

For Sale or Lease

2703 W. Mercury Boulevard
Hampton, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

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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

FOR SALE / LEASE
2703 W. Mercury Boulevard
Hampton, Virginia

Location: 2703 W. Mercury Boulevard
Hampton, Virginia

Description: Freestanding retail/office building which is located directly on Mercury Boulevard in Hampton. This highly visible location offers monument and building signage. The versatile layout is conducive for most retail or office uses.

Size: Approximately 3,599 Square Feet

Land: Approximately .32 acres

Year Built: 1963

Sale Price: \$475,000.00

Lease Price: \$3,000.00/month NNN

Real Estate Taxes: \$3,898.50/Year (2025)

Storm Water: \$851.76/Year (2025)

Zoning: C2

General Information:

- Monument & building signage
- Well-established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Floor Plan
- Additional Photos
- Aerial Maps
- Location Map
- Zoning Information
- Demographics

For Additional Information, Please Contact:



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2703 W. Mercury Boulevard, Hampton, Virginia



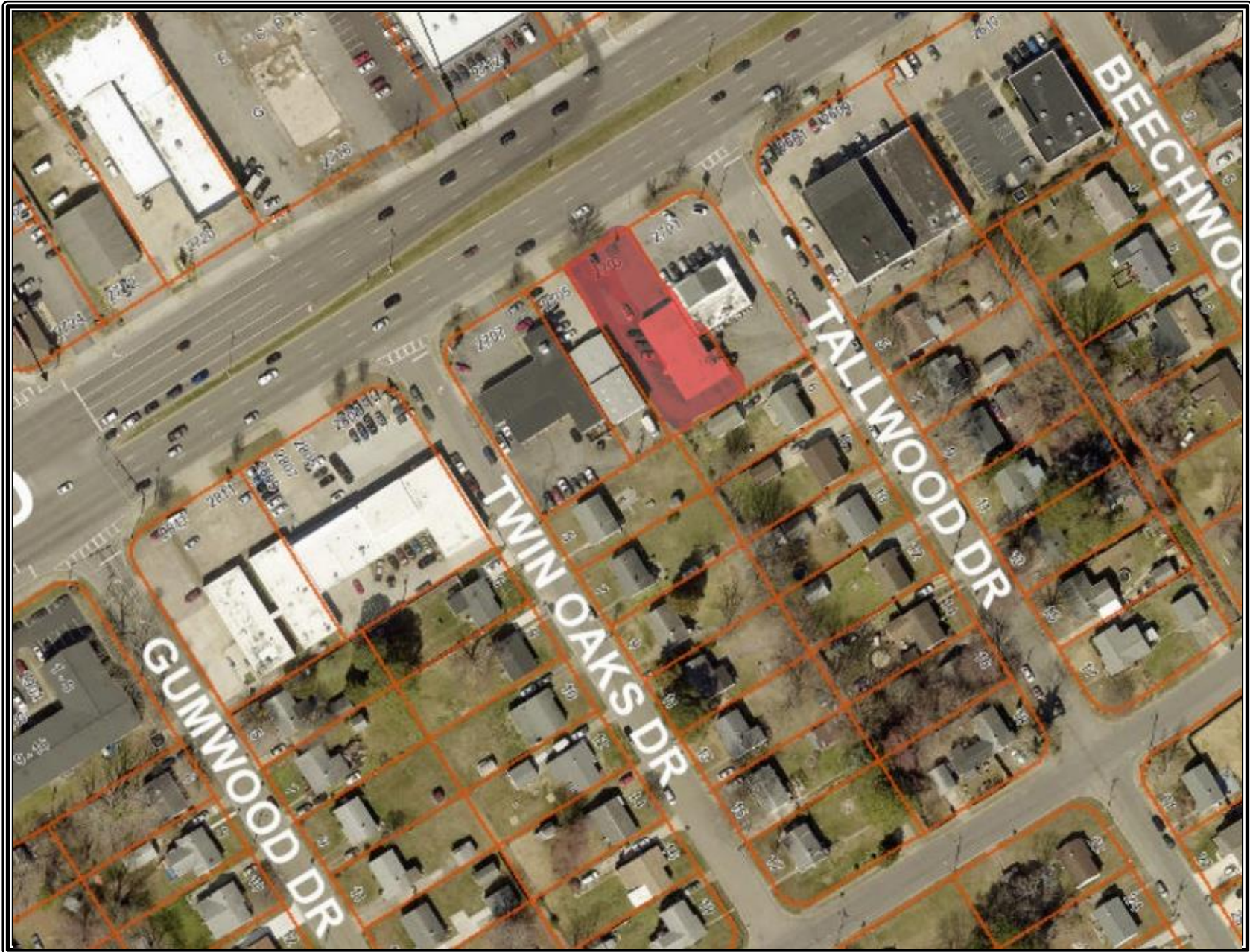
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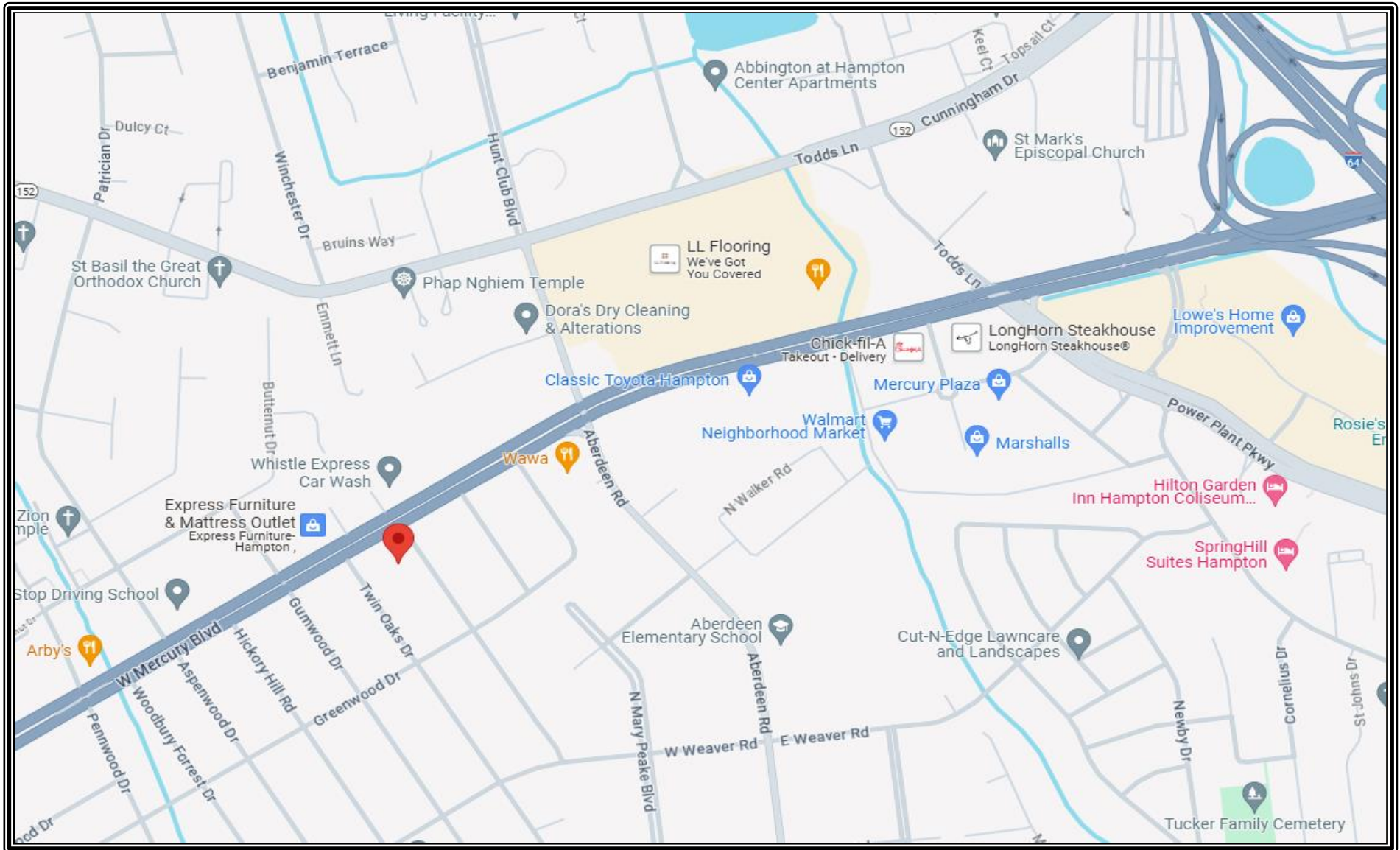
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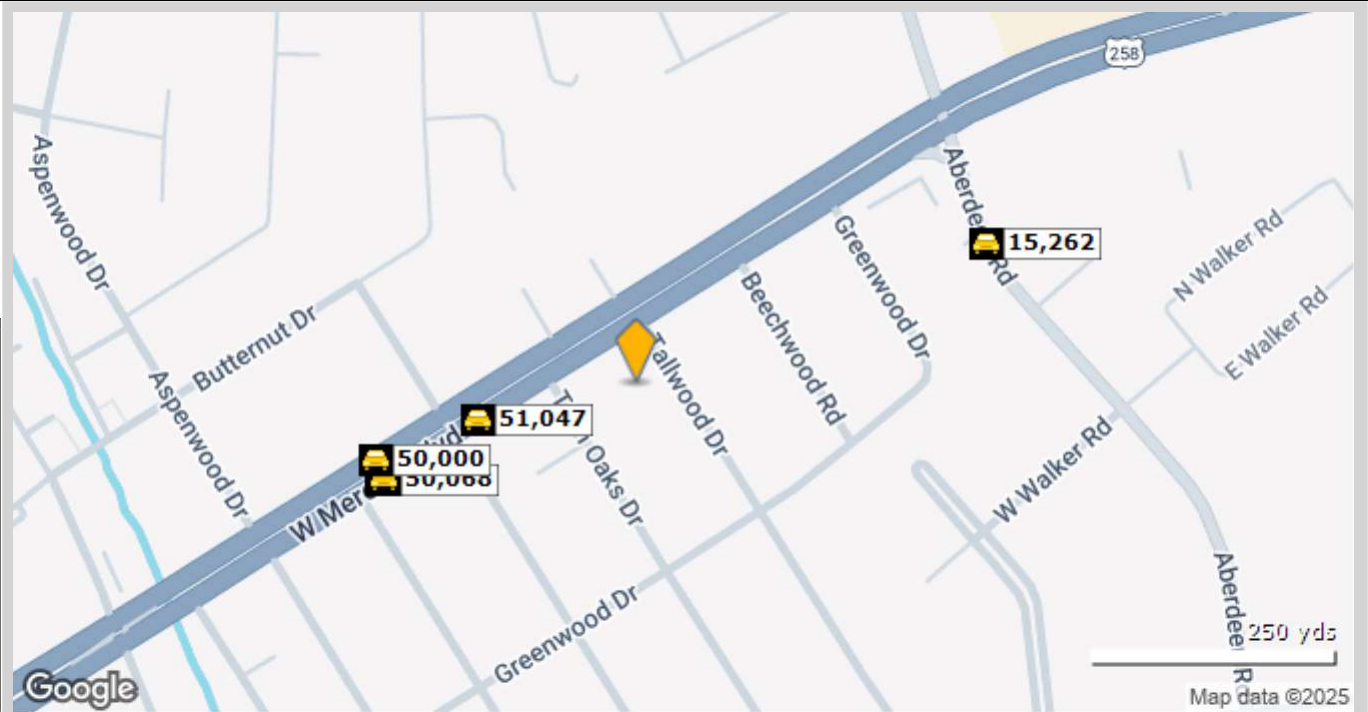
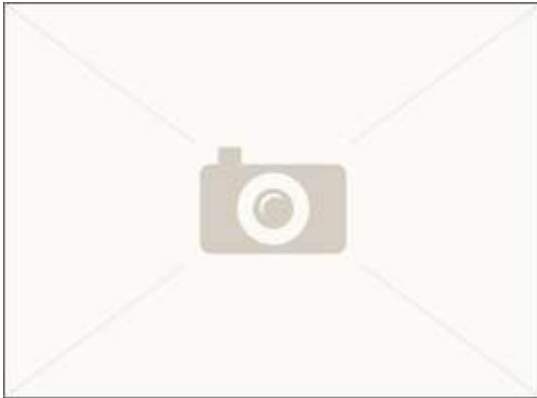


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Traffic Count Report

2703 W Mercury Blvd, Hampton, VA 23666

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,599 SF**
 Year Built: **1963**
 Total Available: **3,599 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Mercury Blvd	Gumwood Dr	0.02 SW	2021	51,385	MPSI	.09
2	W Mercury Blvd	Gumwood Dr	0.02 SW	2022	51,047	MPSI	.09
3	W Mercury Blvd	Hickory Hill Rd	0.02 SW	2022	52,342	MPSI	.16
4	W Mercury Blvd	Hickory Hill Rd	0.02 SW	2021	52,515	MPSI	.16
5	W Mercury Blvd	Hickory Hill Rd	0.02 SW	2020	53,562	MPSI	.16
6	West Mercury Boulevard	Hickory Hill Rd	0.02 SW	2022	49,975	MPSI	.16
7	West Mercury Boulevard	Hickory Hill Rd	0.02 SW	2021	50,068	MPSI	.16
8	W Mercury Blvd	Hickory Hill Rd	0.02 SW	2017	50,000	MPSI	.16
9	Aberdeen Rd	W Mercury Blvd	0.07 N	2018	16,434	MPSI	.23
10	Aberdeen Rd	W Mercury Blvd	0.07 N	2022	15,262	MPSI	.23

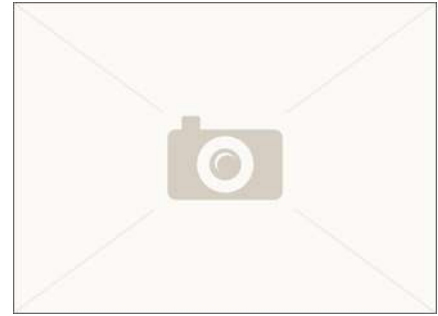
Demographic Trend Report

1 Mile Radius

2703 W Mercury Blvd, Hampton, VA 23666

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Description	2020		2024		2029	
Population	11,357		11,832		12,133	
Age 0 - 4	647	5.70%	702	5.93%	730	6.02%
Age 5 - 9	569	5.01%	703	5.94%	722	5.95%
Age 10 - 14	662	5.83%	677	5.72%	708	5.84%
Age 15 - 19	625	5.50%	664	5.61%	691	5.70%
Age 20 - 24	782	6.89%	751	6.35%	711	5.86%
Age 25 - 29	832	7.33%	866	7.32%	783	6.45%
Age 30 - 34	825	7.26%	912	7.71%	864	7.12%
Age 35 - 39	683	6.01%	819	6.92%	873	7.20%
Age 40 - 44	638	5.62%	715	6.04%	811	6.68%
Age 45 - 49	578	5.09%	590	4.99%	706	5.82%
Age 50 - 54	704	6.20%	617	5.21%	634	5.23%
Age 55 - 59	865	7.62%	700	5.92%	633	5.22%
Age 60 - 64	839	7.39%	804	6.80%	689	5.68%
Age 65 - 69	646	5.69%	738	6.24%	710	5.85%
Age 70 - 74	519	4.57%	559	4.72%	638	5.26%
Age 75 - 79	410	3.61%	448	3.79%	506	4.17%
Age 80 - 84	269	2.37%	287	2.43%	355	2.93%
Age 85+	263	2.32%	280	2.37%	369	3.04%
Age 15+	9,478	83.46%	9,750	82.40%	9,973	82.20%
Age 20+	8,853	77.95%	9,086	76.79%	9,282	76.50%
Age 65+	2,107	18.55%	2,312	19.54%	2,578	21.25%
Median Age	40		39		40	
Average Age	40.90		40.40		41.00	
Population By Race	11,357		11,832		12,133	
White	3,661	32.24%	3,748	31.68%	3,840	31.65%
Black	6,382	56.19%	6,570	55.53%	6,743	55.58%
Am. Indian & Alaskan	45	0.40%	12	0.10%	12	0.10%
Asian	258	2.27%	280	2.37%	286	2.36%
Hawaiian & Pacific Islander	20	0.18%	43	0.36%	43	0.35%
Other	988	8.70%	1,178	9.96%	1,209	9.96%

Demographic Trend Report

1 Mile Radius

2703 W Mercury Blvd, Hampton, VA 23666

Description	2020	2024	2029
Population by Race (Hispanic)	664	798	820
White	123 18.52%	145 18.17%	149 18.17%
Black	97 14.61%	126 15.79%	130 15.85%
Am. Indian & Alaskan	10 1.51%	0 0.00%	0 0.00%
Asian	3 0.45%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	1 0.15%	0 0.00%	0 0.00%
Other	429 64.61%	528 66.17%	541 65.98%
Household by Household Income	4,904	5,112	5,243
<\$25,000	867 17.68%	823 16.10%	860 16.40%
\$25,000 - \$50,000	1,241 25.31%	1,393 27.25%	1,482 28.27%
\$50,000 - \$75,000	1,057 21.55%	1,163 22.75%	1,192 22.74%
\$75,000 - \$100,000	750 15.29%	633 12.38%	571 10.89%
\$100,000 - \$125,000	333 6.79%	347 6.79%	358 6.83%
\$125,000 - \$150,000	282 5.75%	282 5.52%	279 5.32%
\$150,000 - \$200,000	272 5.55%	335 6.55%	353 6.73%
\$200,000+	102 2.08%	136 2.66%	148 2.82%
Average Household Income	\$70,291	\$72,324	\$72,121
Median Household Income	\$58,775	\$55,954	\$54,500

Demographic Summary Report

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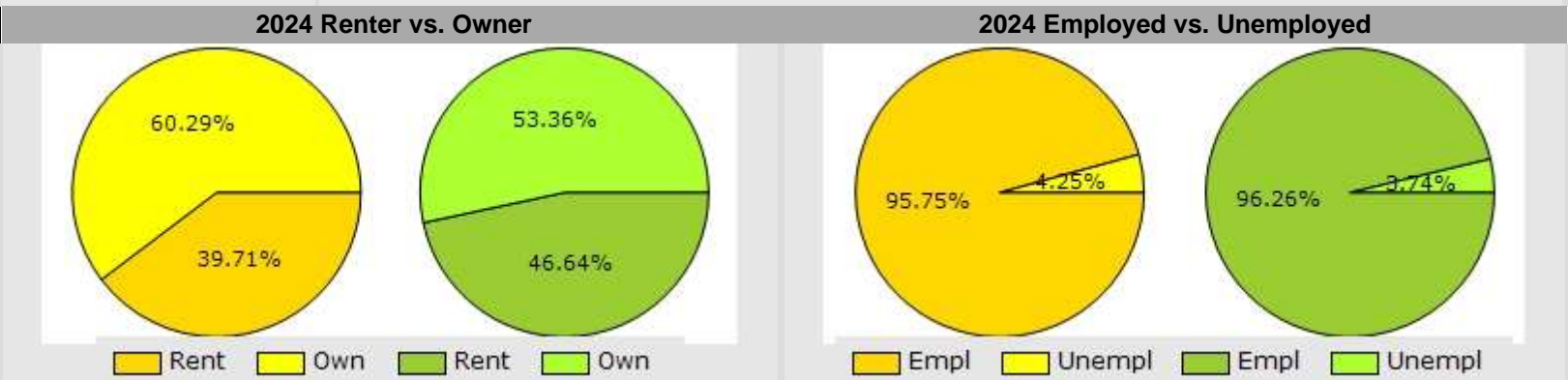
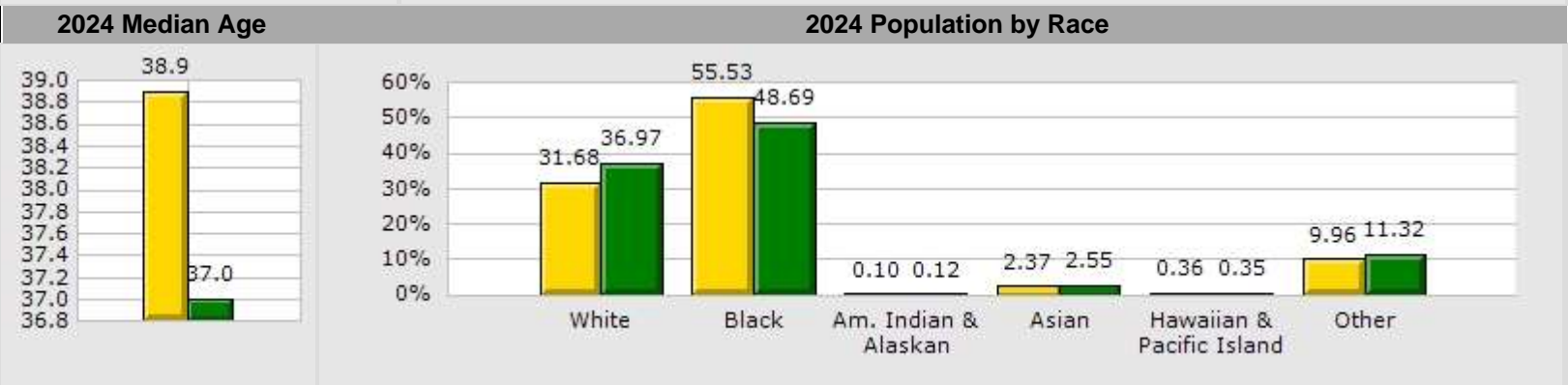
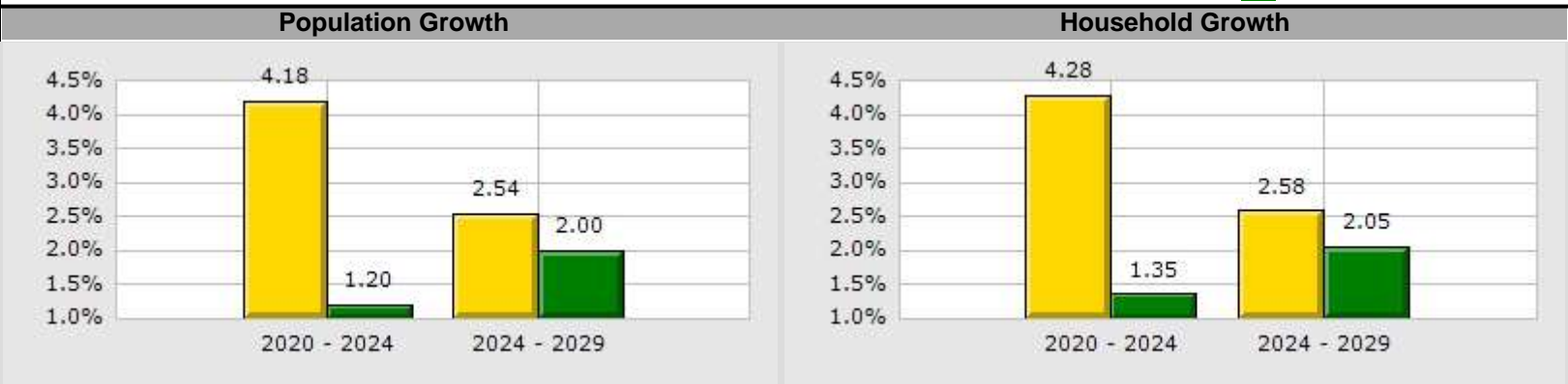


Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	12,133		88,645		190,420	
2024 Estimate	11,832		87,570		188,274	
2020 Census	11,357		86,504		186,218	
Growth 2024 - 2029	2.54%		1.23%		1.14%	
Growth 2020 - 2024	4.18%		1.23%		1.10%	
2024 Population by Hispanic Origin	799		6,120		13,866	
2024 Population	11,832		87,570		188,274	
White	3,748	31.68%	26,811	30.62%	65,489	34.78%
Black	6,570	55.53%	48,691	55.60%	95,414	50.68%
Am. Indian & Alaskan	12	0.10%	152	0.17%	331	0.18%
Asian	280	2.37%	2,108	2.41%	5,089	2.70%
Hawaiian & Pacific Island	43	0.36%	366	0.42%	776	0.41%
Other	1,178	9.96%	9,442	10.78%	21,175	11.25%
U.S. Armed Forces	142		2,607		7,444	
Households						
2029 Projection	5,244		39,008		79,317	
2024 Estimate	5,112		38,539		78,463	
2020 Census	4,902		38,095		77,645	
Growth 2024 - 2029	2.58%		1.22%		1.09%	
Growth 2020 - 2024	4.28%		1.17%		1.05%	
Owner Occupied	3,082	60.29%	18,801	48.78%	36,830	46.94%
Renter Occupied	2,030	39.71%	19,738	51.22%	41,633	53.06%
2024 Households by HH Income	5,112		38,540		78,464	
Income: <\$25,000	823	16.10%	7,275	18.88%	15,473	19.72%
Income: \$25,000 - \$50,000	1,393	27.25%	10,250	26.60%	19,603	24.98%
Income: \$50,000 - \$75,000	1,163	22.75%	7,990	20.73%	15,579	19.85%
Income: \$75,000 - \$100,000	633	12.38%	4,269	11.08%	9,075	11.57%
Income: \$100,000 - \$125,000	347	6.79%	3,204	8.31%	6,870	8.76%
Income: \$125,000 - \$150,000	282	5.52%	2,453	6.36%	4,444	5.66%
Income: \$150,000 - \$200,000	335	6.55%	1,727	4.48%	3,990	5.09%
Income: \$200,000+	136	2.66%	1,372	3.56%	3,430	4.37%
2024 Avg Household Income	\$72,324		\$72,043		\$74,527	
2024 Med Household Income	\$55,954		\$54,351		\$55,612	

2703 W Mercury Blvd, Hampton, VA 23666

Type: Retail/Freestanding
County: Hampton City

1 Mile
County



Demographic Market Comparison Report

1 mile radius

2703 W Mercury Blvd, Hampton, VA 23666				
Type: Retail/Freestanding				
County: Hampton City				
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	4.18%		1.20%	
Growth 2024 - 2029	2.54%		2.00%	
Empl	5,773	95.75%	65,997	96.26%
Unempl	256	4.25%	2,565	3.74%
2024 Population by Race				
	11,833		138,791	
White	3,749	31.68%	51,316	36.97%
Black	6,571	55.53%	67,579	48.69%
Am. Indian & Alaskan	12	0.10%	167	0.12%
Asian	280	2.37%	3,533	2.55%
Hawaiian & Pacific Island	43	0.36%	490	0.35%
Other	1,178	9.96%	15,706	11.32%
Household Growth				
Growth 2020 - 2024	4.28%		1.35%	
Growth 2024 - 2029	2.58%		2.05%	
Renter Occupied	2,030	39.71%	27,233	46.64%
Owner Occupied	3,082	60.29%	31,155	53.36%
2024 Households by Household Income				
	5,112		58,388	
Income <\$25K	823	16.10%	9,778	16.75%
Income \$25K - \$50K	1,393	27.25%	14,100	24.15%
Income \$50K - \$75K	1,163	22.75%	11,399	19.52%
Income \$75K - \$100K	633	12.38%	6,918	11.85%
Income \$100K - \$125K	347	6.79%	5,377	9.21%
Income \$125K - \$150K	282	5.52%	3,890	6.66%
Income \$150K - \$200K	335	6.55%	3,521	6.03%
Income \$200K+	136	2.66%	3,405	5.83%
2024 Med Household Inc	\$55,954		\$58,717	
2024 Median Age	38.90		37.00	

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
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2020 Census	11,357		86,504		186,218	
Growth 2024 - 2029	2.54%		1.23%		1.14%	
Growth 2020 - 2024	4.18%		1.23%		1.10%	
2024 Population by Age						
	11,832		87,570		188,274	
Age 0 - 4	702	5.93%	5,488	6.27%	12,209	6.48%
Age 5 - 9	703	5.94%	5,429	6.20%	12,304	6.54%
Age 10 - 14	677	5.72%	4,978	5.68%	11,449	6.08%
Age 15 - 19	664	5.61%	4,813	5.50%	11,884	6.31%
Age 20 - 24	751	6.35%	6,007	6.86%	14,541	7.72%
Age 25 - 29	866	7.32%	6,950	7.94%	15,137	8.04%
Age 30 - 34	912	7.71%	6,999	7.99%	14,773	7.85%
Age 35 - 39	819	6.92%	6,383	7.29%	13,711	7.28%
Age 40 - 44	715	6.04%	5,223	5.96%	11,353	6.03%
Age 45 - 49	590	4.99%	4,312	4.92%	9,280	4.93%
Age 50 - 54	617	5.21%	4,511	5.15%	9,386	4.99%
Age 55 - 59	700	5.92%	5,070	5.79%	10,286	5.46%
Age 60 - 64	804	6.80%	5,724	6.54%	11,376	6.04%
Age 65 - 69	738	6.24%	5,253	6.00%	10,401	5.52%
Age 70 - 74	559	4.72%	3,918	4.47%	7,668	4.07%
Age 75 - 79	448	3.79%	2,961	3.38%	5,682	3.02%
Age 80 - 84	287	2.43%	1,860	2.12%	3,609	1.92%
Age 85+	280	2.37%	1,690	1.93%	3,226	1.71%
Age 65+	2,312	19.54%	15,682	17.91%	30,586	16.25%
Median Age	38.90		37.40		35.70	
Average Age	40.40		39.30		37.90	

Demographic Detail Report

2703 W Mercury Blvd, Hampton, VA 23666

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	11,832	87,570	188,274
White	3,748 31.68%	26,811 30.62%	65,489 34.78%
Black	6,570 55.53%	48,691 55.60%	95,414 50.68%
Am. Indian & Alaskan	12 0.10%	152 0.17%	331 0.18%
Asian	280 2.37%	2,108 2.41%	5,089 2.70%
Hawaiian & Pacific Island	43 0.36%	366 0.42%	776 0.41%
Other	1,178 9.96%	9,442 10.78%	21,175 11.25%
Population by Hispanic Origin	11,832	87,570	188,274
Non-Hispanic Origin	11,033 93.25%	81,450 93.01%	174,409 92.64%
Hispanic Origin	798 6.74%	6,120 6.99%	13,866 7.36%
2024 Median Age, Male	36.70	35.50	34.10
2024 Average Age, Male	38.50	37.60	36.40
2024 Median Age, Female	41.20	39.40	37.30
2024 Average Age, Female	42.10	40.80	39.20
2024 Population by Occupation Classification	9,614	70,716	149,942
Civilian Employed	5,773 60.05%	42,451 60.03%	87,822 58.57%
Civilian Unemployed	256 2.66%	2,035 2.88%	3,818 2.55%
Civilian Non-Labor Force	3,444 35.82%	23,623 33.41%	51,061 34.05%
Armed Forces	141 1.47%	2,607 3.69%	7,241 4.83%
Households by Marital Status			
Married	1,809	12,110	25,876
Married No Children	1,276	8,413	16,854
Married w/Children	534	3,696	9,022
2024 Population by Education	8,696	64,487	134,019
Some High School, No Diploma	1,028 11.82%	5,513 8.55%	11,304 8.43%
High School Grad (Incl Equivalency)	2,545 29.27%	19,353 30.01%	37,875 28.26%
Some College, No Degree	2,969 34.14%	21,403 33.19%	44,405 33.13%
Associate Degree	362 4.16%	3,632 5.63%	8,132 6.07%
Bachelor Degree	1,233 14.18%	9,344 14.49%	20,193 15.07%
Advanced Degree	559 6.43%	5,242 8.13%	12,110 9.04%

Demographic Detail Report

2703 W Mercury Blvd, Hampton, VA 23666

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	11,023	80,727	166,445
Real Estate & Finance	274 2.49%	1,769 2.19%	3,595 2.16%
Professional & Management	2,575 23.36%	19,432 24.07%	42,661 25.63%
Public Administration	644 5.84%	3,654 4.53%	7,480 4.49%
Education & Health	1,322 11.99%	10,082 12.49%	20,344 12.22%
Services	1,001 9.08%	8,918 11.05%	17,550 10.54%
Information	27 0.24%	372 0.46%	873 0.52%
Sales	1,498 13.59%	8,363 10.36%	17,997 10.81%
Transportation	136 1.23%	1,176 1.46%	2,905 1.75%
Retail	767 6.96%	4,535 5.62%	9,003 5.41%
Wholesale	89 0.81%	659 0.82%	1,530 0.92%
Manufacturing	779 7.07%	5,821 7.21%	11,290 6.78%
Production	841 7.63%	7,600 9.41%	13,944 8.38%
Construction	470 4.26%	3,603 4.46%	7,820 4.70%
Utilities	286 2.59%	2,645 3.28%	4,983 2.99%
Agriculture & Mining	16 0.15%	84 0.10%	444 0.27%
Farming, Fishing, Forestry	11 0.10%	101 0.13%	175 0.11%
Other Services	287 2.60%	1,913 2.37%	3,851 2.31%
2024 Worker Travel Time to Job	5,693	42,389	89,356
<30 Minutes	4,121 72.39%	30,425 71.78%	64,480 72.16%
30-60 Minutes	1,265 22.22%	9,395 22.16%	20,068 22.46%
60+ Minutes	307 5.39%	2,569 6.06%	4,808 5.38%
2020 Households by HH Size	4,902	38,095	77,646
1-Person Households	1,573 32.09%	13,614 35.74%	26,541 34.18%
2-Person Households	1,668 34.03%	12,135 31.85%	24,622 31.71%
3-Person Households	787 16.05%	5,971 15.67%	12,291 15.83%
4-Person Households	518 10.57%	3,637 9.55%	8,112 10.45%
5-Person Households	225 4.59%	1,663 4.37%	3,695 4.76%
6-Person Households	85 1.73%	695 1.82%	1,522 1.96%
7 or more Person Households	46 0.94%	380 1.00%	863 1.11%
2024 Average Household Size	2.30	2.20	2.30
Households			
2029 Projection	5,244	39,008	79,317
2024 Estimate	5,112	38,539	78,463
2020 Census	4,902	38,095	77,645
Growth 2024 - 2029	2.58%	1.22%	1.09%
Growth 2020 - 2024	4.28%	1.17%	1.05%

Demographic Detail Report

2703 W Mercury Blvd, Hampton, VA 23666				
Radius	1 Mile	3 Mile	5 Mile	
2024 Households by HH Income	5,112	38,540	78,464	
<\$25,000	823 16.10%	7,275 18.88%	15,473 19.72%	
\$25,000 - \$50,000	1,393 27.25%	10,250 26.60%	19,603 24.98%	
\$50,000 - \$75,000	1,163 22.75%	7,990 20.73%	15,579 19.85%	
\$75,000 - \$100,000	633 12.38%	4,269 11.08%	9,075 11.57%	
\$100,000 - \$125,000	347 6.79%	3,204 8.31%	6,870 8.76%	
\$125,000 - \$150,000	282 5.52%	2,453 6.36%	4,444 5.66%	
\$150,000 - \$200,000	335 6.55%	1,727 4.48%	3,990 5.09%	
\$200,000+	136 2.66%	1,372 3.56%	3,430 4.37%	
2024 Avg Household Income	\$72,324	\$72,043	\$74,527	
2024 Med Household Income	\$55,954	\$54,351	\$55,612	
2024 Occupied Housing	5,112	38,539	78,463	
Owner Occupied	3,082 60.29%	18,801 48.78%	36,830 46.94%	
Renter Occupied	2,030 39.71%	19,738 51.22%	41,633 53.06%	
2020 Housing Units	5,475	40,826	83,394	
1 Unit	4,260 77.81%	25,618 62.75%	52,885 63.42%	
2 - 4 Units	435 7.95%	3,503 8.58%	7,866 9.43%	
5 - 19 Units	671 12.26%	8,818 21.60%	16,214 19.44%	
20+ Units	109 1.99%	2,887 7.07%	6,429 7.71%	
2024 Housing Value	3,082	18,801	36,830	
<\$100,000	214 6.94%	1,865 9.92%	3,862 10.49%	
\$100,000 - \$200,000	1,648 53.47%	7,623 40.55%	13,270 36.03%	
\$200,000 - \$300,000	811 26.31%	6,198 32.97%	11,902 32.32%	
\$300,000 - \$400,000	243 7.88%	1,932 10.28%	4,605 12.50%	
\$400,000 - \$500,000	18 0.58%	416 2.21%	1,219 3.31%	
\$500,000 - \$1,000,000	148 4.80%	609 3.24%	1,740 4.72%	
\$1,000,000+	0 0.00%	158 0.84%	232 0.63%	
2024 Median Home Value	\$180,521	\$198,851	\$210,780	
2024 Housing Units by Yr Built	5,474	41,707	85,121	
Built 2010+	485 8.86%	3,320 7.96%	7,153 8.40%	
Built 2000 - 2010	137 2.50%	2,807 6.73%	7,137 8.38%	
Built 1990 - 1999	294 5.37%	5,282 12.66%	10,279 12.08%	
Built 1980 - 1989	753 13.76%	6,234 14.95%	12,737 14.96%	
Built 1970 - 1979	686 12.53%	4,728 11.34%	10,488 12.32%	
Built 1960 - 1969	1,561 28.52%	8,164 19.57%	13,748 16.15%	
Built 1950 - 1959	1,352 24.70%	6,200 14.87%	11,611 13.64%	
Built <1949	206 3.76%	4,972 11.92%	11,968 14.06%	
2024 Median Year Built	1967	1972	1974	

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE																							
Permission Key: P = permitted by-right UP = use permit PC = planning commission action SX = special exception ZA = zoning administrator permit blank = not permitted * = see additional standards column for reference																							
USES	Standard Zoning Districts																						*Additional standards on uses
	One- and Two-Family Residential											Multifamily Residential					Commercial			Manufacturing			
	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R- 9	R- 8	R- 4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	
RESIDENTIAL - 1, 2 & MULTIFAMILY																							
1-family detached dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*							Sec. 3-3(1)
2-family dwelling (on one lot)										P						P							
duplex dwelling (on two fee-simple lots)										P						P							Sec. 3-3(2)
multifamily dwelling												UP	UP*	UP*	UP*	UP*	UP	UP*					Sec. 3-3(42)
townhouse (on a fee-simple lot)												P	P	P	P	P	P	P					
manufactured home			P*																				Sec. 3-3(3)
manufactured/mobile home park													UP*	UP*		UP*	UP*	UP*					Sec. 3-3(4)
manufactured/mobile home subdivision													UP*	UP*		UP*	UP*	UP*					Sec. 3-3(4)
upper-floor dwelling units																		UP*					Sec. 3-3(5)
dwelling unit for resident caretaker/watchman home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	Sec. 3-3(6)
GROUP LIVING																							
boarding/rooming house																	P	P					
detention facility																	UP	UP	UP				
group home 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
group home 2												UP*	UP*	UP*	UP*	UP*	UP	UP					Sec. 3-3(8)
halfway house																	UP	UP	UP				
juvenile residence	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*					Sec. 3-3(8)
nursing home													UP	UP	UP		UP	UP	UP				
orphanage																UP*	UP*	UP*	UP*				Sec. 3-3(9)
shelter	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*				Sec. 3-3(9)
RETAIL SALES, SERVICES & OFFICE																							
bank, with drive-through																	P	P	P	P	P		
bank, without drive-through																	P	P	P	P	P		
barber shop/beauty salon																	P	P	P		P		
bed & breakfast 1	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP				
bed & breakfast 2	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP				
bicycle sales and repair																	P	P	P		P		
boat repair																					P	P	
boat sales																	P	P	P		P		Sec. 3-3(45)
car wash, hand/auto detailing																	P	P	P		P	P	
car wash, self-service or automated																		P	P		P	P	
catering service																		P	P		P	P	
clothing maker, custom																	P	P	P		P		
computer equipment repair																		P	P		P		
day care 1, family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*	P*		Sec. 3-3(10)
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		Sec. 3-3(11)
day care 1, commercial																	ZA*	ZA*	ZA*				Sec. 3-3(49)
day care 2, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*				Sec. 3-3(50)
day spa																	P	P	P		P		
dry cleaning, collection or pick-up station																	P	P	P		P		
dry cleaning, closed type using nonflammable liquid																	UP	P	P		P		
dry cleaning																			P		P		
farm supplies/equipment sales and service																			P		P		
funeral home/mortuary																		UP	UP		UP		
gas station																	P	P	P		P		
hotel																		UP	UP				
hotel, extended stay																		UP	UP				
laundromat																	P	P	P		P		
liquor store																	P	P	P		P		
loan office																	P	P	P		P		
motorcycle sales																		P*	P		P		Sec. 3-3(40)
motorcycle service																		P*	P		P	P	Sec. 3-3(41)

	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	
office, general																P	P	P	P	P	P	P	
office, government																P	P	P	P	P	P	P	
office, laboratory or research																				P*	P*		Sec. 3-3(44)
office, medical																P	P	P	P	P	P	P	
office, taxicab																	P	P	P		P	P	
pawn shop																		UP	UP		UP		
print shop/private postal service, max. 500 sq. ft.																	P						
print shop/private postal service, max. 3000 sq. ft.																		P					
print shop/private postal service, no max.																			P	P	P	P	
restaurant 1																	P*	P*	P*	P*	P*		Sec. 3-3(12)
restaurant 2																	ZA*	ZA*	ZA*	ZA*	ZA*		Sec. 3-3(13)
restaurant 3																	UP*	UP*	UP*	UP*	UP*		Sec. 3-3(14)
retail sales, general ^A																	P	P	P		P		
rummage sale, temporary																	P*	P*	P*		P*		Sec. 3-3(15)
second-hand store																		P*	P*		P*		Sec. 3-3(16)
sign painting shop																		P	P		P		
storage facility 1																		P*	P*	UP*	P*	P*	Sec. 3-3(52)
storage facility 2																		UP*	UP*	UP*	P*	P*	Sec. 3-3(53)
storage facility 3																			UP		UP	UP	
tattoo parlor																		UP	UP		UP		
tire sales																		P*	P*		P*		Sec. 3-3(17)
tire repair																		P*	P*		P*	P	Sec. 3-3(17)
Turkish bath																	P	P	P		P		
upholstery shop																		P	P		P		
vehicle repair, heavy																			UP		UP	UP	
vehicle repair, light																	P	P	P		P	P	
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales																		P	P		P		
vehicle sales, new vehicle inventory lot																		UP	UP		UP	UP	
vehicle sales, of used vehicles																			UP		UP		
vehicle repair, accessory to new vehicle sales																		P	P		P		
vehicle repair, accessory to used vehicle sales																			UP		UP		
vehicle storage, indoor																			UP		P	P	Sec. 3-3(18)
vehicle storage, outdoor																			UP		UP	UP	Sec. 3-3(32)
vending stand, food																							
INSTITUTIONAL																							
college/university, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P				
college/university, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP				
hospital			UP													UP	UP	UP	UP				
library, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P		P	P	
library, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP	
museum, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P		P	P	
museum, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP	
post office																	P	P	P		P	P	
religious facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				Sec. 3-3(24)
mental health/substance abuse treatment facility																			P				
school, horse riding	UP*	UP*	UP*	UP*	UP*	UP*																	Sec. 3-3(19)
school, public	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP	UP			
school, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP	UP			
RECREATIONAL																							
adult entertainment establishment																			P*		P*		Sec. 3-3(20)
amusement center																		UP	P		P		
amusement operations																			P		P		
auditorium																		P	P		P		
banquet hall																							Sec. 3-3(51)
billiard hall																		P	P		P		
boat tour/charter boat docking facility																							
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	
bowling alley																		P	P		P		
carnival																			UP		P		
club/lodge, private or fraternal																UP	UP	UP	UP		UP	UP	
community center	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP				

[illegible]

	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	
trash or junk collection, storage, sorting or baling yard, railroad freight classification yard, trucking terminal or draying warehouse/distribution center																						UP	
																						P	
																				P	P	P	
UTILITIES & TRANSPORTATION																							
bus terminal																							
communication antenna, commercial building-mounted	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(33)
communication tower, commercial	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	Sec. 3-3(34)
communication tower, noncommercial 75' max.	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	
communication tower, noncommercial 75' to 125'	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	UP	UP	
heliport/helistop																				UP			
parking garage/lot, public	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(59)
parking garage/lot, private	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(59)
parking lot, accessory to PO-2 uses																							
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership																P							
pier, dock, seawall related to commercial or industrial water transport																					UP	UP	
railroad track spur																				P	UP		
transit station																							
transmission center, government-operated																							
utility infrastructure/structure to house a government function	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P		
utility building/substation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	P	P	
utility plant/power plant																					P	P	
OTHER																							
cemetery	UP*	UP*	UP	UP*	UP*	UP*	UP*	UP*	UP*														Sec. 3-3(58)
excavation, filling, borrow pit operation, extraction, processing or removal of soil	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(35)
off-premises advertising signs, existing																					P*	P*	Sec. 10-4(11)
open-air version of any use permitted in HRC-2																							
promotional event																	ZA*	ZA*	ZA*		ZA*		Sec. 3-3(36)
rescue mission																			P				
wholesaler																			P	P	P	P	

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:

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