

13801 Warwick Boulevard, Newport News, Virginia



*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST

FOR SALE
Retail / Office Property
Signalized Intersection
Newport News, Virginia

- Location:** 13801 Warwick Boulevard
- Description:** Former Old Point National Bank Branch location. Property is located at the **signalized** intersection of Warwick Boulevard, and Tabbs Lane. Building has been well maintained. Two drive through windows are in place. Ideal for adaptive reuse of existing building or redevelopment. Tremendous visibility.
- Size:** 3,075 square feet
- Land Area:** .69 acres
- Sale Price:** \$875,000.00
- Parking:** Ample
- Traffic Count:** Warwick and Denbigh: 31,000 vehicles per day
Warwick and Bland: 34,000 vehicles per day
Old Courthouse: 7,000 vehicles per day
- Zoning:** C-1 Retail Commercial. Multiple allowable uses by right.
Link to the Zoning Uses:
https://library.municode.com/va/newport_news/codes/code_of_ordinances?nodeId=CD_ORD_CH45Zoor_ARTIVSUUSD1
- General Information:**
- Rare opportunity
 - Well established area
 - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Aerial Maps
 - Location Map
 - Site Plan

For Additional Information, Please Contact:

Thomas P. Waltz

Campana Waltz Commercial Real Estate, LLC - EAST

11832 Fishing Point Drive, Suite 400

Newport News, Virginia, 23606

757.231.5516

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www.CampanaWaltz.com



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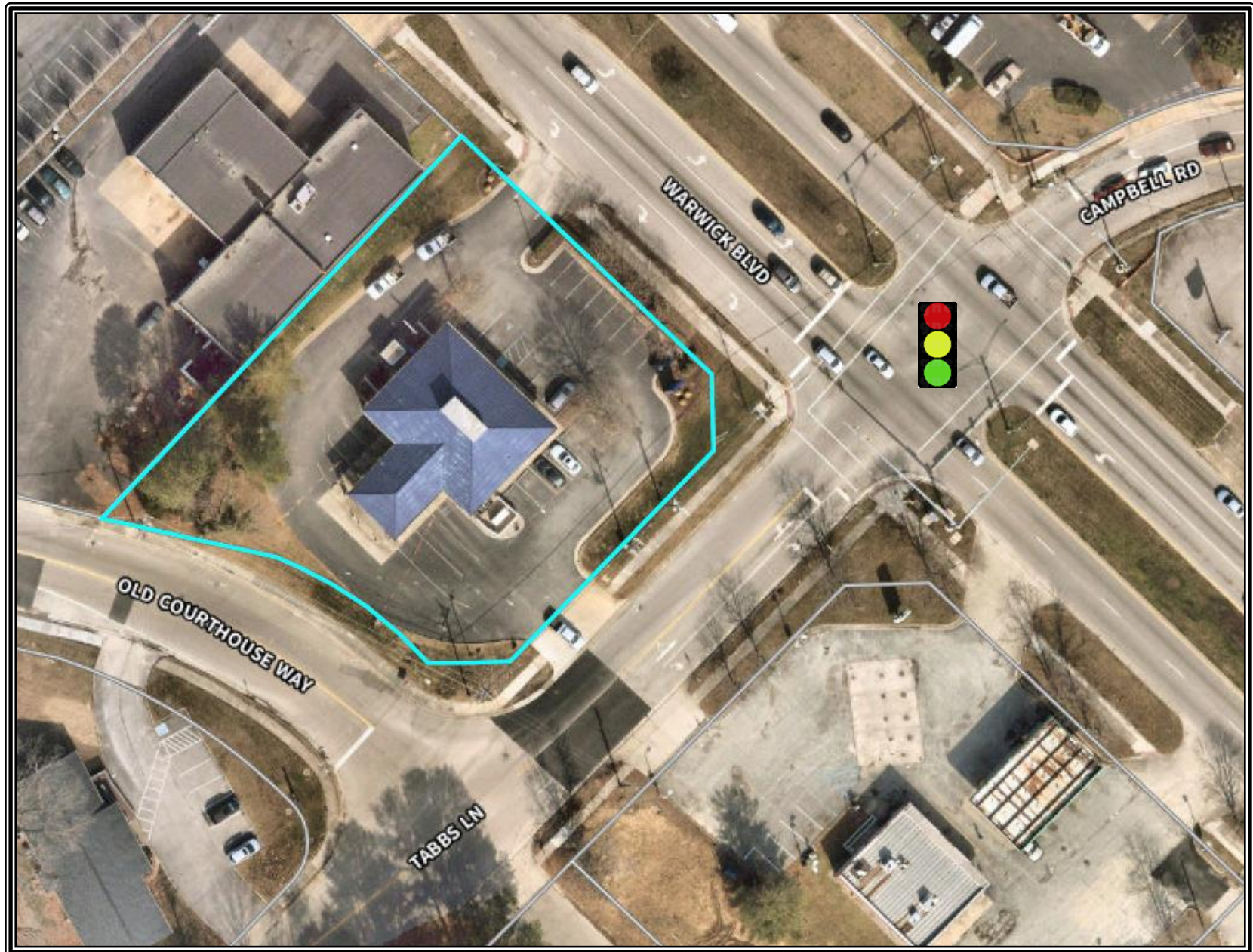


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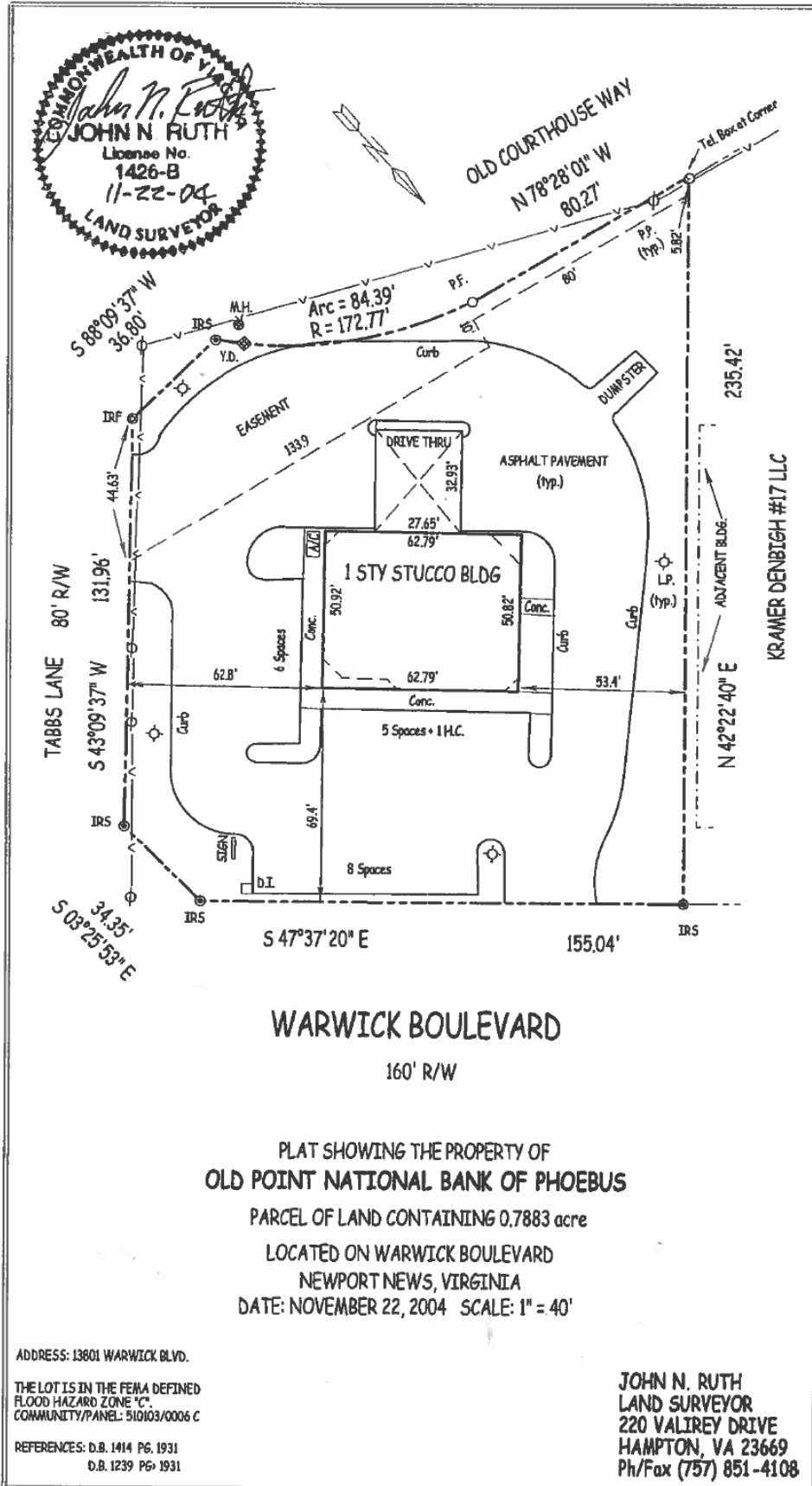


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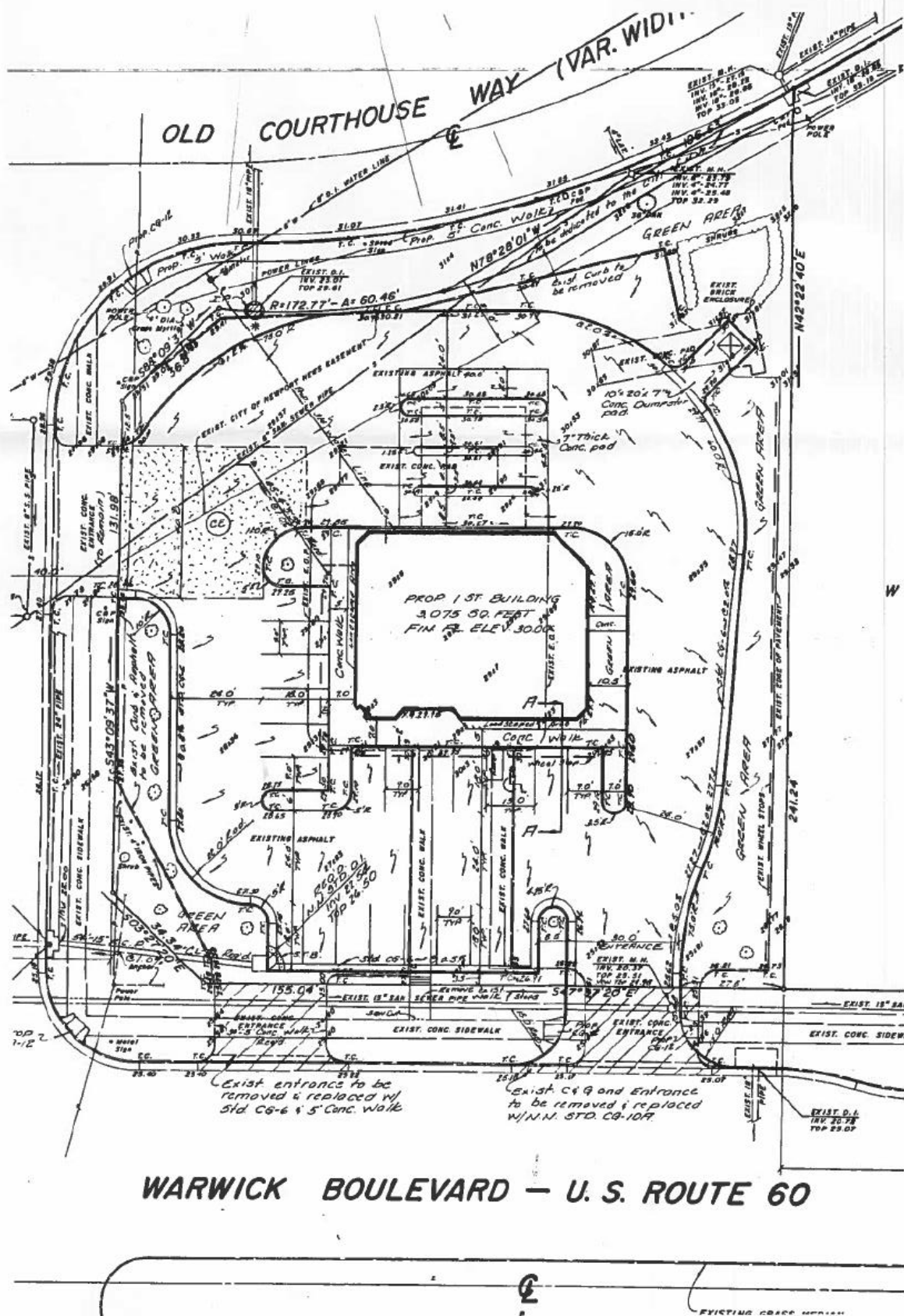
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Exist. entrances to be removed & replaced w/ std. C&G & 5' Conc. Walk

Exist. C&G and Entrance to be removed & replaced w/ N.N. STD. C&G-10A

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Demographic Detail Report

13801 Warwick Blvd, Newport News, VA 23602

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Bank** % Leased: **100%**
 GLA: **3,075 SF** Rent/SF/Yr: **-**
 Year Built: **1991**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	14,845	75,077	133,894
2021 Estimate	14,785	75,765	134,459
2010 Census	14,073	77,304	134,279
Growth 2021 - 2026	0.41%	-0.91%	-0.42%
Growth 2010 - 2021	5.06%	-1.99%	0.13%
2021 Population by Age			
	14,785	75,765	134,459
Age 0 - 4	1,122 7.59%	5,511 7.27%	9,696 7.21%
Age 5 - 9	998 6.75%	4,973 6.56%	8,693 6.47%
Age 10 - 14	933 6.31%	4,741 6.26%	8,110 6.03%
Age 15 - 19	1,017 6.88%	5,229 6.90%	9,018 6.71%
Age 20 - 24	1,167 7.89%	5,888 7.77%	10,910 8.11%
Age 25 - 29	1,283 8.68%	6,286 8.30%	12,022 8.94%
Age 30 - 34	1,210 8.18%	5,877 7.76%	10,972 8.16%
Age 35 - 39	1,058 7.16%	5,196 6.86%	9,467 7.04%
Age 40 - 44	848 5.74%	4,276 5.64%	7,573 5.63%
Age 45 - 49	790 5.34%	4,115 5.43%	7,090 5.27%
Age 50 - 54	791 5.35%	4,214 5.56%	7,214 5.37%
Age 55 - 59	916 6.20%	4,894 6.46%	8,389 6.24%
Age 60 - 64	826 5.59%	4,439 5.86%	7,548 5.61%
Age 65 - 69	617 4.17%	3,368 4.45%	5,725 4.26%
Age 70 - 74	476 3.22%	2,615 3.45%	4,551 3.38%
Age 75 - 79	334 2.26%	1,836 2.42%	3,250 2.42%
Age 80 - 84	223 1.51%	1,210 1.60%	2,145 1.60%
Age 85+	177 1.20%	1,096 1.45%	2,087 1.55%
Age 65+	1,827 12.36%	10,125 13.36%	17,758 13.21%
Median Age	33.60	34.50	34.00
Average Age	35.80	36.60	36.40

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2021 Population By Race	14,785	75,765	134,459
White	5,873 39.72%	38,690 51.07%	77,695 57.78%
Black	7,307 49.42%	28,817 38.03%	42,915 31.92%
Am. Indian & Alaskan	119 0.80%	510 0.67%	798 0.59%
Asian	628 4.25%	3,699 4.88%	6,352 4.72%
Hawaiian & Pacific Island	25 0.17%	202 0.27%	374 0.28%
Other	833 5.63%	3,847 5.08%	6,325 4.70%
Population by Hispanic Origin	14,785	75,765	134,459
Non-Hispanic Origin	12,676 85.74%	66,692 88.02%	119,852 89.14%
Hispanic Origin	2,109 14.26%	9,073 11.98%	14,607 10.86%
2021 Median Age, Male	31.60	32.70	32.50
2021 Average Age, Male	34.00	35.00	35.00
2021 Median Age, Female	35.50	36.30	35.60
2021 Average Age, Female	37.40	38.00	37.80
2021 Population by Occupation Classification	11,527	59,491	106,152
Civilian Employed	7,246 62.86%	36,034 60.57%	61,902 58.31%
Civilian Unemployed	592 5.14%	2,488 4.18%	4,593 4.33%
Civilian Non-Labor Force	3,481 30.20%	18,651 31.35%	33,673 31.72%
Armed Forces	208 1.80%	2,318 3.90%	5,984 5.64%
Households by Marital Status			
Married	2,091	13,082	23,078
Married No Children	1,222	7,566	13,267
Married w/Children	869	5,516	9,811
2021 Population by Education	10,399	53,055	94,135
Some High School, No Diploma	1,071 10.30%	4,266 8.04%	6,682 7.10%
High School Grad (Incl Equivalency)	2,895 27.84%	13,329 25.12%	21,919 23.28%
Some College, No Degree	3,719 35.76%	18,413 34.71%	32,061 34.06%
Associate Degree	850 8.17%	3,633 6.85%	6,103 6.48%
Bachelor Degree	1,223 11.76%	8,551 16.12%	15,986 16.98%
Advanced Degree	641 6.16%	4,863 9.17%	11,384 12.09%



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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	13,440		66,847		115,434	
Real Estate & Finance	266	1.98%	1,428	2.14%	2,650	2.30%
Professional & Management	2,643	19.67%	16,286	24.36%	30,558	26.47%
Public Administration	399	2.97%	3,040	4.55%	5,473	4.74%
Education & Health	1,520	11.31%	7,719	11.55%	14,450	12.52%
Services	1,628	12.11%	7,106	10.63%	11,397	9.87%
Information	41	0.31%	302	0.45%	832	0.72%
Sales	1,634	12.16%	7,316	10.94%	12,812	11.10%
Transportation	180	1.34%	614	0.92%	1,224	1.06%
Retail	1,024	7.62%	4,440	6.64%	7,024	6.08%
Wholesale	67	0.50%	812	1.21%	1,471	1.27%
Manufacturing	1,048	7.80%	5,080	7.60%	8,253	7.15%
Production	1,399	10.41%	5,632	8.43%	8,386	7.26%
Construction	752	5.60%	3,541	5.30%	5,509	4.77%
Utilities	369	2.75%	1,384	2.07%	2,187	1.89%
Agriculture & Mining	12	0.09%	178	0.27%	207	0.18%
Farming, Fishing, Forestry	12	0.09%	107	0.16%	121	0.10%
Other Services	446	3.32%	1,862	2.79%	2,880	2.49%
2021 Worker Travel Time to Job	7,374		37,601		65,761	
<30 Minutes	4,862	65.93%	25,192	67.00%	46,309	70.42%
30-60 Minutes	2,133	28.93%	10,101	26.86%	15,952	24.26%
60+ Minutes	379	5.14%	2,308	6.14%	3,500	5.32%
2010 Households by HH Size	5,587		30,099		51,268	
1-Person Households	1,490	26.67%	7,677	25.51%	13,462	26.26%
2-Person Households	1,765	31.59%	9,817	32.62%	16,822	32.81%
3-Person Households	1,094	19.58%	5,687	18.89%	9,517	18.56%
4-Person Households	740	13.25%	4,159	13.82%	7,017	13.69%
5-Person Households	324	5.80%	1,794	5.96%	2,980	5.81%
6-Person Households	107	1.92%	634	2.11%	976	1.90%
7 or more Person Households	67	1.20%	331	1.10%	494	0.96%
2021 Average Household Size	2.50		2.50		2.50	
Households						
2026 Projection	5,921		29,068		51,039	
2021 Estimate	5,892		29,359		51,259	
2010 Census	5,587		30,100		51,266	
Growth 2021 - 2026	0.49%		-0.99%		-0.43%	
Growth 2010 - 2021	5.46%		-2.46%		-0.01%	



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Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	5,891	29,359	51,261
<\$25,000	1,392 23.63%	5,424 18.47%	8,997 17.55%
\$25,000 - \$50,000	1,426 24.21%	6,311 21.50%	10,739 20.95%
\$50,000 - \$75,000	1,369 23.24%	6,207 21.14%	10,470 20.42%
\$75,000 - \$100,000	874 14.84%	4,628 15.76%	7,655 14.93%
\$100,000 - \$125,000	420 7.13%	3,100 10.56%	5,153 10.05%
\$125,000 - \$150,000	240 4.07%	1,423 4.85%	2,951 5.76%
\$150,000 - \$200,000	67 1.14%	1,300 4.43%	2,757 5.38%
\$200,000+	103 1.75%	966 3.29%	2,539 4.95%
2021 Avg Household Income	\$61,249	\$74,357	\$80,389
2021 Med Household Income	\$52,370	\$62,043	\$63,942
2021 Occupied Housing	5,893	29,359	51,259
Owner Occupied	2,579 43.76%	16,510 56.23%	28,149 54.92%
Renter Occupied	3,314 56.24%	12,849 43.77%	23,110 45.08%
2010 Housing Units	6,170	30,981	54,723
1 Unit	3,236 52.45%	19,847 64.06%	34,272 62.63%
2 - 4 Units	471 7.63%	2,032 6.56%	4,178 7.63%
5 - 19 Units	1,844 29.89%	7,066 22.81%	11,667 21.32%
20+ Units	619 10.03%	2,036 6.57%	4,606 8.42%
2021 Housing Value	2,578	16,509	28,149
<\$100,000	379 14.70%	2,390 14.48%	2,997 10.65%
\$100,000 - \$200,000	1,579 61.25%	6,251 37.86%	8,897 31.61%
\$200,000 - \$300,000	528 20.48%	5,876 35.59%	9,809 34.85%
\$300,000 - \$400,000	47 1.82%	1,520 9.21%	4,119 14.63%
\$400,000 - \$500,000	0 0.00%	258 1.56%	1,469 5.22%
\$500,000 - \$1,000,000	31 1.20%	114 0.69%	609 2.16%
\$1,000,000+	14 0.54%	100 0.61%	249 0.88%
2021 Median Home Value	\$157,631	\$193,816	\$222,229
2021 Housing Units by Yr Built	6,395	32,585	56,653
Built 2010+	348 5.44%	806 2.47%	2,607 4.60%
Built 2000 - 2010	187 2.92%	2,191 6.72%	5,323 9.40%
Built 1990 - 1999	818 12.79%	7,009 21.51%	12,660 22.35%
Built 1980 - 1989	1,257 19.66%	7,282 22.35%	12,256 21.63%
Built 1970 - 1979	2,055 32.13%	7,920 24.31%	11,438 20.19%
Built 1960 - 1969	1,341 20.97%	5,568 17.09%	8,371 14.78%
Built 1950 - 1959	293 4.58%	1,333 4.09%	3,010 5.31%
Built <1949	96 1.50%	476 1.46%	988 1.74%
2021 Median Year Built	1976	1980	1983



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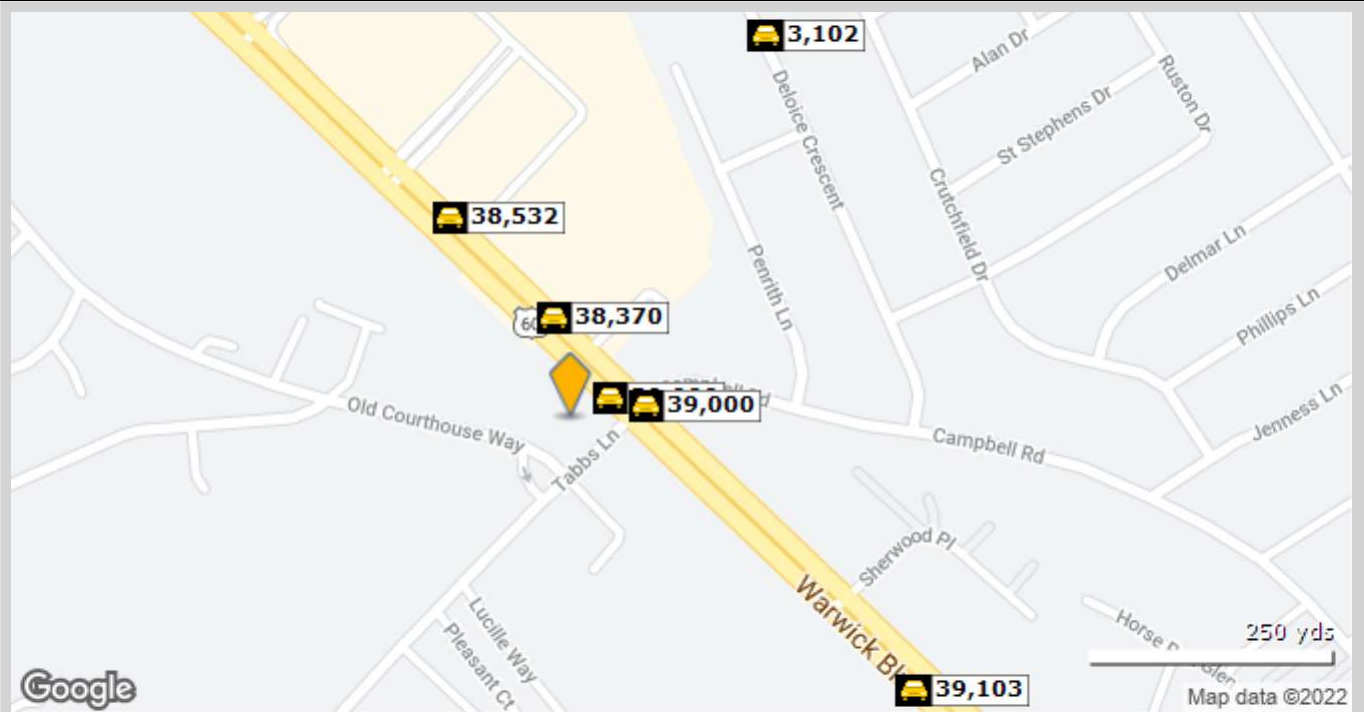


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U.S. Armed Forces	207	2,300	5,955
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Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Warwick Boulevard	Tabbs Ln	0.02 SE	2018	39,000	ADT	.03
2	Campbell Road	Warwick Blvd	0.00 SW	2018	39,000	ADT	.05
3	Warwick Blvd	Campbell Rd	0.08 SE	2018	35,000	MPSI	.06
4	Warwick Blvd	Campbell Rd	0.08 SE	2020	38,370	MPSI	.06
5	Warwick Blvd	Campbell Rd	0.16 SE	2020	38,276	MPSI	.14
6	Warwick Blvd	Campbell Rd	0.16 SE	2018	38,532	MPSI	.14
7	Deloice Cres	Myles Ct	0.02 NW	2018	1,370	MPSI	.26
8	Deloice Cres	Myles Ct	0.02 NW	2020	3,102	MPSI	.26
9	Warwick Blvd	Sherwood Pl	0.07 NW	2018	35,239	MPSI	.26
10	Warwick Blvd	Sherwood Pl	0.07 NW	2020	39,103	MPSI	.26



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.

Campana Waltz Commercial Real Estate, LLC - EAST is ____ the Listing Broker, ____ Buyer Broker, ____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC - EAST