

For Sale or Lease

Freestanding Corporate Office/Medical Building

100 N Constitution Drive
Yorktown, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202

Williamsburg, VA 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.*



FOR SALE OR LEASE

- Location:** 100 N Constitution Drive
Yorktown, Virginia
- Description:** Centrally located in York County, Virginia. The property is on the Northeast corner of Dare Road (+/- 245 feet of frontage) and North Constitution Drive (+/- 270 feet of frontage). This Class A freestanding brick corporate office/medical building offers a wealth of opportunity and versatility. This building can readily accommodate multiple tenants or one primary user. The property offers an abundance of parking (79 parking spaces), monument and building signage, 2200-amp electrical capacity, 4 HVAC units, plumbing for sinks in most rooms, a raised floor computer room, and 130 kw generator.
- Improvements:** 10,000 Square feet
- Site:** 1.46 acres of land
- Year Built:** 1989
- Sale Price:** \$1,695,000
- Lease Rate:** \$14.95 PSF (Modified Gross)
- Zoning:** GB (General Business)
- Additional Information:**
- Floor Plan
 - Plat
 - Additional Photographs
 - Aerial
 - Location Map
 - Zoning Matrix
 - Demographics

For Additional Information, Please Contact:

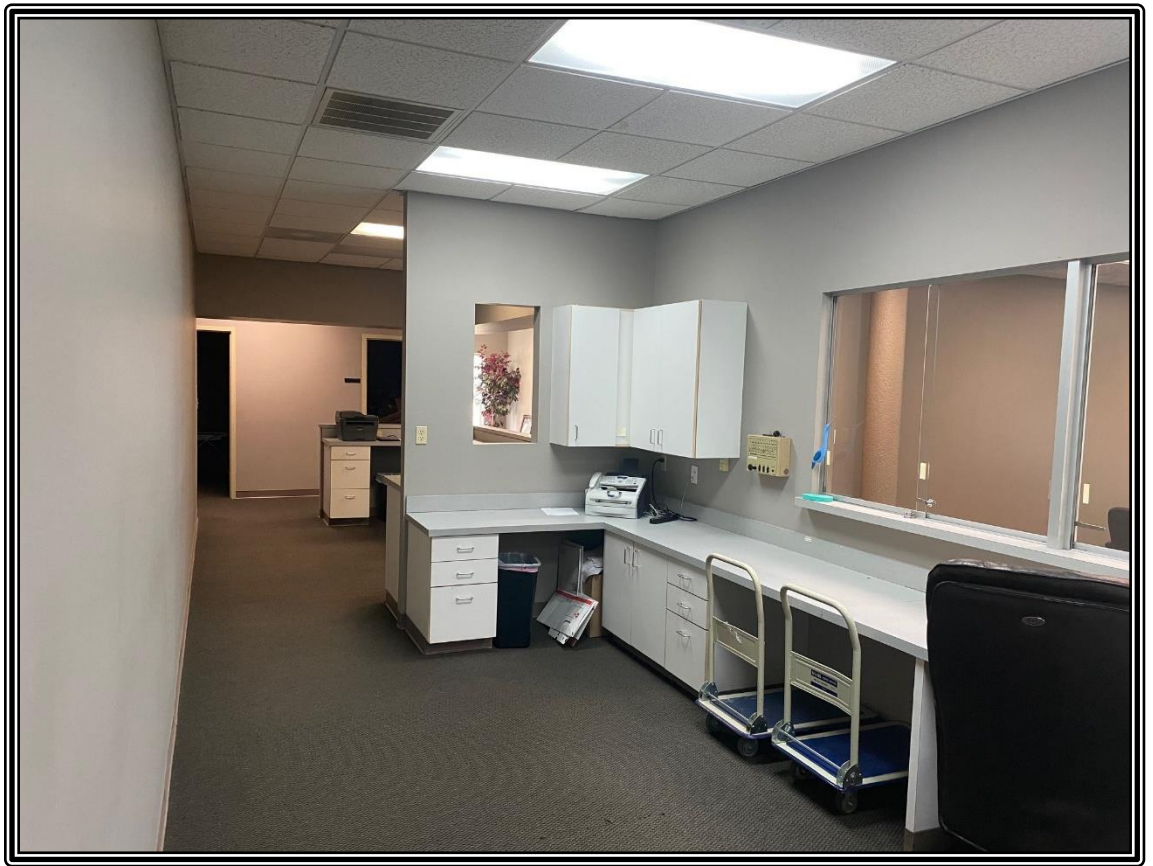
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Waltz **WEST**
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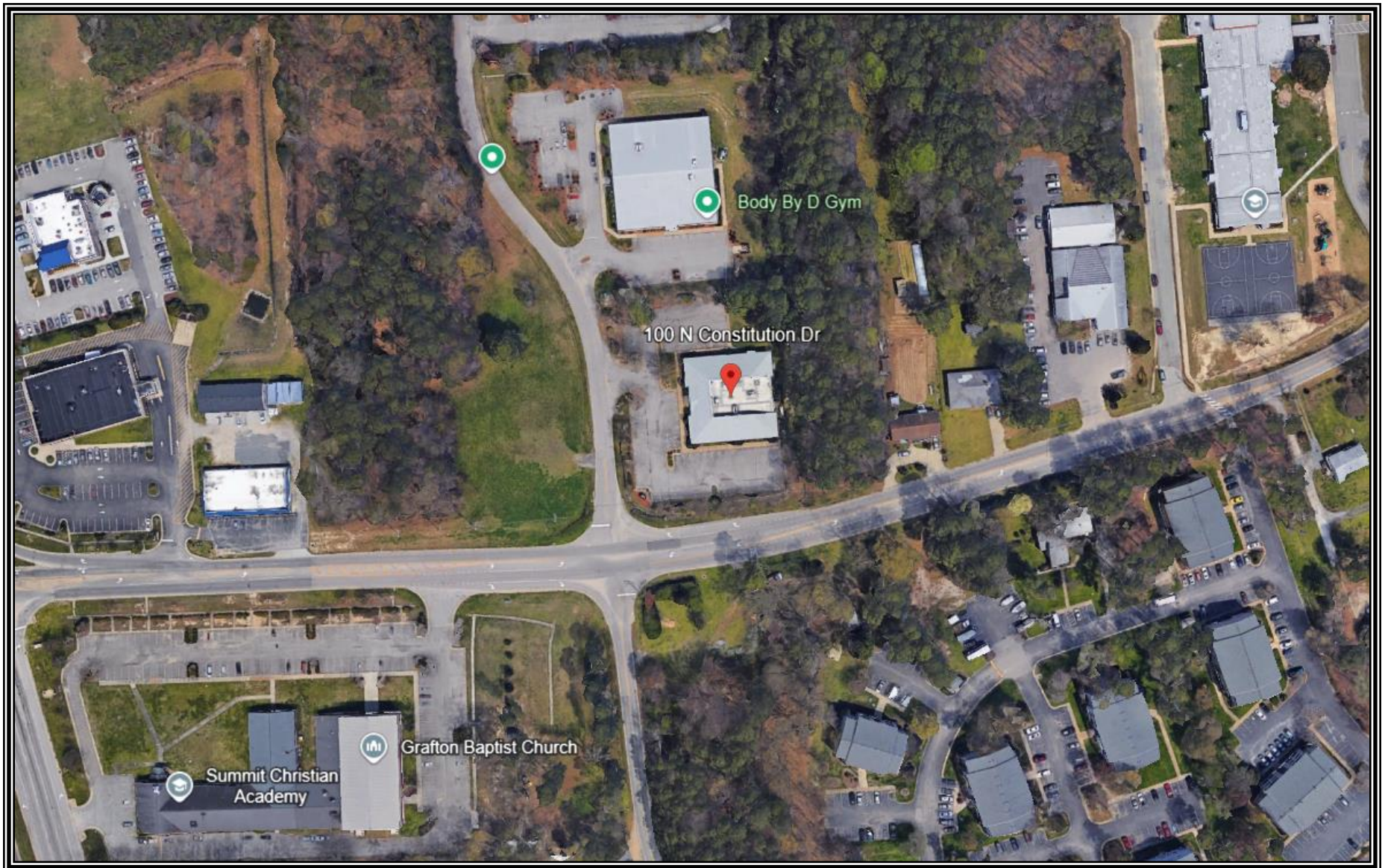


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100 N. Constitution Drive, Yorktown, Virginia



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Sec. 24.1-306. Table of land uses.

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 1—RESIDENTIAL USES													
1. Residential Conventional														
a) Single-Family, Detached	P	P	P	P	P		S							
b) Single-Family, Attached •Duplex					S		P							
•Townhouse							P							
• Multiplex							P							
c) Multi-Family							P							
d) Manufactured Home (Permanent)						P								
2. Residential (Cluster Techniques Open Space Development)														
a) Single-Family, Detached	P	P	P	P	P									
b) Single-Family, Attached • Duplex	S	S	S	S	S									
3. RESERVED														
4. Manufactured Home Park						S								
5. RESERVED														
6. Tourist Home, Bed and Breakfast	S	S	S	S	S		S		P	P				
7. Group Home (for more than 8 occupants)		S	S	S	S		S							
8. Transitional Home		S	S	S	S		S							
9. Senior Housing—Independent Living Facility														
(a) detached or attached units w/individual outside entrances							S							
(b) multi-unit structures w/internal entrances							S		S	S		S		

(c) multi-unit structure w/internal or external entrances to individual units when established in an adapted structure formerly used as hotel or motel.									S	S		S		
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(Ord. No. 03-2, 1-21-03; Ord. No. 03-8(R), 3-4-03; Ord. No. 03-25, 6-17-03; Ord. No. 08-17(R), 3-17-09; Ord. No. 11-15(R), 11-16-11; Ord. No. 13-16, 11-19-13; Ord. No. 14-12, 6-17-14; Ord. No. 14-20(R), 10-21-14; Ord. No. 24-17(R), 9-17-24)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 2—AGRICULTURE, ANIMAL KEEPING, AND RELATED USES													
1. Aquaculture	P										P		P	P
2. Agriculture	P	P											P	P
3. RESERVED														
4. Plant Nursery or Greenhouse														
a) Wholesale Only	P	P								P		P	P	
b) Retail Sales with or without wholesale sales	S	S							P	P		P	P	
c) Retail or Wholesale with accessory landscape contracting storage & equipment	S	S								S		P	P	P
5. RESERVED														
6. RESERVED														
7. Animal Hospital, Vet Clinic, Commercial Kennel	S	S					S		S	P		P	P	P
a) Without Outside Runs														
b) With Outside Runs	S	S								S		S	P	P
8. Commercial Stables		S											S	S
9. Commercial Orchard or Vineyard	P	P											P	P

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10. Forestry	P	P											P	P
11. Farmer's Market	S							P	P	P	S	P	P	P

(Ord. No. 11-15(R), 11-16-11; Ord. No. 14-12, 6-17-14; Ord. No. 14-20(R), 10-21-14; Ord. No. 24-17(R), 9-17-24)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 3—RESERVED													

(Ord. No. 14-20(R), 10-21-14)

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	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 4—COMMUNITY USES													
1. Meeting Halls, Recreational, Social Uses, or Private Clubs Operated by Social, Fraternal, Civic, Public, or Similar Organizations	S	S	S	S	S	S	S	S	S	P	S			P
2. Any Recreational or Social Uses Approved as a Part of a Subdivision or Site Plan and Operated Primarily for Use of Residents or Occupants of Such Development	P	P	P	P	P	P	P				P			

(Ord. No. 14-12, 6-17-14; Ord. No. 24-17(R), 9-17-24)

	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
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P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 5—EDUCATIONAL USES													
1. Pre-school, Child Care, Nursery School		S	S	S	S	S	S	P	P	P	S	P		
2. Elementary, Intermediate, High School and/or Vo-Tech and Related Support Facilities														
a) York County Public Schools	P	P	P	P	P	P	P	P	P	P	P	P	S	S
b) Other		S	S	S	S	S	S	S	S	P	S	S	S	S
3. Technical, Vocational, Business School									S	P		P	P	
4. College/University		S							S	P		P		
5. Private Instruction		S	S	S	S	S	S	P	P	P	S	P	S	S

(Ord. No. 14-12, 6-17-14; Ord. No. 24-17(R), 9-17-24)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 6—INSTITUTIONAL USES													
1. Place of Worship including Accessory Parsonage, Parochial School, Accessory Day Care, Accessory Cemetery		P	P	P	P	P	P	P	P	P				
1a. Convent/Monastery		S					S		S			S		
2. Senior Housing—Congregate Care							S		S	S		S		
3. Senior Housing—Assisted Living							S		S	S		S		
4. Senior Housing—Continuing Care Retirement Community							S		S	S		S		
5. Nursing Home		S	S	S	S		S		S	S		S		

6. Medical Care Facility, including General Care Hospital, Trauma Center									S	P		P		
7. Emergency Care/First-Aid Centers or Clinic									P	P		P		
8. Secured Medical Facility										S				

(Ord. No. 11-15(R), 11-16-11; Ord. No. 14-12, 6-17-14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 7—PUBLIC AND SEMI-PUBLIC USES													
1. Conference Center									P	P		P		
2. Post Office								P	P	P		P		
3. Animal Shelter	S	S								S			S	S
4. Museum									P	P	S	P		
5. Government Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6. Libraries	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7. Public Safety Facilities (Fire, Rescue, Sheriff)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. Park or Recreation Facilities (Civic or Semi-Public), excluding golf courses	S	S	S	S	S	S	S	S		P	S	P	S	S
9. Governmental Park & Recreation Facilities (Athletic and Non-Athletic)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10. Cemetery	S	S	S	S	S	S	S		P	P				
11. Military Installation	P	P												
12. Correctional Facility														
a) County Jail	P							P	P	P	P		P	P
b) Other Correctional Facility													S	S

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(Ord. No. 14-12, 6-17-14; Ord. No. 24-17(R), 9-17-24)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES A=PERMITTED BY ADMINISTRATIVELY ISSUED PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 8—TEMPORARY USES													
1. Carnival, Circus, Fair, Festival or Similar Special Event	A	A	A	A	A	A	A	A	A	A	A	A	A	A
2. Sale of Seasonal Items such as Christmas Trees, Produce	A	A	A	A	A	A	A	A	A	A	A	A	A	A
3. Recycling Collection Point	A	A	A	A	A	A	A	A	A	A	A	A	A	A
4. Craft Shows & Sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5. Flea Markets										S			S	S
6. Temporary Construction Office Trailers & Buildings	A	A	A	A	A	A	A	A	A	A	A	A	A	A
7. Temporary Construction Workers' Parking	S	S	S	S	S	S	S	P	P	P	P	P	P	P
8. Temporary Home While Constructing Permanent Dwelling Facilities	A	A	A	A	A		A				A			
9. Temporary Trailers for Business or School Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A
10. Model Home Display Parks										S			S	
11. Mobile Food Vending Vehicle (Food Trucks)								A	A	A	A	A	A	A

(Ord. No. 14-12, 6-17-14; Ord. No. 15-15(R), 1-19-16)

	RESIDENTIAL DISTRICTS	COMMERCIAL AND INDUSTRIAL DISTRICTS
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P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 9—RECREATION AND AMUSEMENT (NON-GOVERNMENTAL)													
1. Theater Indoor										P		P		
2. Health, Exercise, Fitness Centers Including Swimming and Racquet Sports														
a) Indoor Only								P	P	P		P	P	P
b) Indoor & Outdoor									S	P		P	P	P
3. Bowling Alley										P		P		
4. Video Arcade, Pool Hall, Billiards Hall, Bingo Hall										S		S		
5. Indoor Family Amusement Center									S	P		P		
6. Skating Rink										P		P		
7. Firing Range-Indoor Only										S			S	S
8. Paintball Gun Firing Range-outdoor	S												S	S
9. Miniature Golf, Waterslide, Skateboard Rink, Baseball Hitting Range, Outdoor Commercial Amusement										S		S		
10. Golf Driving Range	S									P		S	S	S
11. Country Club or Golf Course, Public or Private	S	S	S	S	S	S	S		S			S		
12. Campgrounds	S	S								S	S			
13. Theme Park, Amphitheater, Stadium										S		S	S	S
14. Marina, Dock, Boating Facility (Commercial) ¹											P		P	P
15. Marina, Dock, Boating Facility (Private/Club) ¹	S	S	S	S	S	S	S				P		P	P

¹ See Section 24.1-462 and Section 24.1-463 for special provisions applicable to marinas serving vessels permitted to carry more than four-hundred (400) passengers or their passenger tender vessels.

(Ord. No. 14-12, 6-17-14; Ord. No. 24-17(R), 9-17-24; Ord. No. 25-3, 2-18-25)

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	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 10—COMMERCIAL/RETAIL ¹													
1. Antiques/Reproductions, Art Gallery								P	P	P	P	P		
2. Wearing Apparel Store								P	P	P		P		
3. Appliance Sales								S	S	P		P		
4. Auction House									P	P		S	S	S
5. Convenience Store								S	S	S		S		
6. Grocery Store								P		P		P		
7. Book, Magazine, Card Shop								P	P	P		P		
8. RESERVED														
9. Florist								P	P	P		P		P
10. Gifts, Souvenirs Shop								S	P	P		P		
11. Hardware, Paint Store									P	P		P	P	P
12. Hobby, Craft Shop								S	P	P		P		
13. Household Furnishings, Furniture								S		P		P		
14. Jewelry Store								S	P	P		P		
15. Lumberyard, Building Materials										S			P	P
16. Music, Instrument Store								S	P	P		P		
17. Drug Store								S	S	P		P		
18. Consumer Electronics Sales & Repair								S	S	P		P		
19. Sporting Goods Store								S	P	P		P		
20. Firearms Sales and Service									S	S		S		
21. Tobacco/Vape/Electronic Cigarette Store									S	S		S		
22. Toy Store								S	P	P		P		
23. Gourmet Items/Health Foods/Candy/Specialty Foods/Bakery Shops								P	P	P		P		

24. ABC Store									P	P		P		
25. Bait, Tackle/Marine Supplies Including Incidental Grocery Sales										P	P	P	S	S
26. Office Equipment & Supplies								S	P	P		P	P	P
27. Pet Store								S	P	P		P		
28. Bike Store, Including Rental/Repair								P	P	P		P		P
29. Piece Goods, Sewing Supplies								P	P	P		P		
30. Optical Goods, Health Aids or Appliances									P	P		P		P
31. Fish, Seafood Store								S	S	P	P	P		
32. Department, Variety, Discount Store										P		P		
33. Auto Parts, Accessories (new parts)									P	P		P		
34. Second Hand, Used Merchandise Retailers (household items, etc.)														
a) without outside display/storage								S	P	P		P		
b) with outside display/storage									P	S				
35. Storage shed and utility building sales/display										S		S	P	P
36. Home Improvement Center										P		P		
37. Self-Service Ice Vending Unit								S	S	P	P	P	P	P

¹ See Section 24.1-466(g) for special provisions applicable to developments with 80,000 or more square feet of gross floor area.

(Ord. No. 14-12, 6-17-14; Ord. No. 19-9, 9-17-19; Ord. No. 19-9, 9-17-19; Ord. No. 24-17(R), 9-17-24)

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	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 11—BUSINESS/PROFESSIONAL SERVICE													
1. Broadcasting Studio									P	P		P	P	P
2. Barber/Beauty Shop								P	P	P		P		P

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3. Apparel Services (Dry Cleaning/Laundry retail) Laundromat, Tailor, Shoe Repair, etc.)								P	P	P		P	P	P
4. Funeral Home (may include cremation services)								S	P		P			
4a. Cremation Services (human or pets)										S			S	S
5. a) Photographic Studio								S	P	P		P	P	P
b) Film Processing Lab								S	P		P	P	P	
6. Sexually-oriented business										S		S		
7. Fortune Teller										S				
7.1 Tattoo Parlor													S	
7.2 Pawn Shop										S				
8. a) Banks, Financial Institutions								P	P	P		P		
b) Freestanding Automatic Teller Machines								P	P	P	S	P		
8.1 Payday Loan Establishments										S				
9. Offices							S	P	P	P		P	P	P
10. Hotel & Motel									S	P	S	P		
11. Timeshare Resort							S			S	S	S		
12. Restaurant/Sit Down								S	P	P	S	P		
13. Restaurant/Brew-Pub									S	P	S	P		
14. Restaurant/Fast Food									S	P		P		
15. Restaurant/Drive In									S	P		P		
16. Restaurant Carryout/Delivery only								S	P	P	S	S		
17. Catering Kitchen/Services								S	P	P		S		
18. Nightclub									S	S		S		
19. Commercial Reception Hall or Conference Center								S	S	P	S	P		
20. Small-Engine Repair (lawn and garden equipment, outboard motors, etc.)										P	P	S	P	P

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21. Tool, Household Equipment, Lawn & Garden Equipment, Rental Establishment									S	P		P	P	P
22. Establishments Providing Printing, Mailing, or similar business services								S	P	P		P	P	P
23. Professional Pharmacy								P	P	P		P		
24. Food Truck Park									S	S	S	S		

(Ord. No. 05-34(R), 12-20-05; Ord. No. 06-21, 9-19-06; Ord. No. 14-12, 6-17-14; Ord. No. 24-17(R), 9-17-24; Ord. No. 25-1, 1-21-25)

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USES	CATEGORY 12—MOTOR VEHICLE/TRANSPORTATION													
1. Car Wash									S	S		S		
2. Automobile Fuel Dispensing Establishment/ Service Station (May include accessory convenience store and/or car wash)										S		S	S	
3. Auto Repair Garage										S		S	P	P
4. Auto Body Work & Painting										S		S	P	P
5. Auto or Light Truck Sales, Rental, Service (New or used vehicles sales) (Including Motorcycles or RVs)														
a) Without Auto Body Work & Painting										S		S	P	P
b) With Body Work & Painting										S		S	P	P
5.1. Window Tinting/Vinyl Wrapping										P		P	P	P
5.2. Vehicle Detailing										P		P	P	P
6. Heavy Truck and Equipment Sales, Rental, Service, REpair										S			P	P
7. Farm Equipment Sales, Rental, Service, Repair										S			P	P

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8. Manufactured Home Sales, Rental, Service										S			S	S
9. Recreational Vehicles Sales, Service, Repair, Rental, and Fuel Dispensing										S	P		S	S
10. Marine Railway, to include Boat Building and Repair											P		P	P
11. RESERVED														
12. Truck Terminal													P	P
13. Heliport										S		S	S	S
14. Helipad										S		S	S	S
15. Airport												S	S	S
16. Bus or Rail Terminal										P		S	P	P
17. Taxi or Limousine Service										P			P	
18. Towing Service/Auto Storage or Impound Yard													S	S
18a. Recreational Vehicle Storage Facility										S	P		P	P
19. Automobile Graveyard, Junkyard														S
20. Bus Service/Repair Facility													P	P

(Ord. No. 09-22(R), 10-20-09; Ord. No. 10-24, 12-21-10; Ord. No. 14-12, 6-17-14; Ord. No. 17-12, 9-19-17; Ord. No. 14-12, 6-17-14; Ord. No. 24-17(R), 9-17-24)

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	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 13—SHOPPING CENTERS/BUSINESS PARKS¹													
1. Neighborhood Shopping Center								P	P	P		P		
2. Community or Regional Shopping Center										P		P		
3. Specialty Shopping Center									S	P		P		

4. Office Park									P	P		P	P	P
5. Industrial Park ²												P	P	P

¹ See Section 24.1-481(a)(3) for special provisions applicable to shopping centers with 80,000 or more square feet of gross floor area.

² ;hg;See Section 24.1-482(a)(1) for special provisions applicable to warehouses in business parks and industrial parks with 1,000,000 or more square feet of gross floor area.

(Ord. No. 14-12, 6-17-14; Ord. No. 24-17(R), 9-17-24)

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	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 14—WHOLESALE/WAREHOUSING													
1. Wholesale Auction Establishment														
a) without outdoor storage/activity										P			P	P
b) with outdoor storage										S			P	P
2. Warehousing, Including Moving and Storage Establishment										S		S	P	P
3. Wholesale Trade Establishment (May Include accessory retail sales)														
a) without outdoor storage										P		P	P	P
b) with outdoor storage										S		S	P	P
4. Seafood Receiving, Packing, Storage											P		S	P
5. Petroleum Products Bulk Storage/Retail Distribution													S	P
6. Mini-Storage Warehouses														
a. Single-story										S		S	P	P
b. Multi-story										S		S	P	P

(Ord. No. 11-15(R), 11-16-11; Ord. No. 14-12, 6-17-14; Ord. No. 24-17(R), 9-17-24)

	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
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(Supp. No. 6)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 15—LIMITED INDUSTRIAL ACTIVITIES													
1. Laboratories, Research/Development Testing Facilities										S		P	P	P
2. Publishing, Printing, Other than general public and business/professional services										P		P	P	P
3. Computer and Technology Development and Assembly										S		S	P	P
3a. Computer and Technology Manufacturing										S		S	P	P
4. Contractors' Shops (e.g., Plumbing, Electrical, Mechanical, HVAC, Home Improvement or Construction, Swimming Pool, Landscaping, Cabinetmaking, General Building, Excavating, etc.)														
a) With Enclosed Storage of Equipment or Materials										P		S	P	P
b) With Outdoor/Exposed Storage										S		S	P	P
5. Laundry, Dry Cleaning Plant (institutional)													P	P
6. Stone Monument Sales, Processing													S	P
7. Manufacture or Assembly of Electronic Instruments, Components, Devices										S	S	P	P	P
8. Machine Shops & Fabricators										S	S	S	P	P
9. Manufacture or Assembly of Medical, Drafting, Metering, Marine, Photographic, Mechanical Instruments												P	P	P
10. Ice Manufacturing and Storage													P	P
11. Microbreweries, micro-distilleries, micro-wineries, micro-cideries										P		P	P	P

12. Sales, Distribution, and Installation of Glass, Including Windows, Mirrors, and/or Automobile Glass									S	P		S	P	P
13. Recycling Center									S	S			P	P
14. Recycling Plant													S	P

(Ord. No. 14-12, 6-17-14; Ord. No. 14-27, 12-16-14; Ord. No. 24-17(R), 9-17-24)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 16—GENERAL INDUSTRIAL													
1. Manufacture & Assembly of Tools, Firearms, Hardware, HVAC Equipment												S	P	P
2. Manufacture & Assembly of Musical Instruments, Toys, Novelties												S	P	P
3. Manufacture, Compounding, Processing, Packaging of Cosmetics, Toiletries, Pharmaceuticals												S	P	P
4. Manufacture, Compounding, Assembly of Products Made From Previously Prepared Paper, Plastic, Metal, Textiles, Tobacco, Wood, Paint, Fiber, Glass, Rubber, Leather, Cellophane, Canvas, Fur, Felt, Horn, Wax, Hair, Yarn												S	P	P
5. Manufacture of Pottery and Ceramic Products												S	P	P
6. Manufacture, Compounding, Processing & Packaging of Food and Food Products												S	P	P

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7. Concrete or Asphalt Mixing, Batching Plant														S
8. Distillation of Varnish, Turpentine														S
9. Fertilizer Manufacturing														S
10. Fireworks, Explosives Manufacturing, Storage														S
11. Fish Canning, Curing, Grinding, Smoking											S			S
12. Glue, Size Manufacturing														S
13. Iron, Steel, Copper, Metal Works & Foundries														S
14. Lime, Cement, Gypsum, Plaster Manufacturing														S
15. Petroleum Products, Alcohol Refining, Manufacturing, Mixing, Storage														S
16. Soap Manufacturing														S
17. Tanning/Curing Hides														S
18. Slaughterhouse, Rendering Plant														S
19. Chemical Manufacturing													S	S
20. Paint, Shellac Manufacturing													S	S
21. Extractive Industries, Surface Mines, Borrow Pits														S
21.1 Soil Stockpiling	S	A	S	S	S	S	S	A	A	A	A	A	A	A
22. Sawmill/Firewood splitting/sales lot													S	S
23. Construction Trailer Storage Yards													S	S
24. Reclamation of Non-Conforming Borrow Pits	P	P	P	P	P	P	P	P	P	P	P	P	P	P
25. Meat & Poultry Packing, Curing, Canning, Smoking														S

(Ord. No. 14-12, 6-17-14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 17—UTILITIES													
1. Electric Substations, Distribution Center, Transformer Stations, Telephone Exchanges	S	S	S	S	S	S	S	A	A	A	S	S	A	P
2. Electric Generating Plants														S
2b. Solar Energy Facilities	S	S									S	S	P	P
3. Sewage Pump/Lift Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4. Sewage Treatment/Disposal Facilities	S	S											S	S
5. Water Purification Facilities	S	S											S	P
6. Water Storage Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	P
7. Radio, Television, Cellular, Microwave Facilities	S	S								S	S	S	P	P
8. Utility Transmission Facilities other than Normal Distribution Facilities (Essential Services): Including Telephone Exchanges, Pipelines, High Voltage Power Lines	S	S	S	S	S	S	S	S	S	S	S	S	S	S
9. Solid Waste Disposal and Treatment Facilities including Incinerators, Landfills, Transfer Stations														S
10. Storage, Handling, Transport of Coal or Other Solid Fossil Fuels used in the County; Storage, Handling, Transport, Disposal of Fly Ash, Bottom Ash														S

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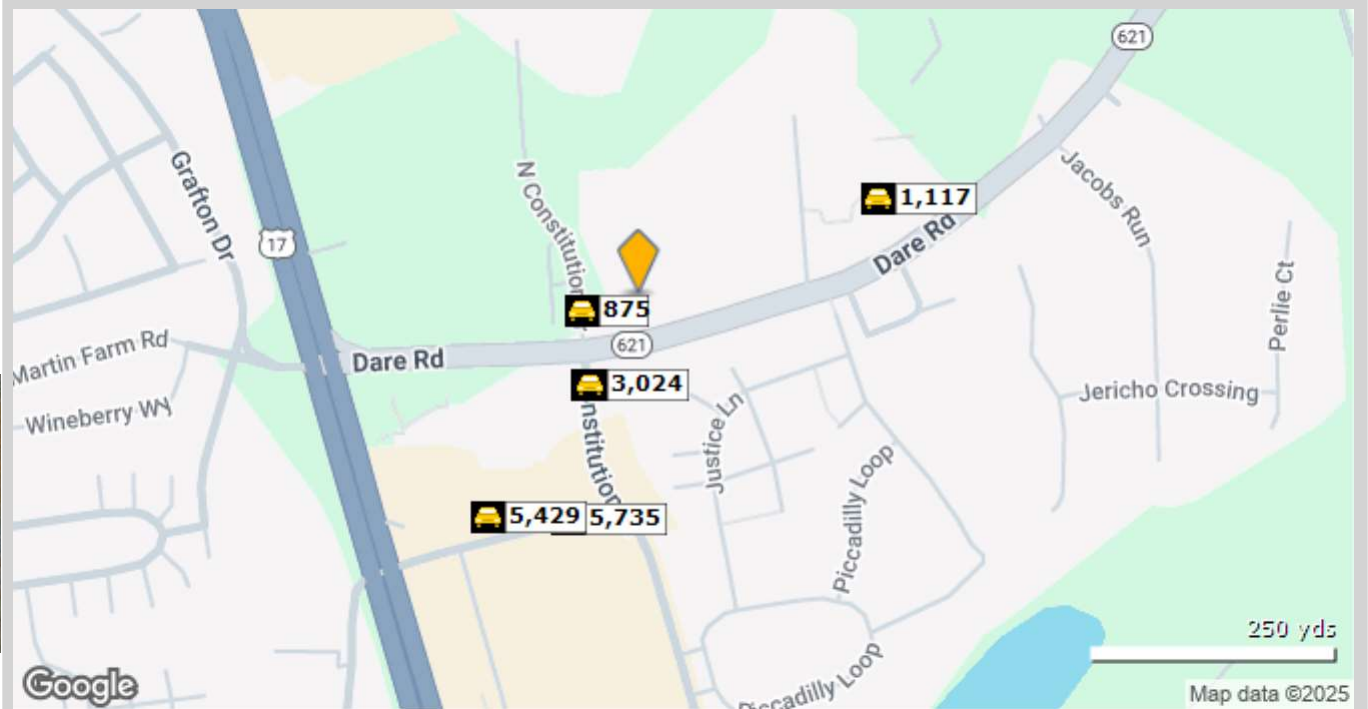
(Supp. No. 6)

(Ord. No. O98-18, 10-7-98; Ord. No. O99-17, 12-1-99; Ord. No. 00-12, 7-18-00; Ord. No. 00-15, 8-15-00; Ord. No. 00-22, 12-19-00; Ord. No. 03-25, 6-17-03; Ord. No. 04-2(R), 3-2-04; Ord. No. 05-13(R), 5-17-05; Ord. No. 06-19(R), 7-18-06; Ord. No. 08-17(R), 3-17-09; Ord. No. 10-18(R-1), 1-18-11; Ord. No. 14-12, 6-17-14; Ord. No. 17-8, 8-15-17; Ord. No. 24-17(R), 9-17-24)

Traffic Count Report

100 N Constitution Dr, Yorktown, VA 23692

Building Type: **Class B Office**
 Class: **B**
 RBA: **7,216 SF**
 Typical Floor: **7,216 SF**
 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	N Constitution Dr		0.00	2024	883	MPSI	.03
2	N Constitution Dr		0.00	2025	875	MPSI	.03
3	Constitution Dr	Dare Rd	0.02 N	2018	3,198	MPSI	.06
4	Constitution Dr	Dare Rd	0.02 N	2025	2,999	MPSI	.06
5	Constitution Dr	Dare Rd	0.02 N	2024	3,024	MPSI	.06
6	Grafton Station Ln	Constitution Dr	0.04 NE	2025	5,698	MPSI	.14
7	Grafton Station Ln	Constitution Dr	0.04 NE	2024	5,735	MPSI	.14
8	Grafton Station Ln	George Washington Memorial Hwy	0.07 W	2024	5,605	MPSI	.16
9	Grafton Station Ln	George Washington Memorial Hwy	0.07 W	2025	5,429	MPSI	.16

Traffic Count Report

100 N Constitution Dr, Yorktown, VA 23692

10	Not Available	Not Available	0.00	No	2020	1,117	MPSI	.16
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Demographic Trend Report

1 Mile Radius

100 N Constitution Dr, Yorktown, VA 23692

Building Type: **Class B Office**

Class: **B**

RBA: **7,216 SF**

Typical Floor: **7,216 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Description	2020		2024		2029	
Population	6,771		6,986		7,349	
Age 0 - 4	340	5.02%	380	5.44%	415	5.65%
Age 5 - 9	455	6.72%	432	6.18%	424	5.77%
Age 10 - 14	480	7.09%	454	6.50%	450	6.12%
Age 15 - 19	472	6.97%	409	5.85%	451	6.14%
Age 20 - 24	371	5.48%	451	6.46%	451	6.14%
Age 25 - 29	386	5.70%	401	5.74%	444	6.04%
Age 30 - 34	397	5.86%	380	5.44%	422	5.74%
Age 35 - 39	472	6.97%	407	5.83%	413	5.62%
Age 40 - 44	469	6.93%	503	7.20%	450	6.12%
Age 45 - 49	414	6.11%	476	6.81%	484	6.59%
Age 50 - 54	394	5.82%	492	7.04%	494	6.72%
Age 55 - 59	489	7.22%	527	7.54%	504	6.86%
Age 60 - 64	422	6.23%	409	5.85%	476	6.48%
Age 65 - 69	352	5.20%	378	5.41%	418	5.69%
Age 70 - 74	333	4.92%	301	4.31%	349	4.75%
Age 75 - 79	282	4.16%	270	3.86%	282	3.84%
Age 80 - 84	130	1.92%	190	2.72%	213	2.90%
Age 85+	114	1.68%	127	1.82%	210	2.86%
Age 15+	5,497	81.18%	5,721	81.89%	6,061	82.47%
Age 20+	5,025	74.21%	5,312	76.04%	5,610	76.34%
Age 65+	1,211	17.89%	1,266	18.12%	1,472	20.03%
Median Age	40		42		42	
Average Age	39.90		40.60		41.40	
Population By Race	6,771		6,986		7,349	
White	4,958	73.22%	5,005	71.64%	5,273	71.75%
Black	566	8.36%	565	8.09%	591	8.04%
Am. Indian & Alaskan	20	0.30%	11	0.16%	12	0.16%
Asian	331	4.89%	354	5.07%	372	5.06%
Hawaiian & Pacific Islander	11	0.16%	13	0.19%	15	0.20%
Other	877	12.95%	1,038	14.86%	1,087	14.79%

Demographic Trend Report

1 Mile Radius

100 N Constitution Dr, Yorktown, VA 23692

Description	2020	2024	2029
Population by Race (Hispanic)	541	574	601
White	130 24.03%	95 16.55%	100 16.64%
Black	18 3.33%	0 0.00%	0 0.00%
Am. Indian & Alaskan	9 1.66%	0 0.00%	0 0.00%
Asian	8 1.48%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	375 69.32%	479 83.45%	501 83.36%
Household by Household Income	2,718	2,791	2,935
<\$25,000	284 10.45%	348 12.47%	388 13.22%
\$25,000 - \$50,000	535 19.68%	440 15.76%	448 15.26%
\$50,000 - \$75,000	339 12.47%	336 12.04%	344 11.72%
\$75,000 - \$100,000	482 17.73%	621 22.25%	683 23.27%
\$100,000 - \$125,000	355 13.06%	402 14.40%	424 14.45%
\$125,000 - \$150,000	185 6.81%	177 6.34%	194 6.61%
\$150,000 - \$200,000	316 11.63%	300 10.75%	303 10.32%
\$200,000+	222 8.17%	167 5.98%	151 5.14%
Average Household Income	\$102,312	\$97,176	\$94,826
Median Household Income	\$85,425	\$85,930	\$85,523

Demographic Summary Report

100 N Constitution Dr, Yorktown, VA 23692

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 RBA: **7,216 SF**
 Typical Floor: **7,216 SF**

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	7,349		29,679		115,291	
2024 Estimate	6,986		28,687		113,869	
2020 Census	6,771		29,101		115,962	
Growth 2024 - 2029	5.20%		3.46%		1.25%	
Growth 2020 - 2024	3.18%		-1.42%		-1.80%	
2024 Population by Hispanic Origin	574		1,986		11,914	
2024 Population	6,986		28,687		113,869	
White	5,005	71.64%	20,219	70.48%	61,948	54.40%
Black	565	8.09%	3,200	11.15%	27,316	23.99%
Am. Indian & Alaskan	11	0.16%	59	0.21%	240	0.21%
Asian	354	5.07%	1,558	5.43%	6,306	5.54%
Hawaiian & Pacific Island	13	0.19%	65	0.23%	677	0.59%
Other	1,038	14.86%	3,586	12.50%	17,382	15.26%
U.S. Armed Forces	284		856		4,086	
Households						
2029 Projection	2,937		11,644		45,692	
2024 Estimate	2,791		11,260		45,230	
2020 Census	2,717		11,471		46,207	
Growth 2024 - 2029	5.23%		3.41%		1.02%	
Growth 2020 - 2024	2.72%		-1.84%		-2.11%	
Owner Occupied	1,938	69.44%	8,608	76.45%	25,648	56.71%
Renter Occupied	853	30.56%	2,653	23.56%	19,582	43.29%
2024 Households by HH Income	2,791		11,262		45,229	
Income: <\$25,000	348	12.47%	981	8.71%	4,930	10.90%
Income: \$25,000 - \$50,000	440	15.76%	1,353	12.01%	8,325	18.41%
Income: \$50,000 - \$75,000	336	12.04%	1,559	13.84%	8,325	18.41%
Income: \$75,000 - \$100,000	621	22.25%	1,859	16.51%	6,346	14.03%
Income: \$100,000 - \$125,000	402	14.40%	1,788	15.88%	5,601	12.38%
Income: \$125,000 - \$150,000	177	6.34%	1,036	9.20%	3,686	8.15%
Income: \$150,000 - \$200,000	300	10.75%	1,689	15.00%	4,694	10.38%
Income: \$200,000+	167	5.98%	997	8.85%	3,322	7.34%
2024 Avg Household Income	\$97,176		\$112,913		\$98,188	
2024 Med Household Income	\$85,930		\$98,372		\$79,075	

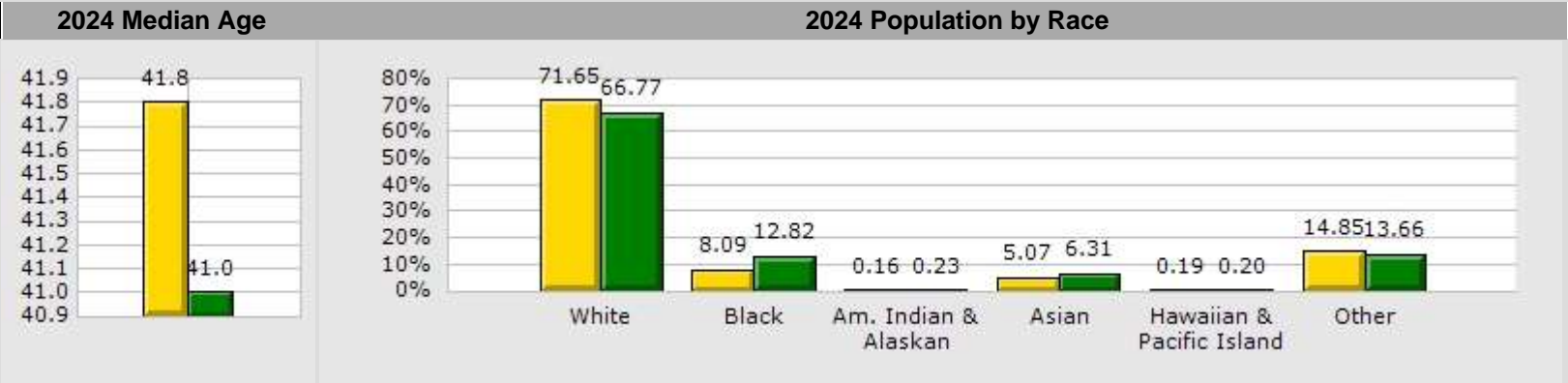
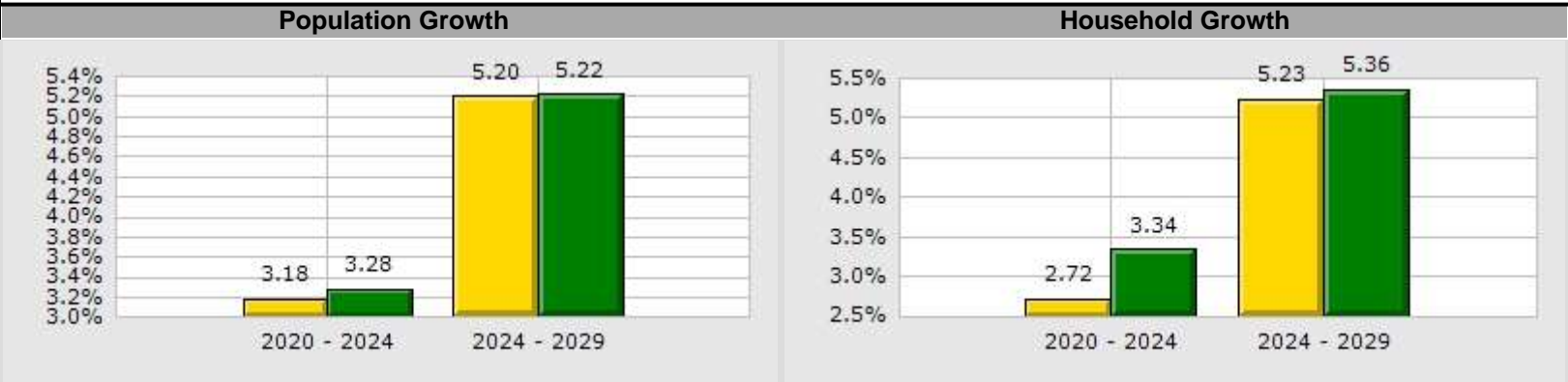
Demographic Market Comparison Report

1 mile radius

100 N Constitution Dr, Yorktown, VA 23692

Type: **Class B Office**
County: **York**

1 Mile
County



Demographic Market Comparison Report

1 mile radius

100 N Constitution Dr, Yorktown, VA 23692				
Type: Class B Office				
County: York				
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	3.18%		3.28%	
Growth 2024 - 2029	5.20%		5.22%	
Empl	3,191	96.99%	33,645	97.16%
Unempl	99	3.01%	984	2.84%
2024 Population by Race				
	6,985		72,344	
White	5,005	71.65%	48,302	66.77%
Black	565	8.09%	9,278	12.82%
Am. Indian & Alaskan	11	0.16%	164	0.23%
Asian	354	5.07%	4,568	6.31%
Hawaiian & Pacific Island	13	0.19%	147	0.20%
Other	1,037	14.85%	9,885	13.66%
Household Growth				
Growth 2020 - 2024	2.72%		3.34%	
Growth 2024 - 2029	5.23%		5.36%	
Renter Occupied	853	30.56%	8,084	30.23%
Owner Occupied	1,938	69.44%	18,654	69.77%
2024 Households by Household Income				
	2,791		26,738	
Income <\$25K	348	12.47%	1,998	7.47%
Income \$25K - \$50K	440	15.76%	2,901	10.85%
Income \$50K - \$75K	336	12.04%	4,414	16.51%
Income \$75K - \$100K	621	22.25%	4,289	16.04%
Income \$100K - \$125K	402	14.40%	4,154	15.54%
Income \$125K - \$150K	177	6.34%	2,687	10.05%
Income \$150K - \$200K	300	10.75%	3,458	12.93%
Income \$200K+	167	5.98%	2,837	10.61%
2024 Med Household Inc				
	\$85,930		\$98,641	
2024 Median Age				
	41.80		41.00	

Demographic Detail Report

100 N Constitution Dr, Yorktown, VA 23692

Building Type: **Class B Office**
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 RBA: **7,216 SF**
 Typical Floor: **7,216 SF**

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 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile			3 Mile		5 Mile	
Population							
2029 Projection	7,349			29,679		115,291	
2024 Estimate	6,986			28,687		113,869	
2020 Census	6,771			29,101		115,962	
Growth 2024 - 2029	5.20%			3.46%		1.25%	
Growth 2020 - 2024	3.18%			-1.42%		-1.80%	
2024 Population by Age	6,986			28,687		113,869	
Age 0 - 4	380	5.44%		1,411	4.92%	7,093	6.23%
Age 5 - 9	432	6.18%		1,582	5.51%	7,556	6.64%
Age 10 - 14	454	6.50%		1,700	5.93%	7,435	6.53%
Age 15 - 19	409	5.85%		1,657	5.78%	6,890	6.05%
Age 20 - 24	451	6.46%		1,780	6.20%	7,674	6.74%
Age 25 - 29	401	5.74%		1,471	5.13%	7,499	6.59%
Age 30 - 34	380	5.44%		1,417	4.94%	7,666	6.73%
Age 35 - 39	407	5.83%		1,555	5.42%	7,930	6.96%
Age 40 - 44	503	7.20%		1,823	6.35%	7,405	6.50%
Age 45 - 49	476	6.81%		1,793	6.25%	6,603	5.80%
Age 50 - 54	492	7.04%		2,066	7.20%	6,926	6.08%
Age 55 - 59	527	7.54%		2,374	8.28%	7,495	6.58%
Age 60 - 64	409	5.85%		1,973	6.88%	6,847	6.01%
Age 65 - 69	378	5.41%		1,804	6.29%	6,093	5.35%
Age 70 - 74	301	4.31%		1,417	4.94%	4,603	4.04%
Age 75 - 79	270	3.86%		1,227	4.28%	3,589	3.15%
Age 80 - 84	190	2.72%		913	3.18%	2,508	2.20%
Age 85+	127	1.82%		723	2.52%	2,057	1.81%
Age 65+	1,266	18.12%		6,084	21.21%	18,850	16.55%
Median Age	41.80			44.90		38.20	
Average Age	40.60			42.80		38.90	

Demographic Detail Report

100 N Constitution Dr, Yorktown, VA 23692					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	6,986		28,687		113,869
White	5,005	71.64%	20,219	70.48%	61,948 54.40%
Black	565	8.09%	3,200	11.15%	27,316 23.99%
Am. Indian & Alaskan	11	0.16%	59	0.21%	240 0.21%
Asian	354	5.07%	1,558	5.43%	6,306 5.54%
Hawaiian & Pacific Island	13	0.19%	65	0.23%	677 0.59%
Other	1,038	14.86%	3,586	12.50%	17,382 15.26%
Population by Hispanic Origin	6,986		28,687		113,869
Non-Hispanic Origin	6,411	91.77%	26,700	93.07%	101,954 89.54%
Hispanic Origin	574	8.22%	1,987	6.93%	11,914 10.46%
2024 Median Age, Male	42.70		45.50		37.60
2024 Average Age, Male	40.30		42.40		38.00
2024 Median Age, Female	40.80		44.20		38.70
2024 Average Age, Female	40.80		43.10		39.60
2024 Population by Occupation Classification	5,636		23,660		90,402
Civilian Employed	3,191	56.62%	13,862	58.59%	55,661 61.57%
Civilian Unemployed	99	1.76%	382	1.61%	1,452 1.61%
Civilian Non-Labor Force	2,076	36.83%	8,593	36.32%	29,359 32.48%
Armed Forces	270	4.79%	823	3.48%	3,930 4.35%
Households by Marital Status					
Married	1,407		6,392		21,104
Married No Children	848		4,127		12,914
Married w/Children	559		2,265		8,190
2024 Population by Education	5,148		21,745		82,989
Some High School, No Diploma	361	7.01%	1,129	5.19%	4,619 5.57%
High School Grad (Incl Equivalency)	1,015	19.72%	3,982	18.31%	17,757 21.40%
Some College, No Degree	1,677	32.58%	6,016	27.67%	23,977 28.89%
Associate Degree	288	5.59%	1,187	5.46%	5,767 6.95%
Bachelor Degree	1,112	21.60%	5,423	24.94%	17,473 21.05%
Advanced Degree	695	13.50%	4,008	18.43%	13,396 16.14%

Demographic Detail Report

100 N Constitution Dr, Yorktown, VA 23692							
Radius	1 Mile		3 Mile		5 Mile		
2024 Population by Occupation	5,925		25,763		102,632		
Real Estate & Finance	111	1.87%	774	3.00%	2,400	2.34%	
Professional & Management	2,253	38.03%	9,594	37.24%	33,415	32.56%	
Public Administration	233	3.93%	1,238	4.81%	5,449	5.31%	
Education & Health	941	15.88%	3,654	14.18%	12,799	12.47%	
Services	574	9.69%	1,813	7.04%	9,148	8.91%	
Information	14	0.24%	89	0.35%	527	0.51%	
Sales	324	5.47%	2,136	8.29%	10,690	10.42%	
Transportation	8	0.14%	13	0.05%	446	0.43%	
Retail	262	4.42%	1,216	4.72%	5,200	5.07%	
Wholesale	58	0.98%	280	1.09%	1,058	1.03%	
Manufacturing	352	5.94%	1,464	5.68%	6,221	6.06%	
Production	170	2.87%	999	3.88%	5,393	5.25%	
Construction	303	5.11%	1,283	4.98%	4,793	4.67%	
Utilities	65	1.10%	387	1.50%	1,950	1.90%	
Agriculture & Mining	5	0.08%	18	0.07%	254	0.25%	
Farming, Fishing, Forestry	6	0.10%	46	0.18%	261	0.25%	
Other Services	246	4.15%	759	2.95%	2,628	2.56%	
2024 Worker Travel Time to Job	3,267		13,700		55,459		
<30 Minutes	2,103	64.37%	8,938	65.24%	38,123	68.74%	
30-60 Minutes	1,036	31.71%	4,071	29.72%	14,336	25.85%	
60+ Minutes	128	3.92%	691	5.04%	3,000	5.41%	
2020 Households by HH Size	2,716		11,471		46,208		
1-Person Households	716	26.36%	2,698	23.52%	12,579	27.22%	
2-Person Households	923	33.98%	4,125	35.96%	15,268	33.04%	
3-Person Households	467	17.19%	1,973	17.20%	7,857	17.00%	
4-Person Households	379	13.95%	1,654	14.42%	6,236	13.50%	
5-Person Households	165	6.08%	697	6.08%	2,718	5.88%	
6-Person Households	46	1.69%	219	1.91%	1,007	2.18%	
7 or more Person Households	20	0.74%	105	0.92%	543	1.18%	
2024 Average Household Size	2.50		2.50		2.50		
Households							
2029 Projection	2,937		11,644		45,692		
2024 Estimate	2,791		11,260		45,230		
2020 Census	2,717		11,471		46,207		
Growth 2024 - 2029	5.23%		3.41%		1.02%		
Growth 2020 - 2024	2.72%		-1.84%		-2.11%		

Demographic Detail Report

100 N Constitution Dr, Yorktown, VA 23692				
Radius	1 Mile	3 Mile	5 Mile	
2024 Households by HH Income	2,791	11,262	45,229	
<\$25,000	348 12.47%	981 8.71%	4,930 10.90%	
\$25,000 - \$50,000	440 15.76%	1,353 12.01%	8,325 18.41%	
\$50,000 - \$75,000	336 12.04%	1,559 13.84%	8,325 18.41%	
\$75,000 - \$100,000	621 22.25%	1,859 16.51%	6,346 14.03%	
\$100,000 - \$125,000	402 14.40%	1,788 15.88%	5,601 12.38%	
\$125,000 - \$150,000	177 6.34%	1,036 9.20%	3,686 8.15%	
\$150,000 - \$200,000	300 10.75%	1,689 15.00%	4,694 10.38%	
\$200,000+	167 5.98%	997 8.85%	3,322 7.34%	
2024 Avg Household Income	\$97,176	\$112,913	\$98,188	
2024 Med Household Income	\$85,930	\$98,372	\$79,075	
2024 Occupied Housing	2,791	11,261	45,230	
Owner Occupied	1,938 69.44%	8,608 76.44%	25,648 56.71%	
Renter Occupied	853 30.56%	2,653 23.56%	19,582 43.29%	
2020 Housing Units	2,740	11,834	47,474	
1 Unit	2,226 81.24%	10,080 85.18%	31,055 65.41%	
2 - 4 Units	56 2.04%	354 2.99%	3,079 6.49%	
5 - 19 Units	447 16.31%	1,096 9.26%	10,062 21.19%	
20+ Units	11 0.40%	304 2.57%	3,278 6.90%	
2024 Housing Value	1,938	8,607	25,648	
<\$100,000	153 7.89%	325 3.78%	1,548 6.04%	
\$100,000 - \$200,000	261 13.47%	760 8.83%	3,612 14.08%	
\$200,000 - \$300,000	491 25.34%	1,844 21.42%	6,736 26.26%	
\$300,000 - \$400,000	505 26.06%	2,540 29.51%	5,911 23.05%	
\$400,000 - \$500,000	368 18.99%	1,621 18.83%	4,350 16.96%	
\$500,000 - \$1,000,000	121 6.24%	1,412 16.41%	3,224 12.57%	
\$1,000,000+	39 2.01%	105 1.22%	267 1.04%	
2024 Median Home Value	\$312,673	\$354,114	\$315,699	
2024 Housing Units by Yr Built	2,978	12,233	49,210	
Built 2010+	303 10.17%	1,107 9.05%	4,336 8.81%	
Built 2000 - 2010	220 7.39%	1,372 11.22%	6,036 12.27%	
Built 1990 - 1999	913 30.66%	2,593 21.20%	11,699 23.77%	
Built 1980 - 1989	807 27.10%	3,198 26.14%	10,629 21.60%	
Built 1970 - 1979	431 14.47%	1,803 14.74%	9,105 18.50%	
Built 1960 - 1969	168 5.64%	1,251 10.23%	4,421 8.98%	
Built 1950 - 1959	81 2.72%	631 5.16%	1,912 3.89%	
Built <1949	55 1.85%	278 2.27%	1,072 2.18%	
2024 Median Year Built	1988	1986	1987	

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