

THE JAMESTOWN CENTER

1781 Jamestown Road
Williamsburg, Virginia 23185



**FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:**

Vince Campana

Campana Waltz Commercial Real Estate, LLC

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Vince@CampanaWaltz.com

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 - Jamestown Center
Investment Property / Owner User
1781 Jamestown Road, Williamsburg, Virginia

Location: 1781 Jamestown Road, Williamsburg Virginia

Description: WELL RECOGNIZED Free Standing Retail/Office Building located at the **signalized intersection** of Jamestown Road and Sandy Bay Road, in the heart of the Historic Triangle (Historic Jamestown Colonial Williamsburg, Yorktown Battlefield) in James City County. The retail/office center offers great visibility on Jamestown Road with parking in front, sides and back of the building. Upstairs office suites and single offices have traditional finishes and abundant natural lighting. Ingress and egress is located directly on Jamestown Road and Sandy Bay Road. The property is conveniently located in an economically stable community near residential neighborhoods, shopping centers and restaurants. The property has its own monument sign for maximum visibility and identification.

Building Size: **Approximately 13,980 Square Feet** – This property's building size is grandfathered. Current maximum building size allowed with current zoning and without a Special Use Permit is only 5,000 square feet – making this a rare opportunity!

Land Size: Approximately 1.294 Acres
Additional Land: There is a 1.21 acre parcel of land that abuts Jamestown Center and is also separately available for sale should there be desire for a development opportunity.

Sales Price: \$975,000.00

NOI: Approximately \$85,000.00

Vacancy: Approximately 35%

Zoning: LB Limited Business - James City County

Additional Information:

- Floor Plans
- Improvements

SUMMARY

Jamestown Center is currently performing as a two-story retail and office building that is currently 65% occupied. With the current upswing of the economy, the competitive rents and consistent activity in the market, it is a matter of time when there is an increase in the occupancy and the NOI. This location offers great visibility located at a lighted intersection in a community filled with demand for many retail products and services.

The current owners have improved the building in various ways since the purchase in 2006 to include roof and building repairs and replacements, professional landscaping winning a beautification award from James City County, installing a flag pole on the corner for the State and National flags for display. Numerous interior tenant improvements including renovations to accommodate an office suite to lease to the high demand of single office users. Many of the existing HVAC units have been replaced with newer models.

The demographics for the area are exceptional with a significant population and income that continues to grow, comprised of high end residential, as well as retail and office uses.

Jamestown Center measuring 13,980 square feet is defined as a "non-conforming use" in the Limited Business (LB) zoning of this James City County neighborhood community. Current maximum building size without a Special Use Permit is a maximum 5,000 square feet.

Given this advantageous condition, the property could potentially be transformed into a valuable investment by designing and developing a project utilizing this size building for an alternative single use. Any current tenants in longer term leases, could be relocated to the newer 5,000 square foot building in the rear wider portion of the adjoining property with additional parking in the front.

Please contact Vince Campana for any additional information on improvements or reports on this location.

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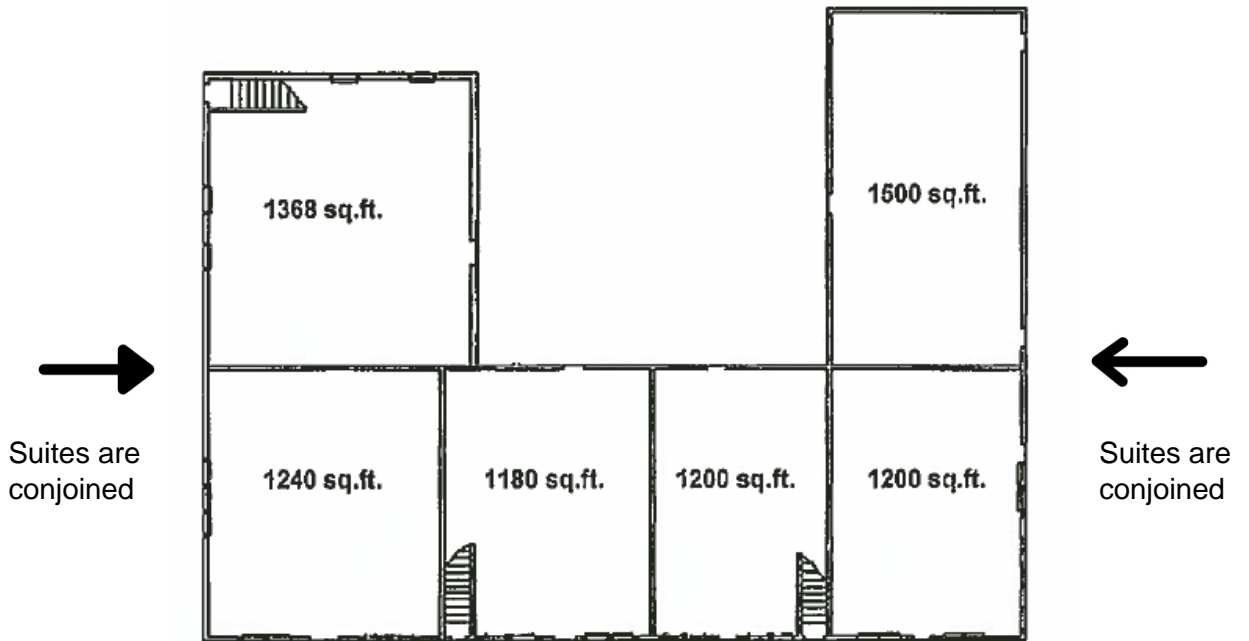
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Phone (757) 327-0333
Fax (757) 327-0984



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JAMESTOWN CENTER



First Floor



Second Floor

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Photos



Photos



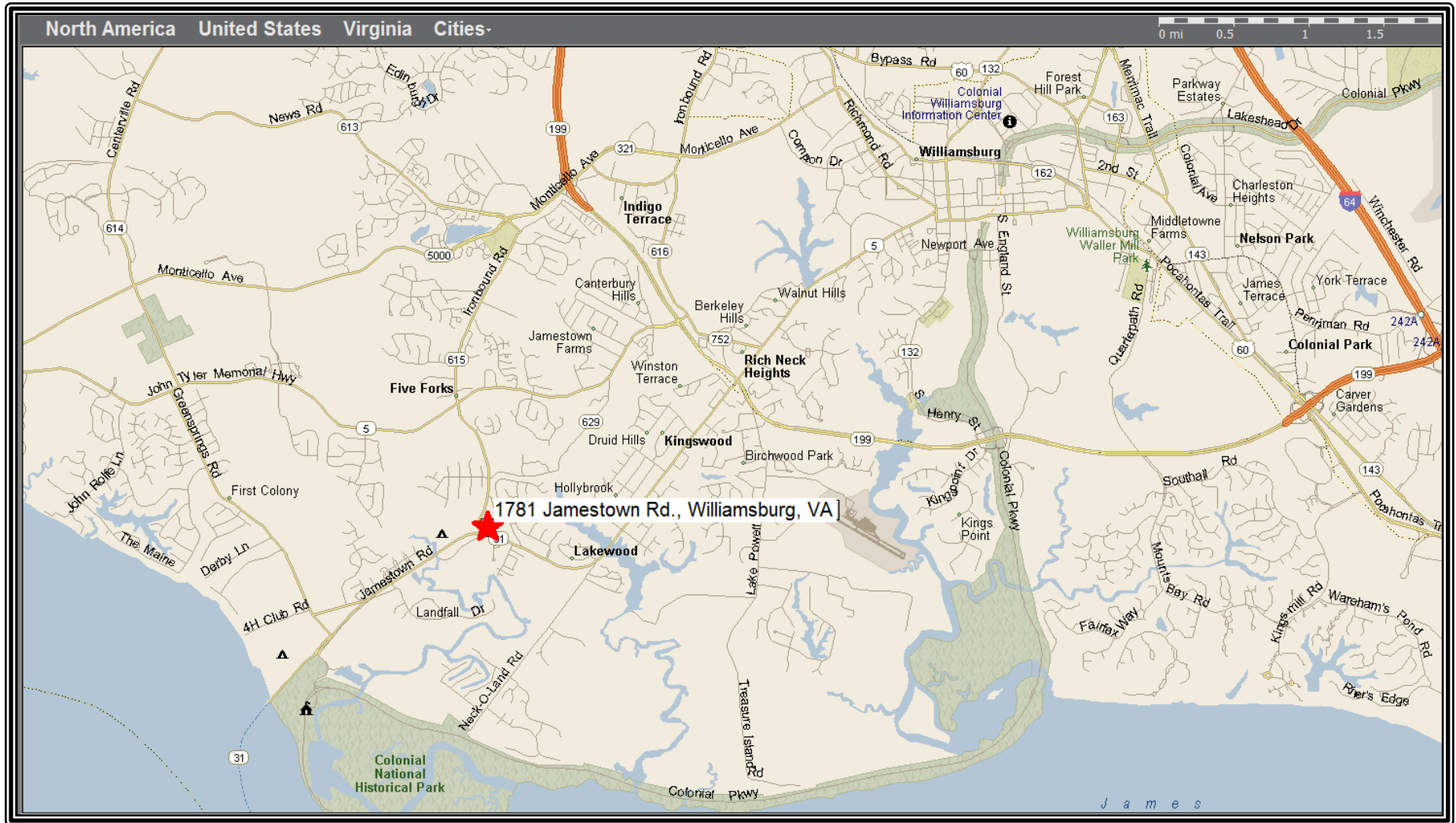
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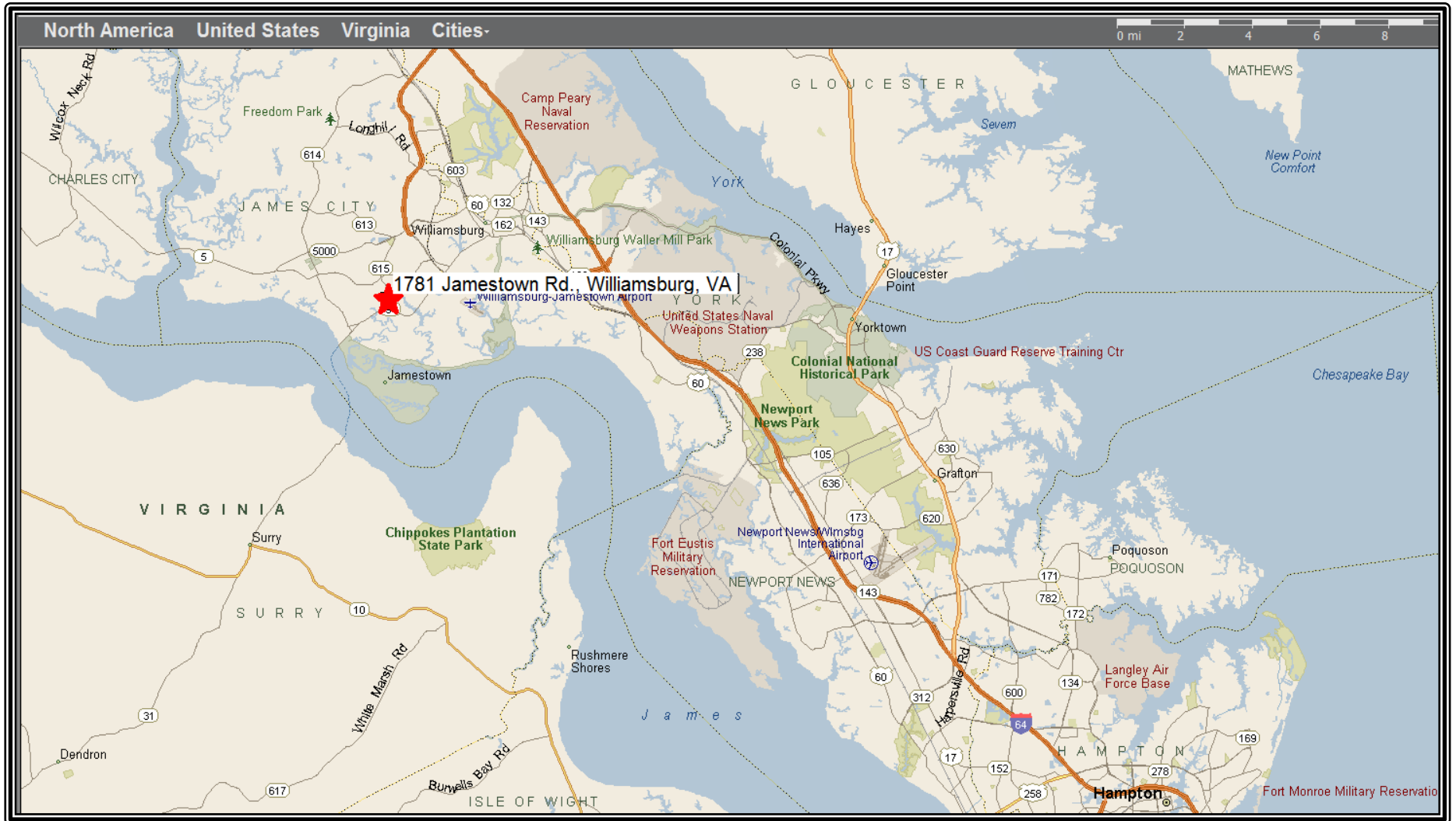
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Confidentiality
And
Disclosure Agreement

As a condition to receiving information on Jamestown Center, 1781 Jamestown Road, Williamsburg, Virginia (the Property) the undersigned _____ as “Buyer” acknowledges and agrees to the following:

1. All information relating to the Property shall be used solely for the purpose of evaluating the acquisition of the Property by the Buyer and all information shall be kept confidential.
2. All site visits shall be coordinated in advance through Janice Lewis at Campana Waltz Commercial Real Estate, LLC.
3. Campana Waltz Commercial Real Estate, LLC represents the Seller.
4. While all information on the Property is from sources deemed reliable, Campana Waltz Commercial Real Estate, LLC makes no representation or warranty as to the accuracy of the information.
5. Buyer includes any affiliates, related parties or assigns of Buyer.
6. This information shall only be utilized by Buyer, its accountant, financial consultant or real estate agent.
7. The undersigned further stipulates that a breach of this Agreement shall be conclusively presumed to cause legal injury to Campana Waltz Commercial Real Estate, LLC, and/or Owner, and that proof of such breach shall support an award of damages and other relief, both at law and in equity, in any court having jurisdiction over the parties and subject matter.

AGREE and ACCEPTED

Buyer
Entity: _____
Please Print

Buyer's
Agent : _____
Please Print

Address: _____

Address: _____

Name: _____
Please Print

Name: _____
Please Print

Signed: _____
Date

Signed: _____
Date