

**For Sale/Lease**  
**Free Standing Retail Building**  
**13665 Warwick Boulevard**  
**Newport News, Virginia**



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

757.209.2990

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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.*

**Campana**  
**Waltz WEST**  
Commercial Real Estate

**FREE STANDING RETAIL CENTER  
FOR SALE/LEASE  
13665 Warwick Boulevard  
Newport News, Virginia**

**Location:** 13665 Warwick Boulevard  
Newport News, Virginia

**Description:** Free Standing Retail Center which is located in the heart of the Newport News. 13665 Warwick Blvd offers a high visibility location with frontage on Warwick Blvd/Route 60 which connects the site with areas to the north such as Williamsburg and the Historic Triangle with points further south such as Hampton, Norfolk, and Virginia Beach.

The site's versatile 2,800 square feet offers everything that a user requiring either retail or service-based office space in a high visibility location could desire. Space is ideally suited for a single user operation. Property offers monument signage on the front of the property for maximum visibility.

**Size:** **Approximately 2,800 Square Feet**

**Land:** **Approximately .16 acres**

**Sale Price:** **\$350,000.00** (\$147.48/ Square Foot)

**Lease Price:** **\$2,600.00/month** NNN

**Real Estate Taxes:** \$2,926.80/year

**Storm Water:** \$617.40/year

**Zoning:** C1 – Retail/Commercial District

**General Information:**

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

**Also included:**

- Aerial Maps
- Location Map
- Demographics

**For Additional Information, Please Contact:**



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Williamsburg, Virginia, 23185  
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13665 Warwick Boulevard, Newport News, Virginia



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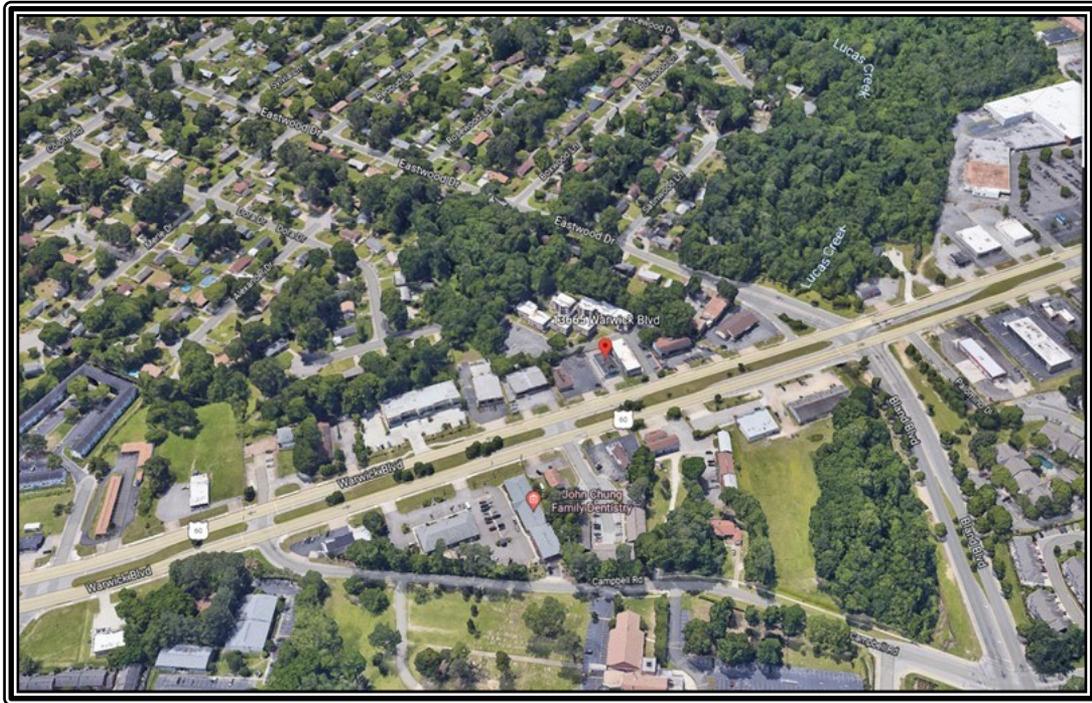
**Campana**  
Waltz WEST  
COMMERCIAL REAL ESTATE

13665 Warwick Boulevard, Newport News, Virginia



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# 13665 Warwick Boulevard Newport News, Virginia



Property is highlighted in blue and outlined in red.  
For illustration purposes only.

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**Sec. 45-402. Summary of uses by district.**

P = PERMITTED USE

C = CONDITIONAL USE

BLANK = NOT PERMITTED

**SUMMARY OF USES BY DISTRICT\***

ZONING DISTRICTS																										
	R1 SINGLE	R2 SINGLE	R3 SINGLE	R4 SINGLE	R5 LOW	R6 MANEC	R7 MEDILL	R8 HIGH	R9 ML	P1 PA	O1 OL	O2 OF	O3 OL	C1 RET	AIL	C2 GE	C3 PE	C4 OV	C5 OV	M1 LUG	M2 LUG	REF LLE	ERE LLE	NC LLE	ES LLE	
<b>PERMITTED USES A. AGRICULTURAL</b>																										
1. AGRICULTURE, FARM	C									P																
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																										
<b>PERMITTED USES B. RESIDENTIAL</b>																										
1. SINGLE-FAMILY	P	P	P	P	P						P															
2. TWO-FAMILY					P		P	P									P									
2.1. SINGLE-FAMILY ATTACHED					P		P	P			C						P									
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					P		P	P	P		C			C			P	C								
3. MULTIPLE-FAMILY					P		P	P	P		C						P	C								
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					P		P	P	P		C			C			P	C								
4. HIGH RISE APARTMENT									P								P	p								
5. MANUFACTURED HOME & MANFCT. HOME PARK						P																		C. CODE XIII		
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									



1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	P	P	P	P	P	P	P	P	P													
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	C	C	C	C	C	C	C	C	C													
3. COMMERCIAL RADIO OR TV STATION									C		P	P		P	P	P	P	C				
4. ELECTRICAL GENERATING PLANT																		C	C			
5. ELECTRICAL SUBSTATION	C	C	C	C	C	C	C	C	C	C		P	P	P	P	P	C	C	P	P		
6. ELEVATED WATER STORAGE TANK	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C		
7. LOCAL UTILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
8. COMMUNICATION TOWER GREATER THAN 50 FEET IN HEIGHT									C	C	C	C	C	C	C	C	C	C	C	C		
9. COMMUNICATION TOWER NOT GREATER THAN 50 FEET IN HEIGHT									P	P	P	P	P	P	P	P	P	P	P	P		
10. SANITARY LANDFILL										C								C	C			
11. SEWAGE TREATMENT PLANT										C								C	C			
12. SOLID WASTE TRANSFER STATION										C								C	C			
13. TRANSMISSION LINES	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
14. WATER RESERVOIR		P								P												
15. WATER TREATMENT PLANT										C								C	C			
16. ELECTRICAL GENERATION FROM LANDFILL GASES										C												
<b>PERMITTED USES E. EDUCATIONAL SERVICES</b>																						
1. CHILD CARE CENTER					C	C	C	C	P		C	P	C	P	P	P	P	C	C			
2. COLLEGE, UNIVERSITY	C	C	C	C	C	C	C	C	P	P		P	P			P	P	C			V	45-520
3. FAMILY HOME CHILD CARE FACILITY	P	P	P	P	P	P	P	P	P												V	45-523
4. OTHER EDUCATIONAL/GROUP INSTRUCTION									P			P	P	P	P	P	C	C				
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	C	C	C	C	C	C	C	C	C		C	P		P	P	P						
6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					V	45-520
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					V	45-520
8. VOCATIONAL SCHOOL									P		C	P	C	P	P	P	C	P	P	P		
9. BUSINESS SCHOOL									P		P	P	P	P	P	P	P	P	P			

10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P	P						P	C	C				
<b>PERMITTED USES F. COMMUNITY FACILITIES</b>																						
1. CEMETERY	C	C	C	C	C	C	C	C	C													
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	P	P	P	P	P	P	P	P	P	C	C	C	C	P	P	P	C	C	C	C	V	45-520
2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C					C											V	45-527
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL...)	C	C	C	C	P	P	P	P	P	P		P		P	P	P	C	C	C	C	V	45-520
4. CORRECTION FACILITIES										P						P						
5. FIRE STATION	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	V	45-520
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	45-520
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C		C			P	P	P					V	45-520
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P				P	P	P					V	45-520
10. POLICE STATION					P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	V	45-520
10.1. POLICE K9 TRAINING FACILITY										P									P	P	V	45-535
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	45-520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C		P	C	C		P	P	P	P				V	45-520
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			V	45-520
<b>PERMITTED USES G. BUSINESS SERVICES</b>																						
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES										C		P	P	P	P	P	P	P	P	P		
2. BANK, LOAN OFFICE OR CREDIT UNION										P		C	P	C	P	P	P	P	C	C		
3. BUSINESS ADMIN. OFFICES										C		P	P	P	P	P	P	P	P	P		
4. PARCEL DISTRIBUTION CENTER												C		C	C	P		P	P	P		
5. PROFESSIONAL OFFICE										P		P	P	P	P	P	P	P	C			















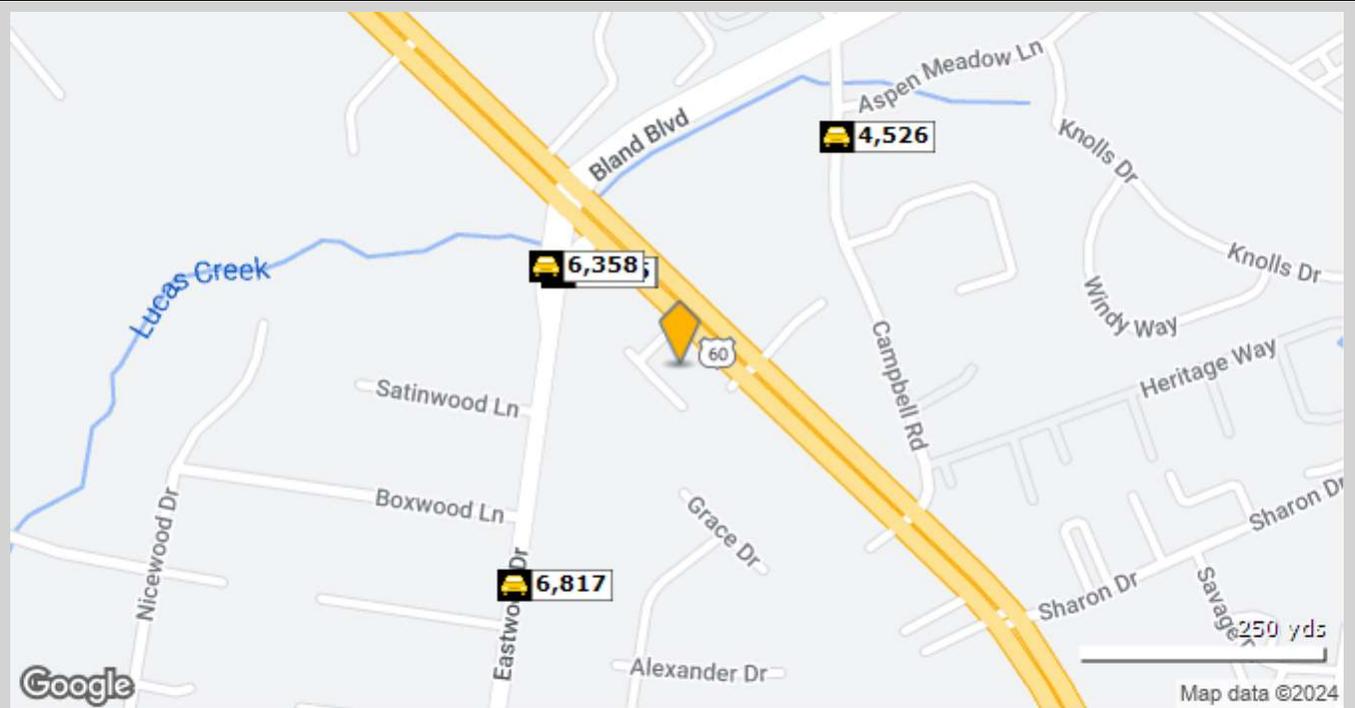
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§ 1; Ord. No. 7066-14, § 1; Ord. No. 7103-14, § 1; Ord. No. 7181-15; § 1; Ord. No. 7246-16, § II; Ord. No. 7248-16, § 1; Ord. No. 7255-16, § II; Ord. No. 7316-16, § 1; Ord. No. 7366-17, § 1; Ord. No. 7534-19, §§ 1—3; Ord. No. 7543-19, § 1; Ord. No. 7647-20, § 1; Ord. No. 7764-22, §§ 1—3; Ord. No. 7806-22, § 1)

# Traffic Count Report

13665 Warwick Blvd, Newport News, VA 23602

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **2,800 SF**  
 Year Built: **1960**  
 Total Available: **2,800 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$14.95**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Eastwood Dr	River Trace Way	0.01 S	2020	6,639	MPSI	.09
2 Eastwood Dr	River TrceWay	0.01 S	2022	6,535	MPSI	.09
3 Eastwood Dr	River Trace Way	0.02 S	2020	6,639	MPSI	.10
4 Eastwood Dr	River TrceWay	0.02 S	2022	6,535	MPSI	.10
5 Eastwood Drive	River TrceWay	0.02 S	2022	6,358	MPSI	.10
6 Eastwood Dr	Rosewood Ln	0.02 S	2018	6,978	MPSI	.16
7 Eastwood Dr	Rosewood Ln	0.02 S	2022	6,817	MPSI	.16
8 Campbell Rd	Bland Blvd	0.06 N	2018	4,665	MPSI	.17
9 Campbell Rd	Bland Blvd	0.06 N	2022	4,425	MPSI	.17
10 Campbell Rd	Bland Blvd	0.06 N	2020	4,526	MPSI	.17

# Demographic Trend Report

1 Mile Radius

13665 Warwick Blvd, Newport News, VA 23602

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Description	2010	2023	2028
<b>Population</b>	<b>14,746</b>	<b>15,640</b>	<b>16,158</b>
Age 0 - 4	1,263 8.57%	1,146 7.33%	1,117 6.91%
Age 5 - 9	1,045 7.09%	1,117 7.14%	1,129 6.99%
Age 10 - 14	975 6.61%	1,057 6.76%	1,103 6.83%
Age 15 - 19	997 6.76%	1,077 6.89%	1,079 6.68%
Age 20 - 24	1,448 9.82%	1,188 7.60%	1,107 6.85%
Age 25 - 29	1,456 9.87%	1,244 7.95%	1,174 7.27%
Age 30 - 34	1,044 7.08%	1,278 8.17%	1,224 7.58%
Age 35 - 39	923 6.26%	1,183 7.56%	1,226 7.59%
Age 40 - 44	915 6.21%	1,005 6.43%	1,137 7.04%
Age 45 - 49	1,025 6.95%	823 5.26%	988 6.11%
Age 50 - 54	988 6.70%	783 5.01%	849 5.25%
Age 55 - 59	747 5.07%	840 5.37%	796 4.93%
Age 60 - 64	625 4.24%	837 5.35%	789 4.88%
Age 65 - 69	462 3.13%	710 4.54%	746 4.62%
Age 70 - 74	332 2.25%	549 3.51%	629 3.89%
Age 75 - 79	259 1.76%	379 2.42%	470 2.91%
Age 80 - 84	172 1.17%	234 1.50%	311 1.92%
Age 85+	71 0.48%	190 1.21%	287 1.78%
<b>Age 15+</b>	<b>11,464 77.74%</b>	<b>12,320 78.77%</b>	<b>12,812 79.29%</b>
<b>Age 20+</b>	<b>10,467 70.98%</b>	<b>11,243 71.89%</b>	<b>11,733 72.61%</b>
<b>Age 65+</b>	<b>1,296 8.79%</b>	<b>2,062 13.18%</b>	<b>2,443 15.12%</b>
<b>Median Age</b>	<b>31</b>	<b>34</b>	<b>36</b>
<b>Average Age</b>	<b>33.40</b>	<b>35.80</b>	<b>37.00</b>
<b>Population By Race</b>	<b>14,746</b>	<b>15,640</b>	<b>16,158</b>
White	6,409 43.46%	6,349 40.59%	6,552 40.55%
Black	6,946 47.10%	7,562 48.35%	7,818 48.38%
Am. Indian & Alaskan	120 0.81%	139 0.89%	144 0.89%
Asian	498 3.38%	636 4.07%	657 4.07%
Hawaiian & Pacific Islander	20 0.14%	27 0.17%	26 0.16%
Other	737 5.00%	927 5.93%	961 5.95%

# Demographic Trend Report

1 Mile Radius

13665 Warwick Blvd, Newport News, VA 23602

Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>1,598</b>	<b>2,311</b>	<b>2,398</b>
White	1,062 66.46%	1,562 67.59%	1,626 67.81%
Black	366 22.90%	493 21.33%	510 21.27%
Am. Indian & Alaskan	38 2.38%	62 2.68%	64 2.67%
Asian	17 1.06%	23 1.00%	23 0.96%
Hawaiian & Pacific Islander	5 0.31%	9 0.39%	9 0.38%
Other	111 6.95%	162 7.01%	167 6.96%
<b>Household by Household Income</b>	<b>5,815</b>	<b>6,204</b>	<b>6,435</b>
<\$25,000	1,549 26.64%	1,403 22.61%	1,453 22.58%
\$25,000 - \$50,000	1,502 25.83%	1,205 19.42%	1,224 19.02%
\$50,000 - \$75,000	1,311 22.55%	1,545 24.90%	1,605 24.94%
\$75,000 - \$100,000	780 13.41%	938 15.12%	973 15.12%
\$100,000 - \$125,000	370 6.36%	501 8.08%	524 8.14%
\$125,000 - \$150,000	171 2.94%	169 2.72%	174 2.70%
\$150,000 - \$200,000	97 1.67%	255 4.11%	280 4.35%
\$200,000+	35 0.60%	188 3.03%	202 3.14%
<b>Average Household Income</b>	<b>\$54,749</b>	<b>\$68,579</b>	<b>\$69,270</b>
<b>Median Household Income</b>	<b>\$47,437</b>	<b>\$56,996</b>	<b>\$57,424</b>

# Demographic Summary Report

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 Year Built: **1960**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	16,158	78,522	153,223
2023 Estimate	15,640	76,576	149,015
2010 Census	14,746	75,359	144,074
Growth 2023 - 2028	3.31%	2.54%	2.82%
Growth 2010 - 2023	6.06%	1.61%	3.43%
<b>2023 Population by Hispanic Origin</b>	2,311	9,029	16,744
<b>2023 Population</b>	15,640	76,576	149,015
White	6,349 40.59%	40,394 52.75%	85,728 57.53%
Black	7,562 48.35%	27,774 36.27%	47,134 31.63%
Am. Indian & Alaskan	139 0.89%	506 0.66%	911 0.61%
Asian	636 4.07%	3,782 4.94%	7,479 5.02%
Hawaiian & Pacific Island	27 0.17%	182 0.24%	414 0.28%
Other	927 5.93%	3,938 5.14%	7,349 4.93%
U.S. Armed Forces	456	2,292	7,691
<b>Households</b>			
2028 Projection	6,434	31,128	59,040
2023 Estimate	6,204	30,258	57,250
2010 Census	5,815	29,727	55,337
Growth 2023 - 2028	3.71%	2.88%	3.13%
Growth 2010 - 2023	6.69%	1.79%	3.46%
Owner Occupied	2,614 42.13%	17,502 57.84%	31,985 55.87%
Renter Occupied	3,590 57.87%	12,756 42.16%	25,265 44.13%
<b>2023 Households by HH Income</b>	6,204	30,258	57,252
Income: <\$25,000	1,403 22.61%	5,207 17.21%	9,835 17.18%
Income: \$25,000 - \$50,000	1,205 19.42%	6,334 20.93%	11,782 20.58%
Income: \$50,000 - \$75,000	1,545 24.90%	6,357 21.01%	11,585 20.24%
Income: \$75,000 - \$100,000	938 15.12%	4,197 13.87%	8,206 14.33%
Income: \$100,000 - \$125,000	501 8.08%	3,560 11.77%	6,160 10.76%
Income: \$125,000 - \$150,000	169 2.72%	1,581 5.23%	3,266 5.70%
Income: \$150,000 - \$200,000	255 4.11%	1,916 6.33%	3,488 6.09%
Income: \$200,000+	188 3.03%	1,106 3.66%	2,930 5.12%
<b>2023 Avg Household Income</b>	\$68,579	\$78,536	\$81,987
<b>2023 Med Household Income</b>	\$56,996	\$63,456	\$65,040

# Demographic Market Comparison Report

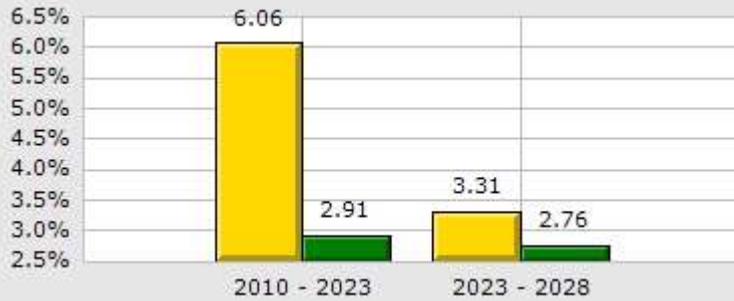
1 mile radius

13665 Warwick Blvd, Newport News, VA 23602

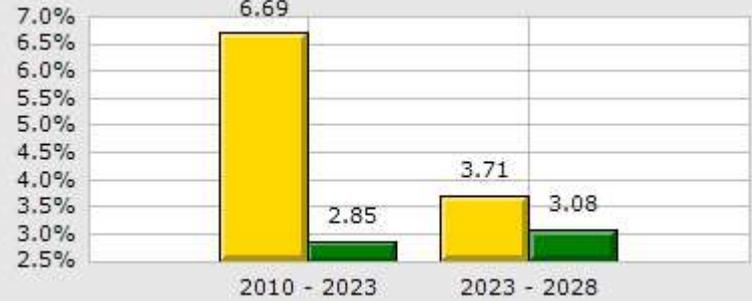
Type: **Retail/Freestanding**  
 County: **Newport News**

■ 1 Mile  
■ County

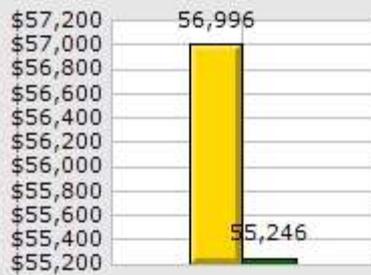
**Population Growth**



**Household Growth**



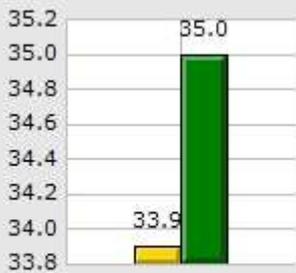
**2023 Med Household Inc**



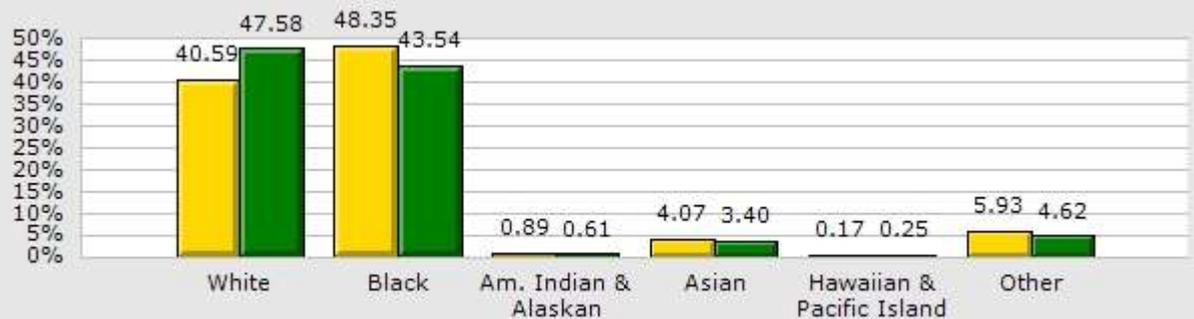
**2023 Households by Household Income**



**2023 Median Age**



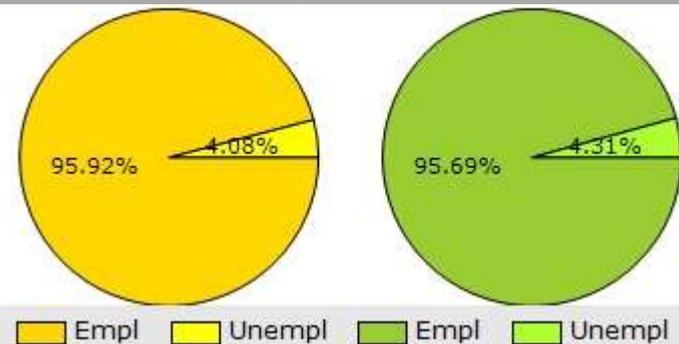
**2023 Population by Race**



**2023 Renter vs. Owner**



**2023 Employed vs. Unemployed**



# Demographic Market Comparison Report

1 mile radius

13665 Warwick Blvd, Newport News, VA 23602

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

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	6.06%		2.91%	
Growth 2023 - 2028	3.31%		2.76%	
Empl	7,354	95.92%	86,999	95.69%
Unempl	313	4.08%	3,921	4.31%
<b>2023 Population by Race</b>				
	<b>15,640</b>		<b>185,970</b>	
White	6,349	40.59%	88,479	47.58%
Black	7,562	48.35%	80,977	43.54%
Am. Indian & Alaskan	139	0.89%	1,136	0.61%
Asian	636	4.07%	6,330	3.40%
Hawaiian & Pacific Island	27	0.17%	462	0.25%
Other	927	5.93%	8,586	4.62%
<b>Household Growth</b>				
Growth 2010 - 2023	6.69%		2.85%	
Growth 2023 - 2028	3.71%		3.08%	
Renter Occupied	3,590	57.87%	36,323	49.98%
Owner Occupied	2,614	42.13%	36,358	50.02%
<b>2023 Households by Household Income</b>				
	<b>6,204</b>		<b>72,681</b>	
Income <\$25K	1,403	22.61%	16,044	22.07%
Income \$25K - \$50K	1,205	19.42%	17,061	23.47%
Income \$50K - \$75K	1,545	24.90%	14,765	20.31%
Income \$75K - \$100K	938	15.12%	9,354	12.87%
Income \$100K - \$125K	501	8.08%	6,546	9.01%
Income \$125K - \$150K	169	2.72%	3,110	4.28%
Income \$150K - \$200K	255	4.11%	3,314	4.56%
Income \$200K+	188	3.03%	2,487	3.42%
2023 Med Household Inc	\$56,996		\$55,246	
2023 Median Age	33.90		35.00	

# Demographic Detail Report

13665 Warwick Blvd, Newport News, VA 23602

Building Type: **General Retail**      Total Available: **2,800 SF**  
 Secondary: **Freestanding**      % Leased: **100%**  
 GLA: **2,800 SF**      Rent/SF/Yr: **\$14.95**  
 Year Built: **1960**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	16,158	78,522	153,223
2023 Estimate	15,640	76,576	149,015
2010 Census	14,746	75,359	144,074
Growth 2023 - 2028	3.31%	2.54%	2.82%
Growth 2010 - 2023	6.06%	1.61%	3.43%
<b>2023 Population by Age</b>			
	<b>15,640</b>	<b>76,576</b>	<b>149,015</b>
Age 0 - 4	1,146 7.33%	5,137 6.71%	10,070 6.76%
Age 5 - 9	1,117 7.14%	4,965 6.48%	9,787 6.57%
Age 10 - 14	1,057 6.76%	4,770 6.23%	9,328 6.26%
Age 15 - 19	1,077 6.89%	5,024 6.56%	9,664 6.49%
Age 20 - 24	1,188 7.60%	5,621 7.34%	10,930 7.33%
Age 25 - 29	1,244 7.95%	5,769 7.53%	11,658 7.82%
Age 30 - 34	1,278 8.17%	5,759 7.52%	11,867 7.96%
Age 35 - 39	1,183 7.56%	5,373 7.02%	11,070 7.43%
Age 40 - 44	1,005 6.43%	4,741 6.19%	9,591 6.44%
Age 45 - 49	823 5.26%	4,090 5.34%	8,004 5.37%
Age 50 - 54	783 5.01%	4,074 5.32%	7,743 5.20%
Age 55 - 59	840 5.37%	4,518 5.90%	8,445 5.67%
Age 60 - 64	837 5.35%	4,640 6.06%	8,567 5.75%
Age 65 - 69	710 4.54%	4,031 5.26%	7,360 4.94%
Age 70 - 74	549 3.51%	3,177 4.15%	5,806 3.90%
Age 75 - 79	379 2.42%	2,234 2.92%	4,101 2.75%
Age 80 - 84	234 1.50%	1,398 1.83%	2,602 1.75%
Age 85+	190 1.21%	1,257 1.64%	2,422 1.63%
Age 65+	2,062 13.18%	12,097 15.80%	22,291 14.96%
<b>Median Age</b>	<b>33.90</b>	<b>36.20</b>	<b>35.50</b>
<b>Average Age</b>	<b>35.80</b>	<b>37.90</b>	<b>37.30</b>

# Demographic Detail Report

13665 Warwick Blvd, Newport News, VA 23602						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population By Race</b>	<b>15,640</b>		<b>76,576</b>		<b>149,015</b>	
White	6,349	40.59%	40,394	52.75%	85,728	57.53%
Black	7,562	48.35%	27,774	36.27%	47,134	31.63%
Am. Indian & Alaskan	139	0.89%	506	0.66%	911	0.61%
Asian	636	4.07%	3,782	4.94%	7,479	5.02%
Hawaiian & Pacific Island	27	0.17%	182	0.24%	414	0.28%
Other	927	5.93%	3,938	5.14%	7,349	4.93%
<b>Population by Hispanic Origin</b>	<b>15,640</b>		<b>76,576</b>		<b>149,015</b>	
Non-Hispanic Origin	13,329	85.22%	67,547	88.21%	132,272	88.76%
Hispanic Origin	2,311	14.78%	9,029	11.79%	16,743	11.24%
<b>2023 Median Age, Male</b>	<b>32.00</b>		<b>34.30</b>		<b>34.10</b>	
<b>2023 Average Age, Male</b>	<b>34.30</b>		<b>36.30</b>		<b>36.00</b>	
<b>2023 Median Age, Female</b>	<b>35.50</b>		<b>37.90</b>		<b>37.10</b>	
<b>2023 Average Age, Female</b>	<b>37.20</b>		<b>39.20</b>		<b>38.60</b>	
<b>2023 Population by Occupation Classification</b>	<b>12,105</b>		<b>60,698</b>		<b>117,892</b>	
Civilian Employed	7,354	60.75%	38,018	62.63%	70,027	59.40%
Civilian Unemployed	313	2.59%	1,391	2.29%	2,726	2.31%
Civilian Non-Labor Force	4,004	33.08%	19,065	31.41%	37,716	31.99%
Armed Forces	434	3.59%	2,224	3.66%	7,423	6.30%
<b>Households by Marital Status</b>						
Married	2,169		13,577		26,083	
Married No Children	1,253		7,980		14,890	
Married w/Children	916		5,598		11,193	
<b>2023 Population by Education</b>	<b>10,950</b>		<b>54,919</b>		<b>106,666</b>	
Some High School, No Diploma	1,025	9.36%	4,077	7.42%	7,385	6.92%
High School Grad (Incl Equivalency)	3,178	29.02%	12,998	23.67%	24,162	22.65%
Some College, No Degree	3,671	33.53%	18,483	33.66%	35,128	32.93%
Associate Degree	895	8.17%	3,858	7.02%	7,430	6.97%
Bachelor Degree	1,512	13.81%	9,511	17.32%	19,186	17.99%
Advanced Degree	669	6.11%	5,992	10.91%	13,375	12.54%

## Demographic Detail Report

13665 Warwick Blvd, Newport News, VA 23602						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>13,597</b>		<b>70,710</b>		<b>130,216</b>	
Real Estate & Finance	203	1.49%	1,405	1.99%	2,900	2.23%
Professional & Management	2,694	19.81%	18,709	26.46%	35,623	27.36%
Public Administration	326	2.40%	3,467	4.90%	6,558	5.04%
Education & Health	1,845	13.57%	8,787	12.43%	16,735	12.85%
Services	1,642	12.08%	7,106	10.05%	12,478	9.58%
Information	35	0.26%	380	0.54%	1,018	0.78%
Sales	1,568	11.53%	7,659	10.83%	14,628	11.23%
Transportation	157	1.15%	606	0.86%	1,403	1.08%
Retail	937	6.89%	4,440	6.28%	7,614	5.85%
Wholesale	106	0.78%	782	1.11%	1,571	1.21%
Manufacturing	1,069	7.86%	5,089	7.20%	8,770	6.73%
Production	1,388	10.21%	5,018	7.10%	8,502	6.53%
Construction	688	5.06%	3,570	5.05%	6,253	4.80%
Utilities	450	3.31%	1,471	2.08%	2,460	1.89%
Agriculture & Mining	10	0.07%	151	0.21%	211	0.16%
Farming, Fishing, Forestry	10	0.07%	127	0.18%	185	0.14%
Other Services	469	3.45%	1,943	2.75%	3,307	2.54%
<b>2023 Worker Travel Time to Job</b>	<b>7,614</b>		<b>39,314</b>		<b>74,710</b>	
<30 Minutes	5,054	66.38%	26,324	66.96%	52,771	70.63%
30-60 Minutes	2,122	27.87%	10,614	27.00%	17,918	23.98%
60+ Minutes	438	5.75%	2,376	6.04%	4,021	5.38%
<b>2010 Households by HH Size</b>	<b>5,814</b>		<b>29,727</b>		<b>55,336</b>	
1-Person Households	1,501	25.82%	7,649	25.73%	14,669	26.51%
2-Person Households	1,854	31.89%	9,832	33.07%	18,099	32.71%
3-Person Households	1,158	19.92%	5,548	18.66%	10,224	18.48%
4-Person Households	792	13.62%	4,058	13.65%	7,595	13.73%
5-Person Households	319	5.49%	1,724	5.80%	3,196	5.78%
6-Person Households	119	2.05%	601	2.02%	1,031	1.86%
7 or more Person Households	71	1.22%	315	1.06%	522	0.94%
<b>2023 Average Household Size</b>	<b>2.50</b>		<b>2.50</b>		<b>2.50</b>	
<b>Households</b>						
2028 Projection	6,434		31,128		59,040	
2023 Estimate	6,204		30,258		57,250	
2010 Census	5,815		29,727		55,337	
Growth 2023 - 2028	3.71%		2.88%		3.13%	
Growth 2010 - 2023	6.69%		1.79%		3.46%	

# Demographic Detail Report

13665 Warwick Blvd, Newport News, VA 23602			
Radius	1 Mile	3 Mile	5 Mile
<b>2023 Households by HH Income</b>	<b>6,204</b>	<b>30,258</b>	<b>57,252</b>
<\$25,000	1,403 22.61%	5,207 17.21%	9,835 17.18%
\$25,000 - \$50,000	1,205 19.42%	6,334 20.93%	11,782 20.58%
\$50,000 - \$75,000	1,545 24.90%	6,357 21.01%	11,585 20.24%
\$75,000 - \$100,000	938 15.12%	4,197 13.87%	8,206 14.33%
\$100,000 - \$125,000	501 8.08%	3,560 11.77%	6,160 10.76%
\$125,000 - \$150,000	169 2.72%	1,581 5.23%	3,266 5.70%
\$150,000 - \$200,000	255 4.11%	1,916 6.33%	3,488 6.09%
\$200,000+	188 3.03%	1,106 3.66%	2,930 5.12%
<b>2023 Avg Household Income</b>	<b>\$68,579</b>	<b>\$78,536</b>	<b>\$81,987</b>
<b>2023 Med Household Income</b>	<b>\$56,996</b>	<b>\$63,456</b>	<b>\$65,040</b>
<b>2023 Occupied Housing</b>	<b>6,204</b>	<b>30,258</b>	<b>57,250</b>
Owner Occupied	2,614 42.13%	17,502 57.84%	31,985 55.87%
Renter Occupied	3,590 57.87%	12,756 42.16%	25,265 44.13%
<b>2010 Housing Units</b>	<b>6,851</b>	<b>32,826</b>	<b>62,220</b>
1 Unit	3,278 47.85%	21,080 64.22%	38,972 62.64%
2 - 4 Units	706 10.31%	2,061 6.28%	4,512 7.25%
5 - 19 Units	2,139 31.22%	6,899 21.02%	13,205 21.22%
20+ Units	728 10.63%	2,786 8.49%	5,531 8.89%
<b>2023 Housing Value</b>	<b>2,614</b>	<b>17,501</b>	<b>31,984</b>
<\$100,000	328 12.55%	2,149 12.28%	3,064 9.58%
\$100,000 - \$200,000	1,472 56.31%	6,130 35.03%	10,185 31.84%
\$200,000 - \$300,000	594 22.72%	6,287 35.92%	10,603 33.15%
\$300,000 - \$400,000	161 6.16%	2,088 11.93%	5,349 16.72%
\$400,000 - \$500,000	32 1.22%	527 3.01%	1,681 5.26%
\$500,000 - \$1,000,000	23 0.88%	147 0.84%	792 2.48%
\$1,000,000+	4 0.15%	173 0.99%	310 0.97%
<b>2023 Median Home Value</b>	<b>\$166,507</b>	<b>\$207,500</b>	<b>\$225,870</b>
<b>2023 Housing Units by Yr Built</b>	<b>7,032</b>	<b>34,330</b>	<b>64,253</b>
Built 2010+	728 10.35%	2,752 8.02%	5,626 8.76%
Built 2000 - 2010	248 3.53%	1,945 5.67%	5,681 8.84%
Built 1990 - 1999	616 8.76%	7,027 20.47%	13,293 20.69%
Built 1980 - 1989	1,129 16.06%	7,143 20.81%	13,226 20.58%
Built 1970 - 1979	2,229 31.70%	7,768 22.63%	12,103 18.84%
Built 1960 - 1969	1,610 22.90%	5,802 16.90%	9,114 14.18%
Built 1950 - 1959	364 5.18%	1,407 4.10%	3,889 6.05%
Built <1949	108 1.54%	486 1.42%	1,321 2.06%
<b>2023 Median Year Built</b>	<b>1975</b>	<b>1981</b>	<b>1983</b>

## 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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the \_\_\_ Listing Broker, \_\_\_ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

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C & W Real Estate, LLC., d//b/a Campana Waltz Commercial Real Estate West