

For Lease

12494 Warwick Boulevard
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Vince Campana & Ron Campana

11832 Fishing Point Drive, Suite 400

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Campana Waltz
Commercial Real Estate, LLC

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.

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- Location:** 12494 Warwick Boulevard, Newport News, Va. 23606
- Description:** The unit available is currently built out as an Animal Clinic with over \$250,000.00 worth of improvements inside the space. It has both great curb appeal and visibility from Warwick Boulevard and is located less than a mile away from Christopher Newport University. This space is ideal for medical, veterinarian, and retail users. A new user will also have the benefit of having 1st Advantage Credit Union and Ace Hardware as it's cotenants which are both high foot traffic draws to the center. It is rare to acquire this caliber space in all of Newport News.
- Square Footage:** 3,792 sq.ft.
- Lease Rate:** \$15.00 Triple Net
- Parking:** Approximately 65 spaces
- Traffic Count:** 35,000
- Zoning:** C1 – Planned Neighborhood Shopping Center.

General Information:

- Rare opportunity
- Great road frontage on Warwick Boulevard
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Aerial Maps
- Location Map
- Floor Plan
- List of uses which are allowed by right

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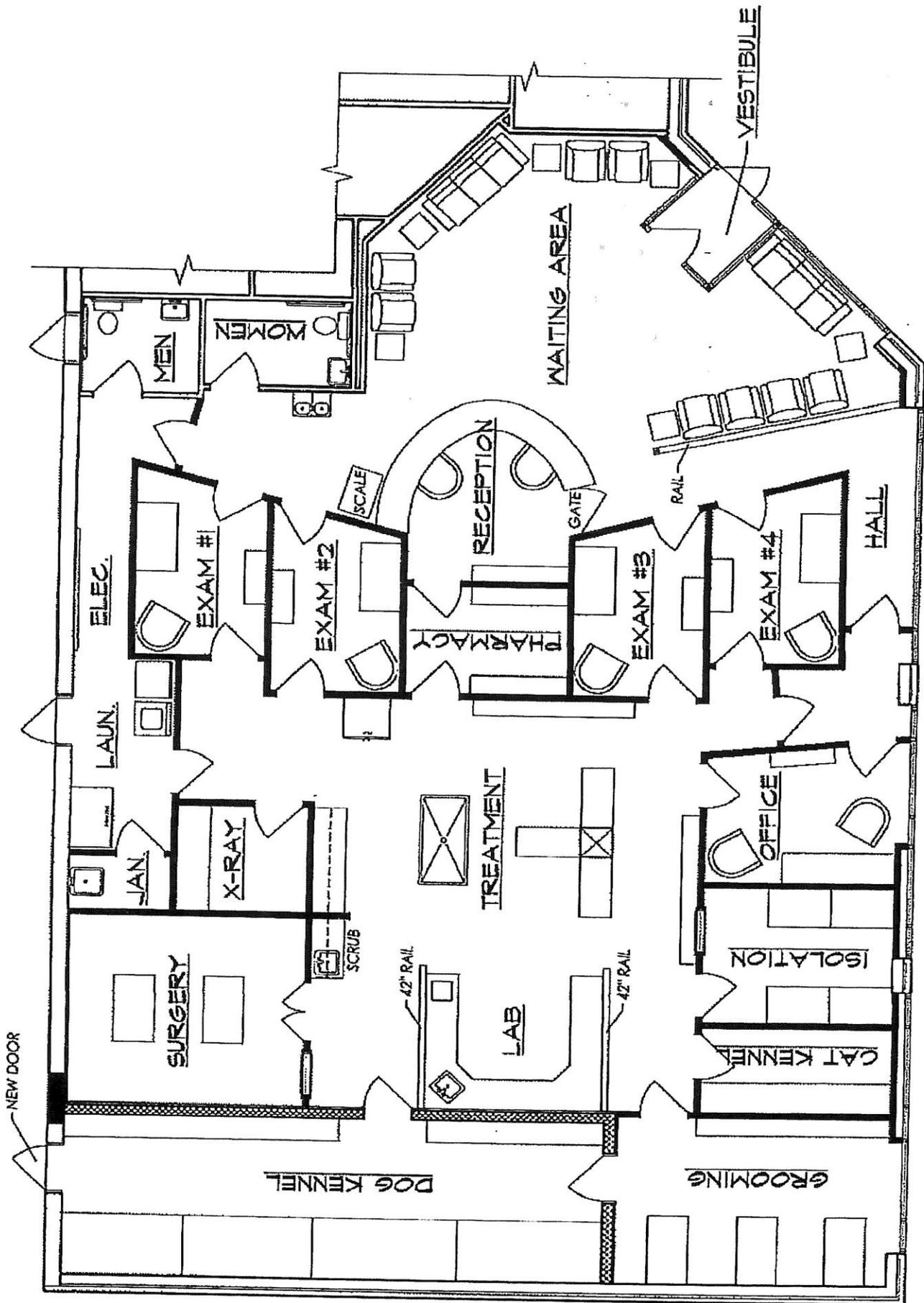
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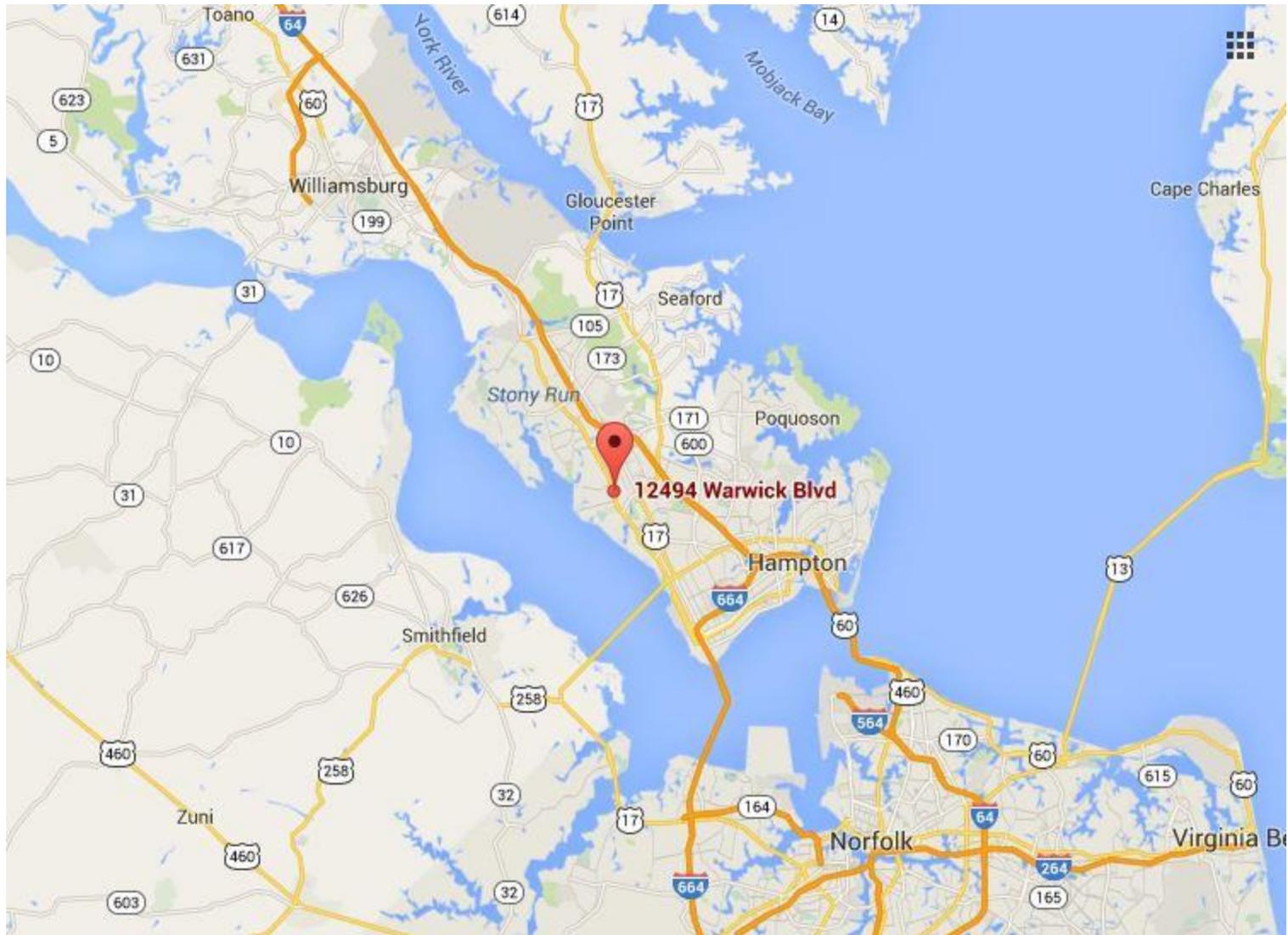
Floor Plan



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

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Legend

- | | | | |
|---------------|-------------------|---------------------|-----------------|
| Interstates | Police Stations | Interstates | Streams |
| Primary Roads | Fire Stations | Primary Roads | Water Bodies |
| Other | Libraries | Vehicular Trails | Airport Runways |
| Schools | Museums | Ramps/Service Roads | Parks |
| Hospitals | Right of Way | Other | |
| | Parcels | Residential Roads | |
| | Road Center Lines | Railroads | |
| | (cont) | Buildings | |

12494 Warwick Blvd

City of Newport News



Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

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