

5706 Jefferson Avenue
Newport News, Virginia
For Sale



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Vince Campana
Campana Waltz Commercial Real Estate, L.L.C.
11832 Fishing Point Dr, Suite 400
Newport News, Virginia 23606
757.327.0333
Vince@campanawaltz.com



*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.*

FOR SALE/LEASE

**5706 Jefferson Avenue
Newport News, Virginia**

Location:	5706 Jefferson Avenue, Newport News, Virginia
Building Size:	Approximately 6,000 Square Feet. 1,540 sq.ft. of showroom/office and 4,460 sq.ft. of warehouse/storage.
Built:	1960
Acreage:	.55 Acres
Building Description:	Well constructed brick building with great visibility on Jefferson Avenue. The warehouse is accessible via three roll up doors along with having a 16ft. ceiling providing ample space for storage, maintenance, and service operations.
Sales Price:	\$400,000.00
Lease Price:	\$3,000/Month Triple Net
Zoning:	C2 – General Commercial

**Additional
Information:**

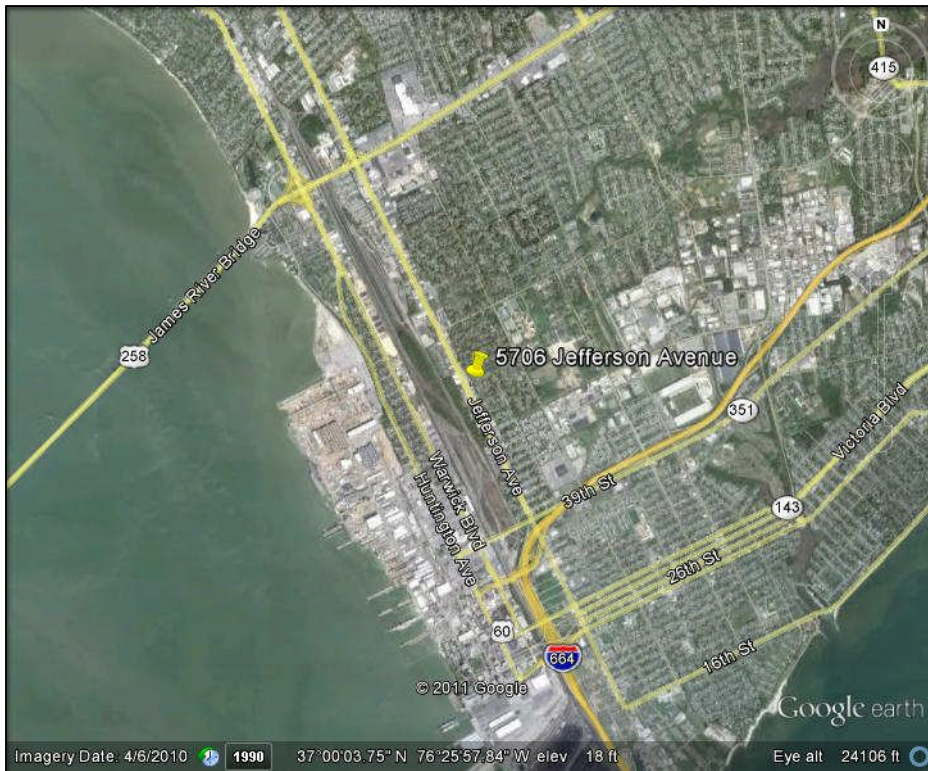
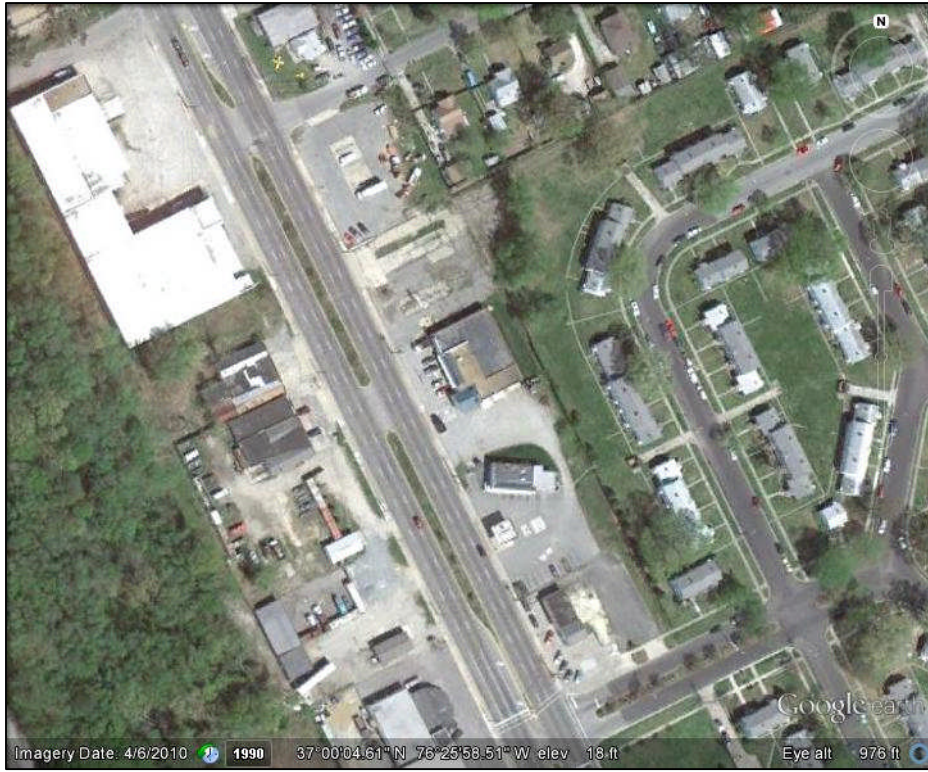
- Aerial
- Map Showing easy access to I-64
- Location Map
- Demographics

For Additional Information, Please Contact:

Vince Campana
Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia, 23606
757.327.0333
www.campanawaltz.com
Vince@CampanaWaltz.com

*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.*

Maps



*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.*

C2 (General Commercial) Allowable Uses, Newport News
Page 1 of 4

Group Home	C
Halfway House	C
Bed & Breakfast	P
Health	
Adult Care Residence	C
Custodian Apartment	P
Congregate Housing for Children	C
Hospice	P
Medical Center Complex	P
Hospital	P
Medical and Dental Laboratory	P
Nursing Home, Convalescent Home	P
Optician	P
Outpatient Care Clinic	P
Pharmacy/Drug Store	P
Physical Therapist	P
Physician, Dentist or Optometrist	P
Veterinary Facility with Kennel	P
Veterinary Facility without Kennel	P
Utilities	
Commercial Radio or TV Station	P
Electrical Substation	P
Elevated Water Storage Tank	C
Local Utilities	P
Communication Tower/Antenna	C
Transmission Lines	C
Educational Services	
Child Care Center	P
Other Educational/Group Instruction	P
Pre-School or Day School with or without child care center	P
Vocational School	P
Business School	P
Community Facilities	
Church/Synagogue/Other Places of Worship	P
Community Center	P
Fire Station	P
Funeral Home	P
Library	P
Lodge, Fraternal or Social Organization	P
Neighborhood Swimming Pool	P
Police Station	P
Post Office/Parcel Pick Up Station	P

C2 (General Commercial) Allowable Uses, Newport News

Page 2 of 4

Public/Private Golf Courses	P
Public/Semi-Public Museum or Art Gallery	P
Public Park	P
General Business Services	
Admin Support Offices	P
Bank, Loan Office or Credit Union	P
Business Admin Offices	P
Parcel Distribution Center	C
Professional Office	P
Personal Services	
Artist or Photography Studio	P
Beauty/Barber Shop	P
Carpet Upholstery Cleaning	P
Coin Operated Commercial Laundry	P
Diaper Service/Linen Supply	P
Dry Cleaning Pickup	P
Dry Cleaning Plant	P
Recording Studio	P
Shoe Repair	P
Tailor Shop	P
Travel Agency	P
Pet Grooming Service	P
Recreational Uses	
Billiard Parlor	P
Bingo Parlor	P
Bowling Alley	P
Coin Operated Amusement Arcade	P
Golf Driving Range	P
Health Club/Fitness Center	P
Miniature Golf Course	P
Skateboard Ramp	C
Skating Rink	P
Theater or Stage	P
Retail Services	
Adult Use	C
Appliance Sales	P
Appliance Services	P
Bakery (Retail)	P
Bicycle Sales & Service	P
Book Store	P
Building Supply, Retail	C
Camera Store	P
Cemetery Monument Sales	P
Computer Sales & Service	P
Concession Stand	P

C2 (General Commercial) Allowable Uses, Newport News
Page 3 of 4

Convenience Store without gasoline	P
Craft Store	P
Department Store	P
Duplicating Store	P
Extended Stay Motel	P
Florist, Horticultural & Nursery	P
Furniture & Upholstery Store	P
Garden Supply Store	P
Golf Pro Shop/Clubhouse	P
Grocery Store	P
Hardware Store	P
Home Accessory Store	P
Ice Cream/Candy Store	P
Interior Decorating Store	P
Jewelry Sales, Service & Repair	P
Kennel	C
Light Equipment Rental & Leasing	P
Liquor Store	P
Mall/Mall Building (Enclosed)	P
Medical Supply Sales	P
Motel/Hotel	P
Needlework & Piece Goods Store	P
Novelty & Souvenir Store	P
Off-Premise Sale of Alcohol in an Establishment <1,600SF	C
Pawn Shop	P
Pet Store	P
Printing Engraving, Blueprinting & Copying	P
Restaurant/Cafeteria/Delicatessen w/Drive-Thru Service (not adjacent to residential property)	P
Restaurant/Cafeteria/Delicatessen w/o Drive-Thru Service	P
Restaurant/Cafeteria/Delicatessen w/Drive-Thru Service (adjacent to residential property)	C
Retail Sales by Wholesaler of Same Goods	P
Sporting Goods	P
Stationery Store	P
Tennis Pro Shop/Clubhouse	P
Toy or Hobby Store	P
Used Merchandise Sales	P
Variety Store	P
Video Rental	P
Wearing Apparel/Shoe Store	P
Auto & Marine Services	
Auto Parts Store (No Service)	P
Automobile Fuel & Kerosene Sales (Supplemental)	C
Automobile Gasoline Supply Station	C

C2 (General Commercial) Allowable Uses, Newport News
Page 4 of 4

Automobile Body & Paint Shop	C
Small Motor Vehicle Repair and Service Facility	C
Automobile Sales, New Car Dealership	C
Automobile Sales, Used Car Dealership	C
Car Wash	C
Automobile Upholstery	C
Automobile, Limousine, Van, Motorcycle Leasing/Rental	C
Boat & Yacht Sales	C
Boat Basin	P
Large Motor Vehicle Sales, Repair and/or Service	C
Manufactured Home Sales, Service and/or Leasing	C
Marina	C
Small Boat Repair	C
Towing Service	C
Transportation	
Bus Stop, Bus Shelter or Taxi Stand	P
Commercial Parking Lot or Garage	P
Helistop or Heliport	C
Off-Site Parking Lot or Garage	P
Taxi Dispatch Operations, Maintenance or Storage	C
Transit Terminal for Bus, Rail, Boat, Ship or other Mass Transit	C
Wholesale & Warehouses	
Building Supplies Wholesale & Distribution	C
Distribution Center for Retail Goods, Mail Order	C
Distribution Warehouse	C
Food Preparation, Storage & Distribution	C
Mini-Storage Warehouse	C
Mini-Storage Warehouse-Single Entrance Interior Storage	C
Plumbing Supplies Wholesale & Distribution	C
Seafood Wholesale Distribution & Receiving	C
Small Repair, Small Construction Shop & Small Contractors Office	P
Open Industrial	
Buyback Collection Center/Glass, Paper & Aluminum	P

C = Conditional Use

P = Permitted Use

Demographics for 5706 Jefferson Avenue, Newport News,

VA 23605

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	3,699	30,135	56,134
2011 Female Population	4,155	34,115	63,092
% 2011 Male Population	47.10%	46.90%	47.08%
% 2011 Female Population	52.90%	53.10%	52.92%
2011 Total Adult Population	5,963	48,842	90,584
2011 Total Daytime Population	23,112	74,803	131,704
2011 Total Daytime Work Population	19,749	43,767	73,450
2011 Median Age Total Population	38	37	36
2011 Median Age Adult Population	45	46	44
2011 Age 0-5	571	5,083	9,726
2011 Age 6-13	855	6,730	12,527
2011 Age 14-17	464	3,594	6,388
2011 Age 18-20	336	2,620	4,634
2011 Age 21-24	342	3,342	6,703
2011 Age 25-29	461	4,185	8,543
2011 Age 30-34	499	3,876	7,855
2011 Age 35-39	552	4,237	8,307
2011 Age 40-44	636	4,553	8,755
2011 Age 45-49	664	4,852	9,080
2011 Age 50-54	569	4,661	8,370
2011 Age 55-59	516	4,164	7,140
2011 Age 60-64	457	3,401	5,733
2011 Age 65-69	274	2,585	4,437
2011 Age 70-74	232	2,277	3,660
2011 Age 75-79	193	1,832	3,118
2011 Age 80-84	149	1,313	2,366
2011 Age 85+	81	945	1,882
% 2011 Age 0-5	7.27%	7.91%	8.16%
% 2011 Age 6-13	10.89%	10.47%	10.51%
% 2011 Age 14-17	5.91%	5.59%	5.36%
% 2011 Age 18-20	4.28%	4.08%	3.89%
% 2011 Age 21-24	4.36%	5.20%	5.62%
% 2011 Age 25-29	5.87%	6.51%	7.17%
% 2011 Age 30-34	6.36%	6.03%	6.59%
% 2011 Age 35-39	7.03%	6.59%	6.97%
% 2011 Age 40-44	8.10%	7.09%	7.34%
% 2011 Age 45-49	8.46%	7.55%	7.62%
% 2011 Age 50-54	7.25%	7.25%	7.02%
% 2011 Age 55-59	6.57%	6.48%	5.99%
% 2011 Age 60-64	5.82%	5.29%	4.81%
% 2011 Age 65-69	3.49%	4.02%	3.72%
% 2011 Age 70-74	2.96%	3.54%	3.07%
% 2011 Age 75-79	2.46%	2.85%	2.62%
% 2011 Age 80-84	1.90%	2.04%	1.98%
% 2011 Age 85+	1.03%	1.47%	1.58%
2011 White Population	2,347	16,878	41,205
2011 Black Population	4,915	43,511	69,900
2011 Asian/Hawaiian/Pacific Islander	60	810	2,040
2011 American Indian/Alaska Native	39	284	535
2011 Other Population (Incl 2+ Races)	492	2,767	5,545
2011 Hispanic Population	457	2,298	4,902
2011 Non-Hispanic Population	7,397	61,952	114,323
% 2011 White Population	29.89%	26.27%	34.56%
% 2011 Black Population	62.59%	67.72%	58.63%
% 2011 Asian/Hawaiian/Pacific Islander	0.76%	1.26%	1.71%
% 2011 American Indian/Alaska Native	0.50%	0.44%	0.45%
% 2011 Other Population (Incl 2+ Races)	6.27%	4.31%	4.65%
% 2011 Hispanic Population	5.82%	3.58%	4.11%
% 2011 Non-Hispanic Population	94.18%	96.42%	95.89%
2000 Non-Hispanic White	2,793	18,989	46,524
2000 Non-Hispanic Black	5,394	44,372	68,343
2000 Non-Hispanic Amer Indian/Alaska Native	22	227	456
2000 Non-Hispanic Asian	34	472	1,301
2000 Non-Hispanic Hawaiian/Pacific Islander	4	29	112
2000 Non-Hispanic Some Other Race	n/a	49	101
2000 Non-Hispanic Two or More Races	106	1,134	1,999
% 2000 Non-Hispanic White	33.44%	29.09%	39.15%
% 2000 Non-Hispanic Black	64.58%	67.98%	57.51%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.26%	0.35%	0.38%
% 2000 Non-Hispanic Asian	0.41%	0.72%	1.09%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.05%	0.04%	0.09%
% 2000 Non-Hispanic Some Other Race	0.00%	0.08%	0.08%
% 2000 Non-Hispanic Two or More Races	1.27%	1.74%	1.68%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	7,853	64,250	119,226
2011 Total Households	3,284	26,261	49,614
Population Change 1990-2011	-2,346	-7,668	-3,030
Household Change 1990-2011	-733	-1,661	1,195
% Population Change 1990-2011	-23.00%	-10.66%	-2.48%
% Household Change 1990-2011	-18.25%	-5.95%	2.47%
Population Change 2000-2011	-419	-1,766	-2,013
Household Change 2000-2011	-74	-302	481

Household Change 2000-2011	-74	-302	481
% Population Change 2000-2011	-5.07%	-2.68%	-1.66%
% Households Change 2000-2011	-2.20%	-1.14%	0.98%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	3,748	28,931	52,857
2000 Occupied Housing Units	3,357	26,582	49,139
2000 Owner Occupied Housing Units	1,456	13,402	26,193
2000 Renter Occupied Housing Units	1,901	13,180	22,947
2000 Vacant Housing Units	390	2,349	3,718
% 2000 Occupied Housing Units	89.57%	91.88%	92.97%
% 2000 Owner Occupied Housing Units	38.86%	46.32%	49.55%
% 2000 Renter Occupied Housing Units	50.73%	45.56%	43.41%
% 2000 Vacant Housing Units	10.41%	8.12%	7.03%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$25,110	\$32,313	\$40,027
2011 Per Capita Income	\$17,943	\$18,561	\$22,044
2011 Average Household Income	\$42,908	\$45,410	\$52,972
2011 Household Income < \$10,000	624	3,653	5,473
2011 Household Income \$10,000-\$14,999	420	2,652	3,721
2011 Household Income \$15,000-\$19,999	322	2,150	3,197
2011 Household Income \$20,000-\$24,999	270	2,035	3,359
2011 Household Income \$25,000-\$29,999	225	1,801	3,070
2011 Household Income \$30,000-\$34,999	183	1,813	3,222
2011 Household Income \$35,000-\$39,999	151	1,552	2,750
2011 Household Income \$40,000-\$44,999	147	1,487	2,741
2011 Household Income \$45,000-\$49,999	101	1,250	2,516
2011 Household Income \$50,000-\$59,999	155	2,011	4,540
2011 Household Income \$60,000-\$74,999	153	2,121	4,948
2011 Household Income \$75,000-\$99,999	230	1,873	4,891
2011 Household Income \$100,000-\$124,999	125	835	2,366
2011 Household Income \$125,000-\$149,999	51	258	1,038
2011 Household Income \$150,000-\$199,999	57	472	1,140
2011 Household Income \$200,000-\$249,999	45	119	262
2011 Household Income \$250,000-\$499,999	23	132	330
2011 Household Income \$500,000+	n/a	46	51
2011 Household Income \$200,000+	68	297	642
% 2011 Household Income < \$10,000	19.01%	13.91%	11.03%
% 2011 Household Income \$10,000-\$14,999	12.80%	10.10%	7.50%
% 2011 Household Income \$15,000-\$19,999	9.81%	8.19%	6.44%
% 2011 Household Income \$20,000-\$24,999	8.23%	7.75%	6.77%
% 2011 Household Income \$25,000-\$29,999	6.86%	6.86%	6.19%
% 2011 Household Income \$30,000-\$34,999	5.58%	6.90%	6.49%
% 2011 Household Income \$35,000-\$39,999	4.60%	5.91%	5.54%
% 2011 Household Income \$40,000-\$44,999	4.48%	5.66%	5.52%
% 2011 Household Income \$45,000-\$49,999	3.08%	4.76%	5.07%
% 2011 Household Income \$50,000-\$59,999	4.72%	7.66%	9.15%
% 2011 Household Income \$60,000-\$74,999	4.66%	8.08%	9.97%
% 2011 Household Income \$75,000-\$99,999	7.01%	7.13%	9.86%
% 2011 Household Income \$100,000-\$124,999	3.81%	3.18%	4.77%
% 2011 Household Income \$125,000-\$149,999	1.55%	0.98%	2.09%
% 2011 Household Income \$150,000-\$199,999	1.74%	1.80%	2.30%
% 2011 Household Income \$200,000-\$249,999	1.37%	0.45%	0.53%
% 2011 Household Income \$250,000-\$499,999	0.70%	0.50%	0.67%
% 2011 Household Income \$500,000+	0.00%	0.18%	0.10%
% 2011 Household Income \$200,000+	2.07%	1.13%	1.29%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$842,392	\$6,968,614	\$14,993,474
2011 Jewelry Stores	\$635,850	\$5,244,978	\$11,283,933
2011 Mens Clothing Stores	\$1,415,984	\$11,473,926	\$23,575,211
2011 Shoe Stores	\$1,263,629	\$10,359,499	\$21,566,599
2011 Womens Clothing Stores	\$2,697,550	\$21,799,147	\$43,757,904
2011 Automobile Dealers	\$15,400,066	\$131,237,334	\$284,327,481
2011 Automotive Parts/Acc/Repair Stores	\$2,000,027	\$16,567,341	\$34,923,903
2011 Other Motor Vehicle Dealers	\$625,710	\$5,105,026	\$10,578,590
2011 Tire Dealers	\$518,648	\$4,320,090	\$9,258,073
2011 Hardware Stores	\$206,873	\$1,756,298	\$3,962,732
2011 Home Centers	\$1,833,414	\$15,276,389	\$31,077,311
2011 Nursery/Garden Centers	\$522,247	\$4,384,471	\$9,554,671
2011 Outdoor Power Equipment Stores	\$181,984	\$1,638,636	\$3,652,650
2011 Paint/Wallpaper Stores	\$70,478	\$593,278	\$1,216,769
2011 Appliance/TV/Other Electronics Stores	\$1,546,699	\$12,612,831	\$26,382,062
2011 Camera/Photographic Supplies Stores	\$258,906	\$2,138,201	\$4,463,506
2011 Computer/Software Stores	\$825,510	\$6,818,398	\$14,028,621
2011 Beer/Wine/Liquor Stores	\$936,828	\$7,707,472	\$16,380,682
2011 Convenience/Specialty Food Stores	\$1,251,529	\$11,632,166	\$27,446,259
2011 Restaurant Expenditures	\$5,458,935	\$49,421,062	\$122,049,513
2011 Supermarkets/Other Grocery excl Conv	\$11,295,646	\$93,512,404	\$195,259,861
2011 Furniture Stores	\$1,586,470	\$13,130,557	\$27,625,827
2011 Home Furnishings Stores	\$1,007,743	\$8,157,515	\$17,015,670
2011 Gen Merch/Appliance/Furniture Stores	\$14,464,809	\$118,791,065	\$247,045,281
2011 Gasoline Stations w/ Convenience Stores	\$9,415,537	\$76,440,058	\$155,330,377
2011 Other Gasoline Stations	\$8,164,007	\$64,807,896	\$127,884,125
2011 Department Stores excl Leased Depts	\$16,011,506	\$131,403,901	\$273,427,352
2011 General Merchandise Stores	\$12,878,336	\$105,660,505	\$219,419,453
2011 Other Health/Personal Care Stores	\$1,044,191	\$8,775,670	\$18,594,958
2011 Pharmacies/Drug Stores	\$5,493,134	\$45,420,672	\$94,570,598
2011 Pet/Pet Supplies Stores	\$827,682	\$6,818,714	\$13,951,481
2011 Book/Periodical/Music Stores	\$455,500	\$3,376,037	\$5,753,362
2011 Hobby/Toy/Game Stores	\$360,397	\$3,237,350	\$6,689,941

2011 Hobby/Toy/Game Stores	\$360,397	\$3,237,350	\$6,689,941
2011 Musical Instrument/Supplies Stores	\$139,674	\$1,172,819	\$2,510,451
2011 Sewing/Needlework/Piece Goods Stores	\$67,870	\$521,716	\$957,145
2011 Sporting Goods Stores	\$753,588	\$5,771,341	\$12,303,336
2011 Video Tape Stores - Retail	\$127,282	\$1,052,207	\$2,216,959

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 is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC