

# For Sale

13191 Warwick Boulevard  
Newport News, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

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

# FOR SALE

## Office/Warehouse>Showroom

**Location:** 13191 Warwick Boulevard  
Newport News, Virginia

**Description:** **Rare Sale Opportunity!**  
This freestanding 6,000 square foot industrial flex building is centrally located in Newport News, Virginia. The breakdown is approximately 1,000 square feet of office/showroom and 5,000 square feet of warehouse. The property has fenced in outside storage. This well-maintained property offers numerous upgrades/amenities (see below). A lease back opportunity is also available. This property is located in close proximity to Interstate 64, Oyster Point, and Newport News-Williamsburg International Airport.

**Improvements:** 6,000 Square foot freestanding building on .45 acres

**Sale Price:** \$1,100,000

**Real Estate Taxes:** \$8,538.48/Year

**Year Built:** 2007

**Zoning:** O1

**Additional Amenities:**

- Ceiling height of 20 feet in center and 14 feet in the corners.
- 3 – 10x10 feet grade doors
- Inferred tubular heat in ceiling
- 2 HVAC units
- Monument and building signage available
- Sprinkler system in place
- Drive through auto paint booth in unit
- 11 parking spaces (including 1 handicap space)

**Additional Information:**

- Additional Photographs
- Aerial
- Location Map
- Zoning Matrix
- Demographics

**For Additional Information, Please Contact:**

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# 13191 Warwick Boulevard, Newport News, VA



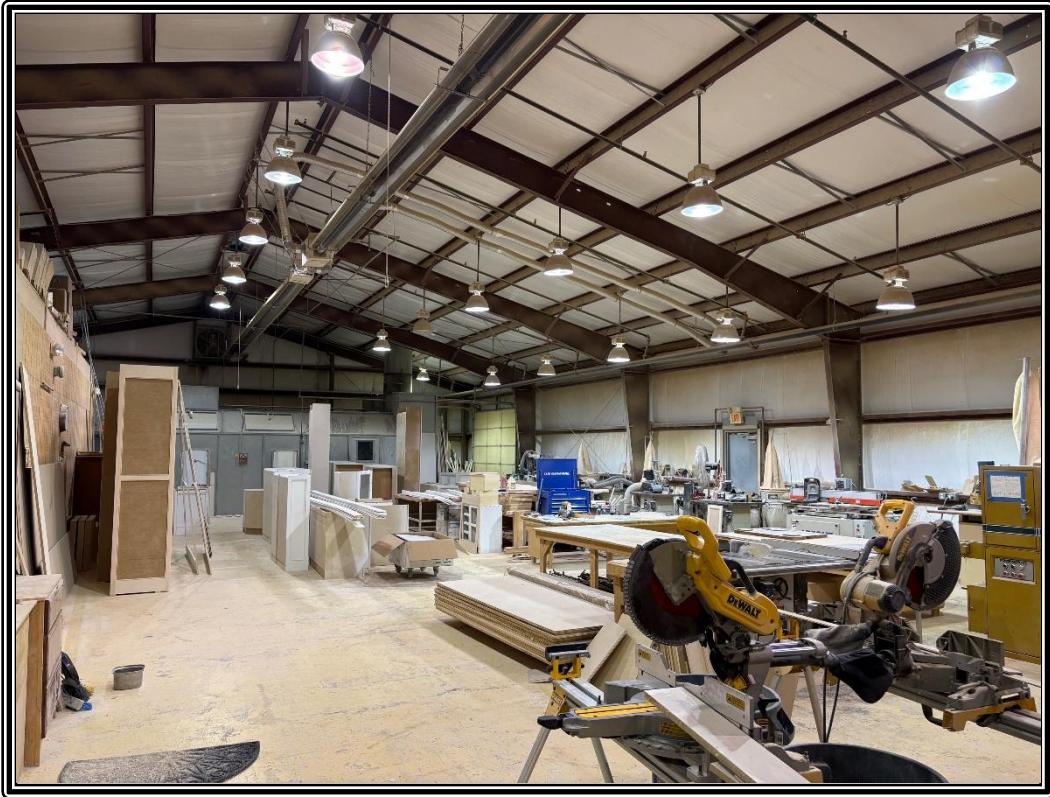
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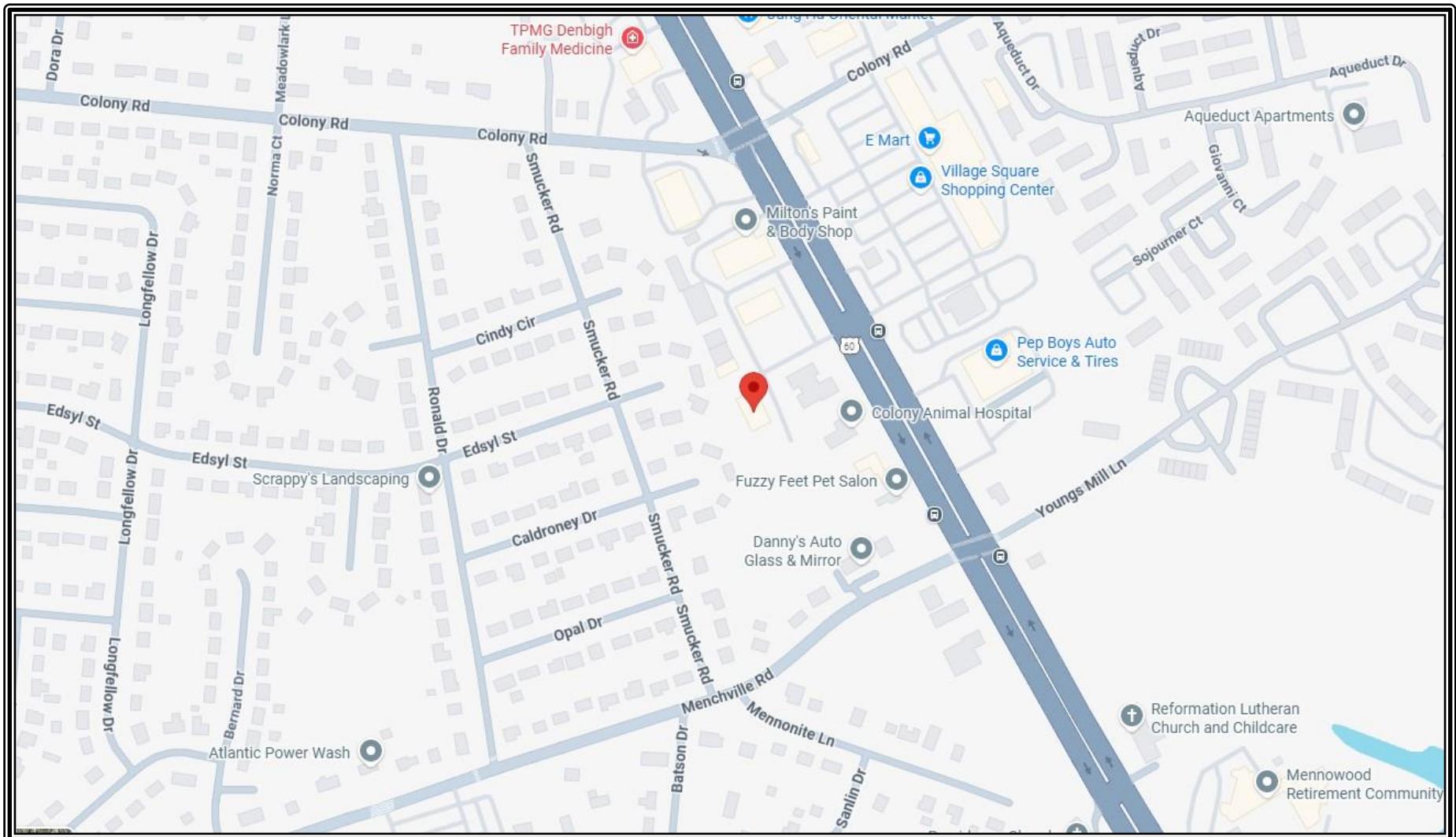
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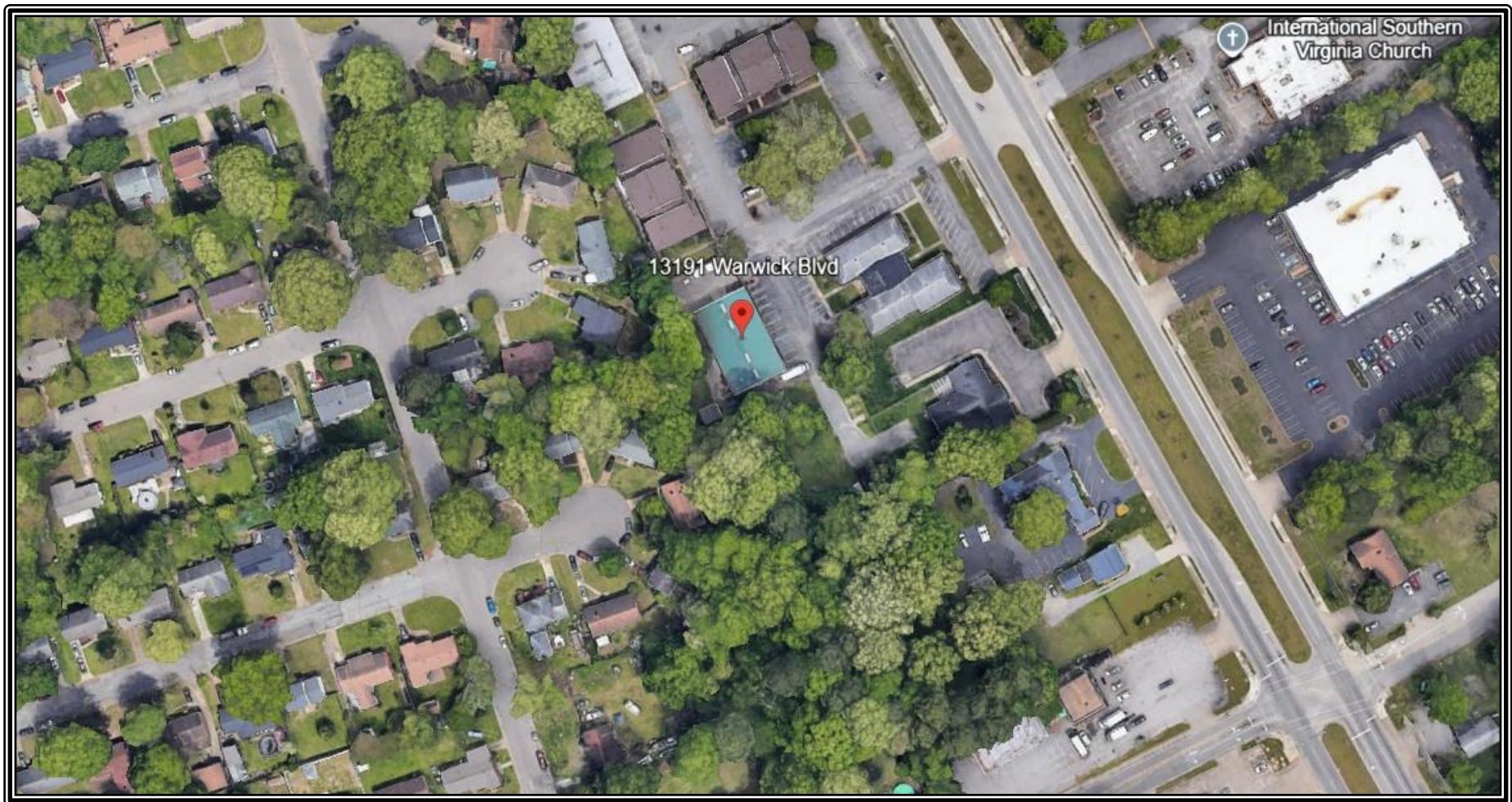
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## Sec. 45-402. Summary of uses by district.

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 MANU	R7 MEDIUM	R8 HIGH	R9 MIXED	P1 PARK	O1 OFFICE	O2 OFFICE	O3 OFFICE	C1 RETAIL	C2 GENERAL	C3 REGIO	C4 DISTR	C5 DISTR	M1 LIGHT	M2 HEAVY	ART.	REF.	ERE	INC.	ES.
<b>PERMITTED USES A. AGRICULTURAL</b>																										
1. AGRICULTURE, FARM	C									P																
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																										
<b>PERMITTED USES B. RESIDENTIAL</b>																										
1. SINGLE-FAMILY	P	P	P	P	P					P																
2. TWO-FAMILY					P		P	P												P						
2.1. SINGLE-FAMILY ATTACHED					P		P	P			C									P						
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED				P		P	P	P		C			C		P	C										
3. MULTIPLE-FAMILY				P		P	P	P		C						P	C									
3.(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											

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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										
<b>PERMITTED USES C. HEALTH</b>																					
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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14. FAMILY HOME ADULT DAY CARE FACILITY	P	P	P	P	P	P	P	P	P										
15. ASSISTED LIVING FACILITY, CONGREGATE					C		P	P	P		C	P		P	P	P	C		
<b>PERMITTED USES D. UTILITIES</b>																			
1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	P	P	P	P	P	P	P	P	P										
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	C	C	C	C	C	C	C	C	C										
3. COMMERCIAL RADIO OR TV STATION										C		P	P		P	P	P	P	C
4. ELECTRICAL GENERATING PLANT																		C	C
5. ELECTRICAL SUBSTATION	C	C	C	C	C	C	C	C	C		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	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
8. COMMUNICATION TOWER GREATER THAN 50 FEET IN HEIGHT										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
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	P
14. WATER RESERVOIR		P								P									
15. WATER TREATMENT PLANT										C								C	C
16. ELECTRICAL GENERATION FROM LANDFILL GASES										C									
<b>PERMITTED USES E. EDUCATIONAL SERVICES</b>																			
1. CHILD CARE CENTER	C	C	C	C	C	C	C	P		C	P	C	P	P	P	P	C	C	
2. COLLEGE, UNIVERSITY	C	C	C	C	C	C	C	P	P		P	P		P	P	C		V	45-520
3. FAMILY HOME CHILD CARE FACILITY	P	P	P	P	P	P	P	P	P									V	45-523
4. OTHER EDUCATIONAL/GROUP INSTRUCTION								P			P	P	P	P	P	C	C		
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	C	C	C	C	C	C	C	C	C	C	P		P	P	P				
6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	P	P	P	P	P	P	P	P	P					P				V	45-520

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	P		
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P						P	C	C				
<b>PERMITTED USES F. COMMUNITY FACILITIES</b>																					
1. CEMETERY	C	C	C	C	C	C	C	C	C												
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	P	P	P	P	P	P	P	P	P	C	C	C	C	P	P	P	C	C	C	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	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	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	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	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	P	V	45-520
<b>PERMITTED USES G. BUSINESS SERVICES</b>																					
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES									C		P	P	P	P	P	P	P	P	P		
2. BANK, LOAN OFFICE OR CREDIT UNION								P		C	P	C	P	P	P	P	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												
<b>PERMITTED USES H. PERSONAL SERVICES</b>																				
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									
<b>PERMITTED USES I. RECREATIONAL USES</b>																				
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				C	C	C			C	C	V	45- 511	
11. SKATEBOARD RAMP							P				C	C	C							

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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			
<b>PERMITTED USES J. RETAIL SERVICES</b>																			
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	
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					
54. FOOD TRUCK VENDORS ON PRIVATE PROPERTY								P	P	P	P	P	P	P	P	P	P	P	P	P			
<b>PERMITTED USES K. AUTO &amp; MARINE SERVICES</b>																							
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
8. CAR WASH													C	C	C								

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9. AUTOMOBILE UPHOLSTERY													C	C	P							
10. AUTOMOBILE, LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL													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		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					
<b>PERMITTED USES L. TRANSPORTATION</b>																						
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		
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	P			
<b>PERMITTED USES M. WHOLESALE &amp; WAREHOUSE</b>																						
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	P			

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(Supp. No. 78, Update 1)

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		
<b>PERMITTED USES N. OFFICE/RESEARCH DEVELOP.</b>																	
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	
<b>PERMITTED USES O. OPEN INDUSTRIAL</b>																	
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	

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9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS																P		
<b>PERMITTED USES P. LIMITED INDUSTRIAL</b>																		
1. BOTTLING PLANT															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		
<b>PERMITTED USES Q. HEAVY INDUSTRIAL</b>																		
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,

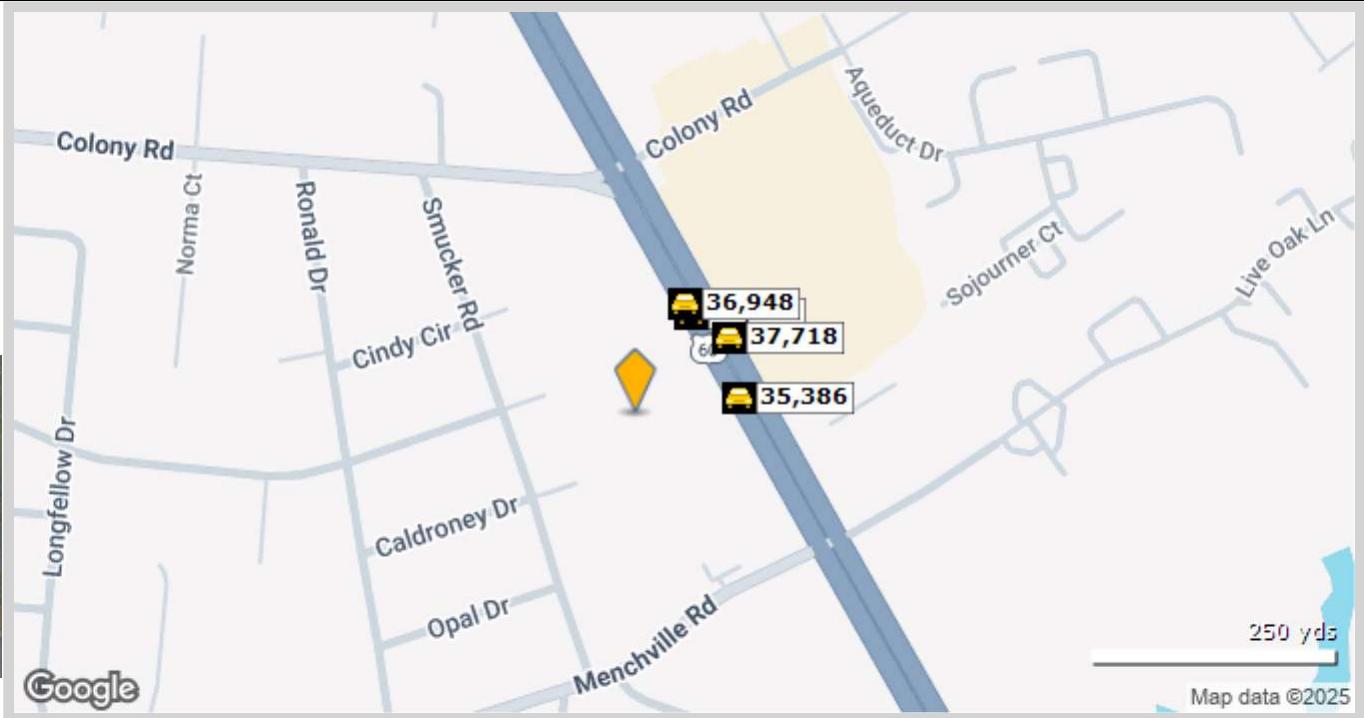
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§ 1; Ord. No. 5966-03, § 1; Ord. No. 6174-05, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6193-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6197-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 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)

## Traffic Count Report

13191 Warwick Blvd, Newport News, VA 23602

Building Type: **Industrial**  
 RBA: **6,000 SF**  
 Land Area: **.45 AC**  
 Total Available: **0 SF**  
 Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Warwick Blvd	Youngs Mill Ln	0.10 SE	2018	35,551	MPSI	.06
2	Warwick Blvd	Youngs Mill Ln	0.10 SE	2025	35,125	MPSI	.06
3	Warwick Blvd	Youngs Mill Ln	0.10 SE	2024	35,386	MPSI	.06
4	Warwick Blvd	Colony Rd	0.10 NW	2025	34,402	MPSI	.07
5	Warwick Blvd	Colony Rd	0.12 NW	2018	38,667	MPSI	.07
6	Warwick Blvd	Colony Rd	0.12 NW	2025	36,784	MPSI	.07
7	Warwick Boulevard	Warwick Blvd	0.00 SW	2021	37,000	ADT	.07
8	Warwick Boulevard	Colony Rd	0.12 NW	2025	40,095	MPSI	.07
9	Campbell Road	Warwick Blvd	0.00 SW	2023	37,718	MPSI	.07
10	Warwick Blvd	Campbell Rd	0.03 NW	2023	36,948	MPSI	.08

# Demographic Trend Report

1 Mile Radius

13191 Warwick Blvd, Newport News, VA 23602

Building Type: **Industrial**  
 RBA: **6,000 SF**  
 Land Area: **.45 AC**  
 Total Available: **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Description	2020	2024	2029
<b>Population</b>	<b>12,961</b>	<b>12,416</b>	<b>12,188</b>
Age 0 - 4	918 7.08%	911 7.34%	841 6.90%
Age 5 - 9	860 6.64%	881 7.10%	848 6.96%
Age 10 - 14	794 6.13%	763 6.15%	805 6.60%
Age 15 - 19	750 5.79%	708 5.70%	741 6.08%
Age 20 - 24	1,050 8.10%	882 7.10%	750 6.15%
Age 25 - 29	1,227 9.47%	1,033 8.32%	848 6.96%
Age 30 - 34	1,044 8.05%	1,068 8.60%	944 7.75%
Age 35 - 39	905 6.98%	1,019 8.21%	976 8.01%
Age 40 - 44	700 5.40%	752 6.06%	889 7.29%
Age 45 - 49	682 5.26%	627 5.05%	736 6.04%
Age 50 - 54	772 5.96%	657 5.29%	639 5.24%
Age 55 - 59	821 6.33%	666 5.36%	609 5.00%
Age 60 - 64	707 5.45%	675 5.44%	609 5.00%
Age 65 - 69	557 4.30%	585 4.71%	575 4.72%
Age 70 - 74	441 3.40%	444 3.58%	491 4.03%
Age 75 - 79	321 2.48%	340 2.74%	377 3.09%
Age 80 - 84	179 1.38%	221 1.78%	258 2.12%
Age 85+	231 1.78%	184 1.48%	252 2.07%
<b>Age 15+</b>	<b>10,387 80.14%</b>	<b>9,861 79.42%</b>	<b>9,694 79.54%</b>
<b>Age 20+</b>	<b>9,637 74.35%</b>	<b>9,153 73.72%</b>	<b>8,953 73.46%</b>
<b>Age 65+</b>	<b>1,729 13.34%</b>	<b>1,774 14.29%</b>	<b>1,953 16.02%</b>
<b>Median Age</b>	<b>34</b>	<b>35</b>	<b>37</b>
<b>Average Age</b>	<b>36.70</b>	<b>36.70</b>	<b>37.70</b>
<b>Population By Race</b>	<b>12,961</b>	<b>12,416</b>	<b>12,188</b>
White	5,457 42.10%	5,449 43.89%	5,361 43.99%
Black	4,988 38.48%	4,520 36.40%	4,411 36.19%
Am. Indian & Alaskan	72 0.56%	25 0.20%	24 0.20%
Asian	497 3.83%	472 3.80%	466 3.82%
Hawaiian & Pacific Islander	15 0.12%	53 0.43%	52 0.43%
Other	1,922 14.83%	1,897 15.28%	1,874 15.38%

# Demographic Trend Report

1 Mile Radius

13191 Warwick Blvd, Newport News, VA 23602

Description	2020	2024	2029
<b>Population by Race (Hispanic)</b>	<b>1,408</b>	<b>1,387</b>	<b>1,371</b>
White	219 15.55%	140 10.09%	137 9.99%
Black	132 9.38%	29 2.09%	28 2.04%
Am. Indian & Alaskan	37 2.63%	0 0.00%	0 0.00%
Asian	10 0.71%	3 0.22%	3 0.22%
Hawaiian & Pacific Islander	1 0.07%	0 0.00%	0 0.00%
Other	1,010 71.73%	1,215 87.60%	1,203 87.75%
<b>Household by Household Income</b>	<b>5,588</b>	<b>5,350</b>	<b>5,249</b>
<\$25,000	1,075 19.24%	979 18.30%	972 18.52%
\$25,000 - \$50,000	1,314 23.51%	1,338 25.01%	1,338 25.49%
\$50,000 - \$75,000	952 17.04%	989 18.49%	979 18.65%
\$75,000 - \$100,000	857 15.34%	756 14.13%	688 13.11%
\$100,000 - \$125,000	665 11.90%	509 9.51%	441 8.40%
\$125,000 - \$150,000	254 4.55%	347 6.49%	372 7.09%
\$150,000 - \$200,000	279 4.99%	229 4.28%	239 4.55%
\$200,000+	192 3.44%	203 3.79%	220 4.19%
<b>Average Household Income</b>	<b>\$74,349</b>	<b>\$74,330</b>	<b>\$74,943</b>
<b>Median Household Income</b>	<b>\$59,059</b>	<b>\$59,017</b>	<b>\$58,254</b>

## Demographic Summary Report

### 13191 Warwick Blvd, Newport News, VA 23602

Building Type: <b>Industrial</b>	Warehse Avail: -			
RBA: <b>6,000 SF</b>	Office Avail: -			
Land Area: <b>.45 AC</b>	% Leased: <b>100%</b>			
Total Available: <b>0 SF</b>	Rent/SF/Yr: -			
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	12,188	74,265	155,791	
2024 Estimate	12,416	75,305	156,784	
2020 Census	12,961	77,344	160,629	
Growth 2024 - 2029	-1.84%	-1.38%	-0.63%	
Growth 2020 - 2024	-4.20%	-2.64%	-2.39%	
<b>2024 Population by Hispanic Origin</b>	1,387	8,698	17,216	
<b>2024 Population</b>	12,416	75,305	156,784	
White	5,449 43.89%	35,796 47.53%	76,008 48.48%	
Black	4,520 36.40%	23,806 31.61%	48,236 30.77%	
Am. Indian & Alaskan	25 0.20%	140 0.19%	289 0.18%	
Asian	472 3.80%	3,476 4.62%	7,580 4.83%	
Hawaiian & Pacific Island	53 0.43%	565 0.75%	1,269 0.81%	
Other	1,897 15.28%	11,522 15.30%	23,403 14.93%	
U.S. Armed Forces	372	2,289	7,626	
<b>Households</b>				
2029 Projection	5,249	31,627	62,034	
2024 Estimate	5,351	32,086	62,514	
2020 Census	5,587	32,913	64,184	
Growth 2024 - 2029	-1.91%	-1.43%	-0.77%	
Growth 2020 - 2024	-4.22%	-2.51%	-2.60%	
Owner Occupied	2,321 43.38%	15,926 49.64%	32,583 52.12%	
Renter Occupied	3,030 56.62%	16,160 50.36%	29,931 47.88%	
<b>2024 Households by HH Income</b>	5,350	32,087	62,516	
Income: <\$25,000	979 18.30%	4,181 13.03%	7,753 12.40%	
Income: \$25,000 - \$50,000	1,338 25.01%	6,965 21.71%	13,451 21.52%	
Income: \$50,000 - \$75,000	989 18.49%	7,055 21.99%	13,141 21.02%	
Income: \$75,000 - \$100,000	756 14.13%	3,647 11.37%	8,031 12.85%	
Income: \$100,000 - \$125,000	509 9.51%	3,915 12.20%	7,068 11.31%	
Income: \$125,000 - \$150,000	347 6.49%	2,715 8.46%	4,991 7.98%	
Income: \$150,000 - \$200,000	229 4.28%	2,248 7.01%	4,993 7.99%	
Income: \$200,000+	203 3.79%	1,361 4.24%	3,088 4.94%	
<b>2024 Avg Household Income</b>	\$74,330	\$84,372	\$87,107	
<b>2024 Med Household Income</b>	\$59,017	\$67,541	\$69,297	

# Demographic Market Comparison Report

1 mile radius

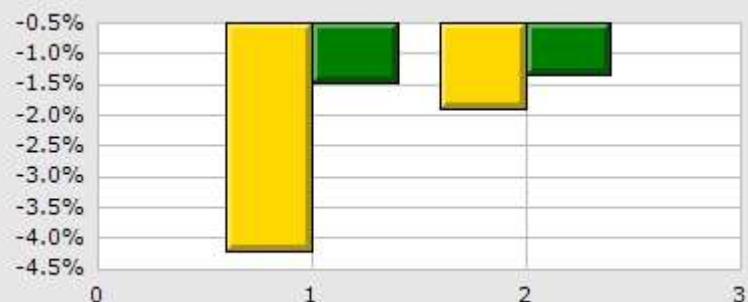
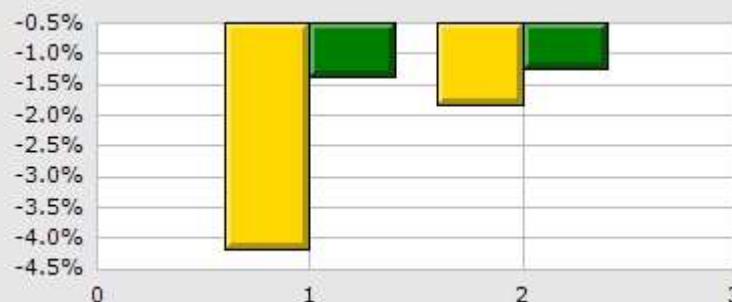
13191 Warwick Blvd, Newport News, VA 23602

Type: Industrial/Manufacturing  
County: Newport News

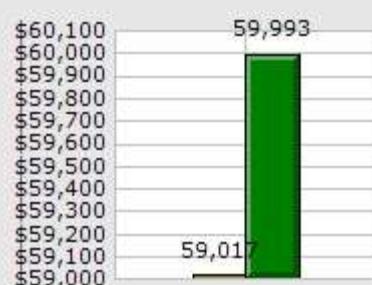
1 Mile  
County

## Population Growth

## Household Growth



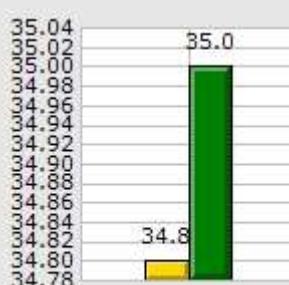
## 2024 Med Household Inc



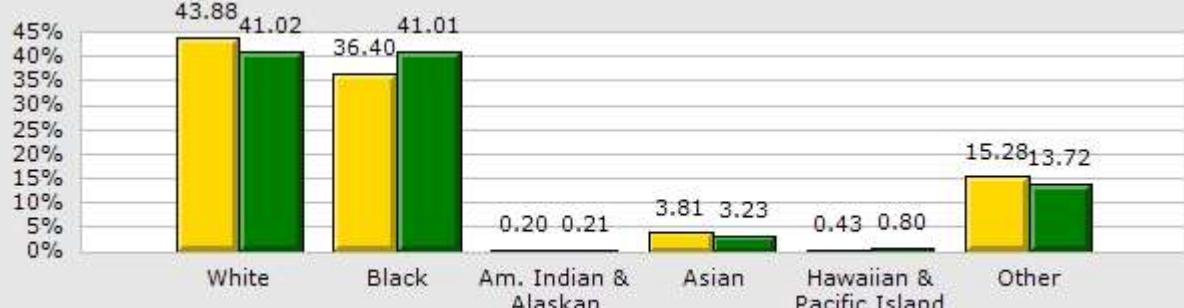
## 2024 Households by Household Income



## 2024 Median Age



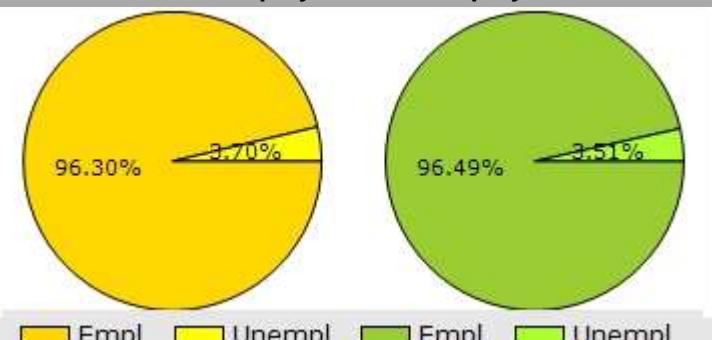
## 2024 Population by Race



## 2024 Renter vs. Owner



## 2024 Employed vs. Unemployed



## 13191 Warwick Blvd, Newport News, VA 23602

Type: Industrial/Manufacturing				
County: Newport News	1 Mile		County	
<b>Population Growth</b>				
Growth 2020 - 2024		-4.20%		-1.38%
Growth 2024 - 2029		-1.84%		-1.25%
Empl	6,083	96.30%	86,476	96.49%
Unempl	234	3.70%	3,145	3.51%
<b>2024 Population by Race</b>	<b>12,417</b>		<b>183,671</b>	
White	5,449	43.88%	75,348	41.02%
Black	4,520	36.40%	75,330	41.01%
Am. Indian & Alaskan	25	0.20%	385	0.21%
Asian	473	3.81%	5,939	3.23%
Hawaiian & Pacific Island	53	0.43%	1,474	0.80%
Other	1,897	15.28%	25,195	13.72%
<b>Household Growth</b>				
Growth 2020 - 2024		-4.22%		-1.49%
Growth 2024 - 2029		-1.91%		-1.34%
Renter Occupied	3,030	56.62%	39,816	53.44%
Owner Occupied	2,321	43.38%	34,687	46.56%
<b>2024 Households by Household Income</b>	<b>5,350</b>		<b>74,503</b>	
Income <\$25K	979	18.30%	13,132	17.63%
Income \$25K - \$50K	1,338	25.01%	18,184	24.41%
Income \$50K - \$75K	989	18.49%	15,308	20.55%
Income \$75K - \$100K	756	14.13%	8,550	11.48%
Income \$100K - \$125K	509	9.51%	7,283	9.78%
Income \$125K - \$150K	347	6.49%	5,124	6.88%
Income \$150K - \$200K	229	4.28%	4,082	5.48%
Income \$200K+	203	3.79%	2,840	3.81%
2024 Med Household Inc	\$59,017		\$59,993	
2024 Median Age	34.80		35.00	

## Demographic Detail Report

13191 Warwick Blvd, Newport News, VA 23602

Building Type: **Industrial**  
 RBA: **6,000 SF**  
 Land Area: **.45 AC**  
 Total **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	12,188	74,265	155,791
2024 Estimate	12,416	75,305	156,784
2020 Census	12,961	77,344	160,629
Growth 2024 - 2029	-1.84%	-1.38%	-0.63%
Growth 2020 - 2024	-4.20%	-2.64%	-2.39%
<b>2024 Population by Age</b>			
Age 0 - 4	911 7.34%	5,066 6.73%	10,323 6.58%
Age 5 - 9	881 7.10%	4,873 6.47%	10,231 6.53%
Age 10 - 14	763 6.15%	4,408 5.85%	9,451 6.03%
Age 15 - 19	708 5.70%	4,203 5.58%	10,039 6.40%
Age 20 - 24	882 7.10%	5,100 6.77%	12,247 7.81%
Age 25 - 29	1,033 8.32%	5,689 7.55%	12,137 7.74%
Age 30 - 34	1,068 8.60%	6,120 8.13%	12,164 7.76%
Age 35 - 39	1,019 8.21%	6,056 8.04%	11,941 7.62%
Age 40 - 44	752 6.06%	4,700 6.24%	9,761 6.23%
Age 45 - 49	627 5.05%	3,949 5.24%	8,262 5.27%
Age 50 - 54	657 5.29%	3,999 5.31%	8,289 5.29%
Age 55 - 59	666 5.36%	4,162 5.53%	8,736 5.57%
Age 60 - 64	675 5.44%	4,474 5.94%	8,962 5.72%
Age 65 - 69	585 4.71%	4,051 5.38%	8,046 5.13%
Age 70 - 74	444 3.58%	3,140 4.17%	6,091 3.88%
Age 75 - 79	340 2.74%	2,387 3.17%	4,577 2.92%
Age 80 - 84	221 1.78%	1,607 2.13%	3,056 1.95%
Age 85+	184 1.48%	1,321 1.75%	2,474 1.58%
Age 65+	1,774 14.29%	12,506 16.61%	24,244 15.46%
<b>Median Age</b>	<b>34.80</b>	<b>36.80</b>	<b>35.80</b>
<b>Average Age</b>	<b>36.70</b>	<b>38.40</b>	<b>37.60</b>

## Demographic Detail Report

13191 Warwick Blvd, Newport News, VA 23602						
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population By Race</b>	<b>12,416</b>		<b>75,305</b>		<b>156,784</b>	
White	5,449	43.89%	35,796	47.53%	76,008	48.48%
Black	4,520	36.40%	23,806	31.61%	48,236	30.77%
Am. Indian & Alaskan	25	0.20%	140	0.19%	289	0.18%
Asian	472	3.80%	3,476	4.62%	7,580	4.83%
Hawaiian & Pacific Island	53	0.43%	565	0.75%	1,269	0.81%
Other	1,897	15.28%	11,522	15.30%	23,403	14.93%
<b>Population by Hispanic Origin</b>	<b>12,416</b>		<b>75,305</b>		<b>156,784</b>	
Non-Hispanic Origin	11,029	88.83%	66,606	88.45%	139,567	89.02%
Hispanic Origin	1,387	11.17%	8,699	11.55%	17,217	10.98%
<b>2024 Median Age, Male</b>	<b>33.50</b>		<b>35.20</b>		<b>34.10</b>	
<b>2024 Average Age, Male</b>	<b>35.30</b>		<b>37.00</b>		<b>36.20</b>	
<b>2024 Median Age, Female</b>	<b>36.20</b>		<b>38.40</b>		<b>37.40</b>	
<b>2024 Average Age, Female</b>	<b>38.00</b>		<b>39.70</b>		<b>38.90</b>	
<b>2024 Population by Occupation Classification</b>	<b>9,717</b>		<b>60,116</b>		<b>124,772</b>	
Civilian Employed	6,083	62.60%	37,131	61.77%	75,134	60.22%
Civilian Unemployed	234	2.41%	1,012	1.68%	2,169	1.74%
Civilian Non-Labor Force	3,020	31.08%	19,651	32.69%	39,900	31.98%
Armed Forces	380	3.91%	2,322	3.86%	7,569	6.07%
<b>Households by Marital Status</b>						
Married	1,741		12,228		26,005	
Married No Children	1,135		8,072		16,311	
Married w/Children	606		4,156		9,695	
<b>2024 Population by Education</b>	<b>9,077</b>		<b>55,475</b>		<b>112,420</b>	
Some High School, No Diploma	680	7.49%	3,364	6.06%	7,058	6.28%
High School Grad (Incl Equivalency)	2,292	25.25%	14,069	25.36%	26,732	23.78%
Some College, No Degree	2,793	30.77%	16,814	30.31%	35,052	31.18%
Associate Degree	805	8.87%	3,820	6.89%	7,926	7.05%
Bachelor Degree	1,892	20.84%	10,814	19.49%	21,440	19.07%
Advanced Degree	615	6.78%	6,594	11.89%	14,212	12.64%

## Demographic Detail Report

13191 Warwick Blvd, Newport News, VA 23602						
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population by Occupation</b>	<b>11,036</b>		<b>68,802</b>		<b>138,877</b>	
Real Estate & Finance	108	0.98%	1,701	2.47%	3,162	2.28%
Professional & Management	2,942	26.66%	19,470	28.30%	40,210	28.95%
Public Administration	346	3.14%	2,757	4.01%	6,365	4.58%
Education & Health	1,360	12.32%	9,017	13.11%	18,492	13.32%
Services	1,352	12.25%	6,812	9.90%	13,804	9.94%
Information	32	0.29%	327	0.48%	854	0.61%
Sales	1,042	9.44%	7,850	11.41%	15,267	10.99%
Transportation	168	1.52%	588	0.85%	1,050	0.76%
Retail	441	4.00%	3,774	5.49%	6,955	5.01%
Wholesale	204	1.85%	938	1.36%	1,641	1.18%
Manufacturing	908	8.23%	4,741	6.89%	9,230	6.65%
Production	747	6.77%	4,144	6.02%	8,626	6.21%
Construction	661	5.99%	3,252	4.73%	6,525	4.70%
Utilities	294	2.66%	1,409	2.05%	2,716	1.96%
Agriculture & Mining	6	0.05%	80	0.12%	349	0.25%
Farming, Fishing, Forestry	6	0.05%	154	0.22%	244	0.18%
Other Services	419	3.80%	1,788	2.60%	3,387	2.44%
<b>2024 Worker Travel Time to Job</b>	<b>6,022</b>		<b>36,974</b>		<b>77,500</b>	
<30 Minutes	3,952	65.63%	25,373	68.62%	54,436	70.24%
30-60 Minutes	1,503	24.96%	9,307	25.17%	18,612	24.02%
60+ Minutes	567	9.42%	2,294	6.20%	4,452	5.74%
<b>2020 Households by HH Size</b>	<b>5,588</b>		<b>32,912</b>		<b>64,183</b>	
1-Person Households	1,924	34.43%	10,626	32.29%	19,270	30.02%
2-Person Households	1,783	31.91%	10,985	33.38%	21,116	32.90%
3-Person Households	901	16.12%	5,158	15.67%	10,712	16.69%
4-Person Households	595	10.65%	3,550	10.79%	7,594	11.83%
5-Person Households	243	4.35%	1,613	4.90%	3,487	5.43%
6-Person Households	87	1.56%	610	1.85%	1,282	2.00%
7 or more Person Households	55	0.98%	370	1.12%	722	1.12%
<b>2024 Average Household Size</b>	<b>2.30</b>		<b>2.30</b>		<b>2.40</b>	
<b>Households</b>						
2029 Projection	5,249		31,627		62,034	
2024 Estimate	5,351		32,086		62,514	
2020 Census	5,587		32,913		64,184	
Growth 2024 - 2029	-1.91%		-1.43%		-0.77%	
Growth 2020 - 2024	-4.22%		-2.51%		-2.60%	

## Demographic Detail Report

13191 Warwick Blvd, Newport News, VA 23602						
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Households by HH Income</b>	<b>5,350</b>		<b>32,087</b>		<b>62,516</b>	
<\$25,000	979	18.30%	4,181	13.03%	7,753	12.40%
\$25,000 - \$50,000	1,338	25.01%	6,965	21.71%	13,451	21.52%
\$50,000 - \$75,000	989	18.49%	7,055	21.99%	13,141	21.02%
\$75,000 - \$100,000	756	14.13%	3,647	11.37%	8,031	12.85%
\$100,000 - \$125,000	509	9.51%	3,915	12.20%	7,068	11.31%
\$125,000 - \$150,000	347	6.49%	2,715	8.46%	4,991	7.98%
\$150,000 - \$200,000	229	4.28%	2,248	7.01%	4,993	7.99%
\$200,000+	203	3.79%	1,361	4.24%	3,088	4.94%
<b>2024 Avg Household Income</b>	<b>\$74,330</b>		<b>\$84,372</b>		<b>\$87,107</b>	
<b>2024 Med Household Income</b>	<b>\$59,017</b>		<b>\$67,541</b>		<b>\$69,297</b>	
<b>2024 Occupied Housing</b>	<b>5,351</b>		<b>32,086</b>		<b>62,514</b>	
Owner Occupied	2,321	43.38%	15,926	49.64%	32,583	52.12%
Renter Occupied	3,030	56.62%	16,160	50.36%	29,931	47.88%
<b>2020 Housing Units</b>	<b>5,672</b>		<b>34,138</b>		<b>66,234</b>	
1 Unit	2,801	49.38%	19,577	57.35%	41,613	62.83%
2 - 4 Units	369	6.51%	2,046	5.99%	4,608	6.96%
5 - 19 Units	1,738	30.64%	8,179	23.96%	13,665	20.63%
20+ Units	764	13.47%	4,336	12.70%	6,348	9.58%
<b>2024 Housing Value</b>	<b>2,321</b>		<b>15,927</b>		<b>32,583</b>	
<\$100,000	127	5.47%	1,132	7.11%	1,854	5.69%
\$100,000 - \$200,000	571	24.60%	3,348	21.02%	6,838	20.99%
\$200,000 - \$300,000	1,039	44.77%	6,624	41.59%	12,678	38.91%
\$300,000 - \$400,000	483	20.81%	3,339	20.96%	6,795	20.85%
\$400,000 - \$500,000	96	4.14%	1,093	6.86%	2,791	8.57%
\$500,000 - \$1,000,000	5	0.22%	335	2.10%	1,398	4.29%
\$1,000,000+	0	0.00%	56	0.35%	229	0.70%
<b>2024 Median Home Value</b>	<b>\$244,514</b>		<b>\$252,589</b>		<b>\$259,942</b>	
<b>2024 Housing Units by Yr Built</b>	<b>5,837</b>		<b>35,168</b>		<b>68,123</b>	
Built 2010+	389	6.66%	2,853	8.11%	5,655	8.30%
Built 2000 - 2010	802	13.74%	3,959	11.26%	8,146	11.96%
Built 1990 - 1999	807	13.83%	6,627	18.84%	13,548	19.89%
Built 1980 - 1989	1,137	19.48%	6,732	19.14%	13,396	19.66%
Built 1970 - 1979	1,394	23.88%	7,473	21.25%	12,619	18.52%
Built 1960 - 1969	900	15.42%	5,348	15.21%	9,034	13.26%
Built 1950 - 1959	282	4.83%	1,587	4.51%	4,509	6.62%
Built <1949	126	2.16%	589	1.67%	1,216	1.79%
<b>2024 Median Year Built</b>	<b>1981</b>		<b>1983</b>		<b>1984</b>	

## AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the: Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

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

Acknowledged by:

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