

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



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

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*This information was obtained from sources deemed to be reliable but is not warranted.
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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

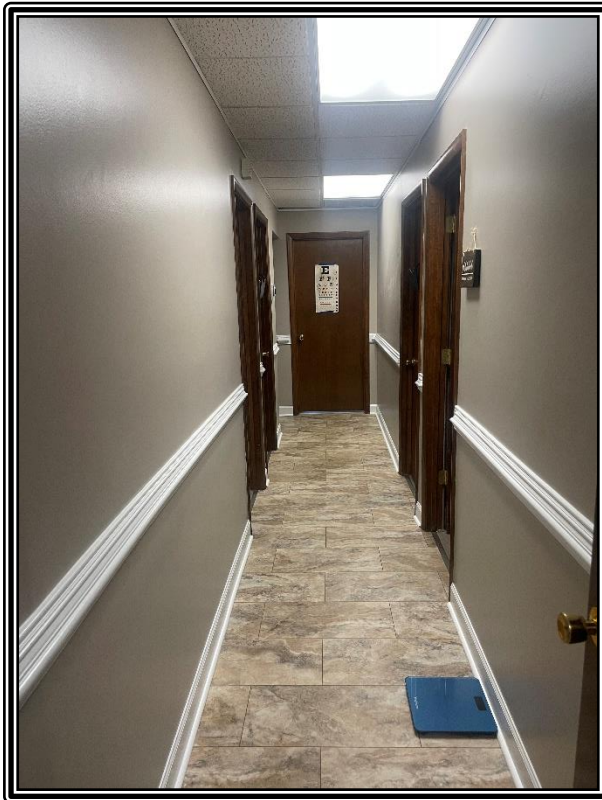
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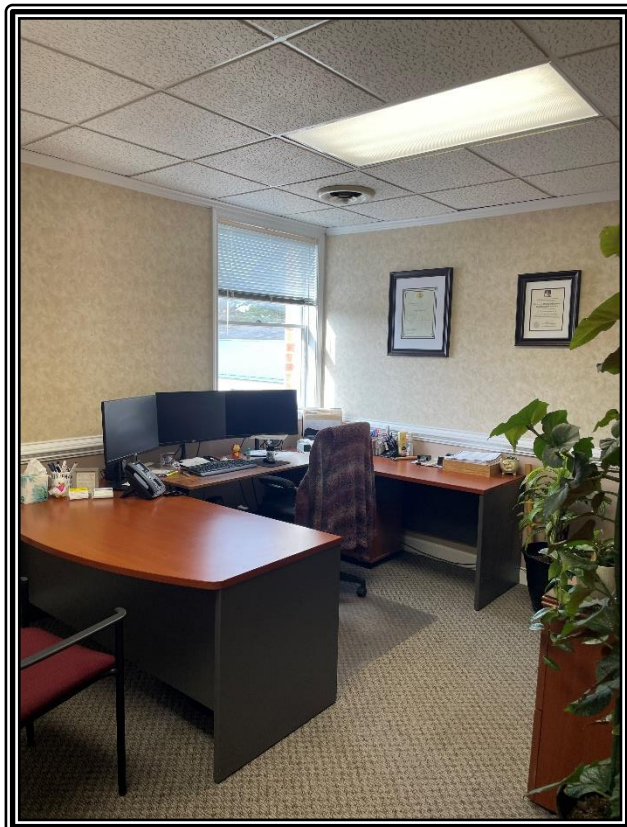
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SUITES A & B



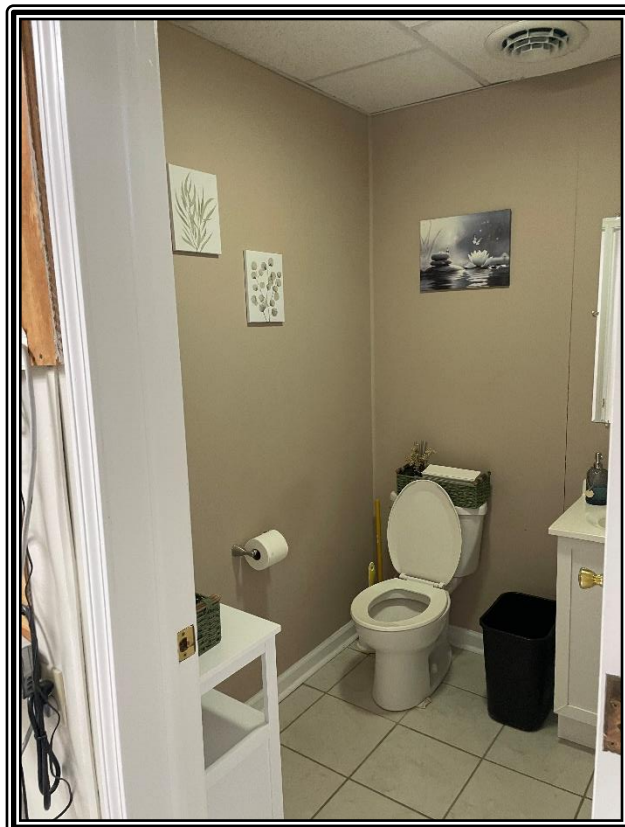
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SUITE C



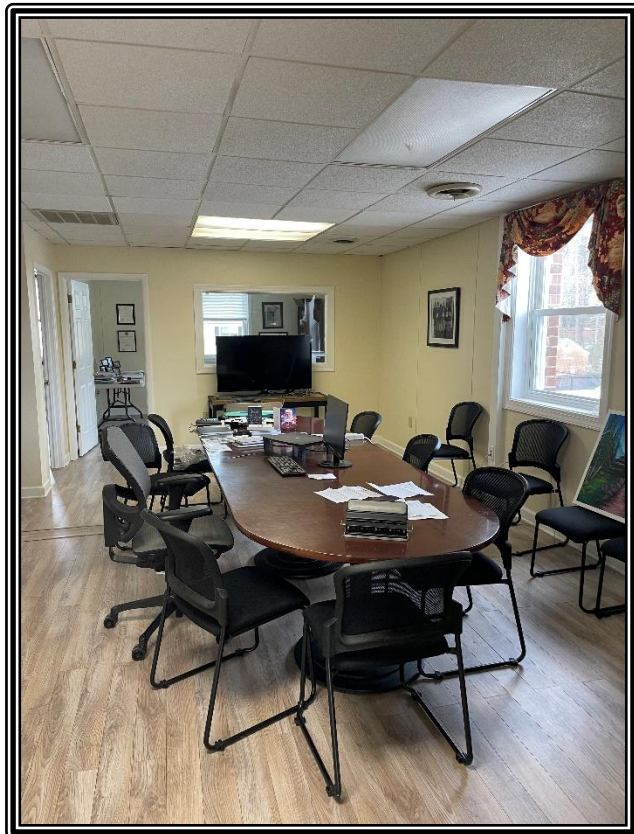
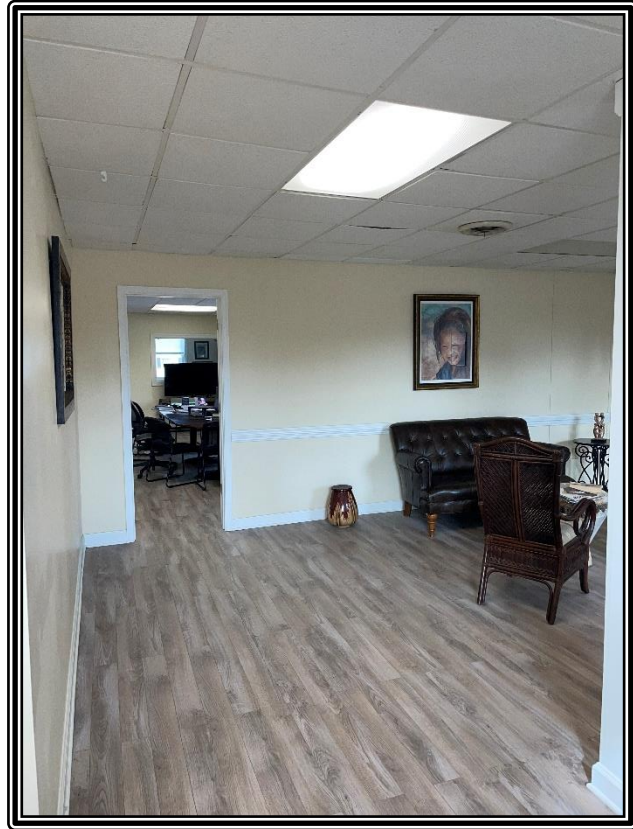
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ADDITIONAL SUITE C



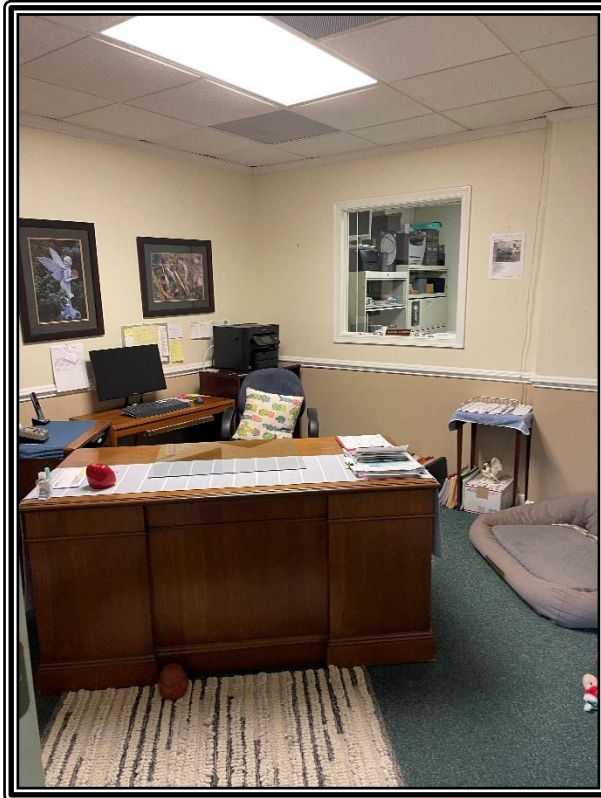
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SUITE D



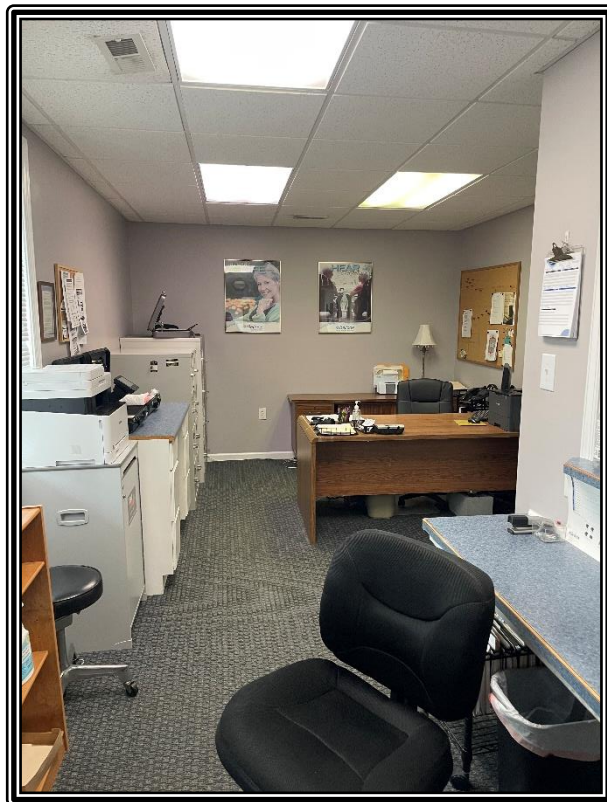
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SUITE E



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SUITE F



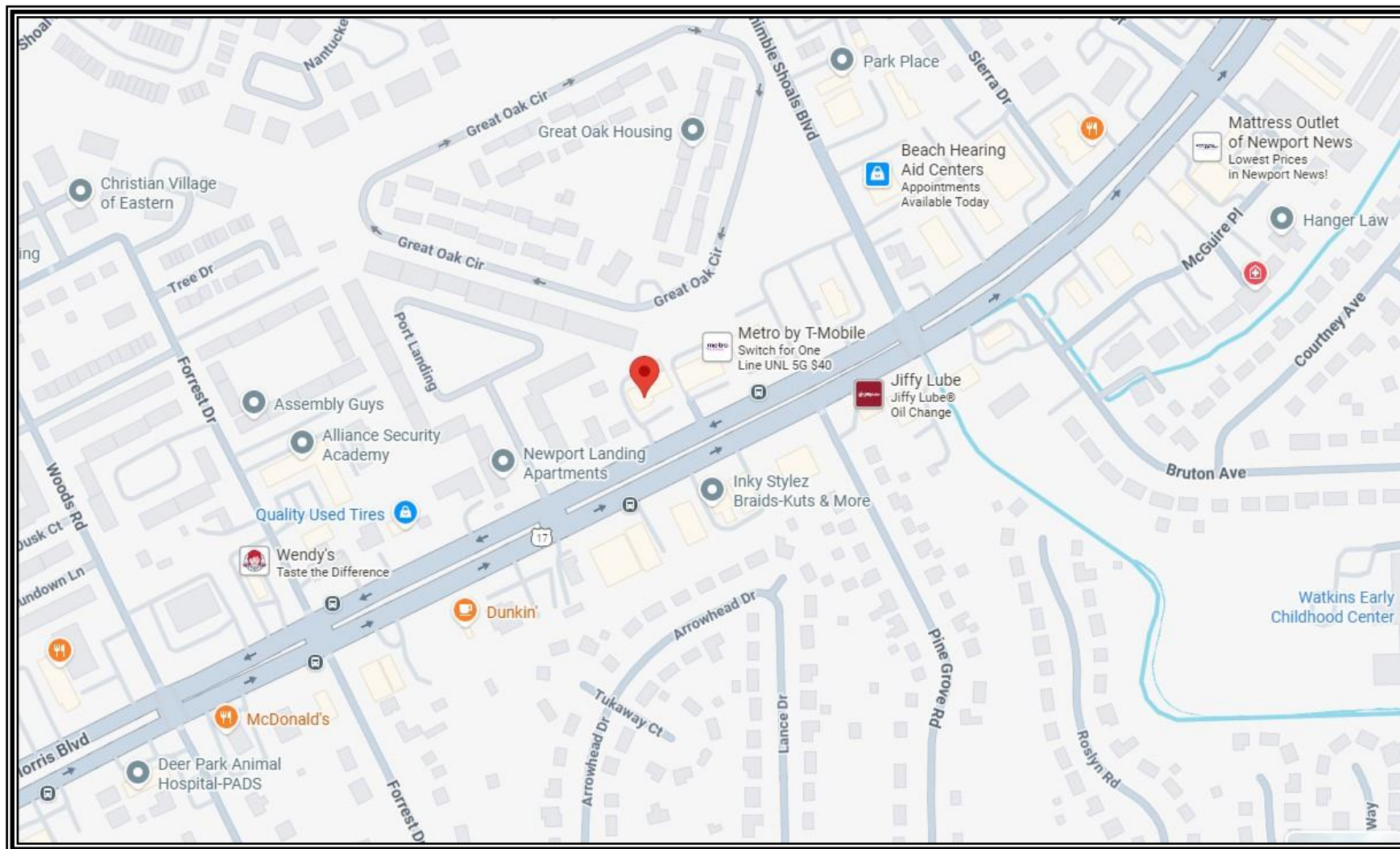
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ADDITIONAL SUITE F



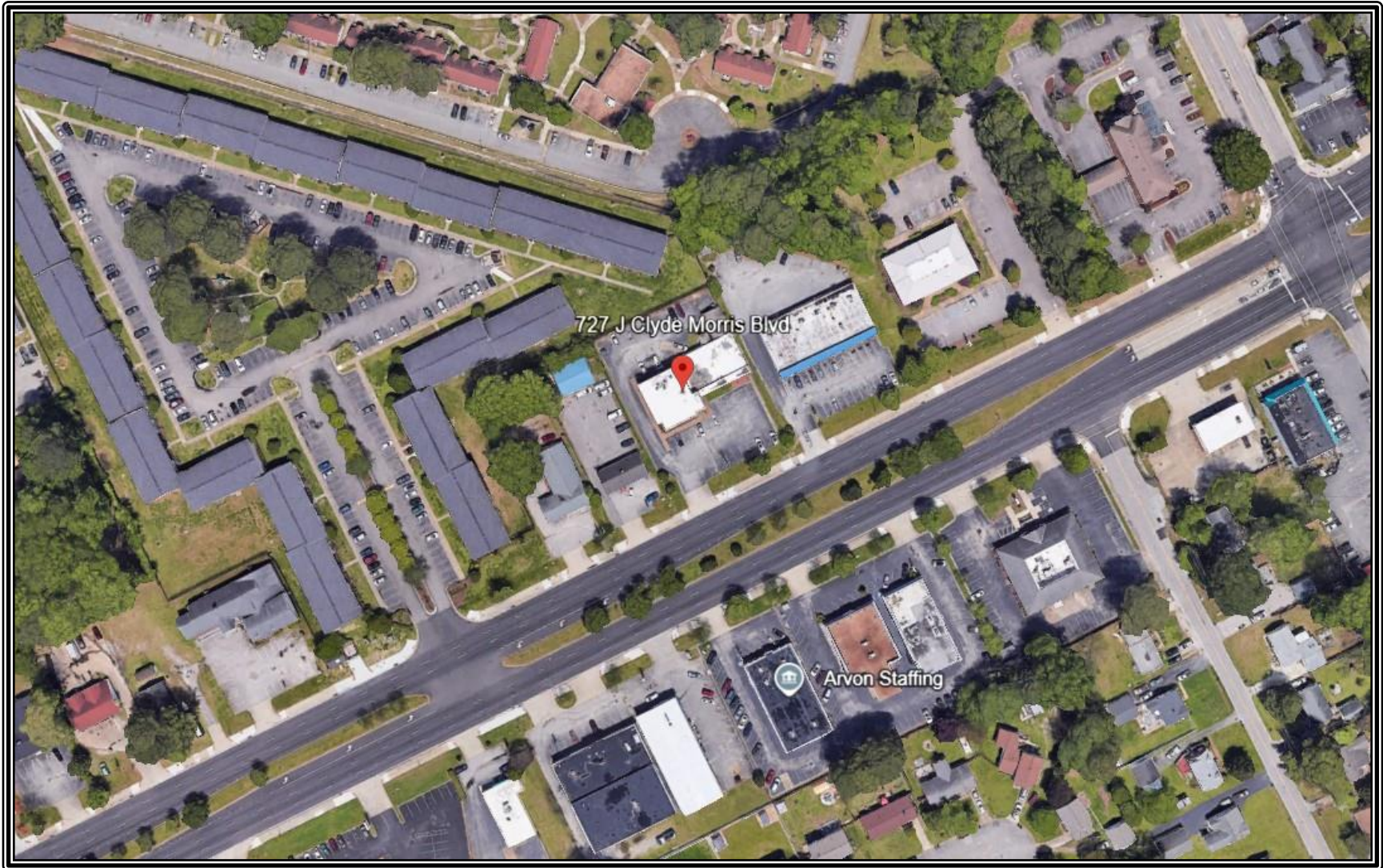
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Sec. 45-402. Summary of uses by district.

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 MANE	R7 MEDLI	R8 HIGH	R9 MIXED	P1 PARK	O1 OFFICE	O2 OFFICE	O3 OFFICE	C1 RETAIL	C2 GENER	C3 REGIO	C4 OYSTE	C5 OYSTE	M1 LIGHT	M2 HEAVY	REF ERE ART.	NC ES SEC.	
PERMITTED USES A. AGRICULTURAL																							
1. AGRICULTURE, FARM	C									P													
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																							
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	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							

Created: 2025-11-26 09:29:24 [EST]

(Supp. No. 79, Update 1)

10. HOME OCCUPATION	P	P	P	P	P	P	P	P	P												X	45-518
11. BED & BREAKFAST	C	C	C	C	C		C	C	C					P	P	P						
12. BOARDING HOUSE							C	C								C						
13. ASSISTED LIVING FACILITY	P	P	P	P	P						P											
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					
7. OUTPATIENT CARE CLINIC							C	C	P		P	P	P	P	P	P	P					
8. PHARMACY/DRUG STORE									P			P		P	P	P	P					
9. PHYSICAL THERAPY							C	C	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					
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	C					

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(Supp. No. 79, Update 1)

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

7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					V	45-520
8. VOCATIONAL SCHOOL									P		C	P	C	P	P	P	C	P	P	P		
9. BUSINESS SCHOOL									P		P	P	P	P	P	P	P	P	P			
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P	P						P	C	C				
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	C	C	V	45-520
2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C					C											V	45-527
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL...)	C	C	C	C	P	P	P	P	P	P		P		P	P	P	C	C	C	C	V	45-520
4. CORRECTION FACILITIES										P						P						
5. FIRE STATION	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	V	45-520
6. FUNERAL HOME														P	P	P			C			
7. LIBRARY	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				V	45-520
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C		C			P	P	P					V	45-520
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P				P	P	P					V	45-520
10. POLICE STATION					P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	V	45-520
10.1. POLICE K9 TRAINING FACILITY										P									P	P	V	45-535
11. POST OFFICE/PARCEL PICK UP STATION									P		P	P	P	P	P	P	P	P	P	P		
12. PUBLIC/PRIVATE GOLF COURSE	C	C	C	C	P	P	P	P	P	P		P		P	P	P					V	45-520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C		P	C	C		P	P	P	P				V	45-520
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			V	45-520
PERMITTED USES G. BUSINESS SERVICES																						
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES									C		P	P	P	P	P	P	P	P	P	P		
2. BANK, LOAN OFFICE OR CREDIT UNION									P		C	P	C	P	P	P	P	P	C	C		

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(Supp. No. 79, Update 1)

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			
9. SHOE REPAIR									P					P	P	P	P					
10. TAILOR SHOP									P					P	P	P	P					
11. TRAVEL AGENCY											P	P		P	P	P	P					
12. TATTOO ESTABLISHMENT															C							
PERMITTED USES I. RECREATIONAL USES																						
1. AMUSEMENT PARK OR THEME PARK																P			C	C		
2. BILLIARD PARLOR									P					C	P	P						
3. BINGO PARLOR														C	P						C	
4. BOWLING ALLEY									P					C	P	P						
5. AMUSEMENT ESTABLISHMENT									C					C	P	P						
6. COUNTRY/YACHT CLUB	C	C	C	C	C	C	C	C	C	C		P		P		P	C					
7. GOLF DRIVING RANGE										P					P				C	C		
8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM									P			P	C	P	P	P	P	P	C			
9. MINIATURE GOLF COURSE										C					P	P						
10. PUBLIC CAMPGROUND										C												
11. SKATEBOARD RAMP										P				C	C	C			C	C	V	45- 511

12. SKATING RINK									P	P					C	P	P						
13. STADIUM, ARENA OR AMPHITHEATRE										C							P	C	C	C	C		
14. THEATRE OR STAGE									P	P					P	P	P	C	C				
15. SHOOTING RANGE																				C			
PERMITTED USES J. RETAIL SERVICES																							
1. ADULT USE															C	C	C					V	45-2502
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				
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					

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		

40.1. RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY									C	C			C		C	C	C	C	C	C	C			
41. RETAIL SALES BY 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	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			
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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(Supp. No. 79, Update 1)

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	C	P	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	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	C	C	C	P	P		
6. OFF-SITE PARKING LOT OR GARAGE						C	C	P		C	P	C	P	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	P	C	P	P	P			
PERMITTED USES M. WHOLESALE & WAREHOUSE																							
1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION																C	P		C	P	P		
2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER															C	C	P		P	P	P		
3. DISTRIBUTION WAREHOUSE															C	C	P		P	P	P		

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

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

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

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

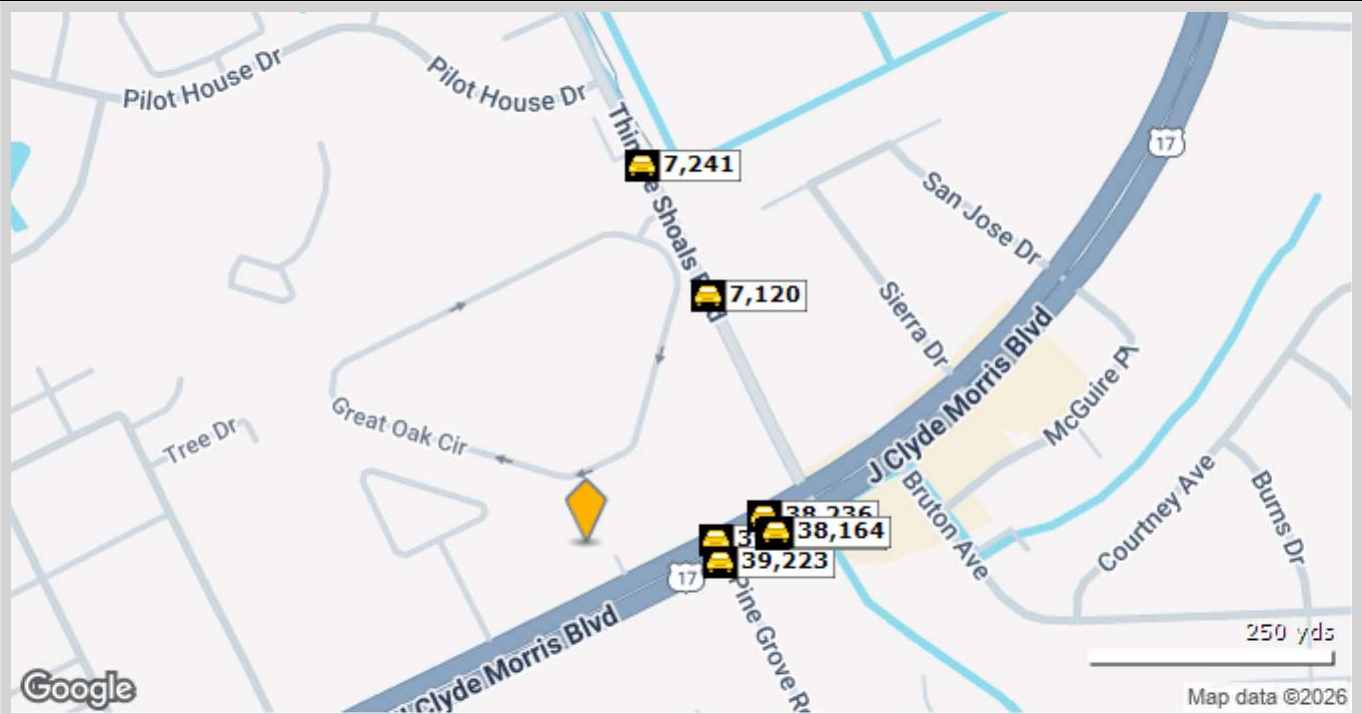
(Ord. No. 5028-97, § 1)

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

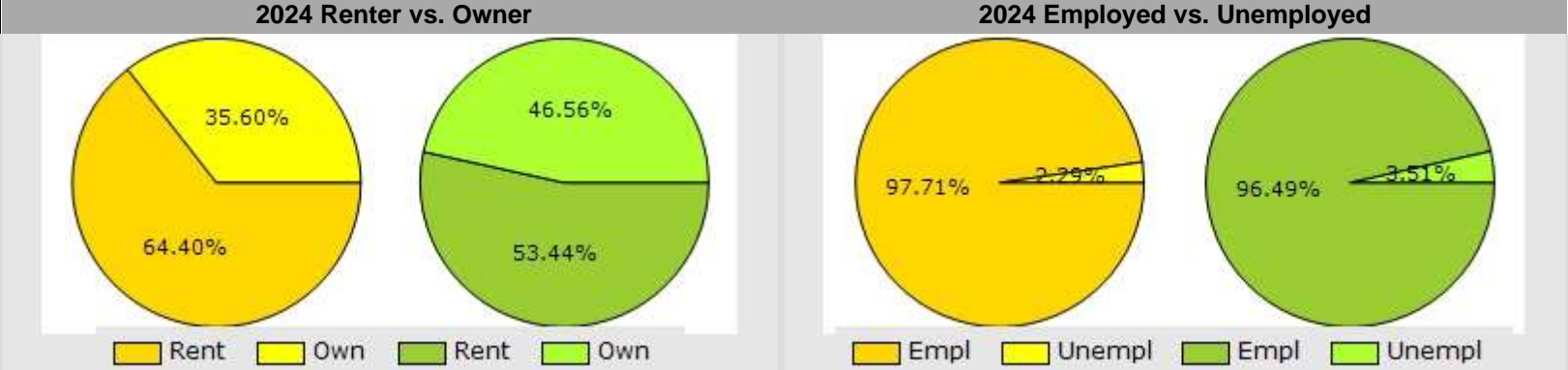
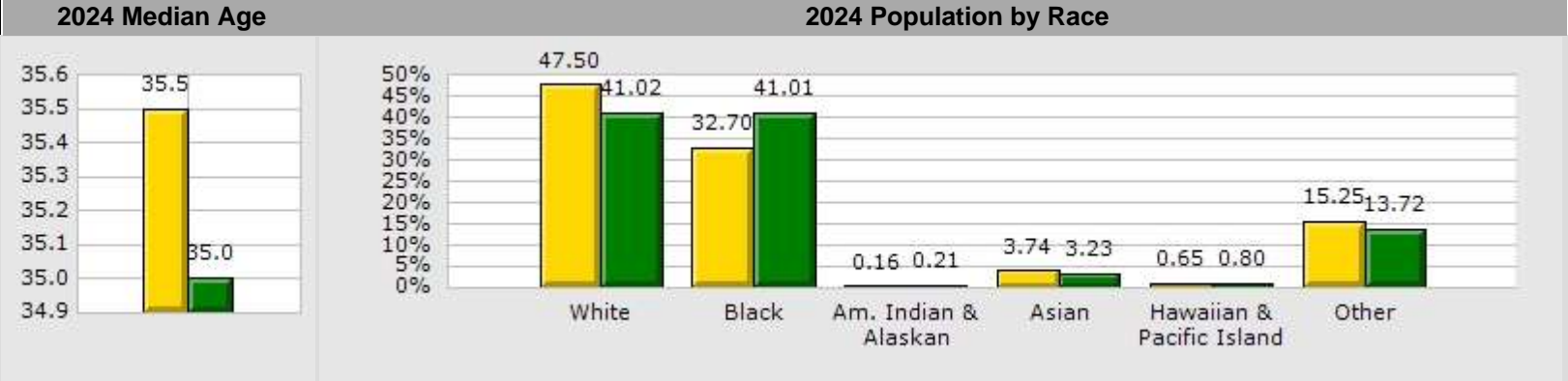
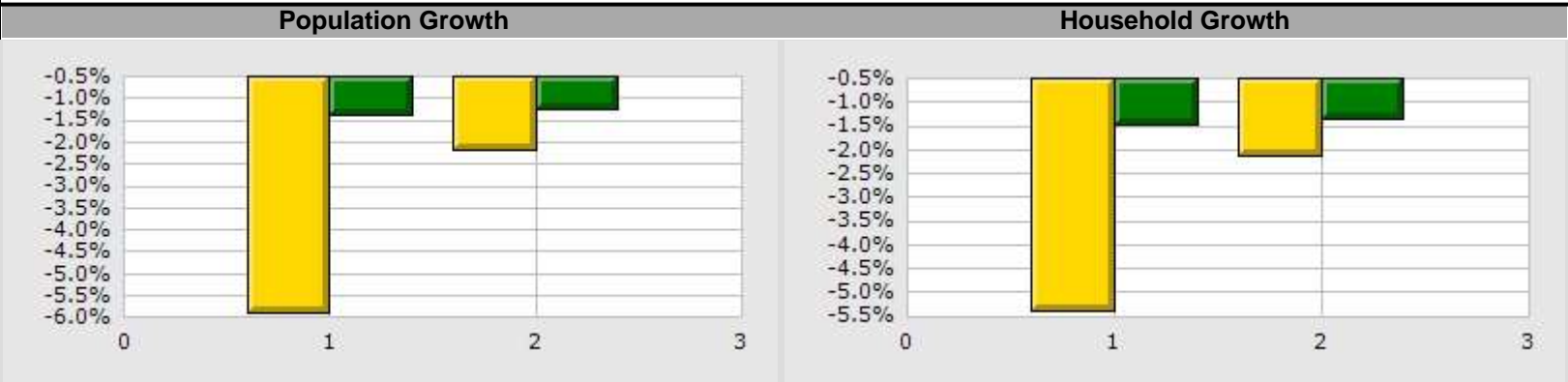
Demographic Market Comparison Report

1 mile radius

727 J Clyde Morris Blvd, Newport News, VA 23601

Type: **Class B Office**
County: **Newport News**

1 Mile
County



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				
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

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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