

For Sale

12618 Warwick Boulevard
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

11832 Fishing Point Drive, Suite 400

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*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
12618 Warwick Boulevard
Newport News, Virginia

Location: 12618 Warwick Boulevard, Newport News, Virginia.

Description: **Highly visible corner lot on the intersection of Warwick Boulevard & Nettles Drive.** This redevelopment opportunity offers both great curb appeal and visibility from Warwick Boulevard. The property is located less than a mile away from Christopher Newport University and is in close proximity to Oyster Point Business Park. This location is ideal for medical, professional office, and retail users. It is rare to acquire this caliber property in all of Newport News!

Land Area: 1.21 Acres

Asking Price: **\$495,000.00**

Traffic Count: 35,307 (Based on 2020 Traffic Count)

Zoning: **C-1 Retail Commercial District.** Multiple allowable uses by right are attached in the marketing package.

General Information:

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

Also included:

- Site Plan
- Aerial Maps
- Location Map
- Zoning Matrix

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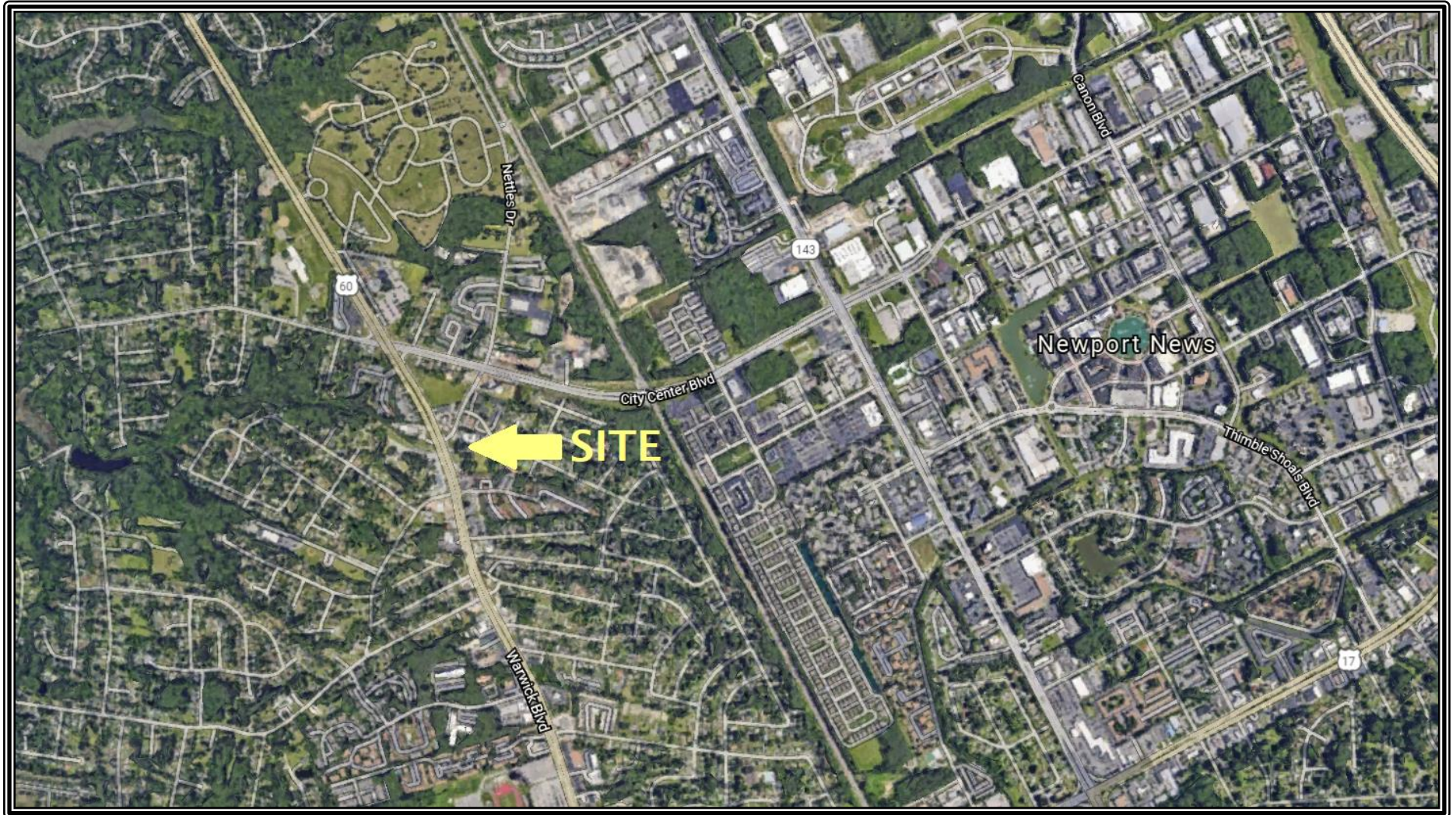
12618 Warwick Boulevard, Newport News, Virginia



The Property is outline in blue.
For illustration purposes only.

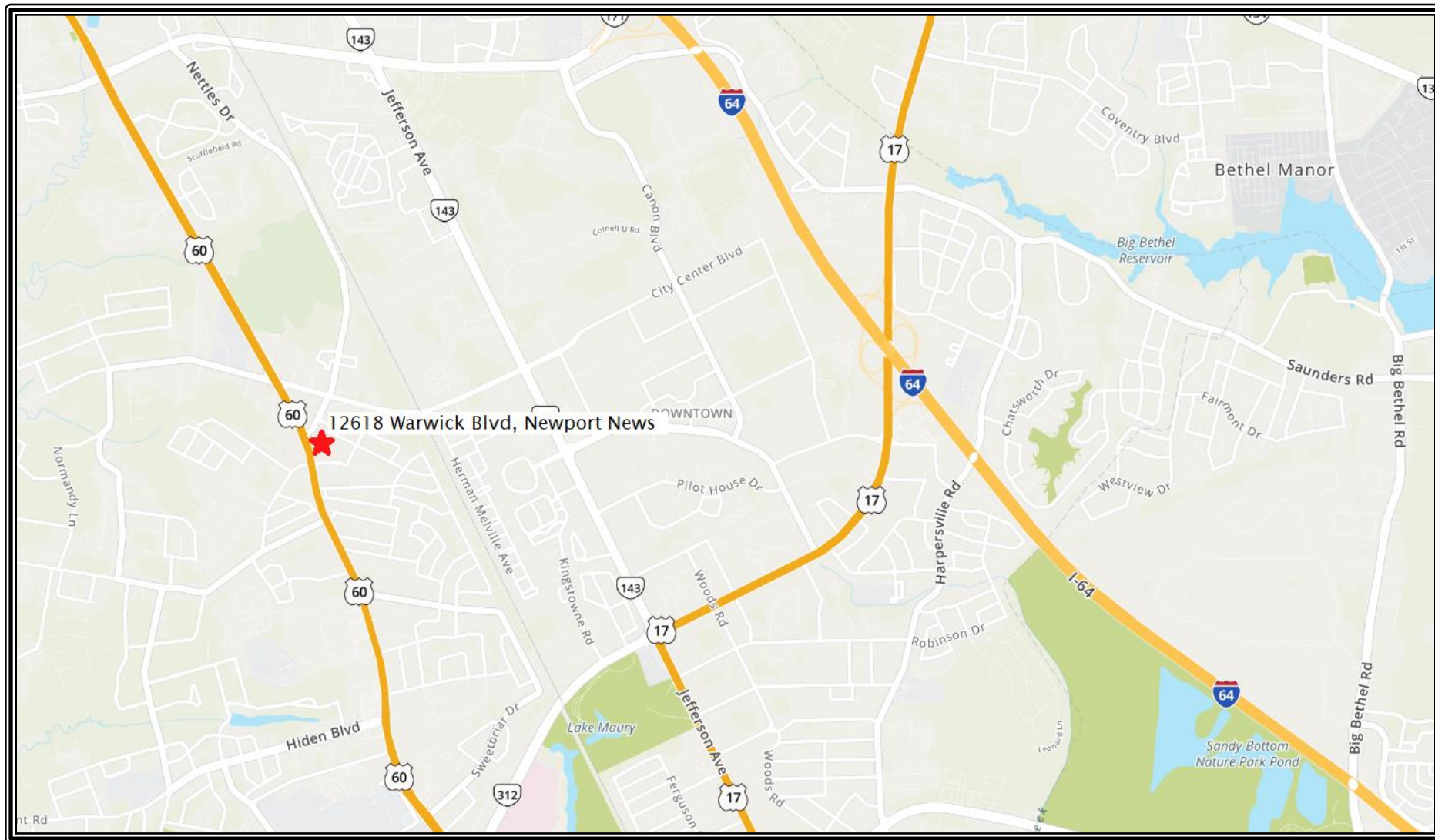
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P = PERMITTED USE
C = CONDITIONAL USE
BLANK = NOT PERMITTED

SUMMARY OF USES BY DISTRICT*

BLANK = NOT PERMITTED

SUMMARY OF USES BY DISTRICT*

[illegible]

6. PLANNED RESIDENTIAL DEVELOPMENT	P	P	P	P	P	P	P	P	P						P						
7. DORMITORY	C	C	C	C	C	C	C	C	C	C		P	C		P						
8. GROUP HOME	C	C	C	C	C		C	C	C		C	P		C	C	C					
9. HALFWAY HOUSE					C		C	C	C					C	C	C					
10. HOME OCCUPATION	P	P	P	P	P	P	P	P	P											X	45 - 518
11. BED & BREAKFAST	C	C	C	C	C		C	C	C					P	P	P					
12. BOARDING HOUSE							C	C								C					
13. ASSISTED LIVING FACILITY	P	P	P	P	P						P										
14. CUSTODIAN APARTMENT														P	P	P	P	P	P	P	
15. SPECIAL RESIDENTIAL FACILITY	P	P	P	P	P																
16. CAMPUS MINISTRY HOUSE	C	C	C	C	C																
17. HOMELESS SHELTERS							C	C													
18. CONGREGATE HOUSING FOR CHILDREN	C	C	C	C	C		C	C	C					C	C						
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	P	P	P	P	P						P										
20. ADAPTIVE RE-USE	C	C	C	C	C									C	C						
21. RECOVERY HOME	C	C	C	C	C		C	C	C		C	P		C	C	C					
PERMITTED USES C. HEALTH																					
1. HOSPICE												P		P	P						
2. MEDICAL CENTER COMPLEX												P		P	P						

[illegible]

[illegible]

6. FUNERAL HOME															P	P	P			C				
7. LIBRARY	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P				V		45 - 52 0
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C		C				P	P	P					V		45 - 52 0
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P					P	P	P					V		45 - 52 0
10. POLICE STATION					P	P	P	P	P		P	P	P		P	P	P	P	P	P	P	V		45 - 52 0
10.1. POLICE K9 TRAINING FACILITY										P										P	P	V		45 - 53 5
11. POST OFFICE/PARCEL PICK UP STATION										P		P	P	P		P	P	P	P	P	P	P		
12. PUBLIC/PRIVATE GOLF COURSE	C	C	C	C	P	P	P	P	P	P		P			P	P	P					V		45 - 52 0
13. PUBLIC/SEMI- PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C		P	C	C			P	P	P	P				V		45 - 52 0
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			V		45 - 52 0
PERMITTED USES G. BUSINESS SERVICES																								
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES										C		P	P	P		P	P	P	P	P	P	P		
2. BANK, LOAN OFFICE OR CREDIT UNION										P		C	P	C		P	P	P	P	P	C	C		
3. BUSINESS ADMIN. OFFICES										C		P	P	P		P	P	P	P	P	P	P		
4. PARCEL DISTRIBUTION													C			C	C	P		P	P	P		

CENTER																				
5. PROFESSIONAL OFFICE									P		P	P	P		P	P	P	P	P	C
6. OFFICE AND TWO-FAMILY RESIDENTIAL USE WITHIN ONE BUILDING										P										
PERMITTED USES H. PERSONAL SERVICES																				
1. ARTIST OR PHOTOGRAPHY STUDIO									P		P				P	P	P	P	P	
2. BARBER/BEAUTY SHOP									P			P			P	P	P	P		
3. CARPET/UPHOLSTERY CLEANING															P	P	C	P	P	C
4. COIN-OPERATED COMMERCIAL LAUNDRY									P						P	P	P			
4.1. DAY SERVICES CENTER										C					C	C	C	C		
5. DIAPER SERVICE/LINEN SUPPLY																P	P	C	P	P
6. DRY CLEANING PICKUP									P						P	P	P	P	P	
7. DRY CLEANING PLANT															P	P	P	C	P	P
8. RECORDING STUDIO									P		C				P	P	P	P	P	P
9. SHOE REPAIR									P						P	P	P	P		
10. TAILOR SHOP									P						P	P	P	P		
11. TRAVEL AGENCY											P	P			P	P	P	P		
12. TATTOO ESTABLISHMENT																C				
PERMITTED USES I. RECREATIONAL USES																				
1. AMUSEMENT PARK OR THEME PARK																	P			C

2. BILLIARD PARLOR										P					C	P	P							
3. BINGO PARLOR															C	P							C	
4. BOWLING ALLEY										P					C	P	P							
5. AMUSEMENT ESTABLISHMENT										C					C	P	P							
6. COUNTRY/YACHT CLUB	C	C	C	C	C	C	C	C	C	C	C	P			P		P	C						
7. GOLF DRIVING RANGE											P					P					C	C		
8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM										P			P	C	P	P	P	P	P	C				
9. MINIATURE GOLF COURSE											C					P	P							
10. PUBLIC CAMPGROUND											C													
11. SKATEBOARD RAMP											P				C	C	C				C	C	V	45 - 51 1
12. SKATING RINK										P	P				C	P	P							
13. STADIUM, ARENA OR AMPHITHEATRE											C						P	C	C	C	C			
14. THEATRE OR STAGE										P	P				P	P	P	C	C					
15. SHOOTING RANGE																				C				
PERMITTED USES J. RETAIL SERVICES																								
1. ADULT USE															C	C	C						V	45 - 25 02
2. APPLIANCE SALES										P					P	P	P						V	45 - 52 2

3. APPLIANCES SERVICES									P						P	P	P					V	45 - 52 2
4. BAKERY (RETAIL)									P						P	P	P	P	P				
5. BICYCLE SALES & SERVICE									P						P	P	P					V	45 - 52 2
6. BOOK STORE									P						P	P	P	P	P				
7. BUILDING SUPPLY - RETAIL															C	C	C			P	P		
8. CAMERA STORE									P						P	P	P	P	P				
9. CEMETERY MONUMENT SALES															P	P	P					V	45 - 52 2
10. COMPUTER SALES & SERVICE									P			P			P	P	P	P	P				
11. CONCESSION STAND									P	P					P	P	P	C	C				
12. CONVENIENCE STORE WITHOUT GASOLINE									P						P	P	P	C	C				
13. CRAFT STORE															P	P	P	P					
14. DEPARTMENT STORE									P						P	P	P					V	45 - 52 2
15. DUPLICATING STORE									P			P	C		P	P	P	P	P				
16. EXTENDED STAY MOTEL									P						P	P	P	C	C				
17. FLORIST, HORTICULTURAL & NURSERY									P			p			P	P	P	P					
18. FURNITURE & UPHOLSTERY STORE									P						P	P	P	P				V	45 - 52 2
19. GARDEN SUPPLY									P						P	P	P					V	45 -

34. NOVELTY & SOUVENIR STORE									P					P	P	P	P					
35. OFF-PREMISE SALE OF ALCOHOL IN AN ESTABLISHMENT OF LESS THAN 1,600 SQ.FT.									C					C	C	C	C					
36. PAWN SHOP														C	C	C						
37. PET CARE SERVICE WITHOUT OUTSIDE CAGES OR RUNS									P					P	P	P						
37a. PET CARE SERVICE WITH OUTSIDE CAGES AND RUNS														C	C	C						
38. PRINTING ENGRAVING, BLUEPRINTING & COPYING									C				C	P	P	P	P	P				
39. RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY									P	C		P		P	P	P	P	P	C	C		
40. RESTAURANT/CAFETERIA/DELICATESSEN WITHOUT DRIVE THROUGH SERVICE									P	C	P	P		P	P	P	P	P	C	C		
40.1. RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY									C	C		C		C	C	C	C	C	C	C		
41. RETAIL SALES BY WHOLESALE OF SAME GOODS									C					P	P	P	P	P	P		V	45 - 522
41.1. SELF-SERVICE ICE VENDING UNIT														P	P				P	P		
42. SPORTING GOODS									P					P	P	P	P					
43. STATIONERY STORE									P					P	P	P	P					

44. TENNIS PRO SHOP/CLUBHOUSE									P	C	P				P	P	P	P								
45. TOY OR HOBBY STORE									P						P	P	P									
46. USED MERCHANDISE SALES															P	P	P							V	45 - 52 2	
47. VARIETY STORE									P						P	P	P									
48. VIDEO RENTAL									P						P	P	P	P								
49. WEARING APPAREL/SHOE STORE									P						P	P	P	P								
51. BANQUET/FUNCTION HALL									C		C				C	C	C				C					
52. ANIMAL SHELTER																					P					
53. MICRO-DISTILLERY AND/OR MICRO-WINERY									P						P	P	P	P	P	P						
53. MICRO/CRAFT BREWERY									P						P	P	P	P	P	P						
54. FOOD TRUCK VENDORS ON PRIVATE PROPERTY									P	P	P	P	P		P	P	P	P	P	P	P					
PERMITTED USES K. AUTO & MARINE SERVICES																										
1. AUTO PARTS STORE (NO SERVICE)									P						P	P	P									
2. AUTOMOBILE FUEL & KEROSENE SALES (SUPPLEMENTAL)									C						C	C	C									
3. AUTOMOBILE GASOLINE SUPPLY STATION									C						C	C	C									
3.1. AUTOMOBILE GASOLINE SUPPLY STATION - UNMANNED																					C	C				
4. AUTOMOBILE BODY & PAINT SHOP																C	C				C					

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3. COMMERCIAL PARKING LOT OR GARAGE															P	P	C	C					
4. FREIGHT TERMINAL																C		C	P	P			
5. HELISTOP OR HELIPORT								C			C	C	C	C	C	C	C	C	P	P			
6. OFF-SITE PARKING LOT OR GARAGE							C	C	P		C	P	C	P	P	P	C	C	P	P			
7. SEAPORT																P			P	P			
8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE															C				P	P			
9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT					C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	P		
PERMITTED USES M. WHOLESALE & WAREHOUSE																							
1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION															C	P		C	P	P			
2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER														C	C	P		P	P	P			
3. DISTRIBUTION WAREHOUSE														C	C	P		P	P	P			
4. DOCUMENT STORAGE WAREHOUSE																P		P	P	P			
5. FOOD PREPARATION, STORAGE & DISTRIBUTION															C	P		P	P	P			
6. HEATING OIL STORAGE & DISTRIBUTION																P			C	C			
7. MINI-STORAGE WAREHOUSE															C	P		C	P				
7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE														C	C	P		C	P				

8. MOVING & STORAGE															P		C	P				
9. PLUMBING SUPPLIES WHOLESALE & DISTRIBUTION														C	P		C	P	P			
10. PROPANE STORAGE & DISTRIBUTION																	C					
11. SEAFOOD WHOLESALE DISTRIBUTION & RECEIVING														C	P		P	P	P			
PERMITTED USES N. OFFICE/RESEARCH DEVELOP.																						
1. COMPUTER CENTERS											P	P			P	P	P	P				
2. LASER, MATERIAL SCIENCE, ELECTRONICS PROD. FIRMS											P	P			P	P	P	P				
3. LIBRARIES, AUDITORIUMS, LECTURE & CONFERENCE CNTR.											P	P			P	P	P	P				
4. NONPROFIT PROFESSIONAL OR TECH. EDUCATIONAL INSTITUTE											P	P			P	P	P	P				
5. PILOT PLANTS FOR PRODUCTION OF PROTOTYPES												P			P	C	P	P				
6. RESEARCH LABORATORIES, OFFICES AND FACILITIES											P	P			P	P	P	P				
PERMITTED USES O. OPEN INDUSTRIAL																						
1. BRICK MFG./BRICKYARD LUMBER MILL																		C	C			
2. CONCRETE, BITUMINOUS MFG. & ASPHALT PLANT																		C	P			
3. HEAVY EQUIPMENT STORAGE																		C	P			
4. OUTSIDE COAL STORAGE																			C			

5. OUTSIDE COMPOST FACILITY																			C		
6. OUTSIDE STORAGE AS MAIN USE																			P		
7. SAND & GRAVEL PROCESSING OR STORAGE																		C	P		
8. SMALL REPAIR, SMALL CONSTRUCTION SHOP & SMALL CONTRACTORS OFFICE												C	P	P		P		P	P		
9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS																			P		
PERMITTED USES P. LIMITED INDUSTRIAL																					
1. BOTTLING PLANT													P		P		P	P			
2. BUYBACK COLLECTION CENTER/GLASS, PAPER & ALUMINUM							C					P	C				C	C			
3. INDOOR MANUFACTURING AND ASSEMBLY										P			P	C	P		P	P			
4. INDOOR COMPOST FACILITY																		C			
5. MACHINE SHOP													P		P		P	P			
6. BREWERY SHOP																		P			
PERMITTED USES Q. HEAVY INDUSTRIAL																					
1. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY															P		P	P			
2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING																		P			
3. CHEMICAL MANUFACTURING																		C			
4. DISTILLERY																		C			

5. GLUE, FERTILIZER MANUFACTURING																			C		
6. INDOOR RECYCLING CENTER																			C	P	
7. IRON, STEEL, COPPER, ALUMINUM, & OTHER METALWORK PLANT																			C		
8. PAPER PLANT																			C		
9. REFINERY																			C		
10. SEAFOOD PACKING & PROCESSING																			P		
11. SHIPBUILDING, SHIPYARD MANUFACTURE OR REPAIR																			P		
12. SLAUGHTERHOUSE, RENDERING PLANT ABATTOIR																			C		
13. TANNING OR CURING OF HIDES																			C		
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																					
** SIZE LIMITED TO 20,000 SQUARE FEET IN FLOOR AREA, UNLESS USE IS CONTAINED IN A MULTI-TENANT STRUCTURE.																					

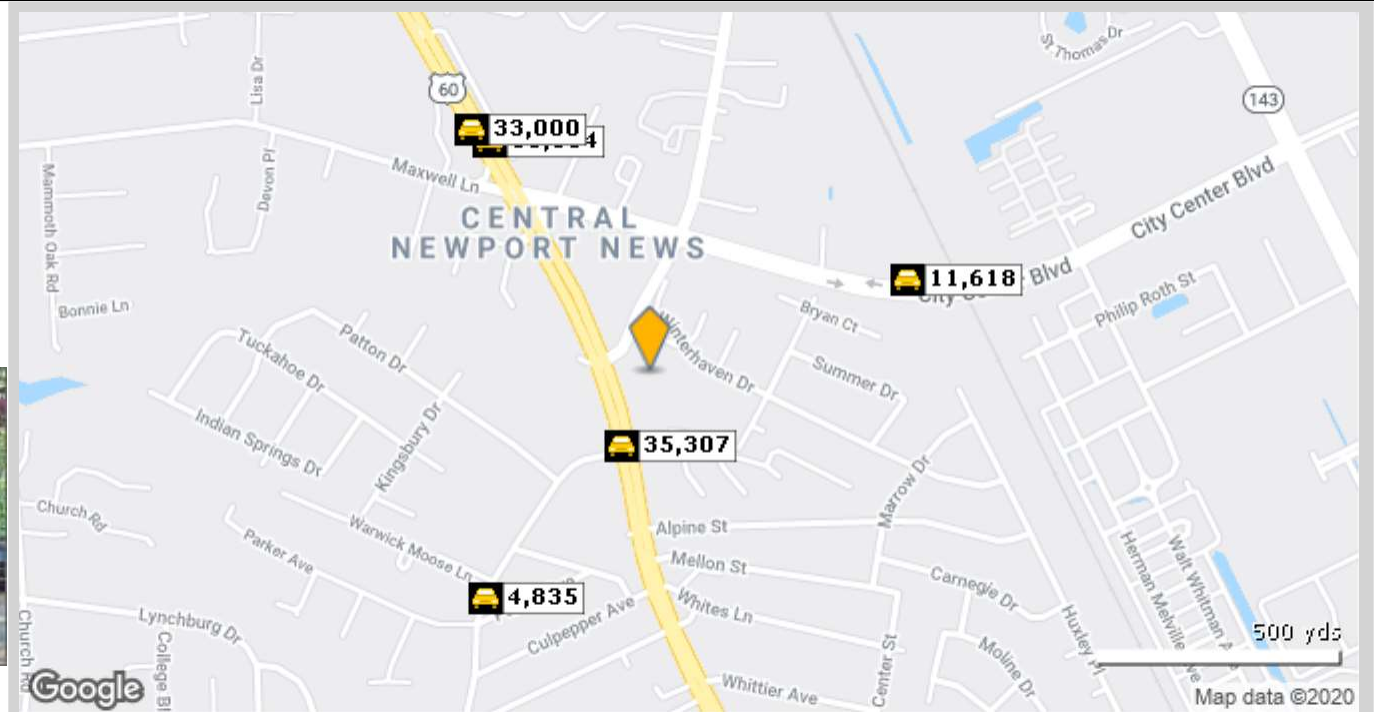
(Ord. No. 5028-97, § 1; Ord. No. 5094-98, § 1; Ord. No. 5200-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5203-98, § 1; Ord. No. 5210-98, § 1; Ord. No. 5264-99, § 1; Ord. No. 5265-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5274-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5395-00, §§ 1—5; Ord. No. 5407-00, § 1; Ord. No. 5422-00, § 1; Ord. No. 5529-00, § 1; Ord. No. 5530-00, § 1; Ord. No. 5550-00, § 1; Ord. No. 5551-00, § 1; Ord. No. 5561-01, § 1; Ord. No. 5711-01, § 1; Ord. No. 5741-02, § 1; Ord. No. 5780-02, § 1; Ord. No. 5781-02, § 1; Ord. No. 5956-03, § 1; Ord. No. 5957-03, § 1; Ord. No. 5958-03, § 1; Ord. No. 5985-03, § 1; Ord. No. 5966-03, § 1; Ord. No. 6174-05, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6193-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6197-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 1; Ord. No. 6334-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6336-07, § 1; Ord. No. 6352-07, § 1; Ord. No. 6537-08, § 1; Ord. No. 6538-08, § 1; Ord. No. 6539-08, § 1; Ord. No. 6540-08, § 1; Ord. No. 6578-09, § 1; Ord. No. 6770-11, § 1; Ord. No. 6782-11, § 1; Ord. No. 6794-11, § 1; Ord. No. 6802-11, § 1; Ord. No. 6889-12, § 1; Ord. No. 6892-12, § 1; Ord. No. 6995-13, § 1; Ord. No. 7001-13, § 1;

Ord. No. 7066-14, § 1; Ord. No. 7103-14, § 1; Ord. No. 7181-15; § 1; Ord. No. 7246-16, § II;
Ord. No. 7248-16, § 1; Ord. No. 7255-16, § II; Ord. No. 7316-16, § 1; Ord. No. 7366-17, § 1;
Ord. No. 7534-19, §§ 1—3; Ord. No. 7543-19, § 1; Ord. No. 7647-20, § 1)

Traffic Count Report

12618 Warwick Blvd, Newport News, VA 23606

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **1,500 SF**
 Year Built: **1960**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Warwick Blvd	Turlington Rd	0.01 S	2018	36,835	MPSI	.09
2	Warwick Blvd	Turlington Rd	0.01 S	2020	35,307	MPSI	.09
3	Turlington Rd	Warwick Moose Ln	0.01 NE	2015	4,231	AADT	.32
4	Turlington Rd	Warwick Moose Ln	0.01 NE	2020	4,835	MPSI	.32
5	Not Available		0.00	2015	11,618	AWDT	.33
6	Warwick Blvd	Maxwell Ln	0.05 S	2018	32,706	MPSI	.34
7	Warwick Blvd	Maxwell Ln	0.05 S	2020	33,504	MPSI	.34
8	Warwick Blvd	Maxwell Ln	0.06 SE	2020	26,581	MPSI	.36
9	Warwick Blvd	Maxwell Ln	0.06 SE	2018	32,280	MPSI	.36
10	Warwick Boulevard	Maxwell Ln	0.06 SE	2018	33,000	ADT	.36

Demographic Trend Report

1 Mile Radius

12618 Warwick Blvd, Newport News, VA 23606

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **1,500 SF**
 Year Built: **1960**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Description	2010		2020		2025	
Population	13,421		13,727		13,678	
Age 0 - 4	848	6.32%	1,032	7.52%	989	7.23%
Age 5 - 9	722	5.38%	833	6.07%	934	6.83%
Age 10 - 14	716	5.33%	704	5.13%	813	5.94%
Age 15 - 19	852	6.35%	787	5.73%	749	5.48%
Age 20 - 24	1,810	13.49%	1,143	8.33%	859	6.28%
Age 25 - 29	1,309	9.75%	1,415	10.31%	1,090	7.97%
Age 30 - 34	881	6.56%	1,232	8.98%	1,210	8.85%
Age 35 - 39	738	5.50%	967	7.04%	1,124	8.22%
Age 40 - 44	760	5.66%	718	5.23%	918	6.71%
Age 45 - 49	897	6.68%	677	4.93%	750	5.48%
Age 50 - 54	883	6.58%	728	5.30%	681	4.98%
Age 55 - 59	748	5.57%	832	6.06%	704	5.15%
Age 60 - 64	612	4.56%	750	5.46%	715	5.23%
Age 65 - 69	479	3.57%	582	4.24%	642	4.69%
Age 70 - 74	354	2.64%	472	3.44%	525	3.84%
Age 75 - 79	319	2.38%	338	2.46%	394	2.88%
Age 80 - 84	229	1.71%	246	1.79%	272	1.99%
Age 85+	264	1.97%	271	1.97%	310	2.27%
Age 15+	11,135	82.97%	11,158	81.29%	10,943	80.00%
Age 20+	10,283	76.62%	10,371	75.55%	10,194	74.53%
Age 65+	1,645	12.26%	1,909	13.91%	2,143	15.67%
Median Age	33		34		36	
Average Age	36.20		36.80		37.60	
Population By Race	13,421		13,727		13,678	
White	9,487	70.69%	9,395	68.44%	9,167	67.02%
Black	3,189	23.76%	3,420	24.91%	3,539	25.87%
Am. Indian & Alaskan	49	0.37%	54	0.39%	60	0.44%
Asian	279	2.08%	375	2.73%	397	2.90%
Hawaiian & Pacific Islander	14	0.10%	17	0.12%	16	0.12%
Other	392	2.92%	465	3.39%	498	3.64%

Demographic Trend Report

1 Mile Radius

12618 Warwick Blvd, Newport News, VA 23606

Description	2010	2020	2025
Population by Race (Hispanic)	957	1,175	1,244
White	716 74.82%	895 76.17%	955 76.77%
Black	151 15.78%	163 13.87%	170 13.67%
Am. Indian & Alaskan	20 2.09%	25 2.13%	32 2.57%
Asian	10 1.04%	14 1.19%	13 1.05%
Hawaiian & Pacific Islander	3 0.31%	4 0.34%	4 0.32%
Other	58 6.06%	74 6.30%	72 5.79%
Household by Household Income	5,936	6,066	6,046
<\$25,000	1,167 19.66%	1,101 18.15%	1,108 18.33%
\$25,000 - \$50,000	1,610 27.12%	2,087 34.40%	2,135 35.31%
\$50,000 - \$75,000	1,139 19.19%	1,048 17.28%	1,022 16.90%
\$75,000 - \$100,000	1,087 18.31%	624 10.29%	552 9.13%
\$100,000 - \$125,000	276 4.65%	519 8.56%	544 9.00%
\$125,000 - \$150,000	187 3.15%	333 5.49%	346 5.72%
\$150,000 - \$200,000	241 4.06%	195 3.21%	190 3.14%
\$200,000+	229 3.86%	159 2.62%	149 2.46%
Average Household Income	\$68,916	\$67,053	\$66,571
Median Household Income	\$53,797	\$48,577	\$48,106

Demographic Summary Report

12618 Warwick Blvd, Newport News, VA 23606

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **1,500 SF** Rent/SF/Yr: **-**
 Year Built: **1960**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	13,678	74,198	153,035
2020 Estimate	13,727	74,742	154,383
2010 Census	13,421	74,504	155,110
Growth 2020 - 2025	-0.36%	-0.73%	-0.87%
Growth 2010 - 2020	2.28%	0.32%	-0.47%
2020 Population by Hispanic Origin	1,175	6,713	13,318
2020 Population	13,727	74,742	154,383
White	9,395 68.44%	47,646 63.75%	91,513 59.28%
Black	3,420 24.91%	20,590 27.55%	47,727 30.91%
Am. Indian & Alaskan	54 0.39%	412 0.55%	855 0.55%
Asian	375 2.73%	2,834 3.79%	7,059 4.57%
Hawaiian & Pacific Island	17 0.12%	163 0.22%	363 0.24%
Other	465 3.39%	3,098 4.14%	6,866 4.45%
U.S. Armed Forces	209	1,550	4,367
Households			
2025 Projection	6,047	30,040	59,973
2020 Estimate	6,068	30,268	60,549
2010 Census	5,935	30,236	61,107
Growth 2020 - 2025	-0.35%	-0.75%	-0.95%
Growth 2010 - 2020	2.24%	0.11%	-0.91%
Owner Occupied	2,464 40.61%	15,984 52.81%	34,712 57.33%
Renter Occupied	3,604 59.39%	14,284 47.19%	25,837 42.67%
2020 Households by HH Income	6,066	30,268	60,549
Income: <\$25,000	1,101 18.15%	5,887 19.45%	10,279 16.98%
Income: \$25,000 - \$50,000	2,087 34.40%	7,040 23.26%	13,691 22.61%
Income: \$50,000 - \$75,000	1,048 17.28%	6,061 20.02%	12,215 20.17%
Income: \$75,000 - \$100,000	624 10.29%	4,234 13.99%	8,623 14.24%
Income: \$100,000 - \$125,000	519 8.56%	3,193 10.55%	6,673 11.02%
Income: \$125,000 - \$150,000	333 5.49%	1,449 4.79%	3,200 5.28%
Income: \$150,000 - \$200,000	195 3.21%	1,259 4.16%	3,432 5.67%
Income: \$200,000+	159 2.62%	1,145 3.78%	2,436 4.02%
2020 Avg Household Income	\$67,053	\$74,088	\$78,306
2020 Med Household Income	\$48,577	\$59,363	\$63,342

Demographic Market Comparison Report

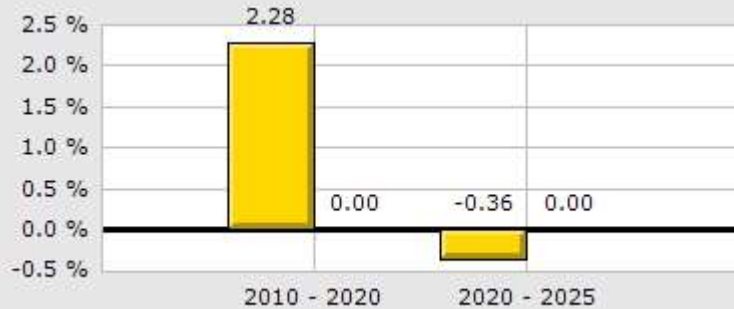
1 mile radius

12618 Warwick Blvd, Newport News, VA 23606

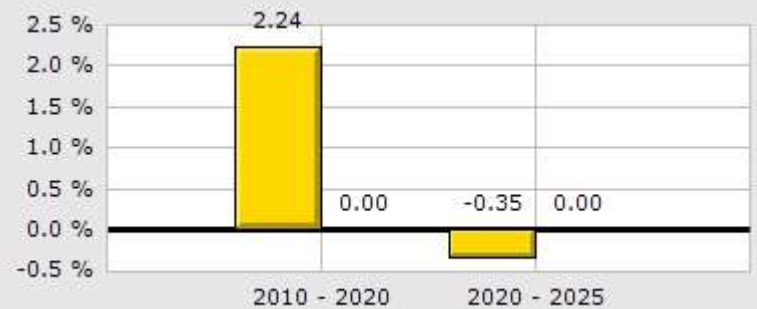
Type: **Retail/Freestanding**
County: **Newport News**

1 Mile
County

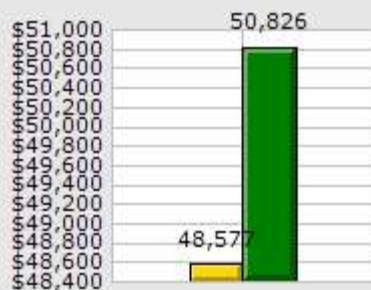
Population Growth



Household Growth



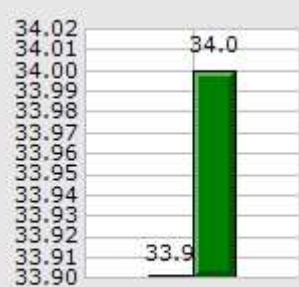
2020 Med Household Inc



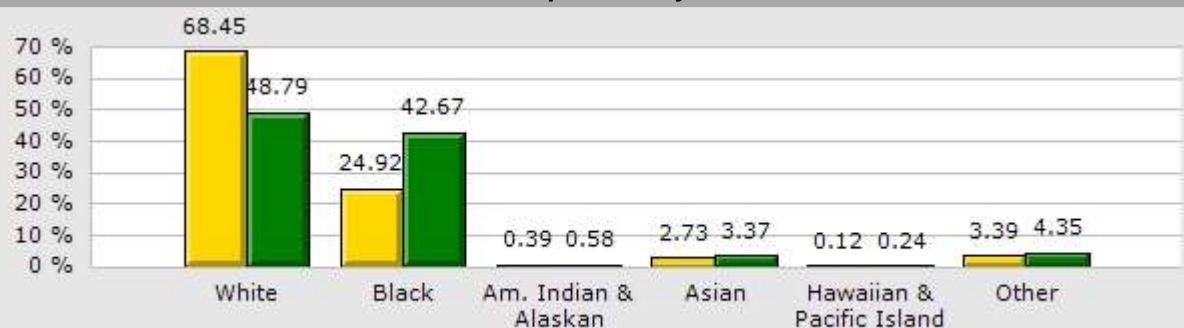
2020 Households by Household Income



2020 Median Age



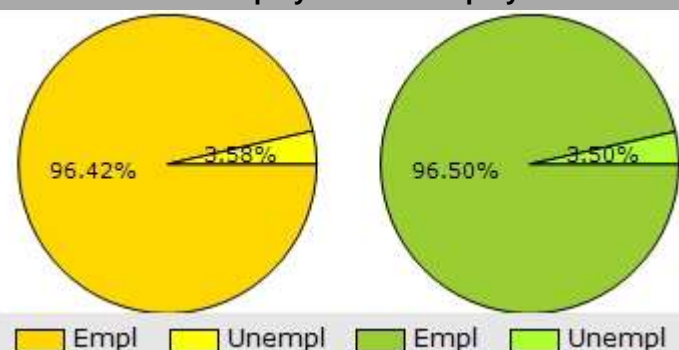
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed



11/19/2020

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Demographic Market Comparison Report

1 mile radius

12618 Warwick Blvd, Newport News, VA 23606				
Type:	Retail/Freestanding			
County:	Newport News			
	1 Mile		County	
Population Growth				
Growth 2010 - 2020	2.28%		0.00%	
Growth 2020 - 2025	-0.36%		0.00%	
Empl	7,038	96.42%	84,360	96.50%
Unempl	261	3.58%	3,060	3.50%
2020 Population by Race				
	13,725		177,990	
White	9,395	68.45%	86,844	48.79%
Black	3,420	24.92%	75,950	42.67%
Am. Indian & Alaskan	53	0.39%	1,032	0.58%
Asian	375	2.73%	6,001	3.37%
Hawaiian & Pacific Island	17	0.12%	421	0.24%
Other	465	3.39%	7,742	4.35%
Household Growth				
Growth 2010 - 2020	2.24%		0.00%	
Growth 2020 - 2025	-0.35%		0.00%	
Renter Occupied	3,604	59.39%	34,621	49.93%
Owner Occupied	2,464	40.61%	34,718	50.07%
2020 Households by Household Income				
	6,066		69,339	
Income <\$25K	1,101	18.15%	16,451	23.73%
Income \$25K - \$50K	2,087	34.40%	17,758	25.61%
Income \$50K - \$75K	1,048	17.28%	13,345	19.25%
Income \$75K - \$100K	624	10.29%	8,598	12.40%
Income \$100K - \$125K	519	8.56%	6,581	9.49%
Income \$125K - \$150K	333	5.49%	2,678	3.86%
Income \$150K - \$200K	195	3.21%	2,216	3.20%
Income \$200K+	159	2.62%	1,712	2.47%
2020 Med Household Inc	\$48,577		\$50,826	
2020 Median Age	33.90		34.00	

Demographic Detail Report

12618 Warwick Blvd, Newport News, VA 23606

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **1,500 SF**
 Year Built: **1960**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	13,678		74,198		153,035	
2020 Estimate	13,727		74,742		154,383	
2010 Census	13,421		74,504		155,110	
Growth 2020 - 2025	-0.36%		-0.73%		-0.87%	
Growth 2010 - 2020	2.28%		0.32%		-0.47%	
2020 Population by Age	13,727		74,742		154,383	
Age 0 - 4	1,032	7.52%	5,424	7.26%	10,567	6.84%
Age 5 - 9	833	6.07%	4,592	6.14%	9,750	6.32%
Age 10 - 14	704	5.13%	4,072	5.45%	9,235	5.98%
Age 15 - 19	787	5.73%	4,740	6.34%	10,287	6.66%
Age 20 - 24	1,143	8.33%	6,193	8.29%	12,142	7.86%
Age 25 - 29	1,415	10.31%	6,978	9.34%	12,839	8.32%
Age 30 - 34	1,232	8.98%	6,046	8.09%	11,533	7.47%
Age 35 - 39	967	7.04%	5,000	6.69%	10,366	6.71%
Age 40 - 44	718	5.23%	3,983	5.33%	8,548	5.54%
Age 45 - 49	677	4.93%	3,911	5.23%	8,563	5.55%
Age 50 - 54	728	5.30%	4,251	5.69%	9,379	6.08%
Age 55 - 59	832	6.06%	4,781	6.40%	10,566	6.84%
Age 60 - 64	750	5.46%	4,229	5.66%	9,177	5.94%
Age 65 - 69	582	4.24%	3,251	4.35%	6,905	4.47%
Age 70 - 74	472	3.44%	2,639	3.53%	5,480	3.55%
Age 75 - 79	338	2.46%	1,886	2.52%	3,790	2.45%
Age 80 - 84	246	1.79%	1,352	1.81%	2,603	1.69%
Age 85+	271	1.97%	1,416	1.89%	2,654	1.72%
Age 65+	1,909	13.91%	10,544	14.11%	21,432	13.88%
Median Age	33.90		34.40		35.40	
Average Age	36.80		37.10		37.30	

Demographic Detail Report

12618 Warwick Blvd, Newport News, VA 23606					
Radius	1 Mile		3 Mile		5 Mile
2020 Population By Race	13,727		74,742		154,383
White	9,395	68.44%	47,646	63.75%	91,513 59.28%
Black	3,420	24.91%	20,590	27.55%	47,727 30.91%
Am. Indian & Alaskan	54	0.39%	412	0.55%	855 0.55%
Asian	375	2.73%	2,834	3.79%	7,059 4.57%
Hawaiian & Pacific Island	17	0.12%	163	0.22%	363 0.24%
Other	465	3.39%	3,098	4.14%	6,866 4.45%
Population by Hispanic Origin	13,727		74,742		154,383
Non-Hispanic Origin	12,552	91.44%	68,030	91.02%	141,066 91.37%
Hispanic Origin	1,175	8.56%	6,712	8.98%	13,317 8.63%
2020 Median Age, Male	32.30		33.10		33.80
2020 Average Age, Male	35.20		35.60		35.90
2020 Median Age, Female	35.50		35.90		37.10
2020 Average Age, Female	38.40		38.50		38.70
2020 Population by Occupation Classification	11,001		59,708		122,775
Civilian Employed	7,038	63.98%	37,292	62.46%	77,129 62.82%
Civilian Unemployed	261	2.37%	1,138	1.91%	2,457 2.00%
Civilian Non-Labor Force	3,490	31.72%	19,714	33.02%	38,873 31.66%
Armed Forces	212	1.93%	1,564	2.62%	4,316 3.52%
Households by Marital Status					
Married	2,241		12,780		28,253
Married No Children	1,407		7,715		16,254
Married w/Children	834		5,065		11,998
2020 Population by Education	9,967		53,628		110,228
Some High School, No Diploma	766	7.69%	4,784	8.92%	8,439 7.66%
High School Grad (Incl Equivalency)	2,293	23.01%	11,795	21.99%	24,587 22.31%
Some College, No Degree	3,253	32.64%	17,744	33.09%	37,159 33.71%
Associate Degree	739	7.41%	3,906	7.28%	7,825 7.10%
Bachelor Degree	1,846	18.52%	8,753	16.32%	18,938 17.18%
Advanced Degree	1,070	10.74%	6,646	12.39%	13,280 12.05%

Demographic Detail Report

12618 Warwick Blvd, Newport News, VA 23606						
Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	13,035		69,110		143,757	
Real Estate & Finance	277	2.13%	1,655	2.39%	3,736	2.60%
Professional & Management	3,189	24.46%	18,468	26.72%	38,572	26.83%
Public Administration	652	5.00%	3,107	4.50%	7,925	5.51%
Education & Health	1,513	11.61%	8,418	12.18%	17,163	11.94%
Services	1,185	9.09%	6,900	9.98%	13,761	9.57%
Information	51	0.39%	413	0.60%	957	0.67%
Sales	1,984	15.22%	8,940	12.94%	18,299	12.73%
Transportation	30	0.23%	442	0.64%	1,288	0.90%
Retail	877	6.73%	4,626	6.69%	9,449	6.57%
Wholesale	133	1.02%	779	1.13%	1,677	1.17%
Manufacturing	1,088	8.35%	5,065	7.33%	9,929	6.91%
Production	802	6.15%	3,728	5.39%	7,886	5.49%
Construction	579	4.44%	3,589	5.19%	7,108	4.94%
Utilities	252	1.93%	1,126	1.63%	2,444	1.70%
Agriculture & Mining	38	0.29%	71	0.10%	106	0.07%
Farming, Fishing, Forestry	8	0.06%	32	0.05%	50	0.03%
Other Services	377	2.89%	1,751	2.53%	3,407	2.37%
2020 Worker Travel Time to Job	7,039		37,901		79,293	
<30 Minutes	5,258	74.70%	28,187	74.37%	58,588	73.89%
30-60 Minutes	1,439	20.44%	7,740	20.42%	16,848	21.25%
60+ Minutes	342	4.86%	1,974	5.21%	3,857	4.86%
2010 Households by HH Size	5,936		30,236		61,108	
1-Person Households	1,947	32.80%	9,084	30.04%	16,381	26.81%
2-Person Households	2,036	34.30%	10,159	33.60%	20,255	33.15%
3-Person Households	1,013	17.07%	5,187	17.16%	11,192	18.32%
4-Person Households	604	10.18%	3,664	12.12%	8,253	13.51%
5-Person Households	243	4.09%	1,430	4.73%	3,394	5.55%
6-Person Households	64	1.08%	474	1.57%	1,105	1.81%
7 or more Person Households	29	0.49%	238	0.79%	528	0.86%
2020 Average Household Size	2.20		2.40		2.50	
Households						
2025 Projection	6,047		30,040		59,973	
2020 Estimate	6,068		30,268		60,549	
2010 Census	5,935		30,236		61,107	
Growth 2020 - 2025	-0.35%		-0.75%		-0.95%	
Growth 2010 - 2020	2.24%		0.11%		-0.91%	

Demographic Detail Report

12618 Warwick Blvd, Newport News, VA 23606					
Radius	1 Mile		3 Mile		5 Mile
2020 Households by HH Income	6,066		30,268		60,549
<\$25,000	1,101	18.15%	5,887	19.45%	10,279 16.98%
\$25,000 - \$50,000	2,087	34.40%	7,040	23.26%	13,691 22.61%
\$50,000 - \$75,000	1,048	17.28%	6,061	20.02%	12,215 20.17%
\$75,000 - \$100,000	624	10.29%	4,234	13.99%	8,623 14.24%
\$100,000 - \$125,000	519	8.56%	3,193	10.55%	6,673 11.02%
\$125,000 - \$150,000	333	5.49%	1,449	4.79%	3,200 5.28%
\$150,000 - \$200,000	195	3.21%	1,259	4.16%	3,432 5.67%
\$200,000+	159	2.62%	1,145	3.78%	2,436 4.02%
2020 Avg Household Income	\$67,053		\$74,088		\$78,306
2020 Med Household Income	\$48,577		\$59,363		\$63,342
2020 Occupied Housing	6,068		30,268		60,549
Owner Occupied	2,464	40.61%	15,984	52.81%	34,712 57.33%
Renter Occupied	3,604	59.39%	14,284	47.19%	25,837 42.67%
2010 Housing Units	6,337		32,522		65,687
1 Unit	2,986	47.12%	19,682	60.52%	43,991 66.97%
2 - 4 Units	841	13.27%	2,869	8.82%	5,002 7.61%
5 - 19 Units	1,836	28.97%	6,478	19.92%	11,905 18.12%
20+ Units	674	10.64%	3,493	10.74%	4,789 7.29%
2020 Housing Value	2,464		15,984		34,711
<\$100,000	240	9.74%	780	4.88%	1,932 5.57%
\$100,000 - \$200,000	521	21.14%	4,301	26.91%	10,344 29.80%
\$200,000 - \$300,000	1,085	44.03%	6,990	43.73%	13,233 38.12%
\$300,000 - \$400,000	435	17.65%	2,486	15.55%	5,514 15.89%
\$400,000 - \$500,000	103	4.18%	730	4.57%	1,989 5.73%
\$500,000 - \$1,000,000	52	2.11%	398	2.49%	1,255 3.62%
\$1,000,000+	28	1.14%	299	1.87%	444 1.28%
2020 Median Home Value	\$243,410		\$241,645		\$238,385
2020 Housing Units by Yr Built	6,583		33,346		67,037
Built 2010+	259	3.93%	1,245	3.73%	2,122 3.17%
Built 2000 - 2010	707	10.74%	2,878	8.63%	5,859 8.74%
Built 1990 - 1999	998	15.16%	6,131	18.39%	13,516 20.16%
Built 1980 - 1989	1,714	26.04%	6,104	18.31%	12,204 18.20%
Built 1970 - 1979	1,016	15.43%	6,019	18.05%	12,199 18.20%
Built 1960 - 1969	1,112	16.89%	6,057	18.16%	11,619 17.33%
Built 1950 - 1959	640	9.72%	3,598	10.79%	6,418 9.57%
Built <1949	137	2.08%	1,314	3.94%	3,100 4.62%
2020 Median Year Built	1981		1978		1979

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