

# For Lease

## 265 Industrial Boulevard, Unit A

### Toano Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

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*This information was obtained from sources deemed to be reliable but is not warranted.  
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**FOR LEASE**  
**265 Industrial Boulevard**  
**Unit A**  
**Toano, Virginia**

- Location:** Hankins Industrial Park  
265 Industrial Boulevard  
Unit A  
Toano, Virginia
- Description:** Centrally located in Toano, Virginia, Hankins Industrial Park combines location with professional office/warehouse space in a setting catering to small to mid-sized industrial businesses. This freestanding building offers a very functional layout with two private offices, a breakroom, waiting room, restroom with a shower, and 20- foot ceiling height in the warehouse. The warehouse includes two oversized grade doors and two personal doors. The property has ample parking and outside storage area is also available.
- Building Size:** Approximately 5,700 Square Feet
- Lease Rate:** \$10.00 Per Sq. Ft. – Modified Gross (Rental rate is inclusive of base year condominium fees and real estate taxes)
- Year Built:** 2019
- Zoning:** M2 General Industrial
- General Information:**
- Rare opportunity
  - Well established area
- Also included:**
- Aerial Maps
  - Location Map
  - Zoning Information
  - Demographic Information

**For Additional Information, Please Contact:**

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[Ron@cwcrew.net](mailto:Ron@cwcrew.net)/[www.cwrew.net](http://www.cwrew.net)



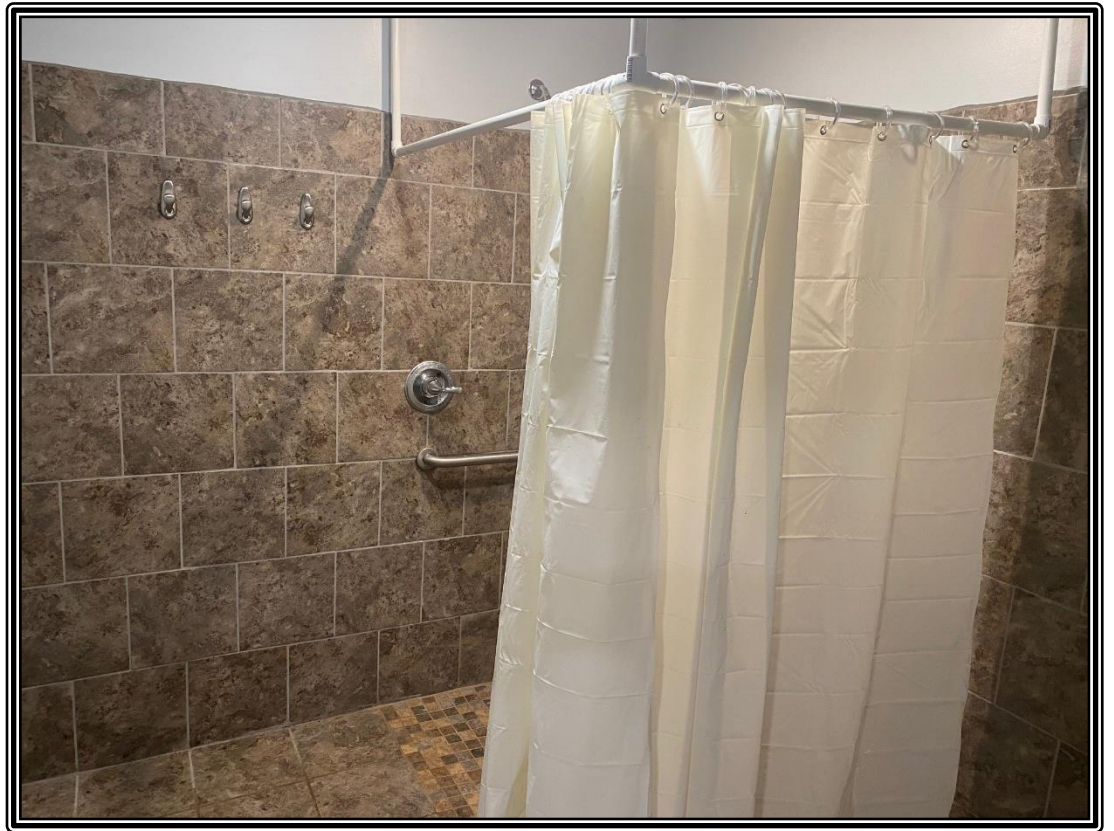
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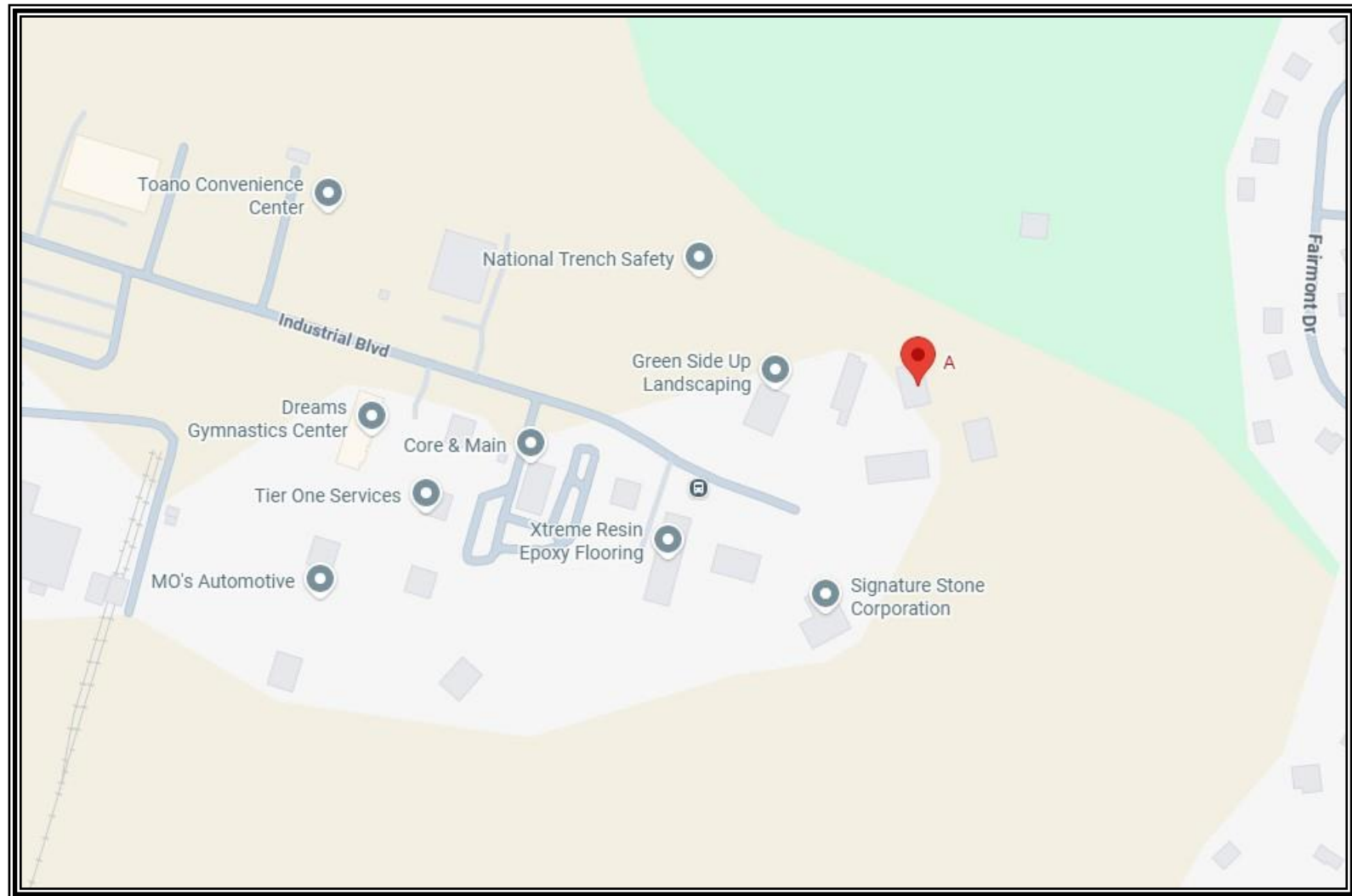


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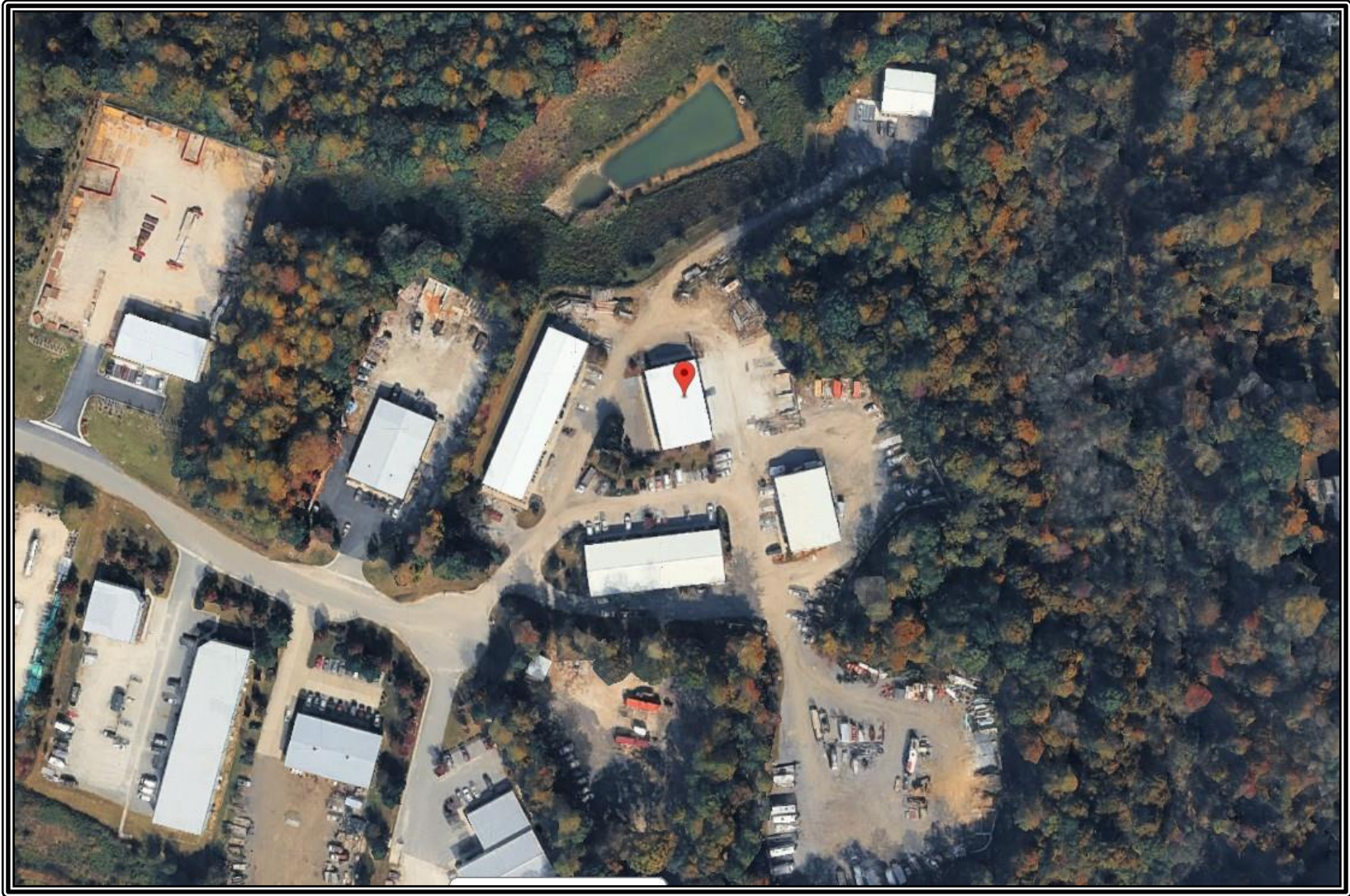
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## 265 Industrial Boulevard, Unit A, Toano, Virginia



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265 Industrial Boulevard, Unit A  
Toano, Virginia



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Sec. 24-436. - Use list.

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the General Industrial District, M-2, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential	An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial or industrial use of the property	P	
Commercial	Accessory uses and structures as defined in <u>section 24-2</u>	P	
	Beekeeping in accordance with <u>section 24-47.1</u>	P	
	Business and professional offices	P	
	Child day care centers as an accessory use to other permitted uses	P	
	Contractor offices, equipment storage yards, shops and warehouses (with materials and equipment storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Convenience stores; if fuel is sold, then in accordance with <u>section 24-38</u>		SUP

	Data processing centers	P	
	Firearms sales and service	P	
	Health and exercise clubs, fitness centers as an accessory use to other permitted uses	P	
	Heliports, helistops and accessory uses		SUP
	Hospitals		SUP
	Indoor sport facilities, including firing and shooting ranges	P	
	Janitorial service establishments	P	
	Kennels and animal boarding facilities	P	
	Laboratories, research and development centers	P	
	Laser technology production	P	
	Lumber and building supply (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	

	Machinery sales and service (with storage and repair limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with <u>section 24-38</u>	P	
	Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packaging or distribution	P	
	Medical clinics or offices, including emergency care and first aid centers as an accessory use to other permitted uses	P	
	Mobile food vending vehicles in accordance with section 4-49	P	
	Nurseries	P	
	Off-street parking as required by article II, division 2 of this chapter	P	
	Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks		SUP
	Outdoor sports facilities, including golf courses, driving ranges, batting cages and skate parks		SUP

	Pawnshops		SUP
	Payday/title loan establishments		SUP
	Plumbing and electrical supply and sales (with storage limited to a fully enclosed building or screened from adjoining property with landscaping and fencing with a maximum height of 12 feet)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Private streets within qualifying industrial parks in accordance with article II, division 2 of this chapter	P	
	Research, development and design facilities or laboratories	P	
	Restaurants, tea rooms, coffee shops, taverns, and micro-breweries, not to include fast food restaurants as an accessory use to other permitted uses	P	
	Retail sales of products related to the main use, provided that the floor area for retail sales comprises less than 25 percent of the first floor area of the main use	P	
	Security service offices	P	
	Truck stops; if fuel is sold, then in accordance with <u>section 24-38</u>		SUP

	Truck terminals; if fuel is sold, then in accordance with <u>section 24-38</u>		SUP
	Vehicle service stations; if fuel is sold, then in accordance with <u>section 24-38</u>	P	
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise)	P	
	Warehousing, wholesaling, storage and distribution centers	P	
	Water impoundments, new or expansion of, less than 50 acres and with dam heights of less than 25 feet	P	
	Water impoundments, new or expansion of, greater than 50 acres, or with dam heights of 25 feet or more		SUP
	Water well drilling establishments	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Nonemergency medical transport	P	
	Post offices	P	
	Schools		SUP

Utility Uses	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.	P	
	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.		SUP
	Electrical generation facilities (public or private), steam generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	Railroad facilities including tracks, bridges and switching stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and shall not require a special use permit		SUP
	Telephone exchanges and telephone switching stations	P	

	Transmission pipelines, public or private, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. Extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit		SUP
	Water facilities (public or private) and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment, such as pumps to be owned and operated by political jurisdictions. The following are permitted generally and shall not require a special use permit:		SUP
	(a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and		
	(b) Distribution lines and local facilities within a development, including pump stations		
Open	Timbering, in accordance with <u>section 24-43</u>	P	
Industrial	Asphalt mixing plants		SUP
	Boiler shops	P	

	Breweries and other associated activities	P	
	Crushed stone, sand, gravel, or mineral mining; storage and distribution of same		SUP
	Data centers		SUP
	Drop forge industries, manufacturing, forgings with a power hammer	P	
	Heavy equipment sales and service (with major repair limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Industrial dry cleaners or laundries	P	
	Industrial or technical training centers or schools	P	
	Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps	P	
	Manufacture and bottling of soft drinks, water and alcoholic beverages	P	
	Manufacture and compounding of chemicals		SUP
	Manufacture and processing of acrylic and synthetic fibers	P	
	Manufacture and processing of textiles and textile products	P	

	Manufacture and sale of manufactured homes, mobile homes, modular homes and industrialized housing units	P	
	Manufacture and sale of wood and wood products	P	
	Manufacture and storage of ice, including dry ice	P	
	Manufacture, assembly, or fabrication of sheet metal products	P	
	Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiberglass, glass, rubber, leather, cellophane, canvas, felt, fur, horn, wax, hair, yarn, and stone	P	
	Manufacture, compounding, processing and packaging of cosmetics, toiletries and pharmaceutical products	P	
	Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals		SUP
	Manufacture of batteries	P	
	Manufacture of boats, marine equipment and boat trailers	P	
	Manufacture of cans and other metal products from previously processed metals	P	

	Manufacture of carpets and carpet yarns	P	
	Manufacture of cement, lime, gypsum, bricks and non-previously prepared stone products (i.e., stone and rock used for general erosion and sediment control or road construction)		SUP
	Manufacture of furniture	P	
	Manufacture of glass and glass products	P	
	Manufacture of pottery and ceramic products using kilns fired by gas or electricity	P	
	Manufacture or assembly of aircraft and aircraft parts	P	
	Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilation equipment	P	
	Manufacture or assembly of automobiles, trucks, machinery or equipment	P	
	Manufacture or assembly of electronic instruments, electronic devices or electronic components	P	
	Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments and equipment	P	
	Metal foundry and heavy weight casting	P	

	Petroleum refining		SUP
	Petroleum storage and retail distribution		SUP
	Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted indoors or under cover, with no dust, noise, odor or other objectionable effect		SUP
	Propane storage, distribution or sale		SUP
	Ready mix concrete production		SUP
	Recycling center or plant	P	
	Resource recovery facilities		SUP
	Solid waste transfer stations and container sites, public or private		SUP
	Structural iron and steel fabrication	P	
	Vehicle graveyards and scrap metal storage yards		SUP
	Waste disposal facilities		SUP
	Welding and machine shops including punch presses and drop hammers	P	

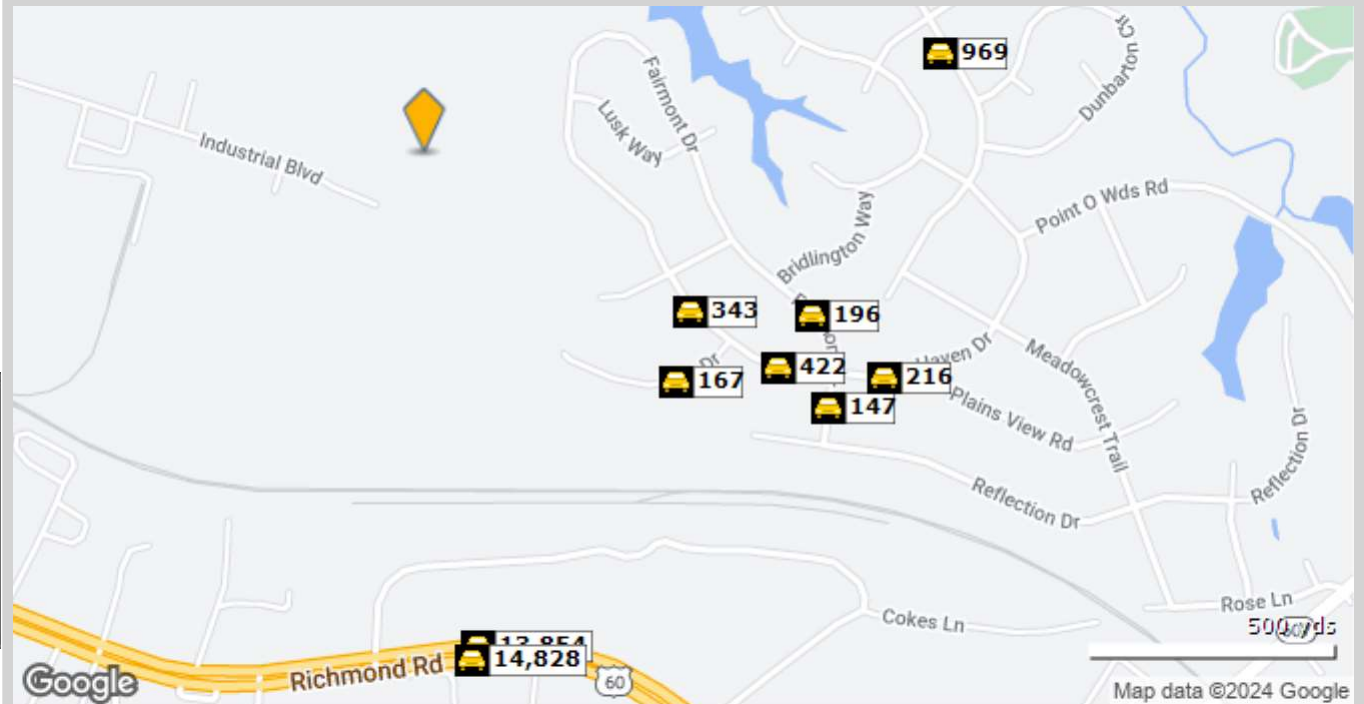
	Wood preserving operations		SUP
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(Ord. No. 31A-88, § 20-96, 4-8-85; Ord. No. 31A-110, 9-12-88; Ord. No. 31A-128, 12-3-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-146, 8-3-92; Ord. No. 31A-150, 4-5-93; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-214, 8-10-04; Ord. No. 31A-229, 9-25-07; Ord. No. 31A-236, 8-12-08; Ord. No. 31A-264, 1-10-12; Ord. No. 31A-287, 4-9-13; Ord. No. 31A-291, 8-13-13; Ord. No. 31A-324, 11-8-16; Ord. No. 31A-353, 11-8-16; Ord. No. 31A-348, 7-14-20; Ord. No. 31A-354, 12-14-21; Ord. No. 31A-364, 9-9-25)

## Traffic Count Report

265 Industrial Blvd, Toano, VA 23168

Building Type: **Industrial**  
 RBA: **9,000 SF**  
 Land Area: **4.68 AC**  
 Total Available: **0 SF**  
 Warehouse 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	Loch Haven Dr	Knollwood Dr	0.05 NW	2022	343	MPSI	.37
2	Nice Dr		0.00	2022	167	MPSI	.40
3	Loch Haven Dr	Fairmont Dr	0.06 E	2022	422	MPSI	.49
4	Fairmont Dr	Loch Haven Dr	0.07 S	2022	196	MPSI	.50
5	Fairmont Dr	Loch Haven Dr	0.04 N	2022	147	MPSI	.56
6	Richmond Road	Thacher Dr	0.24 S	2022	13,854	MPSI	.58
7	Richmond Rd	Bush Springs Rd	0.25 W	2022	14,748	MPSI	.60
8	Richmond Rd	Bush Springs Rd	0.25 W	2021	14,828	MPSI	.60
9	Loch Haven Dr	Plains View Rd	0.05 E	2022	216	MPSI	.60
10	Ashington Way	Bournemouth Bend	0.04 NW	2018	969	MPSI	.63

# Demographic Trend Report

1 Mile Radius

265 Industrial Blvd, Toano, VA 23168

Building Type: **Industrial**  
 RBA: **9,000 SF**  
 Land Area: **4.68 AC**  
 Total Available: **0 SF**

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



Description	2010		2023		2028	
Population	2,300		2,924		3,116	
Age 0 - 4	150	6.52%	157	5.37%	168	5.39%
Age 5 - 9	180	7.83%	174	5.95%	172	5.52%
Age 10 - 14	174	7.57%	197	6.74%	188	6.03%
Age 15 - 19	174	7.57%	201	6.87%	203	6.51%
Age 20 - 24	117	5.09%	177	6.05%	202	6.48%
Age 25 - 29	121	5.26%	159	5.44%	187	6.00%
Age 30 - 34	120	5.22%	158	5.40%	174	5.58%
Age 35 - 39	176	7.65%	177	6.05%	175	5.62%
Age 40 - 44	182	7.91%	189	6.46%	186	5.97%
Age 45 - 49	215	9.35%	191	6.53%	194	6.23%
Age 50 - 54	206	8.96%	202	6.91%	201	6.45%
Age 55 - 59	147	6.39%	216	7.39%	209	6.71%
Age 60 - 64	114	4.96%	210	7.18%	211	6.77%
Age 65 - 69	77	3.35%	180	6.16%	199	6.39%
Age 70 - 74	56	2.43%	147	5.03%	169	5.42%
Age 75 - 79	43	1.87%	96	3.28%	127	4.08%
Age 80 - 84	25	1.09%	54	1.85%	82	2.63%
Age 85+	24	1.04%	40	1.37%	68	2.18%
<b>Age 15+</b>	<b>1,797</b>	<b>78.13%</b>	<b>2,397</b>	<b>81.98%</b>	<b>2,587</b>	<b>83.02%</b>
<b>Age 20+</b>	<b>1,623</b>	<b>70.57%</b>	<b>2,196</b>	<b>75.10%</b>	<b>2,384</b>	<b>76.51%</b>
<b>Age 65+</b>	<b>225</b>	<b>9.78%</b>	<b>517</b>	<b>17.68%</b>	<b>645</b>	<b>20.70%</b>
<b>Median Age</b>	<b>38</b>		<b>42</b>		<b>42</b>	
<b>Average Age</b>	<b>36.30</b>		<b>40.30</b>		<b>41.50</b>	
Population By Race	2,300		2,924		3,116	
White	1,660	72.17%	2,030	69.43%	2,162	69.38%
Black	542	23.57%	729	24.93%	778	24.97%
Am. Indian & Alaskan	6	0.26%	9	0.31%	10	0.32%
Asian	32	1.39%	51	1.74%	54	1.73%
Hawaiian & Pacific Islander	1	0.04%	3	0.10%	3	0.10%
Other	59	2.57%	102	3.49%	109	3.50%

# Demographic Trend Report

1 Mile Radius

265 Industrial Blvd, Toano, VA 23168

Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>109</b>	<b>212</b>	<b>226</b>
White	98 89.91%	186 87.74%	199 88.05%
Black	5 4.59%	12 5.66%	12 5.31%
Am. Indian & Alaskan	1 0.92%	2 0.94%	2 0.88%
Asian	1 0.92%	2 0.94%	2 0.88%
Hawaiian & Pacific Islander	0 0.00%	1 0.47%	1 0.44%
Other	5 4.59%	10 4.72%	11 4.87%
<b>Household by Household Income</b>	<b>833</b>	<b>1,044</b>	<b>1,113</b>
<\$25,000	116 13.93%	199 19.06%	215 19.32%
\$25,000 - \$50,000	153 18.37%	104 9.96%	107 9.61%
\$50,000 - \$75,000	122 14.65%	247 23.66%	270 24.26%
\$75,000 - \$100,000	140 16.81%	143 13.70%	150 13.48%
\$100,000 - \$125,000	158 18.97%	132 12.64%	136 12.22%
\$125,000 - \$150,000	71 8.52%	74 7.09%	77 6.92%
\$150,000 - \$200,000	59 7.08%	77 7.38%	82 7.37%
\$200,000+	14 1.68%	68 6.51%	76 6.83%
<b>Average Household Income</b>	<b>\$82,893</b>	<b>\$89,526</b>	<b>\$89,833</b>
<b>Median Household Income</b>	<b>\$79,553</b>	<b>\$70,714</b>	<b>\$69,976</b>

## Demographic Summary Report

265 Industrial Blvd, Toano, VA 23168

Building Type: **Industrial**  
 RBA: **9,000 SF**  
 Land Area: **4.68 AC**  
 Total Available: **0 SF**

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



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	3,116	12,882	28,748
2023 Estimate	2,924	12,008	26,892
2010 Census	2,300	8,908	20,718
Growth 2023 - 2028	6.57%	7.28%	6.90%
Growth 2010 - 2023	27.13%	34.80%	29.80%
<b>2023 Population by Hispanic Origin</b>	213	798	1,678
<b>2023 Population</b>	2,924	12,008	26,892
White	2,030 69.43%	9,341 77.79%	21,000 78.09%
Black	729 24.93%	1,984 16.52%	4,282 15.92%
Am. Indian & Alaskan	9 0.31%	68 0.57%	161 0.60%
Asian	51 1.74%	222 1.85%	603 2.24%
Hawaiian & Pacific Island	3 0.10%	6 0.05%	25 0.09%
Other	102 3.49%	387 3.22%	821 3.05%
U.S. Armed Forces	22	99	258
<b>Households</b>			
2028 Projection	1,112	4,887	11,093
2023 Estimate	1,045	4,556	10,372
2010 Census	833	3,386	7,963
Growth 2023 - 2028	6.41%	7.27%	6.95%
Growth 2010 - 2023	25.45%	34.55%	30.25%
Owner Occupied	811 77.61%	3,792 83.23%	8,565 82.58%
Renter Occupied	235 22.49%	765 16.79%	1,807 17.42%
<b>2023 Households by HH Income</b>	1,044	4,557	10,371
Income: <\$25,000	199 19.06%	605 13.28%	1,086 10.47%
Income: \$25,000 - \$50,000	104 9.96%	409 8.98%	1,282 12.36%
Income: \$50,000 - \$75,000	247 23.66%	1,091 23.94%	2,301 22.19%
Income: \$75,000 - \$100,000	143 13.70%	645 14.15%	1,462 14.10%
Income: \$100,000 - \$125,000	132 12.64%	437 9.59%	1,174 11.32%
Income: \$125,000 - \$150,000	74 7.09%	430 9.44%	971 9.36%
Income: \$150,000 - \$200,000	77 7.38%	407 8.93%	909 8.76%
Income: \$200,000+	68 6.51%	533 11.70%	1,186 11.44%
<b>2023 Avg Household Income</b>	\$89,526	\$108,120	\$108,830
<b>2023 Med Household Income</b>	\$70,714	\$81,725	\$83,832

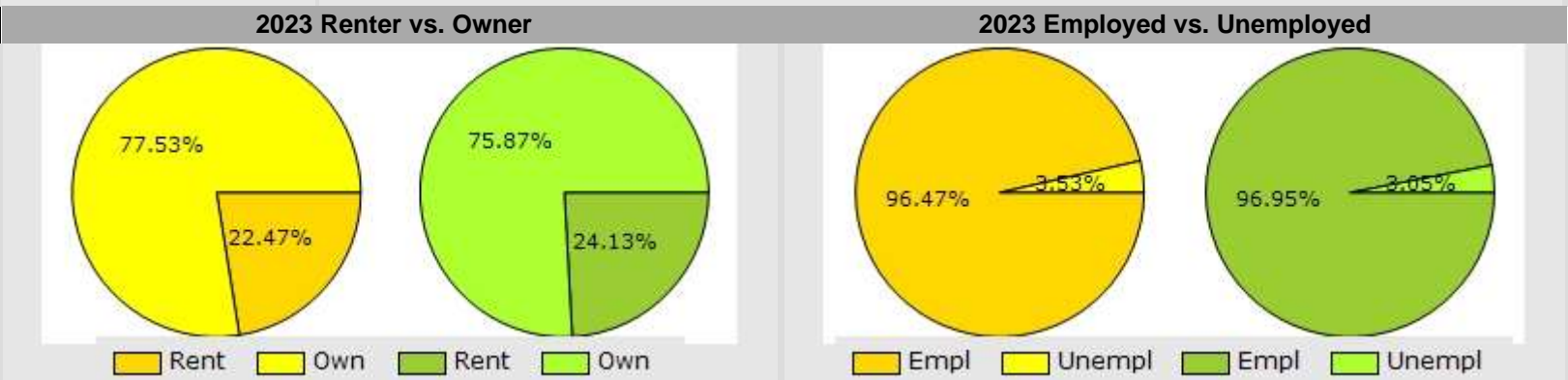
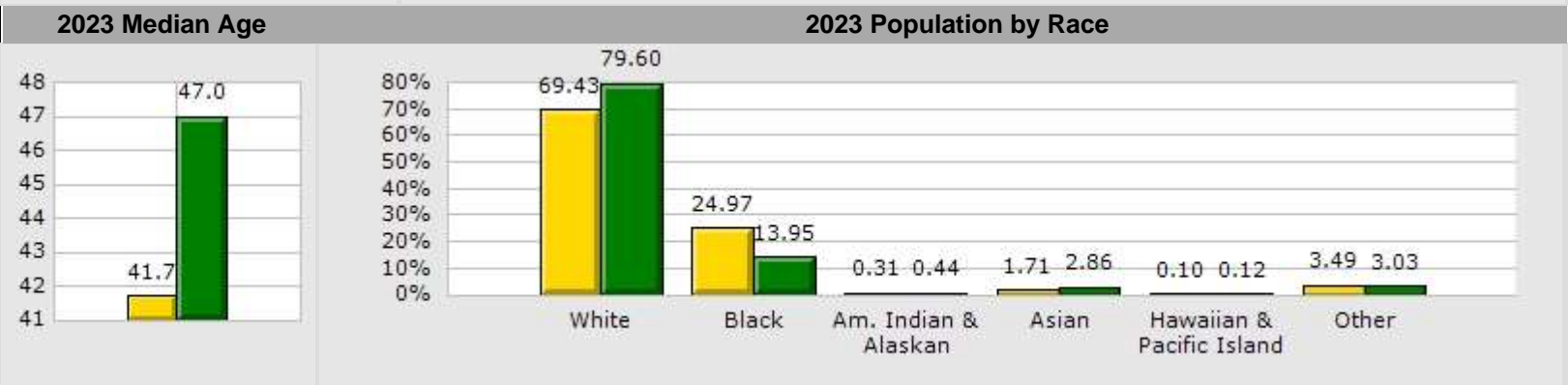
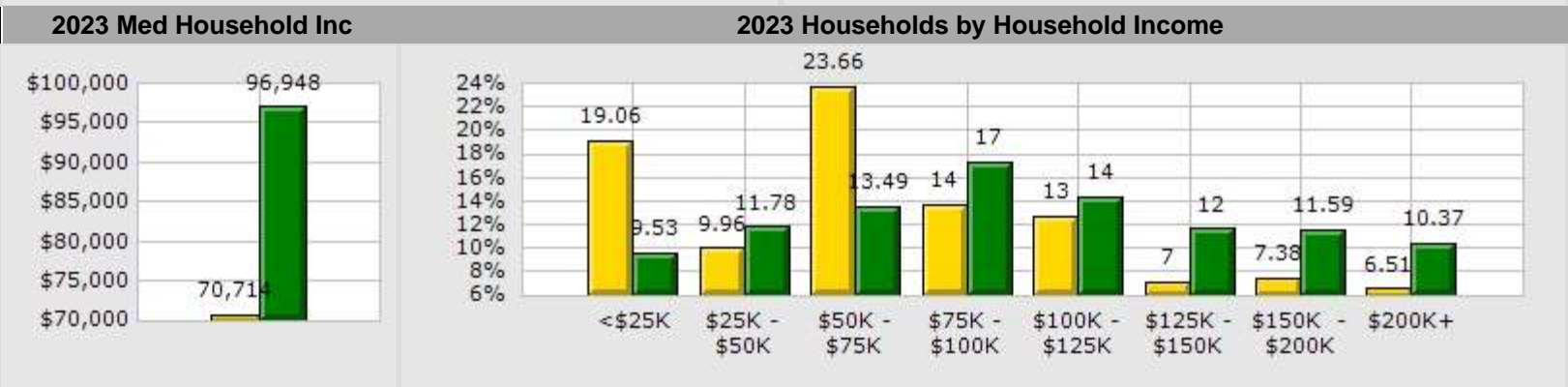
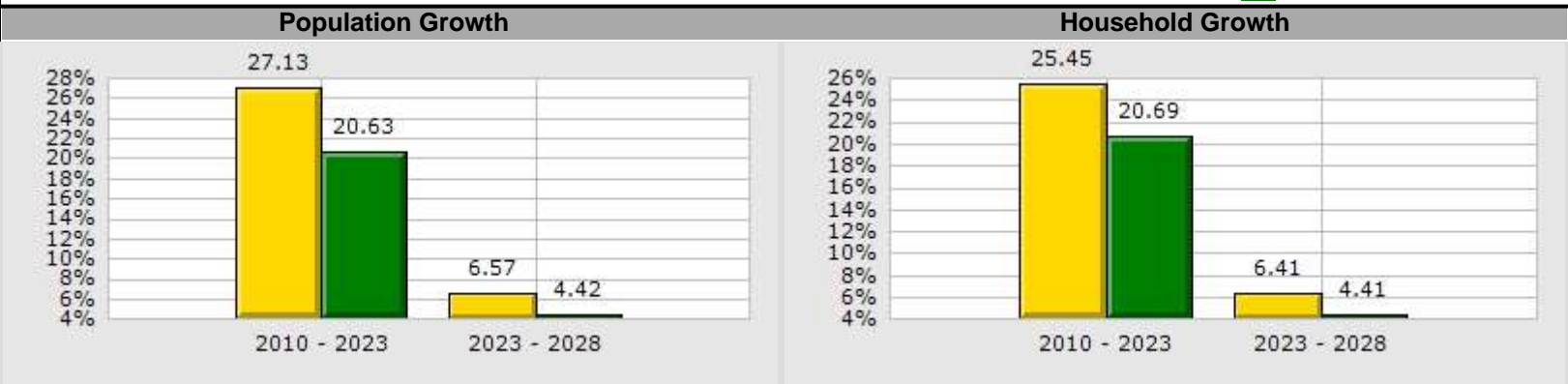
265 Industrial Blvd, Toano, VA 23168

Type: Industrial/Warehouse

County: James City

1 Mile

County



265 Industrial Blvd, Toano, VA 23168				
Type:	Industrial/Warehouse			
County:	James City			
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	27.13%		20.63%	
Growth 2023 - 2028	6.57%		4.42%	
Empl	1,447	96.47%	38,209	96.95%
Unempl	53	3.53%	1,202	3.05%
2023 Population by Race				
	2,924		80,835	
White	2,030	69.43%	64,342	79.60%
Black	730	24.97%	11,279	13.95%
Am. Indian & Alaskan	9	0.31%	358	0.44%
Asian	50	1.71%	2,308	2.86%
Hawaiian & Pacific Island	3	0.10%	95	0.12%
Other	102	3.49%	2,453	3.03%
Household Growth				
Growth 2010 - 2023	25.45%		20.69%	
Growth 2023 - 2028	6.41%		4.41%	
Renter Occupied	235	22.47%	7,821	24.13%
Owner Occupied	811	77.53%	24,595	75.87%
2023 Households by Household Income				
	1,044		32,416	
Income <\$25K	199	19.06%	3,088	9.53%
Income \$25K - \$50K	104	9.96%	3,820	11.78%
Income \$50K - \$75K	247	23.66%	4,373	13.49%
Income \$75K - \$100K	143	13.70%	5,612	17.31%
Income \$100K - \$125K	132	12.64%	4,631	14.29%
Income \$125K - \$150K	74	7.09%	3,773	11.64%
Income \$150K - \$200K	77	7.38%	3,758	11.59%
Income \$200K+	68	6.51%	3,361	10.37%
2023 Med Household Inc	\$70,714		\$96,948	
2023 Median Age	41.70		47.00	

## Demographic Detail Report

265 Industrial Blvd, Toano, VA 23168

Building Type: **Industrial**  
 RBA: **9,000 SF**  
 Land Area: **4.68 AC**  
 Total **0 SF**

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	3,116		12,882		28,748	
2023 Estimate	2,924		12,008		26,892	
2010 Census	2,300		8,908		20,718	
Growth 2023 - 2028	6.57%		7.28%		6.90%	
Growth 2010 - 2023	27.13%		34.80%		29.80%	
2023 Population by Age		2,924	12,008		26,892	
Age 0 - 4	157	5.37%	574	4.78%	1,263	4.70%
Age 5 - 9	174	5.95%	638	5.31%	1,410	5.24%
Age 10 - 14	197	6.74%	727	6.05%	1,593	5.92%
Age 15 - 19	201	6.87%	741	6.17%	1,617	6.01%
Age 20 - 24	177	6.05%	650	5.41%	1,422	5.29%
Age 25 - 29	159	5.44%	585	4.87%	1,286	4.78%
Age 30 - 34	158	5.40%	589	4.91%	1,309	4.87%
Age 35 - 39	177	6.05%	675	5.62%	1,515	5.63%
Age 40 - 44	189	6.46%	726	6.05%	1,629	6.06%
Age 45 - 49	191	6.53%	731	6.09%	1,621	6.03%
Age 50 - 54	202	6.91%	776	6.46%	1,710	6.36%
Age 55 - 59	216	7.39%	843	7.02%	1,866	6.94%
Age 60 - 64	210	7.18%	875	7.29%	1,950	7.25%
Age 65 - 69	180	6.16%	852	7.10%	1,912	7.11%
Age 70 - 74	147	5.03%	804	6.70%	1,831	6.81%
Age 75 - 79	96	3.28%	601	5.00%	1,405	5.22%
Age 80 - 84	54	1.85%	364	3.03%	881	3.28%
Age 85+	40	1.37%	259	2.16%	672	2.50%
Age 65+	517	17.68%	2,880	23.98%	6,701	24.92%
Median Age	41.70		45.70		46.20	
Average Age	40.30		43.50		44.00	

## Demographic Detail Report

265 Industrial Blvd, Toano, VA 23168

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population By Race</b>	<b>2,924</b>	<b>12,008</b>	<b>26,892</b>
White	2,030 69.43%	9,341 77.79%	21,000 78.09%
Black	729 24.93%	1,984 16.52%	4,282 15.92%
Am. Indian & Alaskan	9 0.31%	68 0.57%	161 0.60%
Asian	51 1.74%	222 1.85%	603 2.24%
Hawaiian & Pacific Island	3 0.10%	6 0.05%	25 0.09%
Other	102 3.49%	387 3.22%	821 3.05%
<b>Population by Hispanic Origin</b>	<b>2,924</b>	<b>12,008</b>	<b>26,892</b>
Non-Hispanic Origin	2,712 92.75%	11,210 93.35%	25,214 93.76%
Hispanic Origin	212 7.25%	798 6.65%	1,677 6.24%
<b>2023 Median Age, Male</b>	<b>41.10</b>	<b>44.60</b>	<b>44.80</b>
<b>2023 Average Age, Male</b>	<b>39.90</b>	<b>42.70</b>	<b>43.00</b>
<b>2023 Median Age, Female</b>	<b>42.10</b>	<b>46.70</b>	<b>47.60</b>
<b>2023 Average Age, Female</b>	<b>40.70</b>	<b>44.20</b>	<b>44.90</b>
<b>2023 Population by Occupation Classification</b>	<b>2,356</b>	<b>9,923</b>	<b>22,303</b>
Civilian Employed	1,447 61.42%	6,113 61.60%	13,713 61.49%
Civilian Unemployed	53 2.25%	233 2.35%	428 1.92%
Civilian Non-Labor Force	835 35.44%	3,484 35.11%	7,921 35.52%
Armed Forces	21 0.89%	93 0.94%	241 1.08%
<b>Households by Marital Status</b>			
Married	617	2,796	6,369
Married No Children	341	1,782	4,131
Married w/Children	275	1,014	2,238
<b>2023 Population by Education</b>	<b>2,264</b>	<b>9,575</b>	<b>21,787</b>
Some High School, No Diploma	87 3.84%	450 4.70%	1,122 5.15%
High School Grad (Incl Equivalency)	567 25.04%	2,091 21.84%	4,453 20.44%
Some College, No Degree	658 29.06%	2,691 28.10%	5,716 26.24%
Associate Degree	244 10.78%	896 9.36%	2,201 10.10%
Bachelor Degree	459 20.27%	2,136 22.31%	4,929 22.62%
Advanced Degree	249 11.00%	1,311 13.69%	3,366 15.45%

## Demographic Detail Report

265 Industrial Blvd, Toano, VA 23168							
Radius	1 Mile		3 Mile		5 Mile		
2023 Population by Occupation	2,583		11,039		24,468		
Real Estate & Finance	130	5.03%	419	3.80%	755	3.09%	
Professional & Management	724	28.03%	3,258	29.51%	7,495	30.63%	
Public Administration	68	2.63%	446	4.04%	1,105	4.52%	
Education & Health	269	10.41%	1,259	11.41%	3,030	12.38%	
Services	290	11.23%	1,237	11.21%	2,878	11.76%	
Information	0	0.00%	1	0.01%	35	0.14%	
Sales	370	14.32%	1,505	13.63%	2,988	12.21%	
Transportation	13	0.50%	56	0.51%	90	0.37%	
Retail	198	7.67%	784	7.10%	1,455	5.95%	
Wholesale	14	0.54%	103	0.93%	283	1.16%	
Manufacturing	79	3.06%	440	3.99%	1,073	4.39%	
Production	149	5.77%	534	4.84%	1,206	4.93%	
Construction	126	4.88%	483	4.38%	938	3.83%	
Utilities	69	2.67%	234	2.12%	560	2.29%	
Agriculture & Mining	0	0.00%	9	0.08%	33	0.13%	
Farming, Fishing, Forestry	0	0.00%	1	0.01%	42	0.17%	
Other Services	84	3.25%	270	2.45%	502	2.05%	
2023 Worker Travel Time to Job	1,397		5,837		13,110		
<30 Minutes	825	59.06%	3,662	62.74%	8,444	64.41%	
30-60 Minutes	500	35.79%	1,759	30.14%	3,563	27.18%	
60+ Minutes	72	5.15%	416	7.13%	1,103	8.41%	
2010 Households by HH Size	833		3,386		7,963		
1-Person Households	135	16.21%	599	17.69%	1,468	18.44%	
2-Person Households	301	36.13%	1,371	40.49%	3,262	40.96%	
3-Person Households	167	20.05%	607	17.93%	1,382	17.36%	
4-Person Households	140	16.81%	498	14.71%	1,170	14.69%	
5-Person Households	57	6.84%	192	5.67%	426	5.35%	
6-Person Households	21	2.52%	73	2.16%	160	2.01%	
7 or more Person Households	12	1.44%	46	1.36%	95	1.19%	
2023 Average Household Size	2.80		2.60		2.60		
Households							
2028 Projection	1,112		4,887		11,093		
2023 Estimate	1,045		4,556		10,372		
2010 Census	833		3,386		7,963		
Growth 2023 - 2028	6.41%		7.27%		6.95%		
Growth 2010 - 2023	25.45%		34.55%		30.25%		

## Demographic Detail Report

265 Industrial Blvd, Toano, VA 23168				
Radius	1 Mile	3 Mile	5 Mile	
<b>2023 Households by HH Income</b>	<b>1,044</b>	<b>4,557</b>	<b>10,371</b>	
<\$25,000	199 19.06%	605 13.28%	1,086 10.47%	
\$25,000 - \$50,000	104 9.96%	409 8.98%	1,282 12.36%	
\$50,000 - \$75,000	247 23.66%	1,091 23.94%	2,301 22.19%	
\$75,000 - \$100,000	143 13.70%	645 14.15%	1,462 14.10%	
\$100,000 - \$125,000	132 12.64%	437 9.59%	1,174 11.32%	
\$125,000 - \$150,000	74 7.09%	430 9.44%	971 9.36%	
\$150,000 - \$200,000	77 7.38%	407 8.93%	909 8.76%	
\$200,000+	68 6.51%	533 11.70%	1,186 11.44%	
<b>2023 Avg Household Income</b>	<b>\$89,526</b>	<b>\$108,120</b>	<b>\$108,830</b>	
<b>2023 Med Household Income</b>	<b>\$70,714</b>	<b>\$81,725</b>	<b>\$83,832</b>	
<b>2023 Occupied Housing</b>	<b>1,046</b>	<b>4,557</b>	<b>10,372</b>	
Owner Occupied	811 77.53%	3,792 83.21%	8,565 82.58%	
Renter Occupied	235 22.47%	765 16.79%	1,807 17.42%	
<b>2010 Housing Units</b>	<b>1,069</b>	<b>4,597</b>	<b>10,695</b>	
1 Unit	942 88.12%	4,269 92.86%	9,627 90.01%	
2 - 4 Units	28 2.62%	132 2.87%	269 2.52%	
5 - 19 Units	99 9.26%	185 4.02%	636 5.95%	
20+ Units	0 0.00%	11 0.24%	163 1.52%	
<b>2023 Housing Value</b>	<b>810</b>	<b>3,792</b>	<b>8,565</b>	
<\$100,000	0 0.00%	4 0.11%	47 0.55%	
\$100,000 - \$200,000	39 4.81%	181 4.77%	481 5.62%	
\$200,000 - \$300,000	555 68.52%	1,417 37.37%	2,630 30.71%	
\$300,000 - \$400,000	158 19.51%	1,146 30.22%	2,612 30.50%	
\$400,000 - \$500,000	46 5.68%	393 10.36%	1,091 12.74%	
\$500,000 - \$1,000,000	12 1.48%	651 17.17%	1,694 19.78%	
\$1,000,000+	0 0.00%	0 0.00%	10 0.12%	
<b>2023 Median Home Value</b>	<b>\$265,945</b>	<b>\$325,654</b>	<b>\$343,051</b>	
<b>2023 Housing Units by Yr Built</b>	<b>1,069</b>	<b>4,707</b>	<b>10,935</b>	
Built 2010+	196 18.33%	1,094 23.24%	1,977 18.08%	
Built 2000 - 2010	243 22.73%	1,323 28.11%	3,406 31.15%	
Built 1990 - 1999	195 18.24%	587 12.47%	1,656 15.14%	
Built 1980 - 1989	241 22.54%	795 16.89%	1,677 15.34%	
Built 1970 - 1979	81 7.58%	458 9.73%	1,205 11.02%	
Built 1960 - 1969	22 2.06%	148 3.14%	419 3.83%	
Built 1950 - 1959	43 4.02%	148 3.14%	297 2.72%	
Built <1949	48 4.49%	154 3.27%	298 2.73%	
<b>2023 Median Year Built</b>	<b>1994</b>	<b>2000</b>	<b>1998</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