

# For Lease

Poplar Creek Business Center  
7505 Richmond Road  
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

757.327.0333

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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**  
**Poplar Creek Business Center**  
**7505 Richmond Road**  
**Williamsburg, Virginia**

**Description:**

This property is located in the Norge corridor of Williamsburg. Poplar Creek Business Center consists of 3 office buildings, ample parking, and an outdoor eating area. The buildings are nestled in a private setting on busy Route 60 (Richmond Road) in a high growth area.

Poplar Creek is the largest office park on the west end of Greater Williamsburg. Interstate 64, Route 199, Food Lion, Farm Fresh, Norge Dental Office, Williamsburg Pottery, and many more all within minutes from the office park.

Poplar Creek offers full office suites to executive style offices!

**Available Spaces:**

Suite 3300-304	100 Square Feet	\$125/month
Suite 3300-305	80 Square Feet	\$100/month
Suite 3300-306	100 Square Feet	\$125/month
Suite 3300-307	80 Square Feet	\$100/month
Suite 3300-308	100 Square Feet	\$125/month
Suite 3300-309	80 Square Feet	\$100/month
Suite 3300-316	300 Square Feet	\$375/month
Suite 3300-319	150 Square Feet	\$188/month
Suite 3302-101	544 Square Feet	\$635/month
Suite 3302-102	707 Square Feet	\$825/month
Suite 3302-103	1,135 Square Feet	\$1,230/month
Suite 3306-102	883 Square Feet	\$1,030/month
Suite 3306-201	310 Square Feet	\$388/month
Suite 3306-202B	352 Square Feet	\$440/month
Suite 3402-102	948 Square Feet	\$1,100/month
Suite 3402-201	1,094 Square Feet	\$1,185/month
Suite 3402-204	459 Square Feet	\$574/month

**Lease Rate:** See Above (Lease Rate includes all Condominium Association Fees. Tenant is responsible for its utilities, telecommunications, and janitorial)

**Zoning:** M1 Limited Business/Industrial

**Additional Information:**

- Location Map
- Demographics

**For Additional Information, Please Contact:**

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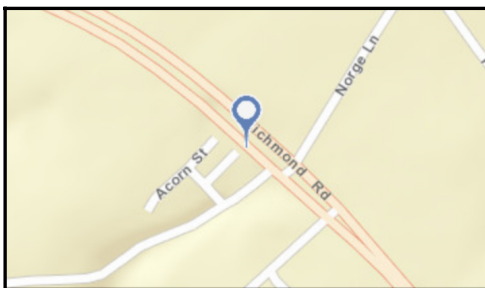
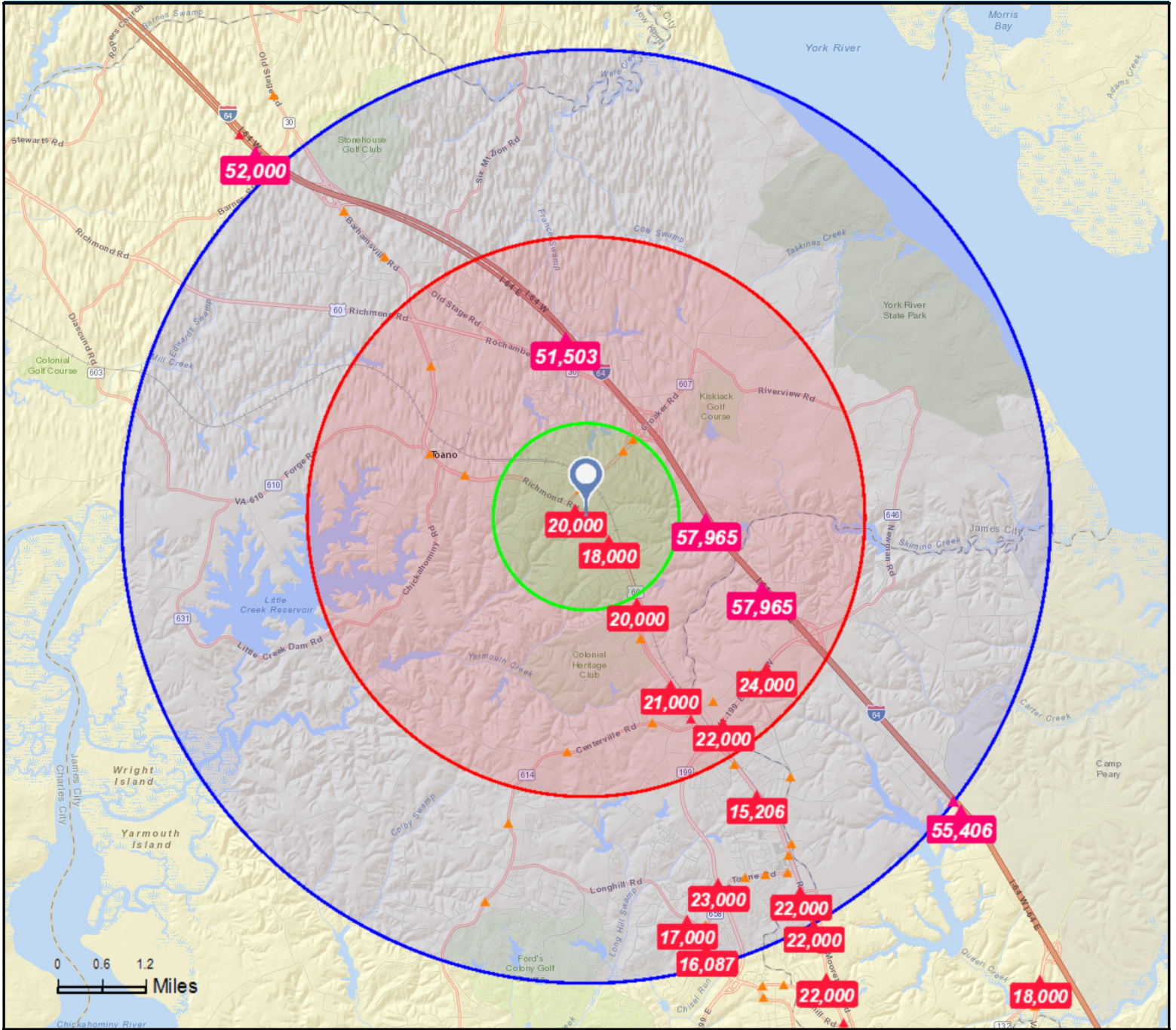
[Ron@CampanaWaltz.com](mailto:Ron@CampanaWaltz.com)  
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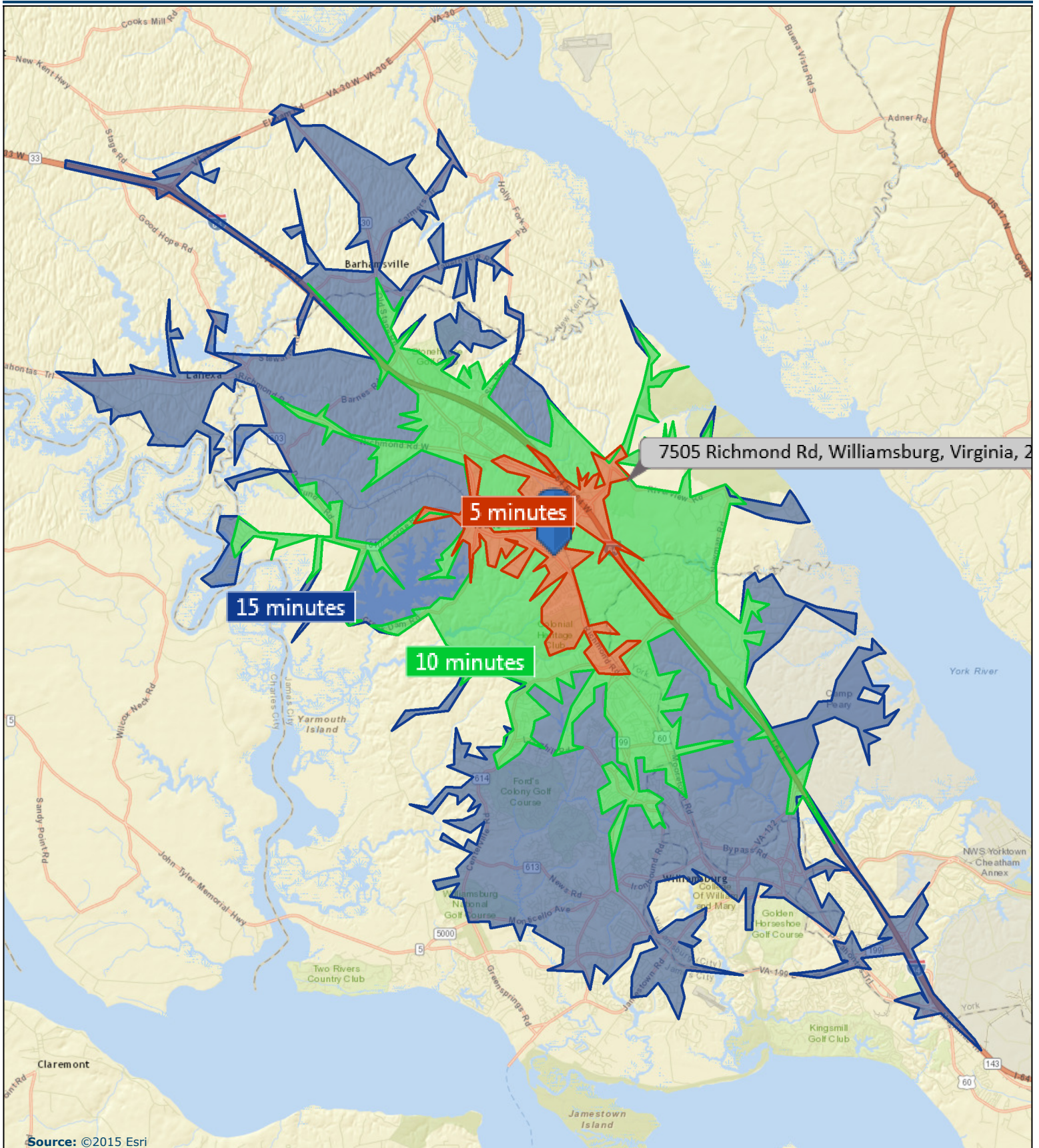
7505 Richmond Rd, Williamsburg, Virginia, 23188 2  
 7505 Richmond Rd, Williamsburg, Virginia, 23188  
 Rings: 1, 3, 5 mile radii

Prepared by Janice Lewis, CCIM  
 Latitude: 37.37098  
 Longitude: -76.77441



Source: ©2015 Market Planning Solutions, Inc.

February 03, 2016



7505 Richmond Rd, Williamsburg, Virginia, 23188  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.37098  
Longitude: -76.77441

Summary	Census 2010	2015	2020
Population	4,680	5,358	6,002
Households	1,918	2,181	2,449
Families	1,423	1,607	1,793
Average Household Size	2.44	2.46	2.45
Owner Occupied Housing Units	1,594	1,776	1,982
Renter Occupied Housing Units	324	405	466
Median Age	45.8	46.8	48.3
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	2.30%	0.99%	0.75%
Households	2.34%	1.00%	0.77%
Families	2.21%	0.92%	0.69%
Owner HHs	2.22%	0.95%	0.70%
Median Household Income	2.76%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	199	9.1%	191	7.8%
\$15,000 - \$24,999	123	5.6%	97	4.0%
\$25,000 - \$34,999	155	7.1%	128	5.2%
\$35,000 - \$49,999	356	16.3%	388	15.8%
\$50,000 - \$74,999	379	17.4%	427	17.4%
\$75,000 - \$99,999	332	15.2%	412	16.8%
\$100,000 - \$149,999	461	21.1%	576	23.5%
\$150,000 - \$199,999	126	5.8%	164	6.7%
\$200,000+	51	2.3%	64	2.6%
Median Household Income	\$64,908		\$74,381	
Average Household Income	\$78,337		\$86,139	
Per Capita Income	\$32,370		\$35,691	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	251	5.4%	264	4.9%	289	4.8%
5 - 9	257	5.5%	297	5.5%	300	5.0%
10 - 14	279	6.0%	300	5.6%	338	5.6%
15 - 19	253	5.4%	282	5.3%	294	4.9%
20 - 24	192	4.1%	254	4.7%	229	3.8%
25 - 34	456	9.7%	569	10.6%	658	11.0%
35 - 44	594	12.7%	594	11.1%	659	11.0%
45 - 54	691	14.8%	708	13.2%	714	11.9%
55 - 64	756	16.2%	790	14.7%	809	13.5%
65 - 74	646	13.8%	793	14.8%	856	14.3%
75 - 84	244	5.2%	413	7.7%	673	11.2%
85+	61	1.3%	95	1.8%	182	3.0%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,773	80.6%	4,197	78.3%	4,570	76.1%
Black Alone	657	14.0%	808	15.1%	947	15.8%
American Indian Alone	19	0.4%	27	0.5%	34	0.6%
Asian Alone	60	1.3%	78	1.5%	101	1.7%
Pacific Islander Alone	1	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	57	1.2%	89	1.7%	130	2.2%
Two or More Races	112	2.4%	158	2.9%	218	3.6%
Hispanic Origin (Any Race)	194	4.1%	299	5.6%	432	7.2%

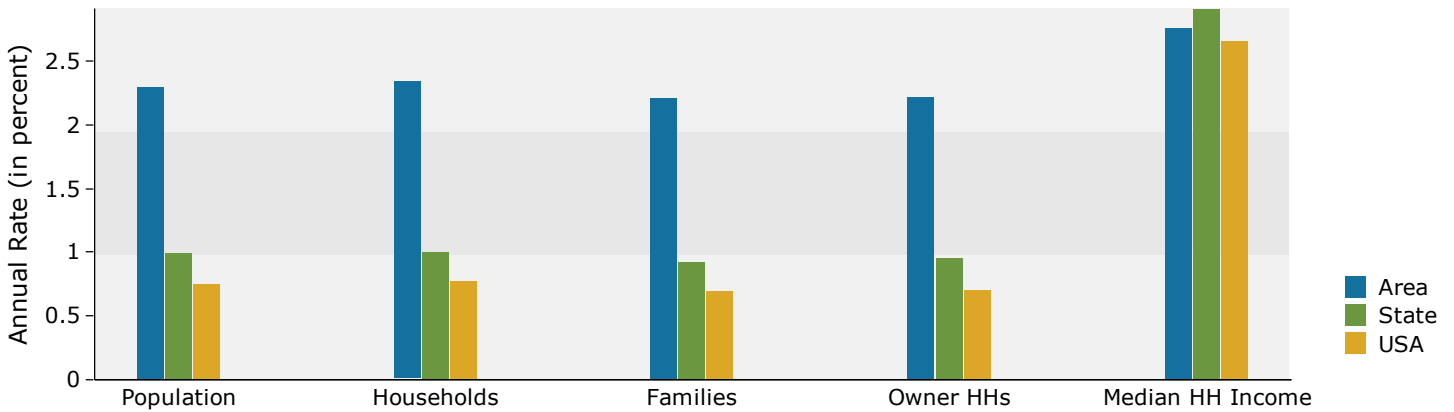
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

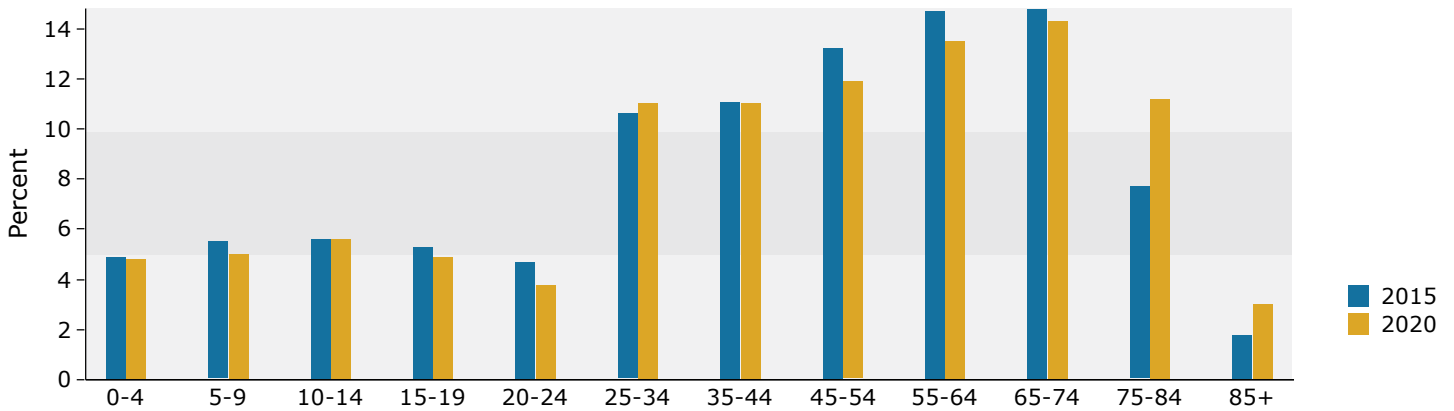
7505 Richmond Rd, Williamsburg, Virginia, 23188  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.37098  
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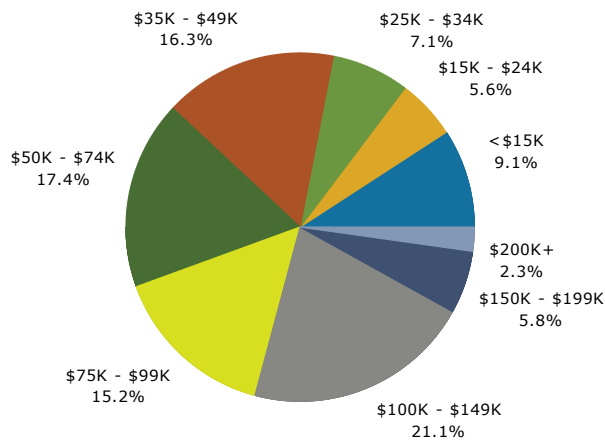
## Trends 2015-2020



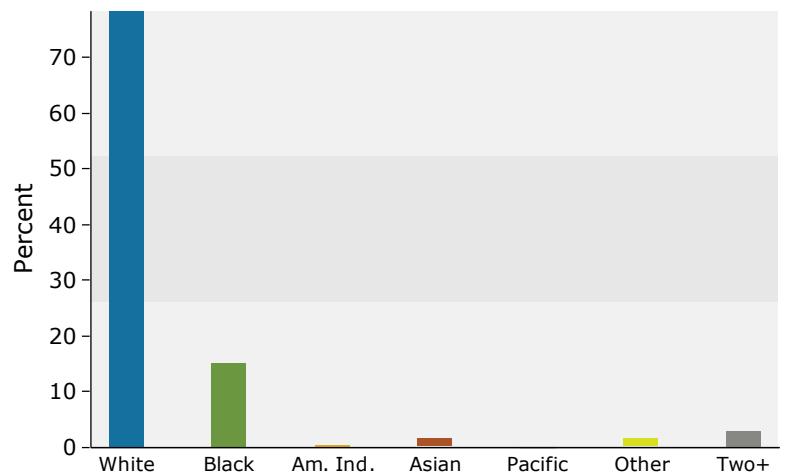
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 5.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

7505 Richmond Rd, Williamsburg, Virginia, 23188  
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.37098  
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Summary	Census 2010	2015	2020
Population	16,322	18,364	20,224
Households	6,245	7,054	7,780
Families	4,616	5,190	5,707
Average Household Size	2.60	2.60	2.59
Owner Occupied Housing Units	4,757	5,278	5,814
Renter Occupied Housing Units	1,488	1,776	1,966
Median Age	41.8	42.8	43.6
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.95%	0.99%	0.75%
Households	1.98%	1.00%	0.77%
Families	1.92%	0.92%	0.69%
Owner HHs	1.95%	0.95%	0.70%
Median Household Income	2.90%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	583	8.3%	557	7.2%
\$15,000 - \$24,999	485	6.9%	385	4.9%
\$25,000 - \$34,999	502	7.1%	387	5.0%
\$35,000 - \$49,999	995	14.1%	1,017	13.1%
\$50,000 - \$74,999	1,245	17.6%	1,357	17.4%
\$75,000 - \$99,999	949	13.5%	1,206	15.5%
\$100,000 - \$149,999	1,406	19.9%	1,720	22.1%
\$150,000 - \$199,999	614	8.7%	813	10.4%
\$200,000+	274	3.9%	337	4.3%
Median Household Income	\$67,552		\$77,937	
Average Household Income	\$84,600		\$94,309	
Per Capita Income	\$33,303		\$37,179	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	951	5.8%	996	5.4%	1,071	5.3%
5 - 9	1,022	6.3%	1,104	6.0%	1,134	5.6%
10 - 14	1,097	6.7%	1,168	6.4%	1,268	6.3%
15 - 19	1,008	6.2%	1,072	5.8%	1,140	5.6%
20 - 24	841	5.2%	950	5.2%	876	4.3%
25 - 34	1,781	10.9%	2,226	12.1%	2,481	12.3%
35 - 44	2,187	13.4%	2,175	11.8%	2,454	12.1%
45 - 54	2,552	15.6%	2,642	14.4%	2,548	12.6%
55 - 64	2,282	14.0%	2,571	14.0%	2,813	13.9%
65 - 74	1,642	10.1%	2,112	11.5%	2,423	12.0%
75 - 84	741	4.5%	1,045	5.7%	1,542	7.6%
85+	217	1.3%	303	1.6%	476	2.4%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,542	76.8%	13,755	74.9%	14,734	72.9%
Black Alone	2,687	16.5%	3,143	17.1%	3,560	17.6%
American Indian Alone	59	0.4%	79	0.4%	101	0.5%
Asian Alone	299	1.8%	367	2.0%	452	2.2%
Pacific Islander Alone	9	0.1%	14	0.1%	19	0.1%
Some Other Race Alone	252	1.5%	364	2.0%	503	2.5%
Two or More Races	474	2.9%	642	3.5%	855	4.2%
Hispanic Origin (Any Race)	798	4.9%	1,190	6.5%	1,659	8.2%

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

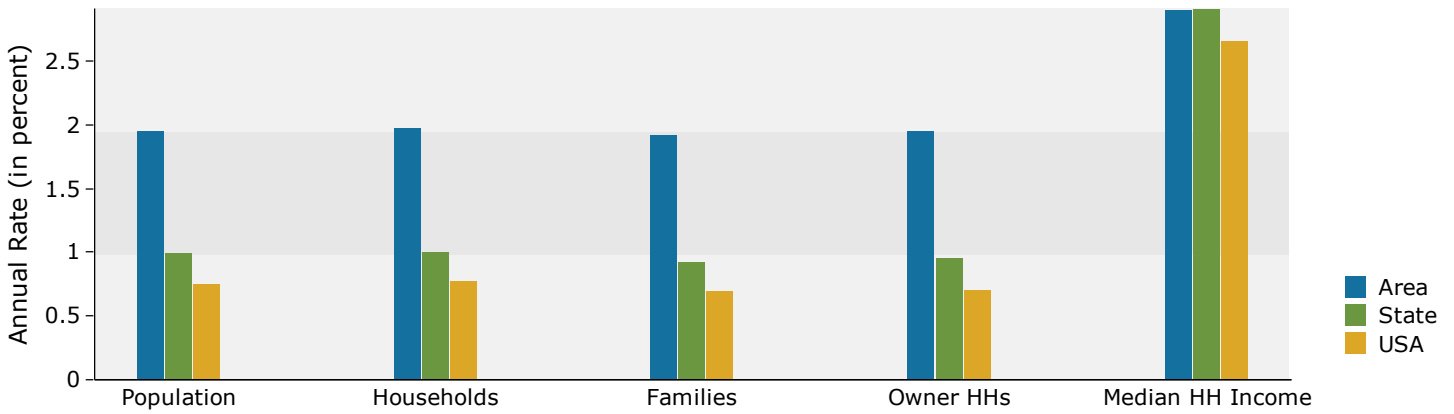
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



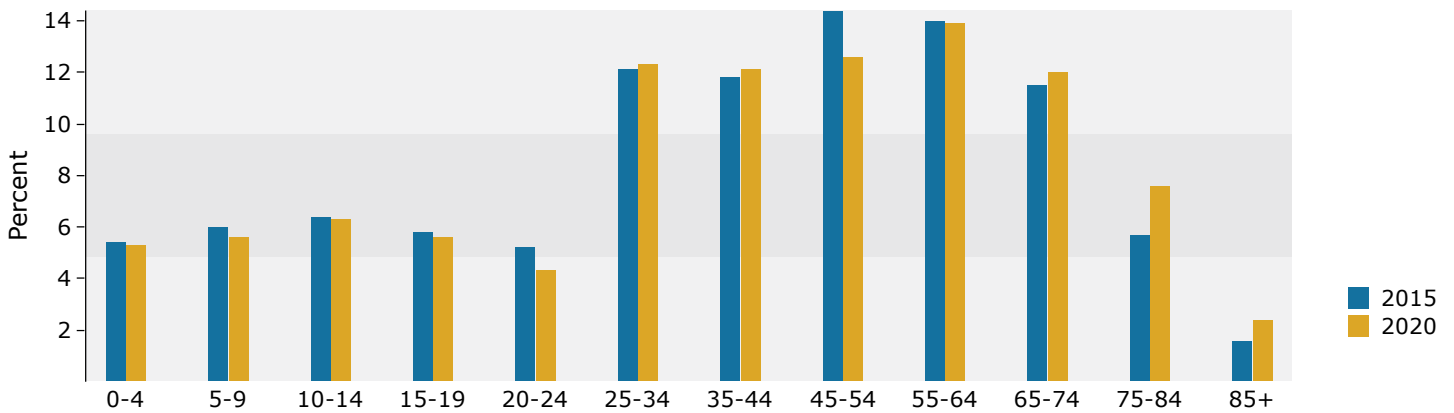
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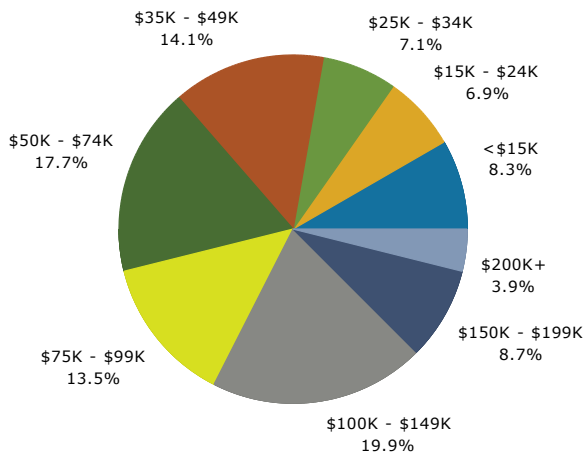
## Trends 2015-2020



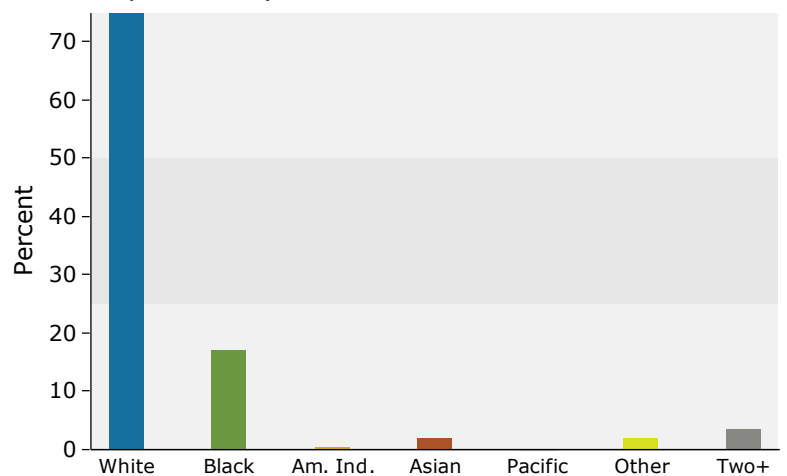
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

# Demographic and Income Profile

7505 Richmond Rd, Williamsburg, Virginia, 23188  
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.37098  
Longitude: -76.77441

Summary	Census 2010	2015	2020
Population	55,162	60,086	65,527
Households	22,207	24,270	26,521
Families	15,284	16,611	18,092
Average Household Size	2.41	2.41	2.41
Owner Occupied Housing Units	15,378	16,381	17,848
Renter Occupied Housing Units	6,829	7,888	8,673
Median Age	42.1	43.4	44.5
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.75%	0.99%	0.75%
Households	1.79%	1.00%	0.77%
Families	1.72%	0.92%	0.69%
Owner HHs	1.73%	0.95%	0.70%
Median Household Income	3.05%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	2,219	9.1%	2,139	8.1%
\$15,000 - \$24,999	1,631	6.7%	1,310	4.9%
\$25,000 - \$34,999	1,936	8.0%	1,484	5.6%
\$35,000 - \$49,999	3,322	13.7%	3,289	12.4%
\$50,000 - \$74,999	3,723	15.3%	4,010	15.1%
\$75,000 - \$99,999	3,078	12.7%	4,018	15.2%
\$100,000 - \$149,999	4,374	18.0%	5,267	19.9%
\$150,000 - \$199,999	2,545	10.5%	3,227	12.2%
\$200,000+	1,441	5.9%	1,777	6.7%
Median Household Income	\$68,885		\$80,044	
Average Household Income	\$90,704		\$101,422	
Per Capita Income	\$36,901		\$41,340	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,867	5.2%	2,917	4.9%	3,072	4.7%
5 - 9	3,061	5.5%	3,173	5.3%	3,283	5.0%
10 - 14	3,302	6.0%	3,434	5.7%	3,689	5.6%
15 - 19	3,606	6.5%	3,671	6.1%	3,860	5.9%
20 - 24	4,233	7.7%	4,327	7.2%	4,093	6.2%
25 - 34	5,915	10.7%	7,149	11.9%	7,676	11.7%
35 - 44	6,664	12.1%	6,465	10.8%	7,434	11.3%
45 - 54	7,832	14.2%	8,069	13.4%	7,769	11.9%
55 - 64	7,424	13.5%	8,015	13.3%	8,948	13.7%
65 - 74	6,018	10.9%	7,429	12.4%	8,377	12.8%
75 - 84	3,181	5.8%	4,010	6.7%	5,391	8.2%
85+	1,061	1.9%	1,427	2.4%	1,934	3.0%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	43,055	78.1%	45,820	76.3%	48,717	74.3%
Black Alone	8,074	14.6%	9,184	15.3%	10,313	15.7%
American Indian Alone	173	0.3%	228	0.4%	289	0.4%
Asian Alone	1,404	2.5%	1,632	2.7%	1,962	3.0%
Pacific Islander Alone	49	0.1%	70	0.1%	95	0.1%
Some Other Race Alone	866	1.6%	1,173	2.0%	1,564	2.4%
Two or More Races	1,541	2.8%	1,981	3.3%	2,585	3.9%
Hispanic Origin (Any Race)	2,614	4.7%	3,676	6.1%	5,003	7.6%

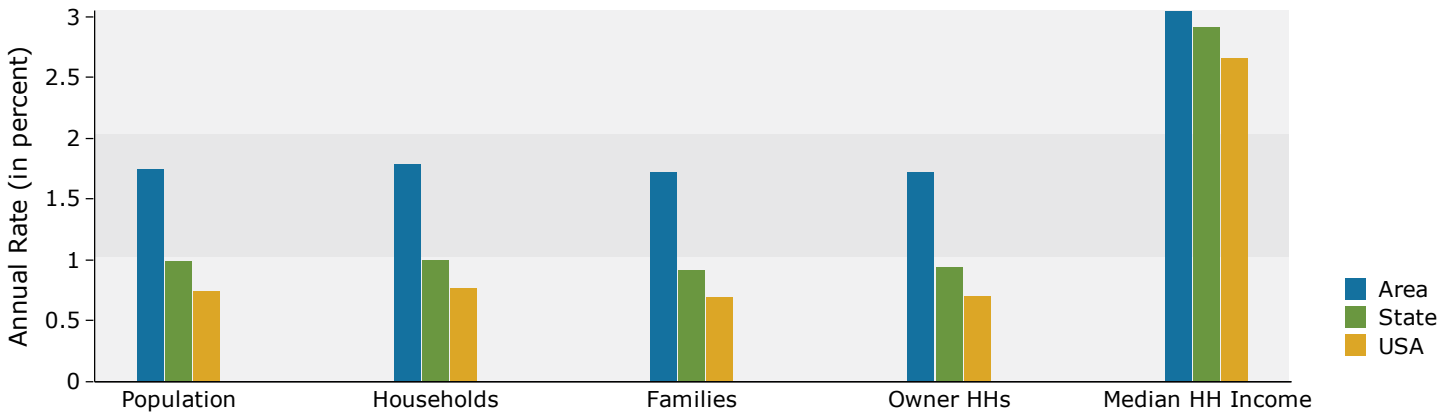
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**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

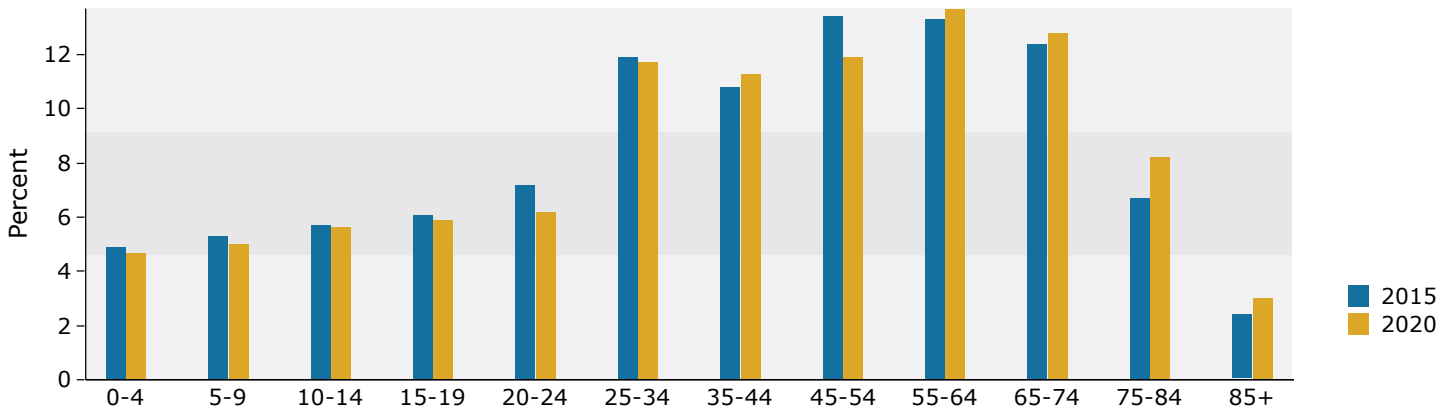
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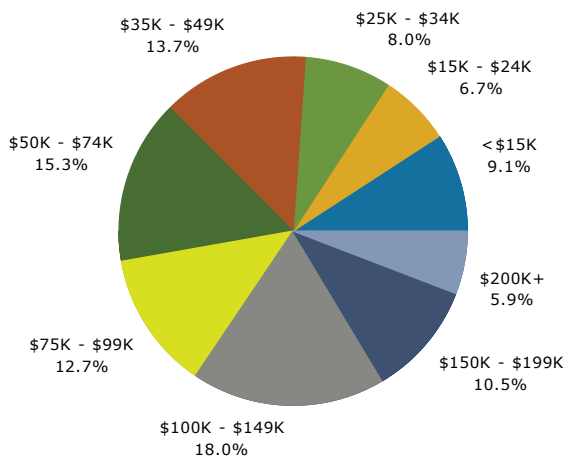
## Trends 2015-2020



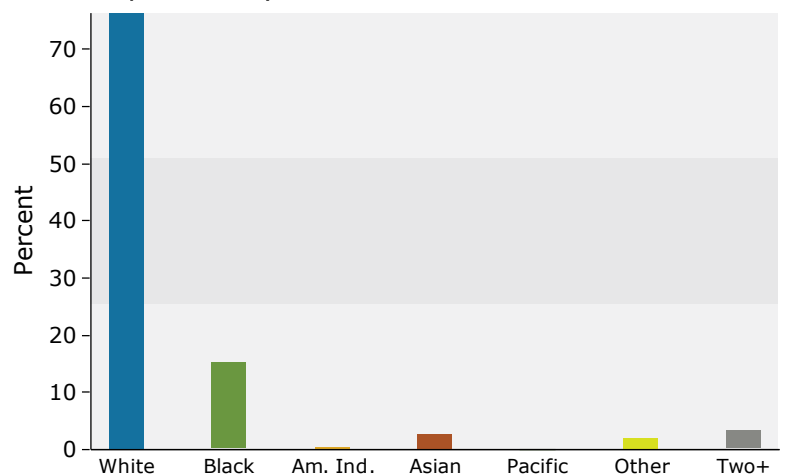
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 6.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## 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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Campana Waltz Commercial Real Estate, LLC