

For Sale
Income Producing Property
727 J. Clyde Morris Boulevard
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

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FOR SALE
Income Producing Property
727 J. Clyde Morris Boulevard
Newport News, Virginia

Location: 727 J. Clyde Morris Boulevard
Newport News, Virginia

Description: This free-standing building is an ideal, fully leased, 6-unit income producing office opportunity.

Centrally located in Newport News, Virginia adjacent to Oyster Point Business Park and in close proximity to Interstate 64.

Ideal for an owner/user or investor looking for upside potential. The property offers excellent visibility and frontage on J. Clyde Morris Boulevard.

Size: Approximately 8,578 Square Feet on .69 Acres

Suite A&B	2,300 SF
Suite C	1,056 SF
Suite D	1,384 SF
Suite E	1,278 SF
Suite F	2,516 SF
Common Space	<u>440 SF</u>
Total	8,578 SF

Sale Price: \$995,000.00

CAP Rate: 6.7%

NOI: \$67,154.42/Year

Real Estate Taxes: \$11,870.26/Year

Zoning: C-1 (Retail Commercial District)

Additional Amenities:

- Fully Leased / Income Producing with Upside Potential
- Monument Signage
- Multi-Unit Free-Standing Building

Additional Information:

- Additional Photographs
- Aerial
- Location Map
- Use List
- Demographics

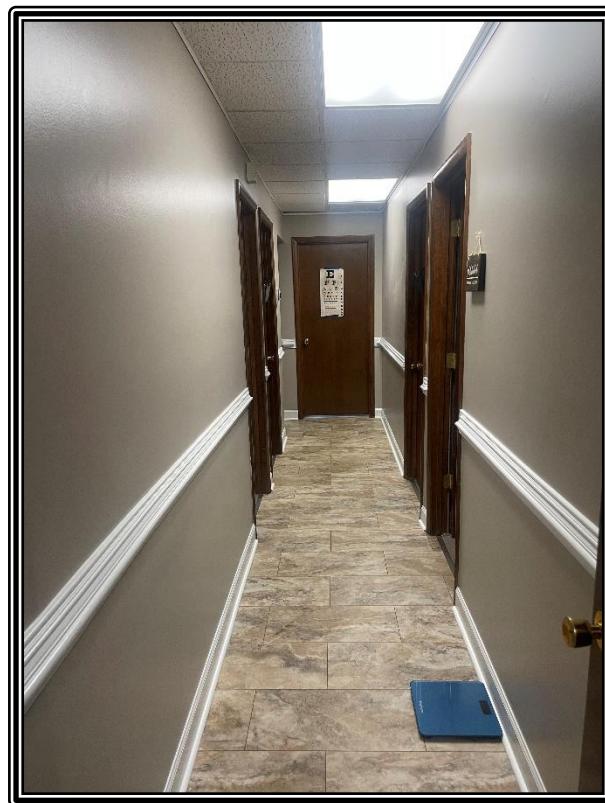
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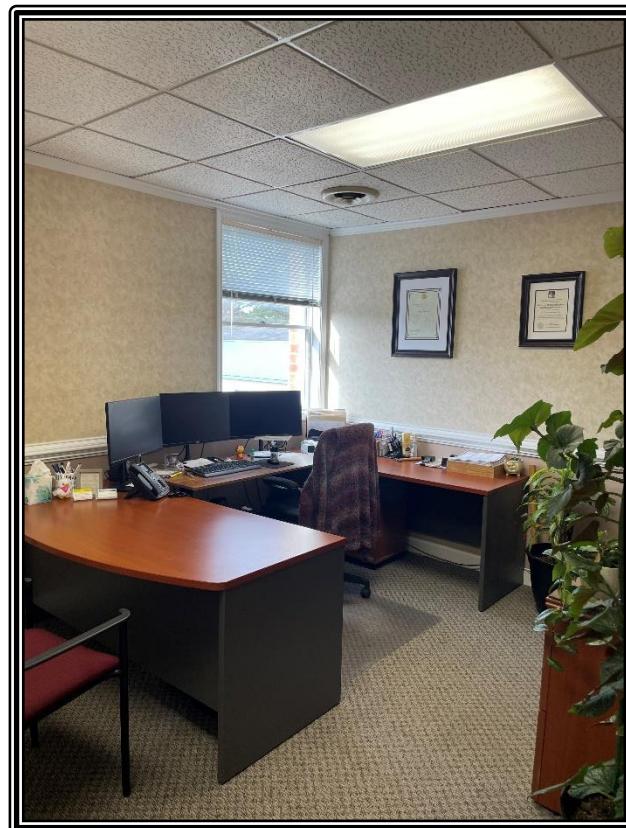
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SUITES A & B



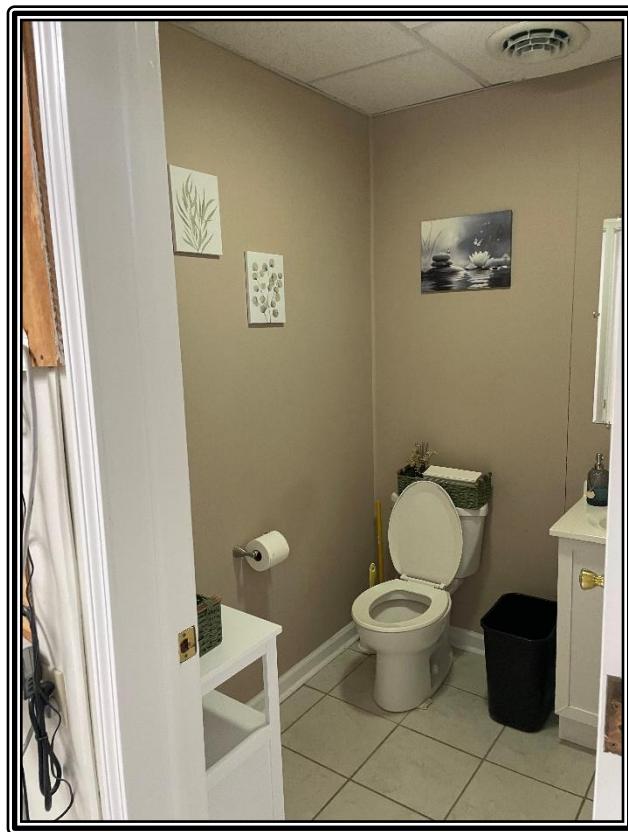
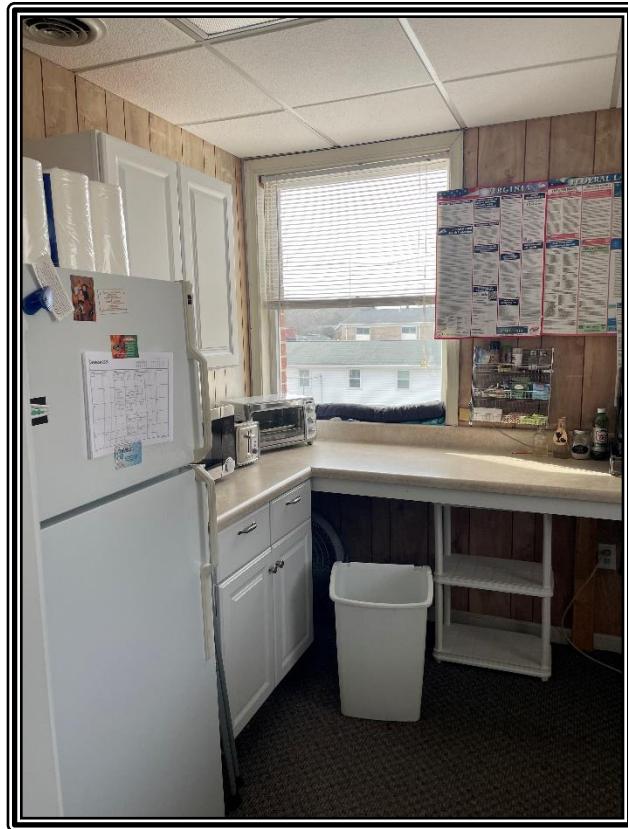
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SUITE C



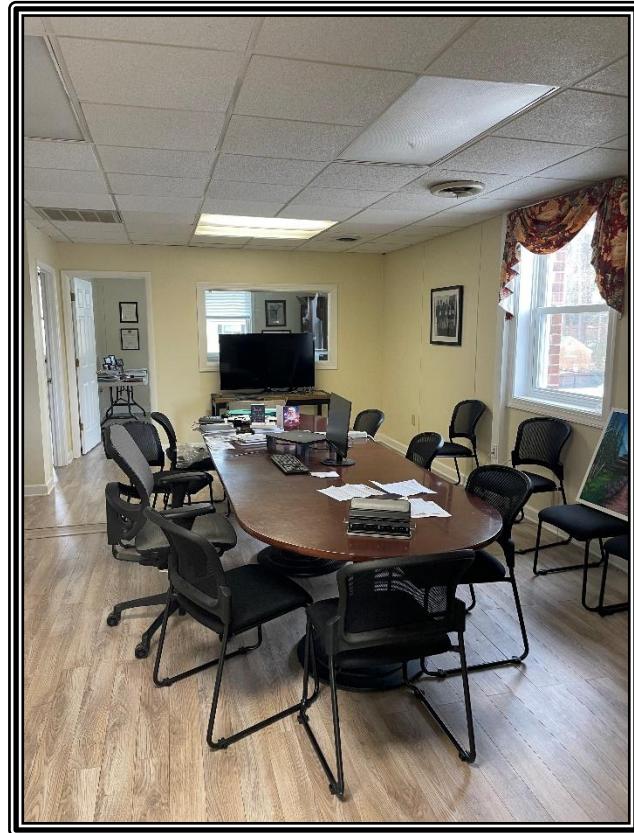
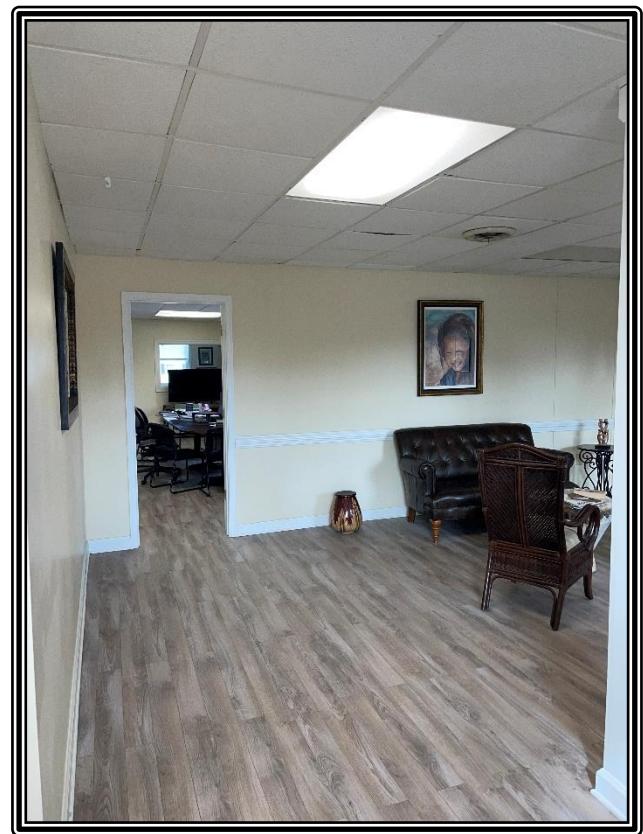
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ADDITIONAL SUITE C



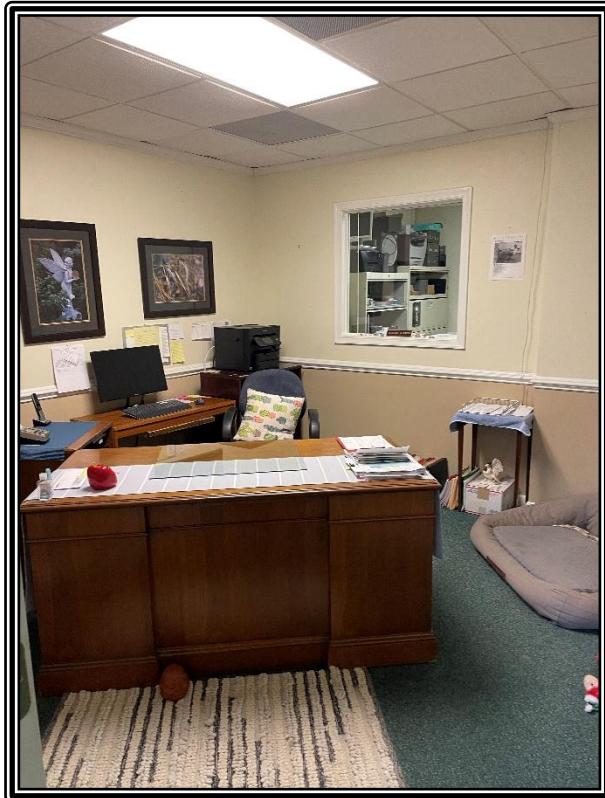
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SUITE D



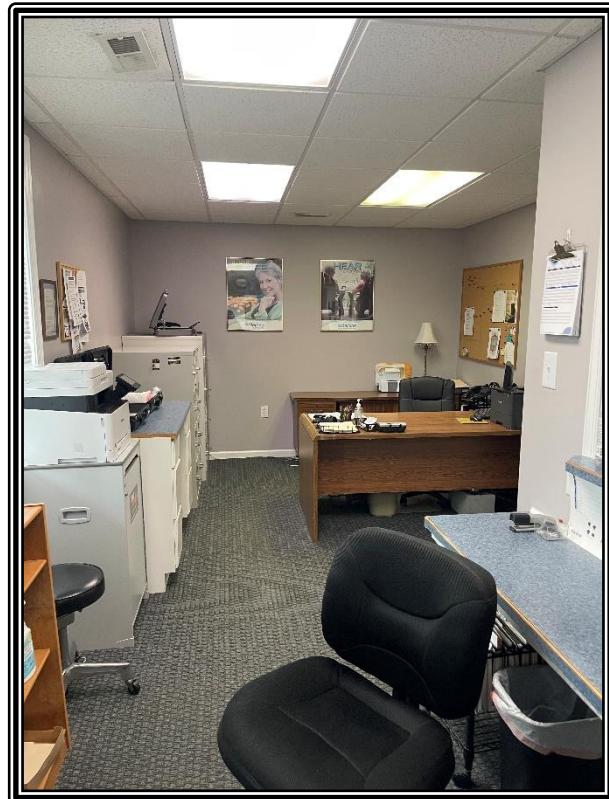
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SUITE E



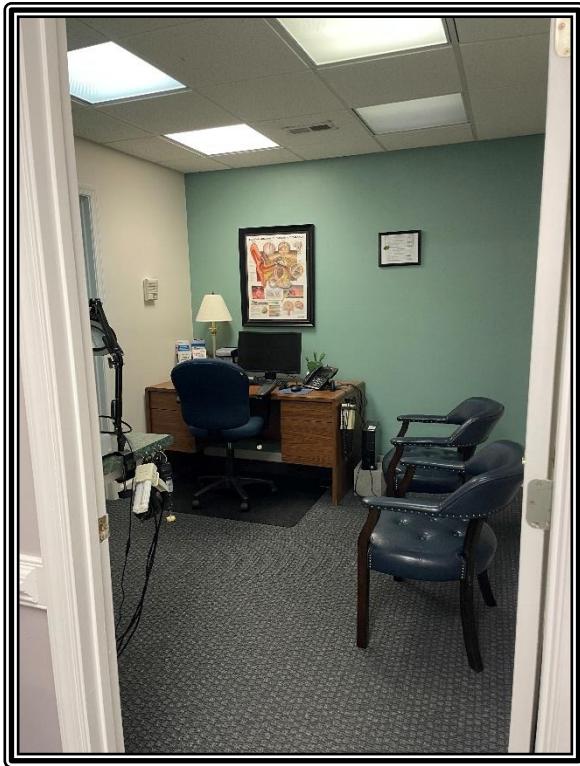
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SUITE F



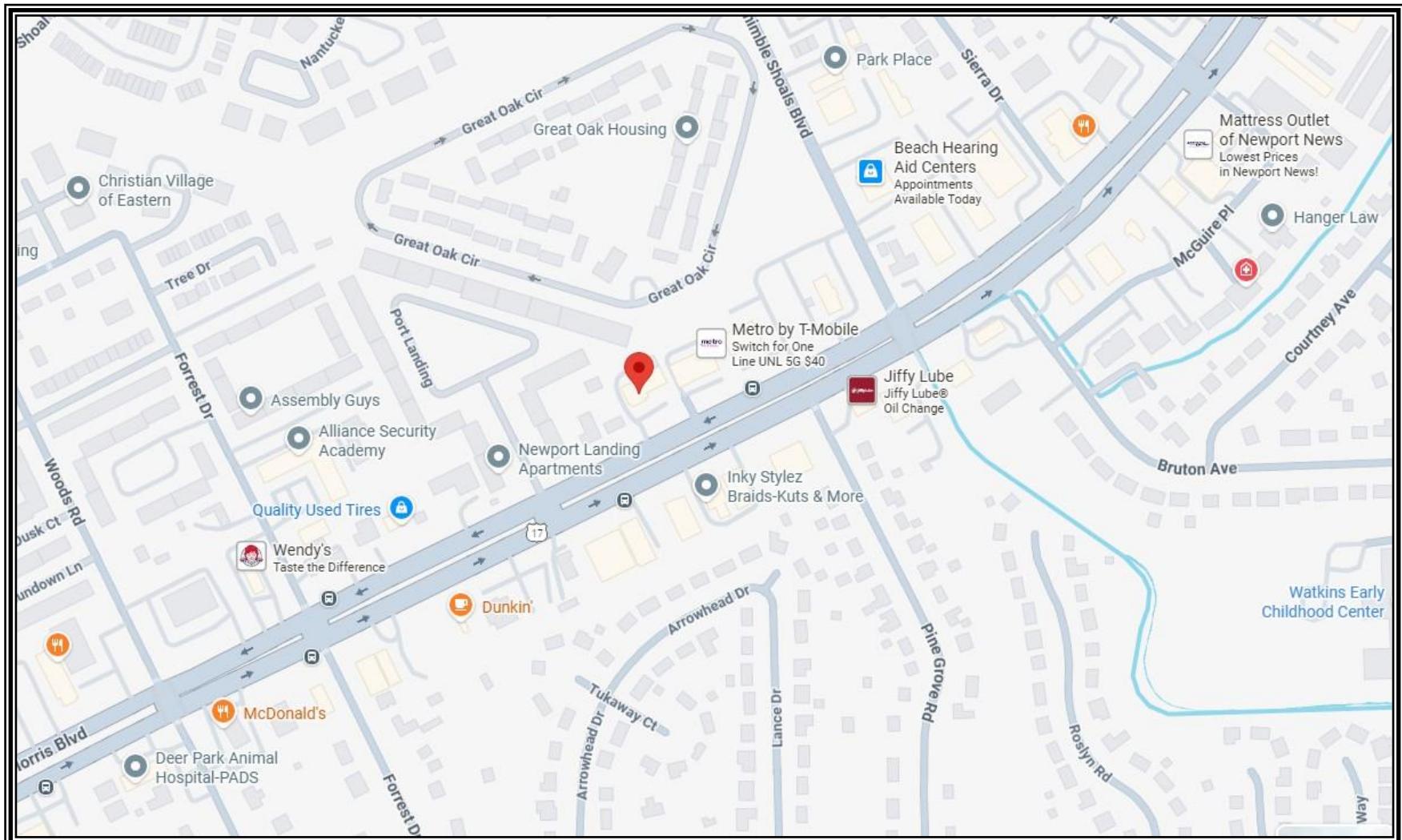
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ADDITIONAL SUITE F



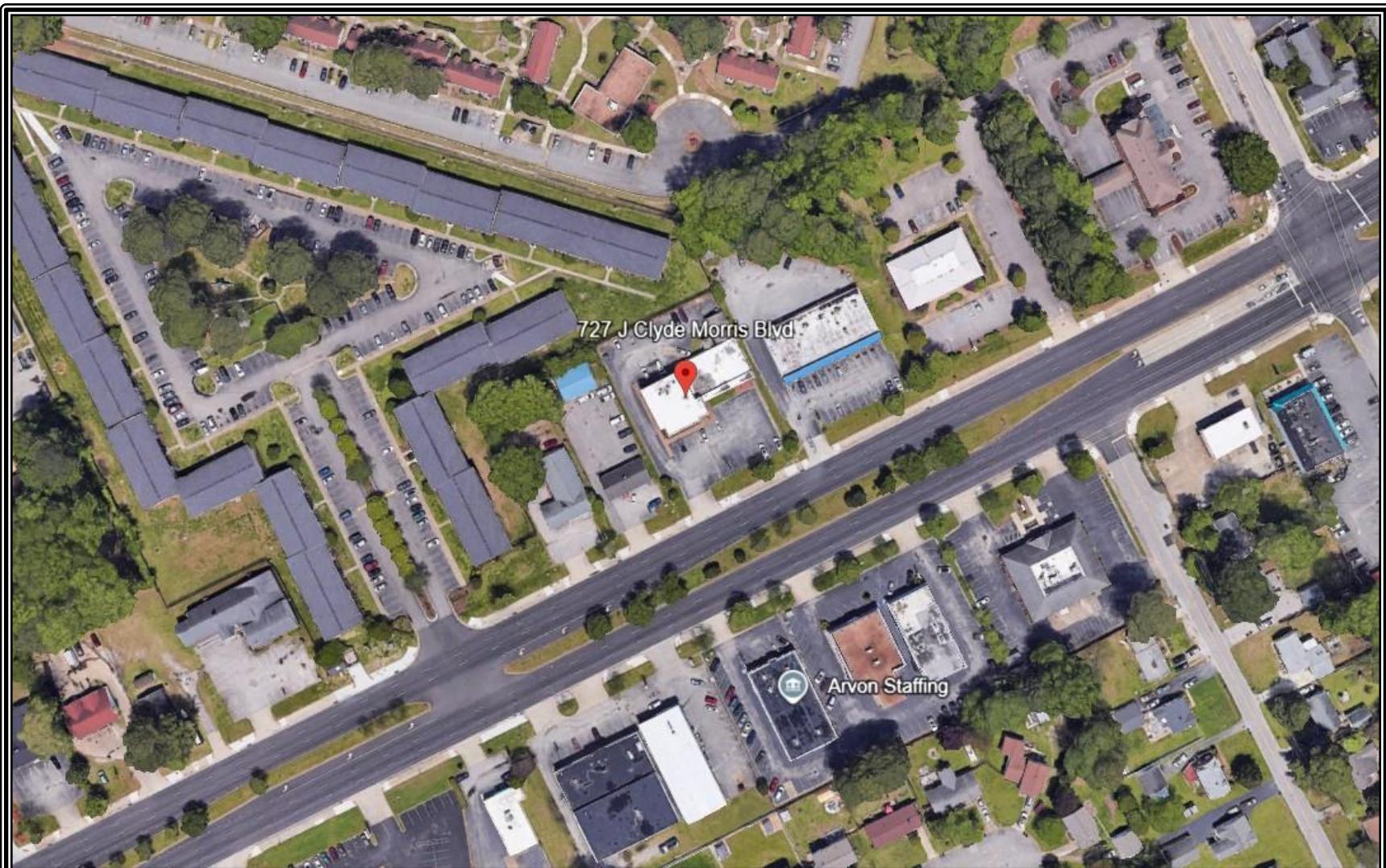
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Campana
Waltz **WEST**
Commercial Real Estate

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 SINGL	R2 SINGL	R3 SINGL	R4 SINGL	R5 LOW	R6 MANU	R7 MEDIUM	R8 HIGH	R9 MIXED	P1 PARK	O1 OFFICE	O2 OFFICE	O3 OFFICE	C1 RETAIL	C2 GENERAL	C3 REGIONAL	C4 DOWNT	C5 DOWNT	M1 LIGHT	M2 HEAVY	ART. REF.	ERE INC.	SEC.	
PERMITTED USES A. AGRICULTURAL																									
1. AGRICULTURE, FARM																									
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																									
PERMITTED USES B. RESIDENTIAL																									
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.(a) FAMILY DAY HOME CHILD CARE FACILITY (LESS THAN FIVE (5) CHILDREN)	P	P	P	P	P	P	P	P	P		P						P								
3.(b) FAMILY DAY HOME CHILD CARE FACILITY (AT LEAST FIVE (5) NOT MORE THAN TWELVE (12) CHILDREN)	C	C	C	C	C	C	C	C	C		C						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		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									

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10. HOME OCCUPATION	P	P	P	P	P	P	P	P												X	45-518
11. BED & BREAKFAST	C	C	C	C	C		C	C	C					P	P	P					
12. BOARDING HOUSE							C	C									C				
13. ASSISTED LIVING FACILITY	P	P	P	P	P						P										
13.1. CONTINUING CARE FACILITY	P	P	P	P	P		P	P	P		P	P		P	P	P					
14. CUSTODIAN APARTMENT														P	P	P	P	P	P	P	
15. SPECIAL RESIDENTIAL FACILITY	P	P	P	P	P																
16. CAMPUS MINISTRY HOUSE	C	C	C	C	C																
17. HOMELESS SHELTERS							C	C													
18. CONGREGATE HOUSING FOR CHILDREN	C	C	C	C	C		C	C	C					C	C						
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	P	P	P	P	P						P										
20. ADAPTIVE RE-USE	C	C	C	C	C									C	C						
21. RECOVERY HOME	C	C	C	C	C		C	C	C		C	P		C	C	C					
22. SHORT-TERM RENTAL	P	P	P	P	P		P	P	P		P					P					
23. ACCESSORY DWELLING UNIT	P	P	P	P	P						P										
PERMITTED USES C. HEALTH																					
1. HOSPICE											P			P	P						
2. MEDICAL CENTER COMPLEX											P			P	P						
3. HOSPITAL							C	C	C		P			P	P	P	P		V	45-520	
4. MEDICAL & DENTAL LABORATORY											P	P		P	P	P	P	P	P		
5. NURSING HOME, CONVALESCENT HOME					C		P	P	P		P			P	P	P	C		V	45-520	
6. OPTICIAN								P			P	P	P	P	P	P	P	P			
7. OUTPATIENT CARE CLINIC						C	C	P			P	P	P	P	P	P	P	P			
8. PHARMACY/DRUG STORE								P			P			P	P	P	P	P			
9. PHYSICAL THERAPY						C	C	P			P	P	P	P	P	P	P	P			
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE						C	C	P			P	P	P	P	P	P	P	P			
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS									C				C	C	C						
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS							P		P			P	P	P							
13. ADULT DAY CARE FACILITY							P		P	P		P	P	P	P	C					

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7. PUBLIC OR PRIVATE SECONDARY SCHOOL	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	C	C			
PERMITTED USES F. COMMUNITY FACILITIES																				
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	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	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	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				V	45-520
10. POLICE STATION					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		
12. PUBLIC/PRIVATE GOLF COURSE	C	C	C	C	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			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
PERMITTED USES G. BUSINESS SERVICES																				
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES										C		P	P	P	P	P	P	P		
2. BANK, LOAN OFFICE OR CREDIT UNION										P		C	P	C	P	P	P	C	C	

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3. BUSINESS ADMIN. OFFICES								C		P	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	P	C			
6. OFFICE AND TWO-FAMILY RESIDENTIAL USE WITHIN ONE BUILDING								P												
PERMITTED USES H. PERSONAL SERVICES																				
1. ARTIST OR PHOTOGRAPHY STUDIO							P		P			P	P	P	P	P				
2. BARBER/BEAUTY SHOP							P		P			P	P	P	P					
3. CARPET/UPHOLSTERY CLEANING												P	P	C	P	P	C			
4. COIN-OPERATED COMMERCIAL LAUNDRY							P					P	P	P						
4.1. DAY SERVICES CENTER								C			C	C	C	C						
5. DIAPER SERVICE/LINEN SUPPLY											P	P	C	P	P	P				
6. DRY CLEANING PICKUP							P				P	P	P	P	P					
7. DRY CLEANING PLANT											P	P	P	C	P	P	P			
8. RECORDING STUDIO							P	C			P	P	P	P	P	P	P			
9. SHOE REPAIR							P				P	P	P	P						
10. TAILOR SHOP							P				P	P	P	P	P					
11. TRAVEL AGENCY								P	P		P	P	P	P						
12. TATTOO ESTABLISHMENT											C									
PERMITTED USES I. RECREATIONAL USES																				
1. AMUSEMENT PARK OR THEME PARK												P			C	C				
2. BILLIARD PARLOR							P				C	P	P							
3. BINGO PARLOR											C	P				C				
4. BOWLING ALLEY							P				C	P	P							
5. AMUSEMENT ESTABLISHMENT							C				C	P	P							
6. COUNTRY/YACHT CLUB	C	C	C	C	C	C	C	C	C	P		P		P	C					
7. GOLF DRIVING RANGE							P				P					C	C			
8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM							P		P	C	P	P	P	P	P	C				
9. MINIATURE GOLF COURSE							C				P	P								
10. PUBLIC CAMPGROUNDS							C													
11. SKATEBOARD RAMP							P				C	C	C			C	C	V	45- 511	

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12. SKATING RINK							P	P				C	P	P					
13. STADIUM, ARENA OR AMPHITHEATRE								C					P	C	C	C	C	C	
14. THEATRE OR STAGE						P	P				P	P	P	C	C				
15. SHOOTING RANGE																C			
PERMITTED USES J. RETAIL SERVICES																			
1. ADULT USE												C	C	C				V	45-2502
2. APPLIANCE SALES							P					P	P	P				V	45-522
3. APPLIANCES SERVICES							P					P	P	P				V	45-522
4. BAKERY (RETAIL)						P					P	P	P	P	P				
5. BICYCLE SALES & SERVICE						P					P	P	P				V	45-522	
6. BOOK STORE						P					P	P	P	P	P				
7. BUILDING SUPPLY - RETAIL											C	C	C			P	P		
8. CAMERA STORE						P					P	P	P	P	P				
9. CEMETERY MONUMENT SALES											P	P	P				V	45-522	
10. COMPUTER SALES & SERVICE						P		P			P	P	P	P	P				
11. CONCESSION STAND						P	P				P	P	P	C	C				
12. CONVENIENCE STORE WITHOUT GASOLINE						P					P	P	P	C	C				
13. CRAFT STORE											P	P	P	P					
14. DEPARTMENT STORE						P					P	P	P				V	45-522	
15. DUPLICATING STORE						P		P	C	P	P	P	P	P	P				
16. EXTENDED STAY MOTEL						P					P	P	P	C	C				
17. FLORIST, HORTICULTURAL & NURSERY						P		P			P	P	P	P					
18. FURNITURE & UPHOLSTERY STORE						P					P	P	P	P			V	45-522	
19. GARDEN SUPPLY STORE						P					P	P	P				V	45-522	
20. GOLF PRO SHOP/CLUBHOUSE						P	C				P	P	P	P					

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21. GROCERY STORE							P					P	P	P				V	45-522
22. HARDWARE STORE							P					P	P	P				V	45-522
23. HOME ACCESSORY STORE							P					P	P	P				V	45-522
24. ICE CREAM/CANDY STORE							P					P	P	P	P				
25. INTERIOR DECORATING STORE							P					P	P	P	P				
26. JEWELRY SALES, SERVICE & REPAIR							P					P	P	P	P				
27. KENNEL												C	C	C					
28. LIGHT EQUIPMENT RENTAL & LEASING												P	P	P	C	C	C	V	45-522
29. LIQUOR STORE							P					P	P	P	P				
30. MALL/MALL BUILDING (ENCLOSED)							P					P	P	P					
31. MEDICAL SUPPLY SALES												P	P	P	P	P			
32. MOTEL/HOTEL							P		C			P	P	P	C	C			
33. NEEDLEWORK & PIECE GOODS STORE							P					P	P	P	P				
33.1. NIGHTCLUB—TYPE 1												P	P	P	P				
33.2. NIGHTCLUB—TYPE 2												C	C	P	P				
34. NOVELTY & SOUVENIR STORE							P					P	P	P	P				
35. OFF-PREMISE SALE OF ALCOHOL IN AN ESTABLISHMENT OF LESS THAN 1,600 SQ.FT.							C					C	C	C	C				
36. PAWN SHOP												C	C	C					
37. PET CARE SERVICE WITHOUT OUTSIDE CAGES OR RUNS							P					P	P	P					
37a. PET CARE SERVICE WITH OUTSIDE CAGES AND RUNS												C	C	C					
38. PRINTING ENGRAVING, BLUEPRINTING & COPYING							C					C	P	P	P	P	P		
39. RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY							P	C		P		P	P	P	P	P	C	C	
40. RESTAURANT/CAFETERIA/DELICATESSEN WITHOUT DRIVE THROUGH SERVICE							P	C	P	P		P	P	P	P	P	C	C	

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40.1. RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY								C	C		C		C	C	C	C	C	C	C	C			
41. RETAIL SALES BY WHOLESALER OF SAME GOODS								C					P	P	P	P	P	P	P	V		45- 522	
41.1. SELF-SERVICE ICE VENDING UNIT													P	P					P	P			
42. SPORTING GOODS								P					P	P	P	P							
43. STATIONERY STORE								P					P	P	P	P							
44. TENNIS PRO SHOP/CLUBHOUSE								P	C	P			P	P	P	P							
45. TOY OR HOBBY STORE								P					P	P	P								
46. USED MERCHANDISE SALES													P	P	P					V	45- 522		
46.1. VAPE SHOP													P										
47. VARIETY STORE								P					P	P	P								
48. VIDEO RENTAL								P					P	P	P	P							
49. WEARING APPAREL/SHOE STORE								P					P	P	P	P							
51. BANQUET/FUNCTION HALL								C		C			C	C	C				C				
52. ANIMAL SHELTER																				P			
53. MICRO-DISTILLERY AND/OR MICRO- WINERY								P					P	P	P	P	P	P					
53. MICRO/CRAFT BREWERY								P					P	P	P	P	P	P	P				
54. FOOD TRUCK VENDORS ON PRIVATE PROPERTY								P	P	P	P	P	P	P	P	P	P	P	P	P			
PERMITTED USES K. AUTO & MARINE SERVICES																							
1. AUTO PARTS STORE (NO SERVICE)								P					P	P	P								
2. AUTOMOBILE FUEL & KEROSENE SALES (SUPPLEMENTAL)								C					C	C	C								
3. AUTOMOBILE GASOLINE SUPPLY STATION								C					C	C	C								
3.1. AUTOMOBILE GASOLINE SUPPLY STATION - UNMANNED																				C	C		
4. AUTOMOBILE BODY & PAINT SHOP													C	C					C				
5. SMALL MOTOR VEHICLE REPAIR AND SERVICE FACILITY													C	C					C				
6. AUTOMOBILE SALES/NEW CAR DEALERSHIP													C	C	P				P	C	V	45- 522	
7. AUTOMOBILE SALES, USED CAR DEALERSHIP													C	C						V	45- 522		

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8. CAR WASH												C	C	C						
9. AUTOMOBILE UPHOLSTERY												C	C	P						
10. AUTOMOBILE, LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL											C		C	C	C	P	P	V	45- 522	
11. BOAT & YACHT SALES								C				C	C	P				V	45- 522	
12. BOAT BASIN	C	C	C	C	C	C	C	P	P		P	P	P			P	P			
13. LARGE MOTOR VEHICLE SALES, REPAIR AND/OR SERVICE												C				C				
13.1. MANUFACTURED HOME SALES, SERVICE AND/OR LEASING												C				C				
14. MARINA								C				C	C	P		P	P	V	45- 522	
15. SMALL BOAT REPAIR												C	P							
16. TOWING SERVICE												C	C			C				
PERMITTED USES L. TRANSPORTATION																				
1. AIRPORT																P	P			
2. BUS STOP, BUS SHELTER OR TAXI STAND	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
3. COMMERCIAL PARKING LOT—SMALL MOTOR VEHICLES														P	P	C	C			
3.1. COMMERCIAL PARKING LOT— LARGE MOTOR OR RECREATIONAL VEHICLES																C	P			
3.2. TRUCK STOP																	C			
4. FREIGHT TERMINAL														C	C	P	P			
5. HELISTOP OR HELIPORT								C			C	C	C	C	C	C	P	P		
6. OFF-SITE PARKING LOT OR GARAGE					C	C	P		C	P	C	P	P	P	C	C	P	P		
7. SEAPORT														P			P	P		
8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE												C				P	P			
9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT			C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P		
PERMITTED USES M. WHOLESALE & WAREHOUSE																				
1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION														C	P		C	P	P	
2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER														C	C	P	P	P	P	
3. DISTRIBUTION WAREHOUSE														C	C	P	P	P	P	

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4. DOCUMENT STORAGE WAREHOUSE										P		P	P	P		
5. FOOD PREPARATION, STORAGE & DISTRIBUTION										C	P		P	P	P	
6. HEATING OIL STORAGE & DISTRIBUTION											P		C	C		
7. MINI-STORAGE WAREHOUSE										C	P		C	P		
7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE										C	C	P	C	P		
8. MOVING & STORAGE											P		C	P		
9. PLUMBING SUPPLIES WHOLESALE & DISTRIBUTION										C	P		C	P	P	
10. PROPANE STORAGE & DISTRIBUTION													C			
11. SEAFOOD WHOLESALE DISTRIBUTION & RECEIVING										C	P		P	P	P	
PERMITTED USES N. OFFICE/RESEARCH DEVELOP.																
1. COMPUTER CENTERS										P	P		P	P	P	
2. LASER, MATERIAL SCIENCE, ELECTRONICS PROD. FIRMS										P	P		P	P	P	
3. LIBRARIES, AUDITORIUMS, LECTURE & CONFERENCE CNTR.										P	P		P	P	P	
4. NONPROFIT PROFESSIONAL OR TECH. EDUCATIONAL INSTITUTE										P	P		P	P	P	
5. PILOT PLANTS FOR PRODUCTION OF PROTOTYPES										P			P	C	P	P
6. RESEARCH LABORATORIES, OFFICES AND FACILITIES										P	P		P	P	P	
PERMITTED USES O. OPEN INDUSTRIAL																
1. BRICK MFG./BRICKYARD LUMBER MILL														C	C	
2. CONCRETE, BITUMINOUS MFG. & ASPHALT PLANT													C	P		
3. HEAVY EQUIPMENT STORAGE													C	P		
4. OUTSIDE COAL STORAGE														C		
5. OUTSIDE COMPOST FACILITY														C		
6. OUTSIDE STORAGE AS MAIN USE														P		
7. SAND & GRAVEL PROCESSING OR STORAGE													C	P		

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(Supp. No. 79, Update 1)

8. SMALL REPAIR, SMALL CONSTRUCTION SHOP & SMALL CONTRACTORS OFFICE											C	P	P		P	P	P		
9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS																	P		
PERMITTED USES P. LIMITED INDUSTRIAL																			
1. BOTTLING PLANT													P		P	P	P		
2. BUYBACK COLLECTION CENTER/GLASS, PAPER & ALUMINUM								C				P	C		C	C			
3. INDOOR MANUFACTURING AND ASSEMBLY										P		P	C	P	P	P			
4. INDOOR COMPOST FACILITY																C			
5. MACHINE SHOP											P		P	P	P				
6. BREWERY SHOP																P			
PERMITTED USES Q. HEAVY INDUSTRIAL																			
1. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY														P	P	P			
2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING																P			
3. CHEMICAL MANUFACTURING																C			
4. DISTILLERY																C			
5. GLUE, FERTILIZER MANUFACTURING																C			
6. INDOOR RECYCLING CENTER															C	P			
7. IRON, STEEL, COPPER, ALUMINUM, & OTHER METALWORK PLANT																C			
8. PAPER PLANT																C			
9. REFINERY																C			
10. SEAFOOD PACKING & PROCESSING																P			
11. SHIPBUILDING, SHIPYARD MANUFACTURE OR REPAIR																P			
12. SLAUGHTERHOUSE, RENDERING PLANT ABATTOIR																C			
13. TANNING OR CURING OF HIDES																C			
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																			
** SIZE LIMITED TO 20,000 SQUARE FEET IN FLOOR AREA, UNLESS USE IS CONTAINED IN A MULTI-TENANT STRUCTURE.																			

(Ord. No. 5028-97, § 1; Ord. No. 5094-98, § 1; Ord. No. 5200-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5203-98, § 1; Ord. No. 5210-98, § 1; Ord. No. 5264-99, § 1; Ord. No. 5265-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5274-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5395-00, §§ 1—5; Ord. No. 5407-00,

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(Supp. No. 79, Update 1)

§ 1; Ord. No. 5422-00, § 1; Ord. No. 5529-00, § 1; Ord. No. 5530-00, § 1; Ord. No. 5550-00, § 1; Ord. No. 5551-00, § 1; Ord. No. 5561-01, § 1; Ord. No. 5711-01, § 1; Ord. No. 5741-02, § 1; Ord. No. 5780-02, § 1; Ord. No. 5781-02, § 1; Ord. No. 5956-03, § 1; Ord. No. 5957-03, § 1; Ord. No. 5958-03, § 1; Ord. No. 5985-03, § 1; Ord. No. 5966-03, § 1; Ord. No. 6174-05, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6193-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6197-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 1; Ord. No. 6334-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6336-07, § 1; Ord. No. 6352-07, § 1; Ord. No. 6537-08, § 1; Ord. No. 6538-08, § 1; Ord. No. 6539-08, § 1; Ord. No. 6540-08, § 1; Ord. No. 6578-09, § 1; Ord. No. 6770-11, § 1; Ord. No. 6782-11, § 1; Ord. No. 6794-11, § 1; Ord. No. 6802-11, § 1; Ord. No. 6889-12, § 1; Ord. No. 6892-12, § 1; Ord. No. 6995-13, § 1; Ord. No. 7001-13, § 1; Ord. No. 7066-14, § 1; Ord. No. 7103-14, § 1; Ord. No. 7181-15, § 1; Ord. No. 7246-16, § II; Ord. No. 7248-16, § 1; Ord. No. 7255-16, § II; Ord. No. 7316-16, § 1; Ord. No. 7366-17, § 1; Ord. No. 7534-19, §§ 1—3; Ord. No. 7543-19, § 1; Ord. No. 7647-20, § 1; Ord. No. 7764-22, §§ 1—3; Ord. No. 7806-22, § 1; Ord. No. 7938-23, § 3; Ord. No. 7899-23, § 1; Ord. No. 7959-24, §§ 1, 2; Ord. No. 8018-24, § 1; Ord. No. 8108-25, § 1)

ARTICLE XX. C1 RETAIL COMMERCIAL DISTRICT REGULATIONS¹

Sec. 45-2001. General.

The intent of this article is to establish district regulations for business uses including offices, retail sales, retail services, business services and similar commercial activities.

(Ord. No. 5028-97, § 1)

Sec. 45-2002. Permitted uses.

- (a) *Principal uses.* Principal uses permitted in this district are set forth in Article IV, section 45-402
- (b) *Accessory uses.* Generally, uses accessory to principal uses allowed in this district are permitted. However, certain accessory uses may have special requirements or require a special exception. See Article V and Article XXXII to determine what special requirements may apply.

(Ord. No. 5028-97, § 1)

Sec. 45-2003. Area and dimensional regulations.

- (a) *Minimum lot requirements:* None
- (b) *Requirements for main buildings:*
 - (1) *Minimum setback requirements:*
 - a. *Front yard:* Twenty-five (25) feet.
 - b. *Rear yard:* Twelve (12) feet.
 - c. *Side yard:*
 - 1. *Interior lot:* Five (5) feet.
 - 2. *Corner lot:* Twenty-five (25) feet for the side yard along the street.
 - (2) *Maximum height:*
 - a. *All uses:* Forty (40) feet.
 - b. Buildings may be higher than forty (40) feet provided the building is set back from the required side and rear yard one (1) foot for each foot of additional height above forty (40) feet.
 - (3) *Minimum buffer area:*
 - a. *When abutting any single-family dwelling district:* Thirty (30) feet.
 - b. *When abutting any multiple-family dwelling district:* Twenty (20) feet.
 - (4) *Maximum floor area:* Seventy-five (75) percent of lot area (Article XXVIII).

¹Cross reference(s)—Article XXXI, Overlay Zoning Districts, Hilton Village.

- (5) *Maximum lot coverage:* Fifty (50) percent of lot area.
- (c) *Requirements for accessory buildings and structures:*
 - (1) *Minimum yard setbacks:* Same as for main building
 - (2) *Maximum height:* Same as for main building.
 - (3) See also Article XXVIII.

(Ord. No. 5028-97, § 1)

Sec. 45-2004. Off-street parking requirements.

See Article XXX, section 45-3004.

(Ord. No. 5028-97, § 1)

Sec. 45-2005. Sign regulations.

See City Code Chapter 33.01.

(Ord. No. 5028-97, § 1)

Sec. 45-2006. Landscaping.

A landscape plan shall be filed with the site plan required by the site plan ordinance of the City Code and shall show all required green areas, buffer areas, trees and plantings.

(Ord. No. 5028-97, § 1)

Sec. 45-2007. Traffic impact.

A traffic impact study shall be filed with the site plan for any new development in this district if it is estimated that all uses in the development would collectively generate more than five thousand (5,000) trips per day, based on the most current ITE manual.

(Ord. No. 5028-97, § 1)

Secs. 45-2008—45-2100. Reserved.

Traffic Count Report

727 J Clyde Morris Blvd, Newport News, VA 23601

Building Type: **Class B Office**

Class: **B**

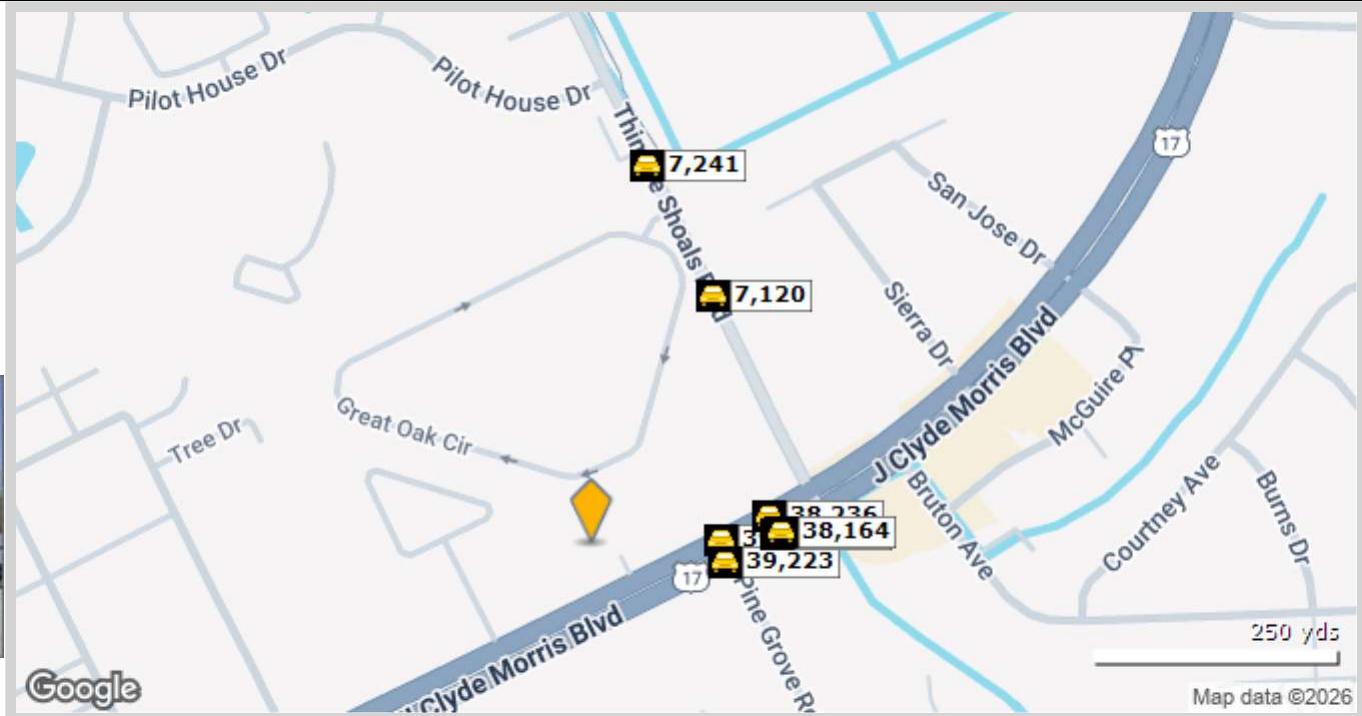
RBA: **8,578 SF**

Typical Floor: **4,289 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 J Clyde Morris Boulevard	Pine Grove Rd	0.00 NE	2024	39,152	MPSI	.08
2 J Clyde Morris Boulevard	Pine Grove Rd	0.00 NE	2024	39,223	MPSI	.08
3 J Clyde Morris Boulevard	Pine Grove Rd	0.00 NE	2025	38,236	MPSI	.11
4 J Clyde Morris Blvd	Thimble Shoals Blvd	0.03 NE	2023	38,126	MPSI	.11
5 J Clyde Morris Boulevard	Thimble Shoals Blvd	0.03 NE	2025	37,952	MPSI	.11
6 J Clyde Morris Blvd	Thimble Shoals Blvd	0.03 NE	2018	39,137	MPSI	.11
7 J Clyde Morris Blvd	Thimble Shoals Blvd	0.03 NE	2024	38,164	MPSI	.11
8 Thimble Shoals Boulevard	Sierra Dr	0.09 NE	2023	7,118	MPSI	.17
9 Thimble Shoals Boulevard	Sierra Dr	0.09 NE	2025	7,120	MPSI	.17
10 Thimble Shoals Blvd	Pilot House Dr	0.06 NW	2018	7,241	MPSI	.23

Demographic Trend Report

1 Mile Radius

727 J Clyde Morris Blvd, Newport News, VA 23601

Building Type: **Class B Office**
 Class: **B**
 RBA: **8,578 SF**
 Typical Floor: **4,289 SF**

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



Description	2020	2024	2029
Population	11,822	11,126	10,881
Age 0 - 4	692 5.85%	757 6.80%	734 6.75%
Age 5 - 9	679 5.74%	682 6.13%	702 6.45%
Age 10 - 14	654 5.53%	593 5.33%	638 5.86%
Age 15 - 19	649 5.49%	577 5.19%	583 5.36%
Age 20 - 24	1,032 8.73%	793 7.13%	624 5.73%
Age 25 - 29	1,243 10.51%	1,000 8.99%	766 7.04%
Age 30 - 34	1,071 9.06%	1,069 9.61%	904 8.31%
Age 35 - 39	836 7.07%	979 8.80%	953 8.76%
Age 40 - 44	735 6.22%	731 6.57%	862 7.92%
Age 45 - 49	626 5.30%	596 5.36%	710 6.53%
Age 50 - 54	637 5.39%	567 5.10%	590 5.42%
Age 55 - 59	757 6.40%	581 5.22%	540 4.96%
Age 60 - 64	688 5.82%	621 5.58%	540 4.96%
Age 65 - 69	491 4.15%	535 4.81%	519 4.77%
Age 70 - 74	387 3.27%	392 3.52%	441 4.05%
Age 75 - 79	277 2.34%	295 2.65%	333 3.06%
Age 80 - 84	185 1.56%	201 1.81%	226 2.08%
Age 85+	181 1.53%	158 1.42%	219 2.01%
Age 15+	9,795 82.85%	9,095 81.75%	8,810 80.97%
Age 20+	9,146 77.36%	8,518 76.56%	8,227 75.61%
Age 65+	1,521 12.87%	1,581 14.21%	1,738 15.97%
Median Age	35	36	38
Average Age	37.20	37.40	38.40
Population By Race	11,822	11,126	10,881
White	5,290 44.75%	5,284 47.49%	5,204 47.83%
Black	4,193 35.47%	3,639 32.71%	3,527 32.41%
Am. Indian & Alaskan	60 0.51%	18 0.16%	18 0.17%
Asian	442 3.74%	417 3.75%	409 3.76%
Hawaiian & Pacific Islander	26 0.22%	72 0.65%	68 0.62%
Other	1,803 15.25%	1,697 15.25%	1,656 15.22%

Demographic Trend Report

1 Mile Radius

727 J Clyde Morris Blvd, Newport News, VA 23601						
Description	2020	2024	2029			
Population by Race (Hispanic)	1,420	1,316	1,284			
White	195 13.73%	120 9.12%	117 9.11%			
Black	93 6.55%	18 1.37%	18 1.40%			
Am. Indian & Alaskan	30 2.11%	0 0.00%	0 0.00%			
Asian	7 0.49%	2 0.15%	2 0.16%			
Hawaiian & Pacific Islander	5 0.35%	0 0.00%	0 0.00%			
Other	1,088 76.62%	1,175 89.29%	1,146 89.25%			
Household by Household Income	5,525	5,227	5,114			
<\$25,000	958 17.34%	763 14.60%	730 14.27%			
\$25,000 - \$50,000	1,301 23.55%	1,388 26.55%	1,382 27.02%			
\$50,000 - \$75,000	1,403 25.39%	1,219 23.32%	1,133 22.15%			
\$75,000 - \$100,000	673 12.18%	557 10.66%	514 10.05%			
\$100,000 - \$125,000	428 7.75%	416 7.96%	401 7.84%			
\$125,000 - \$150,000	282 5.10%	354 6.77%	387 7.57%			
\$150,000 - \$200,000	310 5.61%	339 6.49%	366 7.16%			
\$200,000+	170 3.08%	191 3.65%	201 3.93%			
Average Household Income	\$72,148	\$76,157	\$78,052			
Median Household Income	\$56,349	\$57,644	\$58,240			

Demographic Summary Report

727 J Clyde Morris Blvd, Newport News, VA 23601

Building Type: Class B Office	Total Available: 0 SF		
Class: B	% Leased: 100%		
RBA: 8,578 SF	Rent/SF/Yr: -		
Typical Floor: 4,289 SF			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	10,881	84,214	178,083
2024 Estimate	11,126	84,370	177,255
2020 Census	11,822	86,572	179,934
Growth 2024 - 2029	-2.20%	-0.18%	0.47%
Growth 2020 - 2024	-5.89%	-2.54%	-1.49%
2024 Population by Hispanic Origin	1,315	8,122	16,014
2024 Population	11,126	84,370	177,255
White	5,284 47.49%	42,948 50.90%	85,897 48.46%
Black	3,639 32.71%	25,498 30.22%	59,246 33.42%
Am. Indian & Alaskan	18 0.16%	136 0.16%	299 0.17%
Asian	417 3.75%	3,874 4.59%	7,755 4.38%
Hawaiian & Pacific Island	72 0.65%	371 0.44%	804 0.45%
Other	1,697 15.25%	11,543 13.68%	23,254 13.12%
U.S. Armed Forces	341	3,257	6,482
Households			
2029 Projection	5,115	33,852	73,915
2024 Estimate	5,227	33,998	73,681
2020 Census	5,524	34,959	74,894
Growth 2024 - 2029	-2.14%	-0.43%	0.32%
Growth 2020 - 2024	-5.38%	-2.75%	-1.62%
Owner Occupied	1,861 35.60%	17,451 51.33%	38,123 51.74%
Renter Occupied	3,366 64.40%	16,547 48.67%	35,558 48.26%
2024 Households by HH Income	5,227	33,998	73,677
Income: <\$25,000	763 14.60%	3,937 11.58%	10,019 13.60%
Income: \$25,000 - \$50,000	1,388 26.55%	6,978 20.52%	15,518 21.06%
Income: \$50,000 - \$75,000	1,219 23.32%	7,375 21.69%	15,047 20.42%
Income: \$75,000 - \$100,000	557 10.66%	4,318 12.70%	9,595 13.02%
Income: \$100,000 - \$125,000	416 7.96%	3,966 11.67%	7,956 10.80%
Income: \$125,000 - \$150,000	354 6.77%	2,726 8.02%	5,605 7.61%
Income: \$150,000 - \$200,000	339 6.49%	2,811 8.27%	5,785 7.85%
Income: \$200,000+	191 3.65%	1,887 5.55%	4,152 5.64%
2024 Avg Household Income	\$76,157	\$89,632	\$87,628
2024 Med Household Income	\$57,644	\$70,560	\$68,247

Demographic Market Comparison Report

1 mile radius

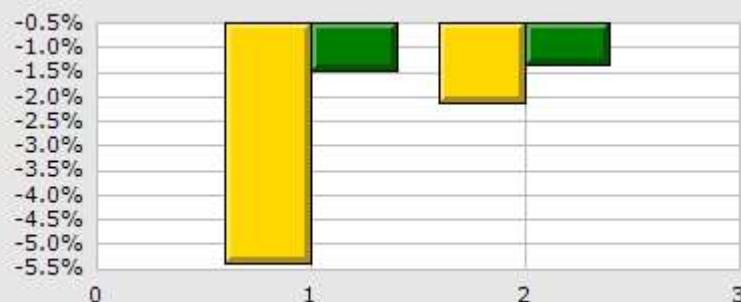
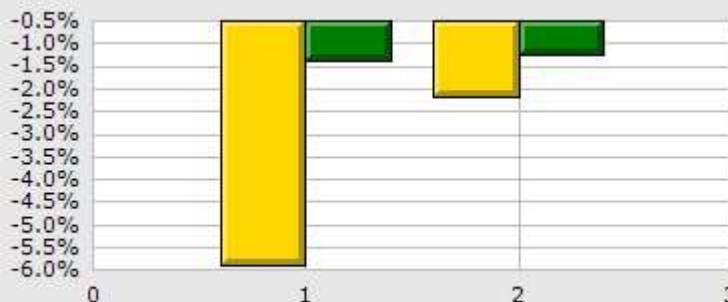
727 J Clyde Morris Blvd, Newport News, VA 23601

Type: Class B Office
County: Newport News

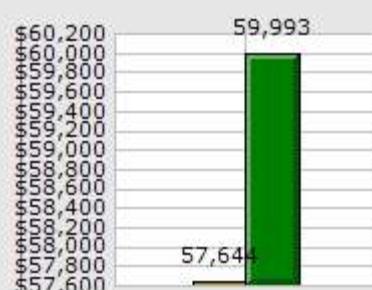
1 Mile
County

Population Growth

Household Growth



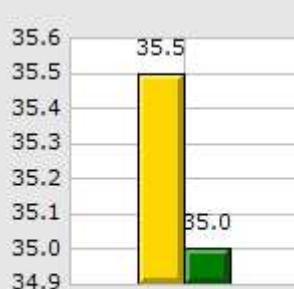
2024 Med Household Inc



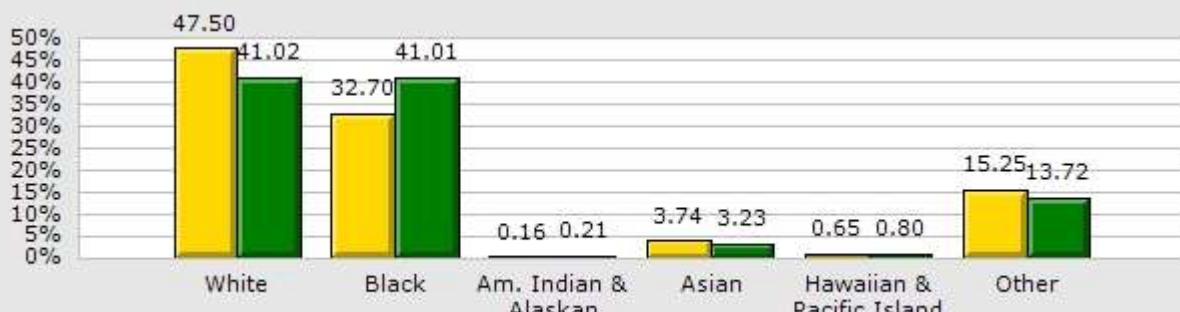
2024 Households by Household Income



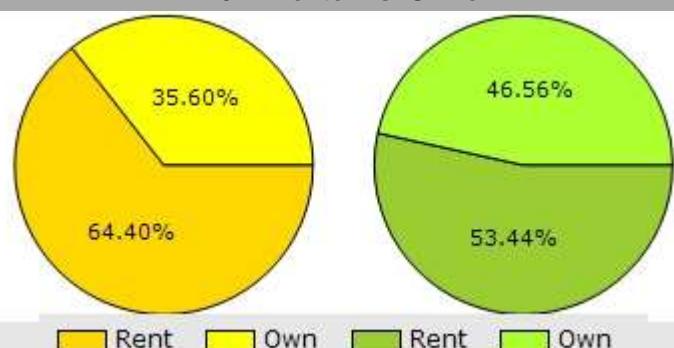
2024 Median Age



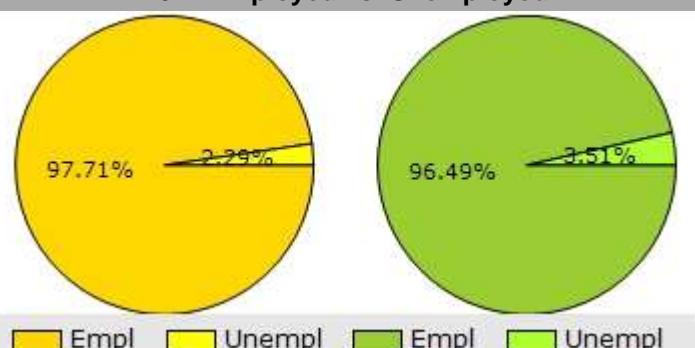
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



727 J Clyde Morris Blvd, Newport News, VA 23601

Type: Class B Office				
County: Newport News				
		1 Mile		County
Population Growth				
Growth 2020 - 2024		-5.89%		-1.38%
Growth 2024 - 2029		-2.20%		-1.25%
Empl	5,750	97.71%	86,476	96.49%
Unempl	135	2.29%	3,145	3.51%
2024 Population by Race	11,124		183,671	
White	5,284	47.50%	75,348	41.02%
Black	3,638	32.70%	75,330	41.01%
Am. Indian & Alaskan	18	0.16%	385	0.21%
Asian	416	3.74%	5,939	3.23%
Hawaiian & Pacific Island	72	0.65%	1,474	0.80%
Other	1,696	15.25%	25,195	13.72%
Household Growth				
Growth 2020 - 2024		-5.38%		-1.49%
Growth 2024 - 2029		-2.14%		-1.34%
Renter Occupied	3,366	64.40%	39,816	53.44%
Owner Occupied	1,861	35.60%	34,687	46.56%
2024 Households by Household Income	5,227		74,503	
Income <\$25K	763	14.60%	13,132	17.63%
Income \$25K - \$50K	1,388	26.55%	18,184	24.41%
Income \$50K - \$75K	1,219	23.32%	15,308	20.55%
Income \$75K - \$100K	557	10.66%	8,550	11.48%
Income \$100K - \$125K	416	7.96%	7,283	9.78%
Income \$125K - \$150K	354	6.77%	5,124	6.88%
Income \$150K - \$200K	339	6.49%	4,082	5.48%
Income \$200K+	191	3.65%	2,840	3.81%
2024 Med Household Inc	\$57,644		\$59,993	
2024 Median Age	35.50		35.00	

Demographic Detail Report

727 J Clyde Morris Blvd, Newport News, VA 23601

Building Type: **Class B Office**
 Class: **B**
 RBA: **8,578 SF**
 Typical Floor: **4,289 SF**

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	10,881	84,214	178,083
2024 Estimate	11,126	84,370	177,255
2020 Census	11,822	86,572	179,934
Growth 2024 - 2029	-2.20%	-0.18%	0.47%
Growth 2020 - 2024	-5.89%	-2.54%	-1.49%
2024 Population by Age			
	11,126	84,370	177,255
Age 0 - 4	757 6.80%	5,415 6.42%	11,241 6.34%
Age 5 - 9	682 6.13%	5,361 6.35%	11,155 6.29%
Age 10 - 14	593 5.33%	4,894 5.80%	10,361 5.85%
Age 15 - 19	577 5.19%	5,502 6.52%	10,703 6.04%
Age 20 - 24	793 7.13%	6,861 8.13%	13,358 7.54%
Age 25 - 29	1,000 8.99%	6,591 7.81%	13,767 7.77%
Age 30 - 34	1,069 9.61%	6,443 7.64%	13,544 7.64%
Age 35 - 39	979 8.80%	6,265 7.43%	12,979 7.32%
Age 40 - 44	731 6.57%	5,234 6.20%	11,018 6.22%
Age 45 - 49	596 5.36%	4,350 5.16%	9,265 5.23%
Age 50 - 54	567 5.10%	4,364 5.17%	9,563 5.40%
Age 55 - 59	581 5.22%	4,668 5.53%	10,390 5.86%
Age 60 - 64	621 5.58%	4,943 5.86%	10,790 6.09%
Age 65 - 69	535 4.81%	4,519 5.36%	9,725 5.49%
Age 70 - 74	392 3.52%	3,414 4.05%	7,291 4.11%
Age 75 - 79	295 2.65%	2,518 2.98%	5,482 3.09%
Age 80 - 84	201 1.81%	1,630 1.93%	3,581 2.02%
Age 85+	158 1.42%	1,396 1.65%	3,042 1.72%
Age 65+	1,581 14.21%	13,477 15.97%	29,121 16.43%
Median Age	35.50	35.90	36.70
Average Age	37.40	37.90	38.40

Demographic Detail Report

727 J Clyde Morris Blvd, Newport News, VA 23601						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	11,126		84,370		177,255	
White	5,284	47.49%	42,948	50.90%	85,897	48.46%
Black	3,639	32.71%	25,498	30.22%	59,246	33.42%
Am. Indian & Alaskan	18	0.16%	136	0.16%	299	0.17%
Asian	417	3.75%	3,874	4.59%	7,755	4.38%
Hawaiian & Pacific Island	72	0.65%	371	0.44%	804	0.45%
Other	1,697	15.25%	11,543	13.68%	23,254	13.12%
Population by Hispanic Origin	11,126		84,370		177,255	
Non-Hispanic Origin	9,810	88.17%	76,247	90.37%	161,240	90.96%
Hispanic Origin	1,316	11.83%	8,122	9.63%	16,014	9.03%
2024 Median Age, Male	34.10		34.10		35.10	
2024 Average Age, Male	35.80		36.30		37.10	
2024 Median Age, Female	37.10		37.60		38.20	
2024 Average Age, Female	38.80		39.30		39.70	
2024 Population by Occupation Classification	8,980		67,602		142,356	
Civilian Employed	5,750	64.03%	41,555	61.47%	87,578	61.52%
Civilian Unemployed	135	1.50%	1,237	1.83%	2,967	2.08%
Civilian Non-Labor Force	2,745	30.57%	21,693	32.09%	45,498	31.96%
Armed Forces	350	3.90%	3,117	4.61%	6,313	4.43%
Households by Marital Status						
Married	1,576		14,257		29,796	
Married No Children	1,026		8,893		19,063	
Married w/Children	550		5,364		10,733	
2024 Population by Education	8,214		60,029		128,237	
Some High School, No Diploma	735	8.95%	3,310	5.51%	7,973	6.22%
High School Grad (Incl Equivalency)	2,177	26.50%	14,298	23.82%	31,585	24.63%
Some College, No Degree	2,398	29.19%	18,366	30.60%	39,003	30.41%
Associate Degree	490	5.97%	3,694	6.15%	7,801	6.08%
Bachelor Degree	1,361	16.57%	11,587	19.30%	24,431	19.05%
Advanced Degree	1,053	12.82%	8,774	14.62%	17,444	13.60%

Demographic Detail Report

727 J Clyde Morris Blvd, Newport News, VA 23601						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	10,817		77,350		163,796	
Real Estate & Finance	235	2.17%	2,177	2.81%	4,202	2.57%
Professional & Management	3,290	30.42%	23,082	29.84%	48,177	29.41%
Public Administration	398	3.68%	3,401	4.40%	7,701	4.70%
Education & Health	1,270	11.74%	10,534	13.62%	21,127	12.90%
Services	1,044	9.65%	6,539	8.45%	14,485	8.84%
Information	77	0.71%	629	0.81%	999	0.61%
Sales	1,160	10.72%	9,182	11.87%	17,961	10.97%
Transportation	102	0.94%	206	0.27%	933	0.57%
Retail	440	4.07%	3,430	4.43%	7,952	4.85%
Wholesale	182	1.68%	898	1.16%	1,840	1.12%
Manufacturing	913	8.44%	5,488	7.10%	11,686	7.13%
Production	874	8.08%	4,830	6.24%	10,567	6.45%
Construction	420	3.88%	3,357	4.34%	7,599	4.64%
Utilities	227	2.10%	1,656	2.14%	3,845	2.35%
Agriculture & Mining	96	0.89%	230	0.30%	479	0.29%
Farming, Fishing, Forestry	0	0.00%	112	0.14%	434	0.26%
Other Services	89	0.82%	1,599	2.07%	3,809	2.33%
2024 Worker Travel Time to Job	5,563		41,207		87,461	
<30 Minutes	4,086	73.45%	29,667	72.00%	62,142	71.05%
30-60 Minutes	1,287	23.13%	9,744	23.65%	20,945	23.95%
60+ Minutes	190	3.42%	1,796	4.36%	4,374	5.00%
2020 Households by HH Size	5,522		34,958		74,894	
1-Person Households	2,183	39.53%	10,838	31.00%	23,749	31.71%
2-Person Households	1,721	31.17%	11,544	33.02%	24,780	33.09%
3-Person Households	823	14.90%	5,635	16.12%	11,993	16.01%
4-Person Households	468	8.48%	4,089	11.70%	8,516	11.37%
5-Person Households	207	3.75%	1,861	5.32%	3,762	5.02%
6-Person Households	84	1.52%	653	1.87%	1,385	1.85%
7 or more Person Households	36	0.65%	338	0.97%	709	0.95%
2024 Average Household Size	2.10		2.30		2.30	
Households						
2029 Projection	5,115		33,852		73,915	
2024 Estimate	5,227		33,998		73,681	
2020 Census	5,524		34,959		74,894	
Growth 2024 - 2029	-2.14%		-0.43%		0.32%	
Growth 2020 - 2024	-5.38%		-2.75%		-1.62%	

Demographic Detail Report

727 J Clyde Morris Blvd, Newport News, VA 23601						
Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	5,227		33,998		73,677	
<\$25,000	763	14.60%	3,937	11.58%	10,019	13.60%
\$25,000 - \$50,000	1,388	26.55%	6,978	20.52%	15,518	21.06%
\$50,000 - \$75,000	1,219	23.32%	7,375	21.69%	15,047	20.42%
\$75,000 - \$100,000	557	10.66%	4,318	12.70%	9,595	13.02%
\$100,000 - \$125,000	416	7.96%	3,966	11.67%	7,956	10.80%
\$125,000 - \$150,000	354	6.77%	2,726	8.02%	5,605	7.61%
\$150,000 - \$200,000	339	6.49%	2,811	8.27%	5,785	7.85%
\$200,000+	191	3.65%	1,887	5.55%	4,152	5.64%
2024 Avg Household Income	\$76,157		\$89,632		\$87,628	
2024 Med Household Income	\$57,644		\$70,560		\$68,247	
2024 Occupied Housing	5,227		33,998		73,681	
Owner Occupied	1,861	35.60%	17,451	51.33%	38,123	51.74%
Renter Occupied	3,366	64.40%	16,547	48.67%	35,558	48.26%
2020 Housing Units	5,683		36,096		77,598	
1 Unit	2,573	45.28%	23,163	64.17%	48,536	62.55%
2 - 4 Units	580	10.21%	2,837	7.86%	5,625	7.25%
5 - 19 Units	1,262	22.21%	6,119	16.95%	16,019	20.64%
20+ Units	1,268	22.31%	3,977	11.02%	7,418	9.56%
2024 Housing Value	1,862		17,452		38,122	
<\$100,000	71	3.81%	603	3.46%	1,847	4.84%
\$100,000 - \$200,000	718	38.56%	3,995	22.89%	9,244	24.25%
\$200,000 - \$300,000	570	30.61%	6,350	36.39%	12,665	33.22%
\$300,000 - \$400,000	441	23.68%	3,744	21.45%	7,652	20.07%
\$400,000 - \$500,000	61	3.28%	1,696	9.72%	3,737	9.80%
\$500,000 - \$1,000,000	1	0.05%	850	4.87%	2,698	7.08%
\$1,000,000+	0	0.00%	214	1.23%	279	0.73%
2024 Median Home Value	\$224,912		\$265,007		\$262,929	
2024 Housing Units by Yr Built	5,707		36,787		79,639	
Built 2010+	695	12.18%	3,331	9.05%	6,967	8.75%
Built 2000 - 2010	1,177	20.62%	4,369	11.88%	8,890	11.16%
Built 1990 - 1999	679	11.90%	7,684	20.89%	14,937	18.76%
Built 1980 - 1989	933	16.35%	6,192	16.83%	14,580	18.31%
Built 1970 - 1979	661	11.58%	4,953	13.46%	11,201	14.06%
Built 1960 - 1969	810	14.19%	4,775	12.98%	11,045	13.87%
Built 1950 - 1959	660	11.56%	4,205	11.43%	8,624	10.83%
Built <1949	92	1.61%	1,278	3.47%	3,395	4.26%
2024 Median Year Built	1986		1984		1983	

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