

# For Sale/Lease

Medical Office Condominium  
2200 Executive Drive, Suite E  
Hampton, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

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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.*

**MEDICAL OFFICE CONDOMINIUM  
FOR SALE/LEASE  
2200 Executive Drive, Suite E  
Hampton, Virginia**

**Location:** 2200 Executive Drive, Suite E, Hampton  
Colony Square Office Complex

**Description:** Well appointed, highly visible medical condo which has 4 exam rooms, a business office, lab area, reception, waiting room, several bathrooms and ample storage

**Size:** 1,600 square feet

**Sales Price:** \$189,000.00

**Lease Rate:** \$12.00/ Square Foot (Lease Rate is inclusive of Condominium Fees)

**Zoning:** C-2

**Location:**

- Close to Sentara Hospital and the Peninsula Towne Center
- Fully functional medical space
- Exam rooms have sinks and cabinetry in place
- Less than 1 mile from Interstate 64, East-West Expressway and Magruder Boulevard
- Easy access to all parts of the Peninsula
- Surrounded by major shopping areas, restaurants and other medical practices.

**Additional  
Information:**

- Floor Plan
- Aerial
- Location Map
- Demographics

**For Additional Information, Please Contact:**

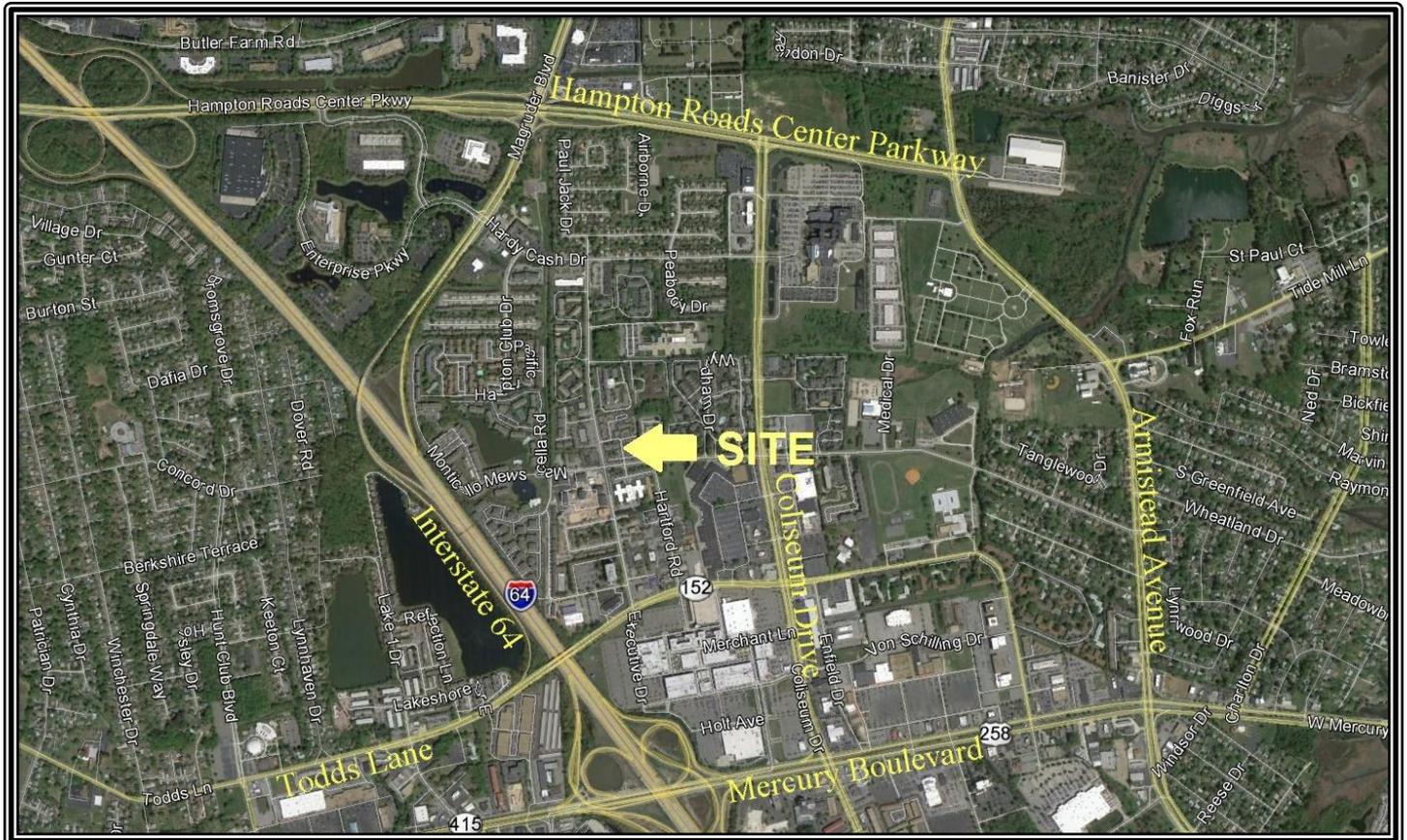


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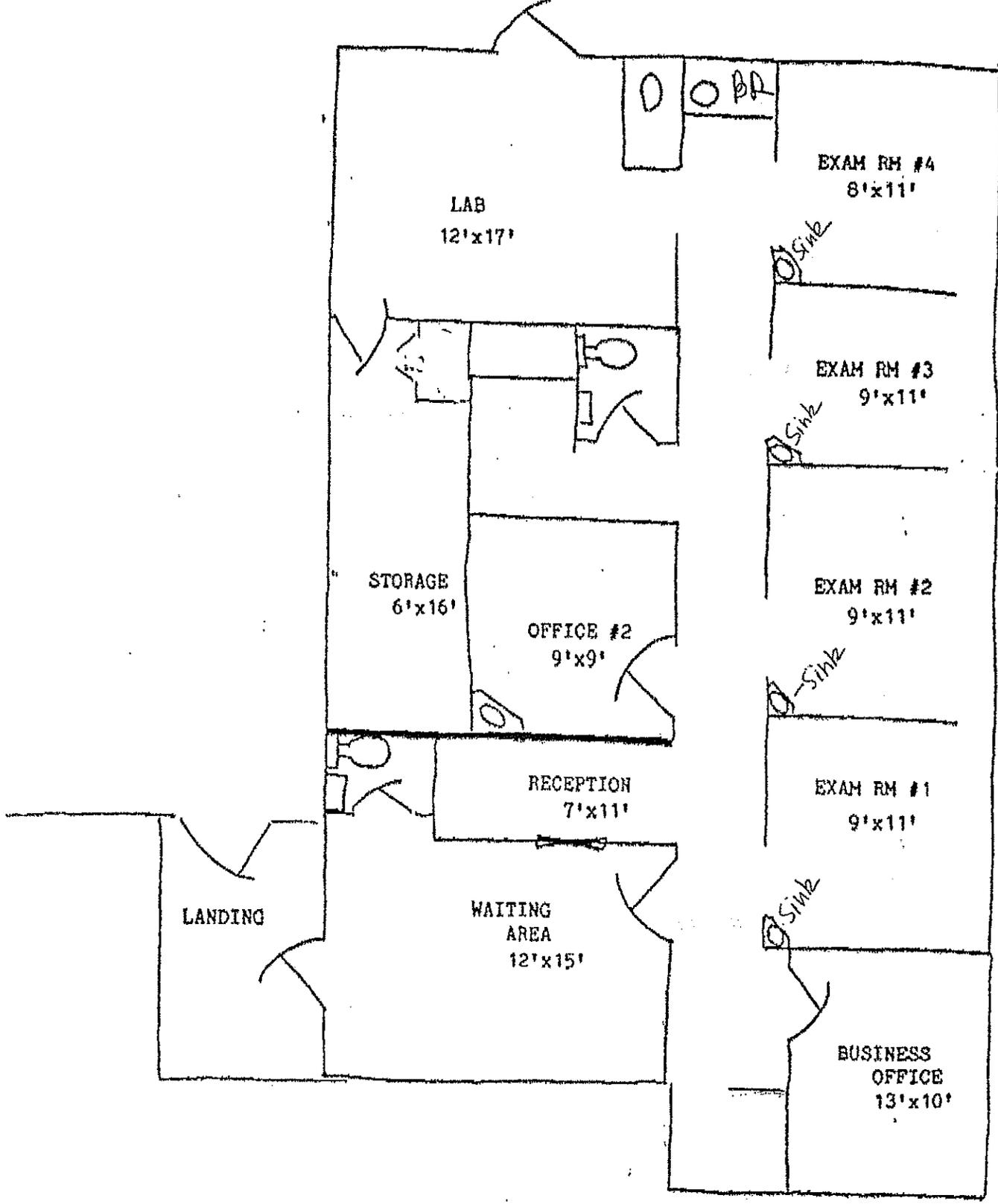
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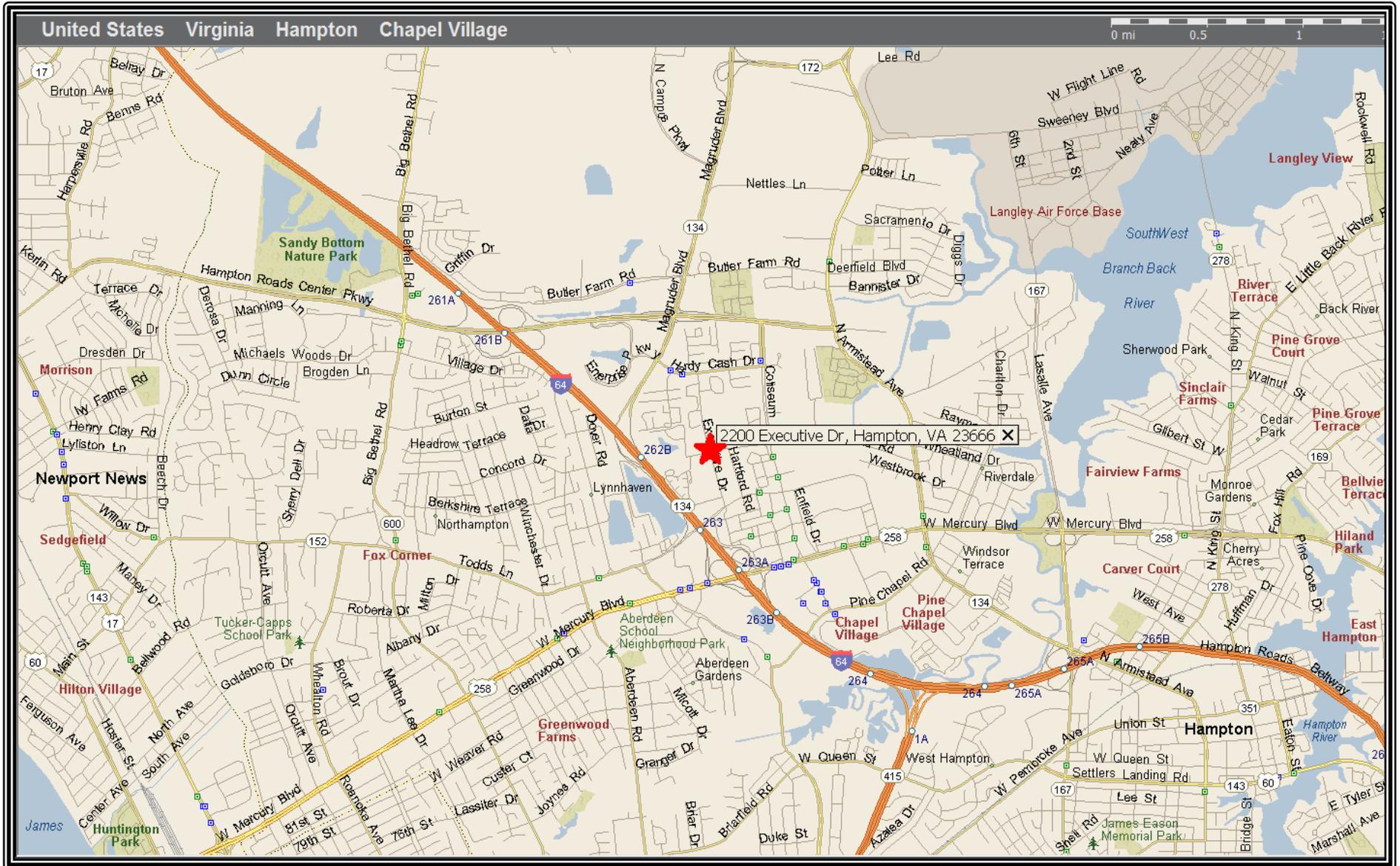
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COLONY SQUARE OF HAMPTON  
2200 EXECUTIVE DRIVE, SUITE E



# 2200 Executive Drive, Suite E Hampton, Virginia



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# Demographics for 2200 Executive Drive, Suite E, Hampton, VA 23666

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	5,007	35,525	95,868
2013 Female Population	5,884	39,499	104,387
% 2013 Male Population	45.97%	47.35%	47.87%
% 2013 Female Population	54.03%	52.65%	52.13%
2013 Total Population: Adult	8,705	57,753	152,684
2013 Total Daytime Population	14,616	80,504	218,756
2013 Total Employees	9,470	42,010	111,972
2013 Total Population: Median Age	30	35	35
2013 Total Population: Adult Median Age	39	46	46
2013 Total population: Under 5 years	749	5,065	13,701
2013 Total population: 5 to 9 years	572	4,591	12,891
2013 Total population: 10 to 14 years	561	4,576	12,570
2013 Total population: 15 to 19 years	601	5,056	14,898
2013 Total population: 20 to 24 years	1,657	7,482	17,896
2013 Total population: 25 to 29 years	1,313	6,298	15,950
2013 Total population: 30 to 34 years	825	4,793	12,850
2013 Total population: 35 to 39 years	574	4,191	11,440
2013 Total population: 40 to 44 years	551	4,497	12,316
2013 Total population: 45 to 49 years	655	5,443	14,899
2013 Total population: 50 to 54 years	589	5,347	14,850
2013 Total population: 55 to 59 years	556	4,547	12,179
2013 Total population: 60 to 64 years	395	3,664	9,661
2013 Total population: 65 to 69 years	323	2,937	7,452
2013 Total population: 70 to 74 years	253	2,256	5,878
2013 Total population: 75 to 79 years	221	1,865	4,545
2013 Total population: 80 to 84 years	208	1,232	3,154
2013 Total population: 85 years and over	288	1,184	3,125
% 2013 Total population: Under 5 years	6.88%	6.75%	6.84%
% 2013 Total population: 5 to 9 years	5.25%	6.12%	6.44%
% 2013 Total population: 10 to 14 years	5.15%	6.10%	6.28%
% 2013 Total population: 15 to 19 years	5.52%	6.74%	7.44%
% 2013 Total population: 20 to 24 years	15.21%	9.97%	8.94%
% 2013 Total population: 25 to 29 years	12.06%	8.39%	7.96%
% 2013 Total population: 30 to 34 years	7.58%	6.39%	6.42%
% 2013 Total population: 35 to 39 years	5.27%	5.59%	5.71%
% 2013 Total population: 40 to 44 years	5.06%	5.99%	6.15%

% 2013 Total population: 45 to 49 years	6.01%	7.26%	7.44%
% 2013 Total population: 50 to 54 years	5.41%	7.13%	7.42%
% 2013 Total population: 55 to 59 years	5.11%	6.06%	6.08%
% 2013 Total population: 60 to 64 years	3.63%	4.88%	4.82%
% 2013 Total population: 65 to 69 years	2.97%	3.91%	3.72%
% 2013 Total population: 70 to 74 years	2.32%	3.01%	2.94%
% 2013 Total population: 75 to 79 years	2.03%	2.49%	2.27%
% 2013 Total population: 80 to 84 years	1.91%	1.64%	1.57%
% 2013 Total population: 85 years and over	2.64%	1.58%	1.56%
2013 White alone	3,949	25,877	85,838
2013 Black or African American alone	6,010	43,107	97,565
2013 American Indian and Alaska Native alone	43	317	892
2013 Asian alone	227	1,857	4,930
2013 Native Hawaiian and OPI alone	13	88	225
2013 Some Other Race alone	217	1,076	3,352
2013 Two or More Races alone	432	2,702	7,453
2013 Hispanic	635	3,394	9,813
2013 Not Hispanic	10,256	71,630	190,442
% 2013 White alone	36.26%	34.49%	42.86%
% 2013 Black or African American alone	55.18%	57.46%	48.72%
% 2013 American Indian and Alaska Native alone	0.39%	0.42%	0.45%
% 2013 Asian alone	2.08%	2.48%	2.46%
% 2013 Native Hawaiian and OPI alone	0.12%	0.12%	0.11%
% 2013 Some Other Race alone	1.99%	1.43%	1.67%
% 2013 Two or More Races alone	3.97%	3.60%	3.72%
% 2013 Hispanic	5.83%	4.52%	4.90%
% 2013 Not Hispanic	94.17%	95.48%	95.10%
2000 Not Hispanic: White alone	4,611	34,891	97,865
2000 Not Hispanic: Black or African American alone	4,237	40,247	92,888
2000 Not Hispanic: American Indian and Alaska Native alone	36	327	778
2000 Not Hispanic: Asian alone	261	1,725	3,681
2000 Not Hispanic: Native Hawaiian and OPI alone	5	62	152
2000 Not Hispanic: Some Other Race alone	25	148	369
2000 Not Hispanic: Two or More Races	245	1,627	4,091
% 2000 Not Hispanic: White alone	46.96%	42.85%	47.59%
% 2000 Not Hispanic: Black or African American alone	43.15%	49.43%	45.17%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.37%	0.40%	0.38%
% 2000 Not Hispanic: Asian alone	2.66%	2.12%	1.79%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.05%	0.08%	0.07%
% 2000 Not Hispanic: Some Other Race alone	0.25%	0.18%	0.18%
% 2000 Not Hispanic: Two or More Races	2.49%	2.00%	1.99%

<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	10,891	75,024	200,255
2013 Households	5,299	31,502	80,955
Population Change 2010-2013	225	888	1,554
Household Change 2010-2013	142	621	1,167
% Population Change 2010-2013	2.11%	1.20%	0.78%
% Household Change 2010-2013	2.75%	2.01%	1.46%
Population Change 2000-2013	1,071	-6,395	-5,386
Household Change 2000-2013	742	1,687	3,808
% Population Change 2000 to 2013	10.91%	-7.85%	-2.62%
% Household Change 2000 to 2013	16.28%	5.66%	4.94%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	4,884	31,645	82,307
2000 Occupied Housing Units	4,558	29,816	77,150
2000 Owner Occupied Housing Units	1,373	15,728	42,503
2000 Renter Occupied Housing Units	3,185	14,088	34,647
2000 Vacant Housings Units	326	1,828	5,157
% 2000 Occupied Housing Units	93.33%	94.22%	93.73%
% 2000 Owner occupied housing units	30.12%	52.75%	55.09%
% 2000 Renter occupied housing units	69.88%	47.25%	44.91%
% 2000 Vacant housing units	6.67%	5.78%	6.27%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Household Income: Median	\$43,421	\$49,489	\$49,770
2013 Household Income: Average	\$51,216	\$58,327	\$60,670
2013 Per Capita Income	\$25,466	\$24,956	\$25,118
2013 Household income: Less than \$10,000	481	2,417	6,526
2013 Household income: \$10,000 to \$14,999	353	1,716	4,170
2013 Household income: \$15,000 to \$19,999	427	1,682	4,528
2013 Household income: \$20,000 to \$24,999	238	1,727	4,400
2013 Household income: \$25,000 to \$29,999	329	1,513	3,933
2013 Household income: \$30,000 to \$34,999	445	2,289	5,177
2013 Household income: \$35,000 to \$39,999	267	1,368	4,158
2013 Household income: \$40,000 to \$44,999	160	1,806	4,236
2013 Household income: \$45,000 to \$49,999	311	1,373	3,510
2013 Household income: \$50,000 to \$59,999	529	2,938	7,354
2013 Household income: \$60,000 to \$74,999	599	3,700	9,326

2013 Household income: \$75,000 to \$99,999	504	4,134	10,290
2013 Household income: \$100,000 to \$124,999	521	2,697	6,398
2013 Household income: \$125,000 to \$149,999	25	1,041	2,961
2013 Household income: \$150,000 to \$199,999	87	914	2,518
2013 Household income: \$200,000 or more	23	187	1,470
% 2013 Household income: Less than \$10,000	9.08%	7.67%	8.06%
% 2013 Household income: \$10,000 to \$14,999	6.66%	5.45%	5.15%
% 2013 Household income: \$15,000 to \$19,999	8.06%	5.34%	5.59%
% 2013 Household income: \$20,000 to \$24,999	4.49%	5.48%	5.44%
% 2013 Household income: \$25,000 to \$29,999	6.21%	4.80%	4.86%
% 2013 Household income: \$30,000 to \$34,999	8.40%	7.27%	6.39%
% 2013 Household income: \$35,000 to \$39,999	5.04%	4.34%	5.14%
% 2013 Household income: \$40,000 to \$44,999	3.02%	5.73%	5.23%
% 2013 Household income: \$45,000 to \$49,999	5.87%	4.36%	4.34%
% 2013 Household income: \$50,000 to \$59,999	9.98%	9.33%	9.08%
% 2013 Household income: \$60,000 to \$74,999	11.30%	11.75%	11.52%
% 2013 Household income: \$75,000 to \$99,999	9.51%	13.12%	12.71%
% 2013 Household income: \$100,000 to \$124,999	9.83%	8.56%	7.90%
% 2013 Household income: \$125,000 to \$149,999	0.47%	3.30%	3.66%
% 2013 Household income: \$150,000 to \$199,999	1.64%	2.90%	3.11%
% 2013 Household income: \$200,000 or more	0.43%	0.59%	1.82%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Childrens/Infants clothing stores	\$1,787,823	\$9,720,149	\$24,742,632
2013 Jewelry stores	\$1,013,274	\$5,400,311	\$13,838,463
2013 Mens clothing stores	\$1,473,548	\$9,184,979	\$23,115,948
2013 Shoe stores	\$1,800,081	\$9,451,955	\$25,332,064
2013 Womens clothing stores	\$2,827,864	\$17,282,045	\$42,429,982
2013 Automobile dealers	\$19,545,811	\$121,325,187	\$320,708,240
2013 Automotive parts and accessories stores	\$5,075,846	\$27,155,633	\$68,244,030
2013 Other motor vehicle dealers	\$985,389	\$6,391,545	\$15,931,529
2013 Tire dealers	\$2,188,348	\$12,327,039	\$30,882,349
2013 Hardware stores	\$38,853	\$217,416	\$534,081
2013 Home centers	\$332,020	\$2,011,820	\$5,494,619
2013 Nursery and garden centers	\$450,459	\$2,575,876	\$6,923,368
2013 Outdoor power equipment stores	\$1,048,940	\$3,389,391	\$8,648,313
2013 Paint andwallpaper stores	\$44,105	\$231,888	\$564,415
2013 Appliance, television, and other electronics stores	\$2,957,237	\$18,485,489	\$45,233,692
2013 Camera andphotographic supplies stores	\$293,025	\$1,644,013	\$4,242,553
2013 Computer andsoftware stores	\$7,400,871	\$42,715,576	\$107,468,508
2013 Beer, wine, and liquor stores	\$1,013,793	\$6,685,971	\$17,187,226

2013 Convenience stores	\$5,871,236	\$33,575,781	\$85,188,431
2013 Restaurant Expenditures	\$5,636,694	\$34,049,991	\$85,817,260
2013 Supermarkets and other grocery (except convenience) stores	\$21,353,016	\$120,243,424	\$301,474,291
2013 Furniture stores	\$2,367,525	\$13,478,113	\$33,550,812
2013 Home furnishings stores	\$5,214,391	\$29,544,366	\$75,146,828
2013 General merchandise stores	\$28,075,155	\$162,124,833	\$407,323,050
2013 Gasoline stations with convenience stores	\$18,052,725	\$103,871,643	\$260,877,777
2013 Other gasoline stations	\$12,897,320	\$74,233,651	\$185,575,795
2013 Department stores (excl leased depts)	\$27,061,881	\$156,724,523	\$393,484,586
2013 General merchandise stores	\$28,075,155	\$162,124,833	\$407,323,050
2013 Other health and personal care stores	\$1,974,025	\$11,485,001	\$27,944,626
2013 Pharmacies and drug stores	\$5,799,715	\$33,739,639	\$83,132,535
2013 Pet and pet supplies stores	\$1,586,701	\$9,498,447	\$23,581,877
2013 Book, periodical, and music stores	\$483,098	\$2,819,552	\$6,975,839
2013 Hobby, toy, and game stores	\$524,315	\$3,000,159	\$8,135,215
2013 Musical instrument and supplies stores	\$260,269	\$965,772	\$2,245,329
2013 Sewing, needlework, and piece goods stores	\$213,674	\$1,525,972	\$3,596,507
2013 Sporting goods stores	\$668,240	\$3,719,613	\$9,030,785

## 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:

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