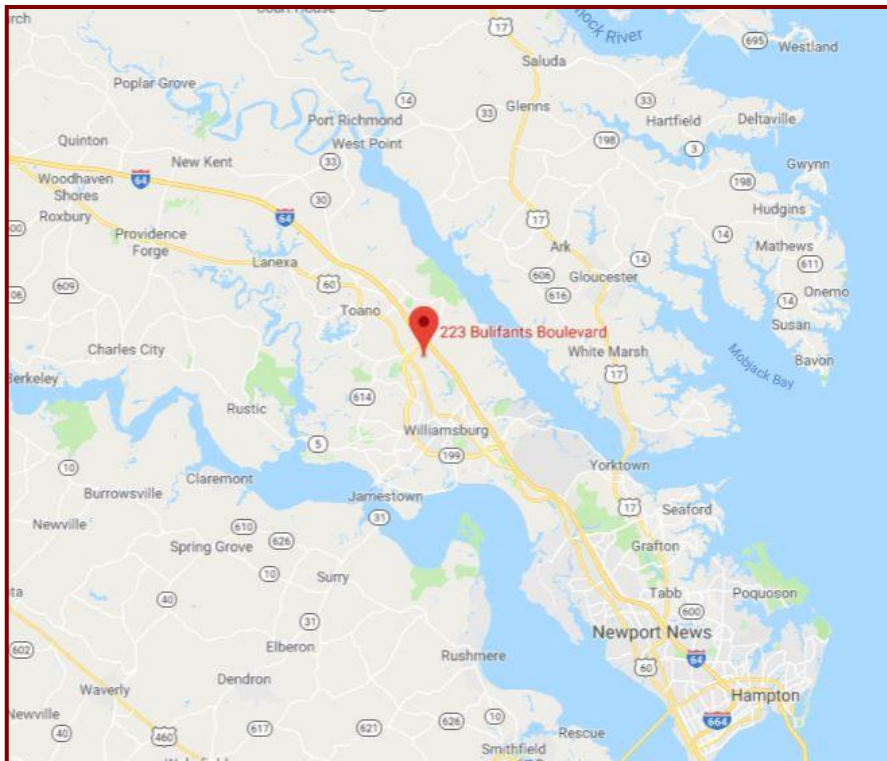
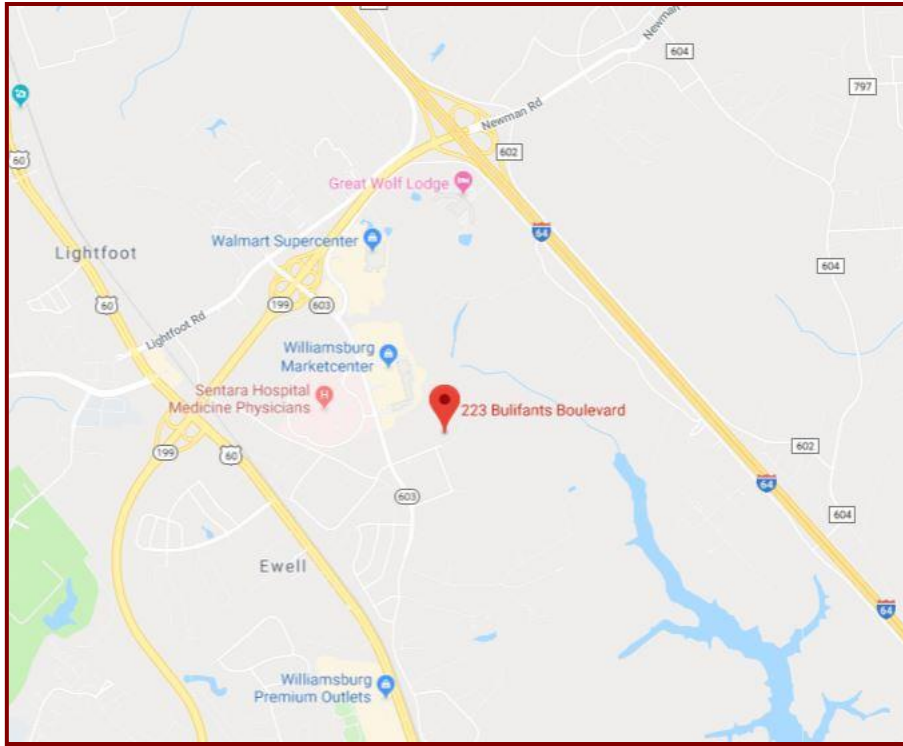
# Aerial



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# Maps



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# Demographic and Income Profile

223 Bulifants Blvd, Williamsburg, Virginia, 23188  
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.33492  
 Longitude: -76.73215

Summary	Census 2010	2018	2023
Population	1,460	1,600	1,690
Households	557	613	646
Families	390	425	446
Average Household Size	2.61	2.60	2.61
Owner Occupied Housing Units	352	414	447
Renter Occupied Housing Units	205	198	199
Median Age	37.4	39.2	39.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.10%	0.83%	0.83%
Households	1.05%	0.78%	0.79%
Families	0.97%	0.70%	0.71%
Owner HHs	1.55%	1.08%	1.16%
Median Household Income	3.33%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	47	7.7%	41	6.3%
\$15,000 - \$24,999	55	9.0%	48	7.4%
\$25,000 - \$34,999	51	8.3%	45	7.0%
\$35,000 - \$49,999	72	11.7%	66	10.2%
\$50,000 - \$74,999	124	20.2%	121	18.7%
\$75,000 - \$99,999	79	12.9%	87	13.5%
\$100,000 - \$149,999	113	18.4%	143	22.1%
\$150,000 - \$199,999	50	8.2%	65	10.1%
\$200,000+	23	3.8%	32	5.0%
Median Household Income	\$64,205		\$75,646	
Average Household Income	\$80,089		\$93,893	
Per Capita Income	\$31,373		\$36,701	

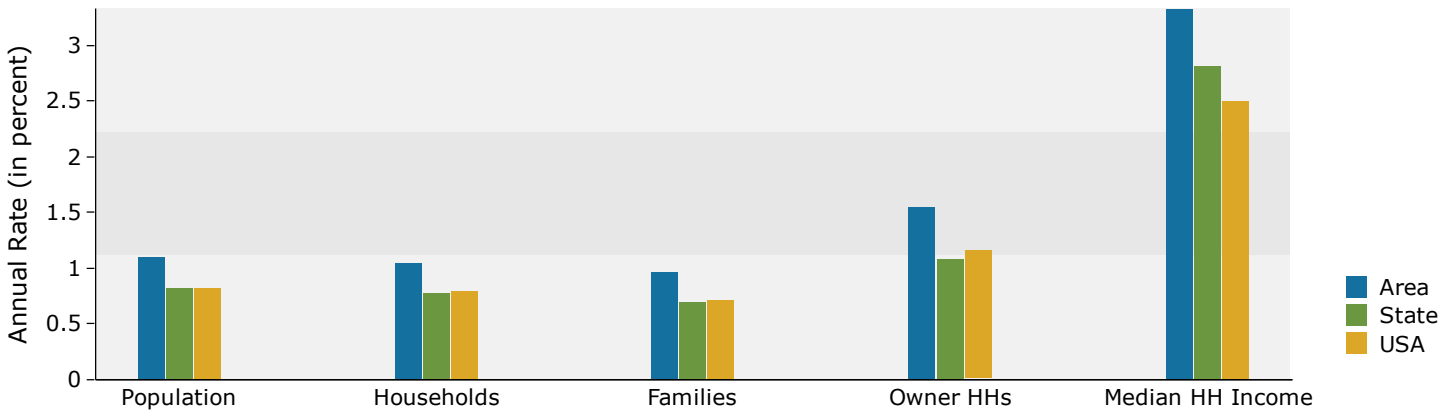
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	101	6.9%	98	6.1%	101	6.0%
5 - 9	93	6.4%	102	6.4%	105	6.2%
10 - 14	102	7.0%	102	6.4%	111	6.6%
15 - 19	98	6.7%	88	5.5%	96	5.7%
20 - 24	96	6.6%	87	5.4%	78	4.6%
25 - 34	196	13.4%	233	14.6%	226	13.4%
35 - 44	196	13.4%	204	12.8%	241	14.3%
45 - 54	221	15.1%	206	12.9%	193	11.4%
55 - 64	170	11.6%	211	13.2%	212	12.6%
65 - 74	109	7.5%	156	9.8%	179	10.6%
75 - 84	63	4.3%	84	5.2%	108	6.4%
85+	16	1.1%	29	1.8%	37	2.2%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,012	69.4%	1,076	67.3%	1,101	65.1%
Black Alone	315	21.6%	344	21.5%	365	21.6%
American Indian Alone	4	0.3%	6	0.4%	8	0.5%
Asian Alone	39	2.7%	52	3.3%	65	3.8%
Pacific Islander Alone	1	0.1%	1	0.1%	2	0.1%
Some Other Race Alone	31	2.1%	44	2.8%	56	3.3%
Two or More Races	57	3.9%	75	4.7%	93	5.5%
Hispanic Origin (Any Race)	96	6.6%	139	8.7%	172	10.2%

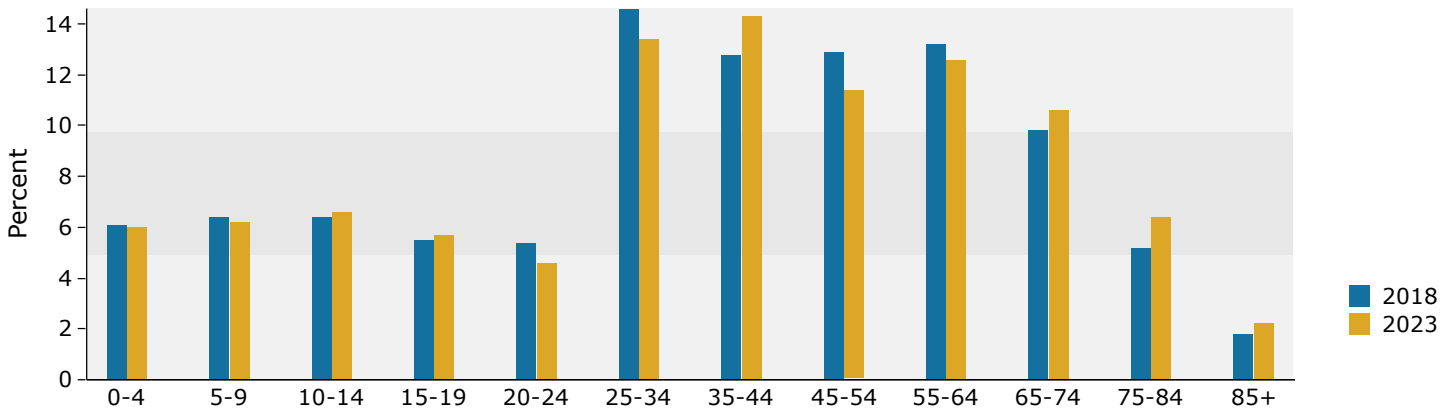
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

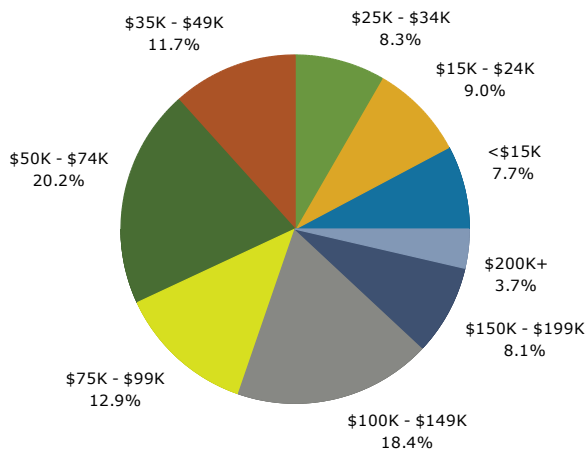
## Trends 2018-2023



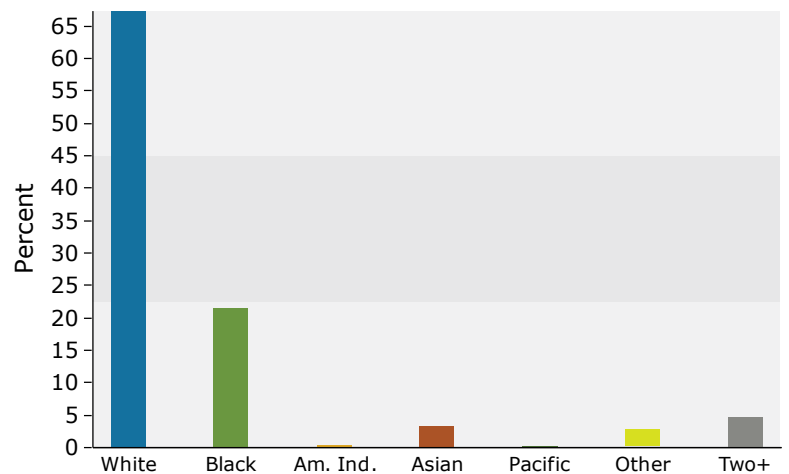
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 8.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



# Demographic and Income Profile

223 Bulifants Blvd, Williamsburg, Virginia, 23188  
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.33492  
 Longitude: -76.73215

Summary	Census 2010	2018	2023
Population	26,324	29,861	32,297
Households	10,910	12,289	13,271
Families	7,248	8,178	8,815
Average Household Size	2.35	2.37	2.38
Owner Occupied Housing Units	7,238	8,608	9,512
Renter Occupied Housing Units	3,672	3,681	3,759
Median Age	41.2	43.0	44.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.58%	0.83%	0.83%
Households	1.55%	0.78%	0.79%
Families	1.51%	0.70%	0.71%
Owner HHs	2.02%	1.08%	1.16%
Median Household Income	3.12%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	1,021	8.3%	918	6.9%
\$15,000 - \$24,999	1,048	8.5%	945	7.1%
\$25,000 - \$34,999	936	7.6%	856	6.5%
\$35,000 - \$49,999	1,495	12.2%	1,428	10.8%
\$50,000 - \$74,999	2,302	18.7%	2,317	17.5%
\$75,000 - \$99,999	1,677	13.6%	1,869	14.1%
\$100,000 - \$149,999	2,203	17.9%	2,800	21.1%
\$150,000 - \$199,999	971	7.9%	1,230	9.3%
\$200,000+	637	5.2%	909	6.8%
Median Household Income	\$65,799		\$76,740	
Average Household Income	\$84,137		\$98,634	
Per Capita Income	\$34,462		\$40,277	

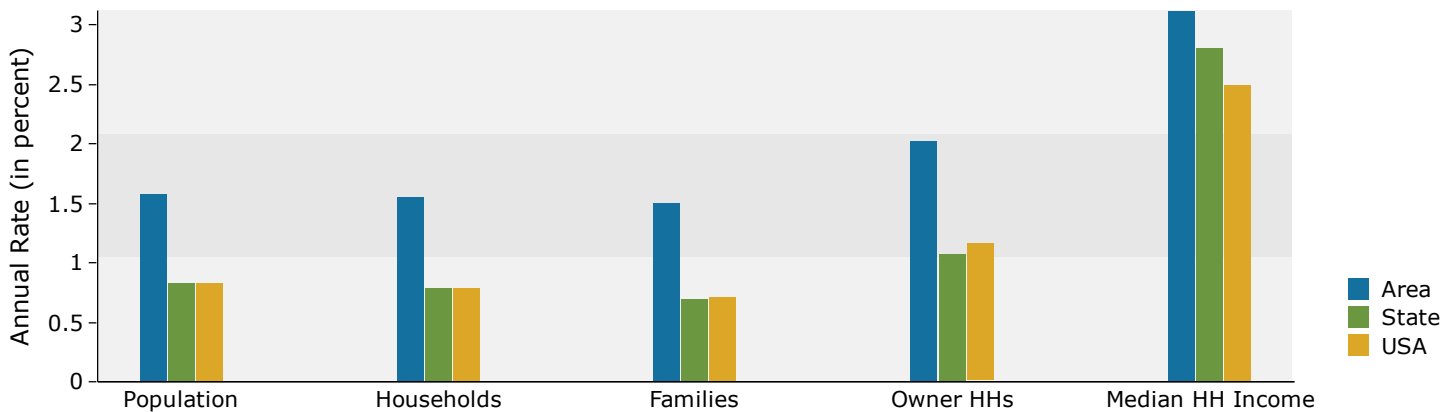
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,457	5.5%	1,492	5.0%	1,579	4.9%
5 - 9	1,441	5.5%	1,610	5.4%	1,694	5.2%
10 - 14	1,551	5.9%	1,663	5.6%	1,793	5.6%
15 - 19	1,653	6.3%	1,677	5.6%	1,796	5.6%
20 - 24	2,012	7.6%	1,948	6.5%	1,845	5.7%
25 - 34	3,130	11.9%	3,695	12.4%	3,627	11.2%
35 - 44	3,228	12.3%	3,526	11.8%	4,217	13.1%
45 - 54	3,659	13.9%	3,728	12.5%	3,698	11.4%
55 - 64	3,434	13.0%	3,941	13.2%	4,118	12.7%
65 - 74	2,746	10.4%	3,579	12.0%	3,974	12.3%
75 - 84	1,473	5.6%	2,175	7.3%	2,867	8.9%
85+	542	2.1%	827	2.8%	1,091	3.4%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,875	75.5%	21,938	73.5%	23,117	71.6%
Black Alone	4,400	16.7%	5,091	17.0%	5,601	17.3%
American Indian Alone	93	0.4%	142	0.5%	177	0.5%
Asian Alone	688	2.6%	918	3.1%	1,149	3.6%
Pacific Islander Alone	22	0.1%	26	0.1%	28	0.1%
Some Other Race Alone	464	1.8%	663	2.2%	843	2.6%
Two or More Races	782	3.0%	1,083	3.6%	1,383	4.3%
Hispanic Origin (Any Race)	1,377	5.2%	2,017	6.8%	2,559	7.9%

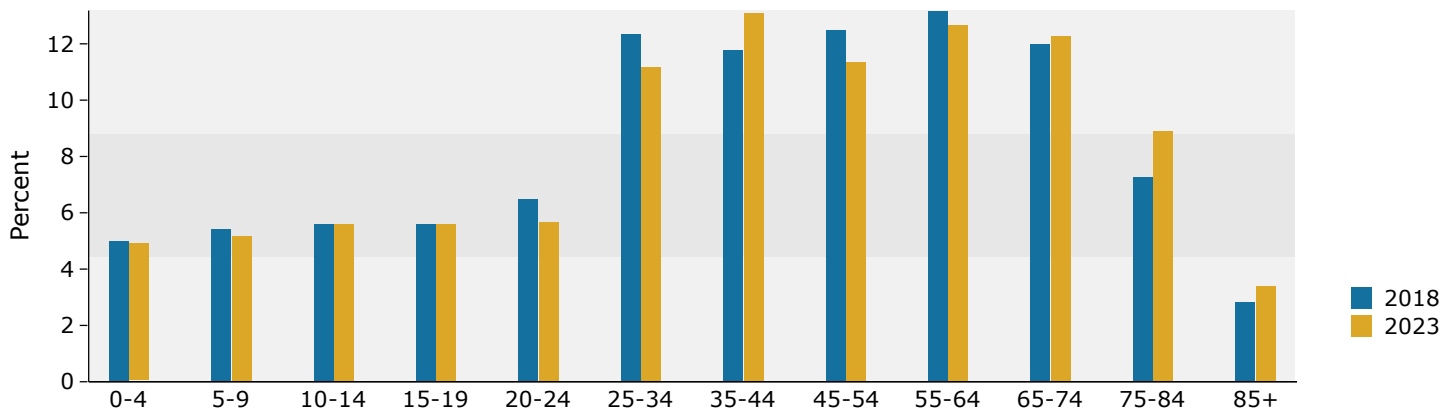
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

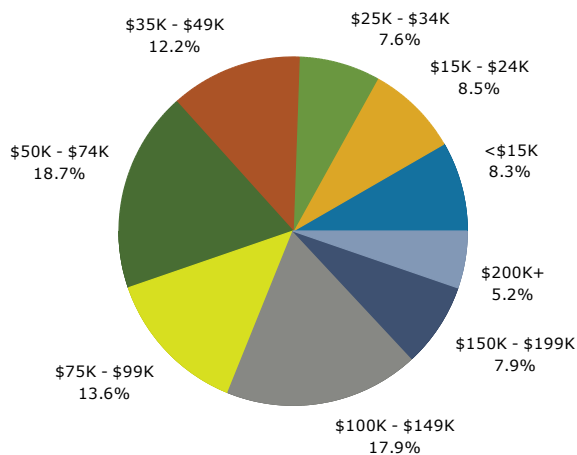
## Trends 2018-2023



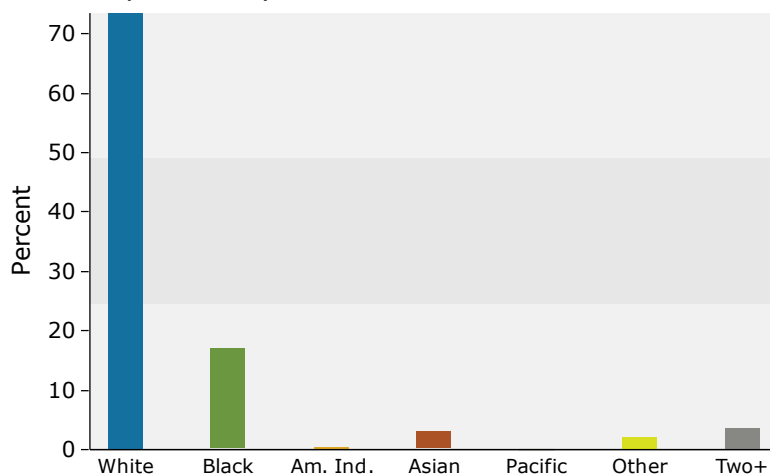
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 6.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



# Demographic and Income Profile

223 Bulifants Blvd, Williamsburg, Virginia, 23188  
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM  
 Latitude: 37.33492  
 Longitude: -76.73215

Summary	Census 2010	2018	2023
Population	72,336	82,236	88,802
Households	27,903	31,663	34,254
Families	19,130	21,520	23,198
Average Household Size	2.42	2.44	2.45
Owner Occupied Housing Units	19,332	22,683	25,016
Renter Occupied Housing Units	8,571	8,980	9,238
Median Age	40.0	41.9	43.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.55%	0.83%	0.83%
Households	1.59%	0.78%	0.79%
Families	1.51%	0.70%	0.71%
Owner HHs	1.98%	1.08%	1.16%
Median Household Income	2.64%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	2,380	7.5%	2,111	6.2%
\$15,000 - \$24,999	2,094	6.6%	1,851	5.4%
\$25,000 - \$34,999	2,269	7.2%	2,041	6.0%
\$35,000 - \$49,999	3,413	10.8%	3,222	9.4%
\$50,000 - \$74,999	5,430	17.1%	5,363	15.7%
\$75,000 - \$99,999	4,383	13.8%	4,737	13.8%
\$100,000 - \$149,999	6,018	19.0%	7,452	21.8%
\$150,000 - \$199,999	2,824	8.9%	3,497	10.2%
\$200,000+	2,851	9.0%	3,981	11.6%
Median Household Income	\$76,048		\$86,645	
Average Household Income	\$98,890		\$116,607	
Per Capita Income	\$38,966		\$45,759	

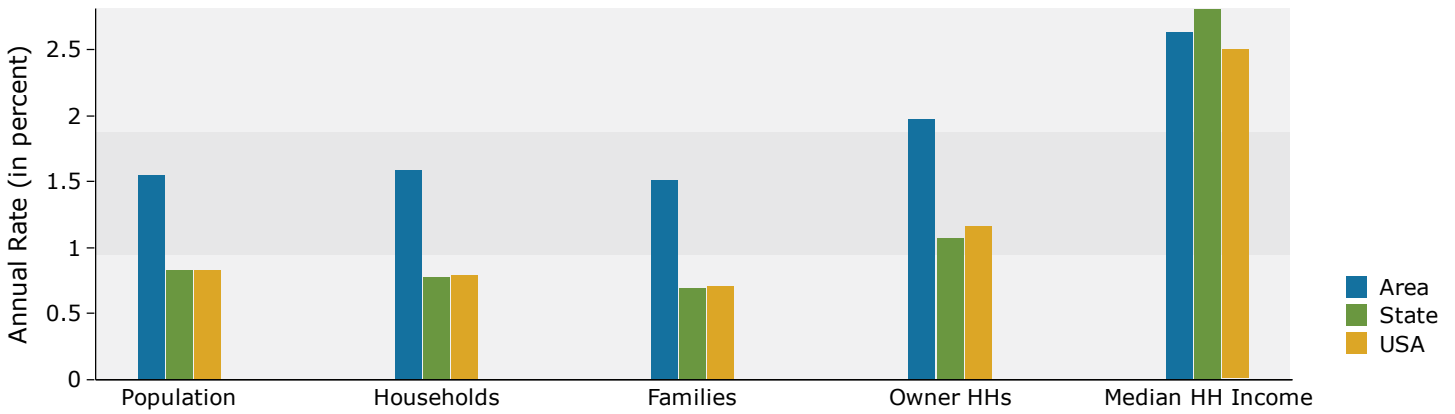
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,588	5.0%	3,712	4.5%	3,961	4.5%
5 - 9	3,862	5.3%	4,009	4.9%	4,250	4.8%
10 - 14	4,198	5.8%	4,317	5.2%	4,525	5.1%
15 - 19	5,957	8.2%	6,164	7.5%	6,337	7.1%
20 - 24	6,992	9.7%	7,501	9.1%	7,325	8.2%
25 - 34	7,676	10.6%	9,419	11.5%	9,856	11.1%
35 - 44	8,315	11.5%	8,614	10.5%	10,175	11.5%
45 - 54	9,736	13.5%	9,829	12.0%	9,580	10.8%
55 - 64	9,117	12.6%	10,829	13.2%	11,458	12.9%
65 - 74	7,291	10.1%	9,789	11.9%	11,116	12.5%
75 - 84	4,102	5.7%	5,762	7.0%	7,418	8.4%
85+	1,500	2.1%	2,293	2.8%	2,802	3.2%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	55,585	76.8%	61,515	74.8%	64,791	73.0%
Black Alone	10,803	14.9%	12,492	15.2%	13,668	15.4%
American Indian Alone	229	0.3%	336	0.4%	412	0.5%
Asian Alone	2,273	3.1%	3,050	3.7%	3,783	4.3%
Pacific Islander Alone	74	0.1%	107	0.1%	127	0.1%
Some Other Race Alone	1,211	1.7%	1,748	2.1%	2,227	2.5%
Two or More Races	2,161	3.0%	2,988	3.6%	3,793	4.3%
Hispanic Origin (Any Race)	3,581	5.0%	5,253	6.4%	6,691	7.5%

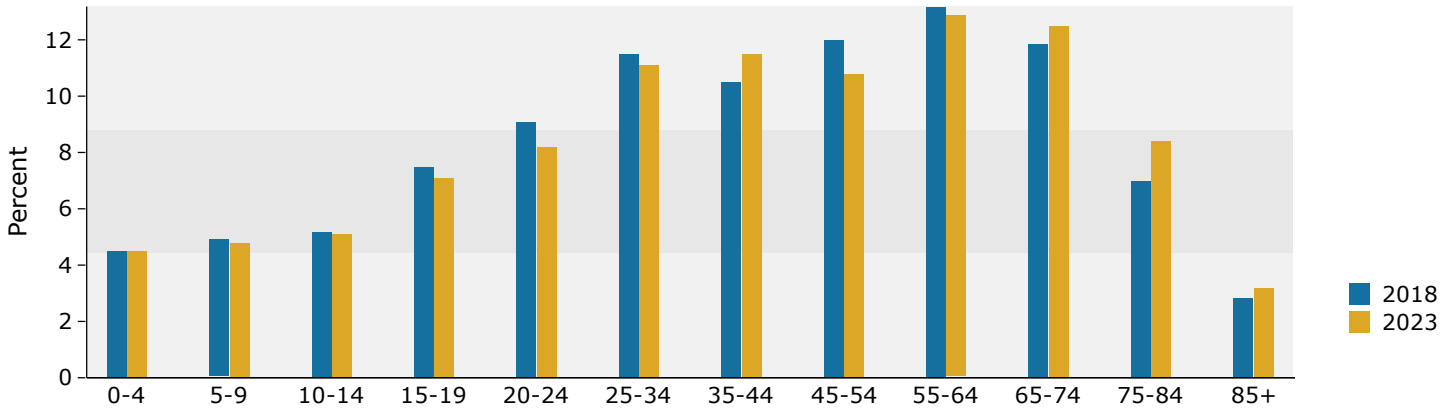
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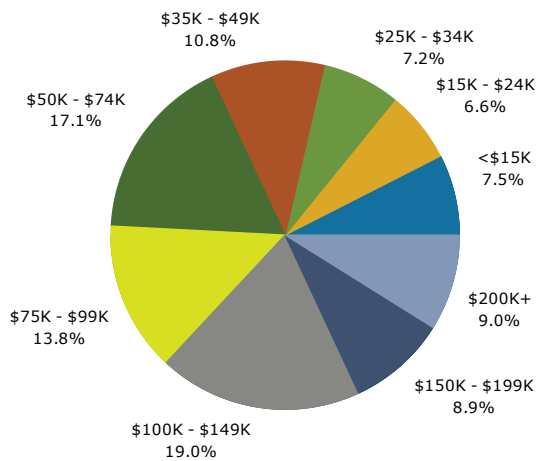
## Trends 2018-2023



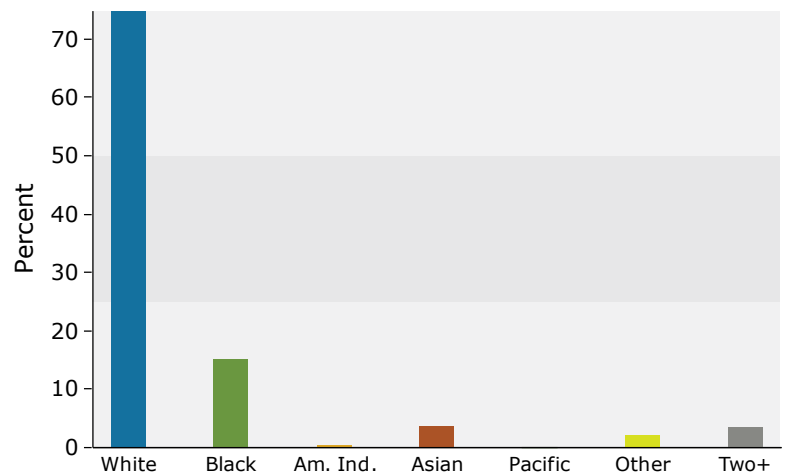
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 6.4%

## 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