

# For Sale or Lease

760 McGuire Place  
Newport News, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Vince Campana**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

[Vince@CampanaWaltz.com](mailto:Vince@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

**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.*

**FOR SALE OR LEASE**  
**760 McGuire Place**  
**Newport News, Virginia**

**Location:** 760 McGuire Place Newport News, Virginia 23601

**Description:** Available immediately, a gorgeous office building that is located near the I-64/J. Clyde Boulevard intersection and City Center Oyster Point. Two portions of the building may be leased separately or together with the downstairs unit have a large conditioned garage space. This location is ideal for small office users who want a clean and professional space for their business! A must see location!

Downstairs Units: Unit 1. Leased. Generating \$2,400/month.

Unit 2. Consists of 2 large offices, private bathrooms, and a garage that is accessible by a ground level roll up door and is approximately 800 square feet.

Upstairs Units: Unit 1. Consists of 4 offices and private bathrooms. This space was recently remodeled, is in excellent condition and is approximately 875 square feet.

Unit 2. Is a large boardroom meeting area that can readily sit 30 people.

**Land Area:** .4 acres

**Sales Price:** ~~\$550,000.00~~ **\$430,000.00!**

**Lease Rate:** Down Stairs: \$800.00 per Month  
Upstairs: \$1,000.00 per Month

**Zoning/Use:** O1 / Professional office space

**Also included:**

- Aerial Maps
- Location Map

**For Additional Information, Please Contact:**

**Vince Campana**

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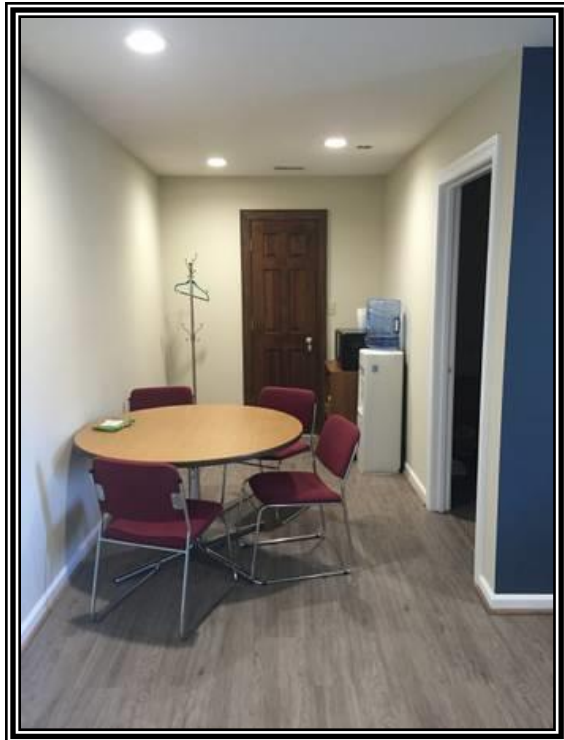
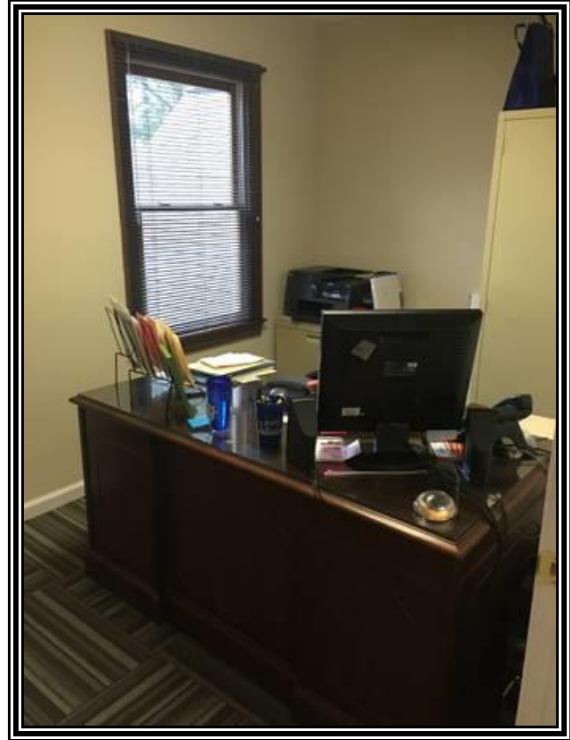
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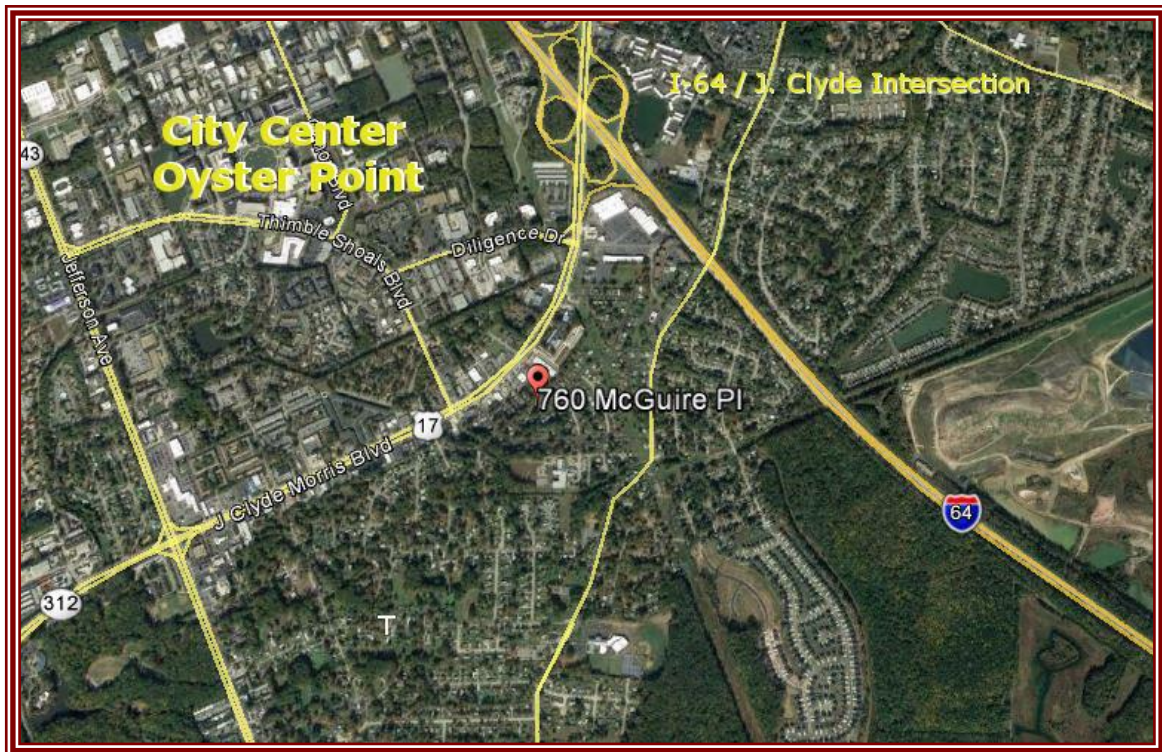
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**For Sale / Lease**  
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Commercial Real Estate, LLC



# Demographic and Income Profile

760 McGuire Pl, Newport News, Virginia, 23601  
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.07920  
 Longitude: -76.46072

Summary	Census 2010	2017	2022
Population	13,674	14,317	14,783
Households	6,016	6,213	6,393
Families	3,247	3,303	3,374
Average Household Size	2.25	2.28	2.29
Owner Occupied Housing Units	2,227	2,126	2,191
Renter Occupied Housing Units	3,789	4,088	4,202
Median Age	32.6	34.0	34.6
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.64%	0.92%	0.83%
Households	0.57%	0.86%	0.79%
Families	0.43%	0.77%	0.71%
Owner HHs	0.60%	0.83%	0.72%
Median Household Income	1.46%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	835	13.4%	860	13.5%
\$15,000 - \$24,999	696	11.2%	678	10.6%
\$25,000 - \$34,999	768	12.4%	725	11.3%
\$35,000 - \$49,999	1,018	16.4%	959	15.0%
\$50,000 - \$74,999	1,449	23.3%	1,417	22.2%
\$75,000 - \$99,999	745	12.0%	841	13.2%
\$100,000 - \$149,999	501	8.1%	630	9.9%
\$150,000 - \$199,999	130	2.1%	181	2.8%
\$200,000+	72	1.2%	103	1.6%
Median Household Income	\$46,023		\$49,473	
Average Household Income	\$54,789		\$61,625	
Per Capita Income	\$24,555		\$27,462	

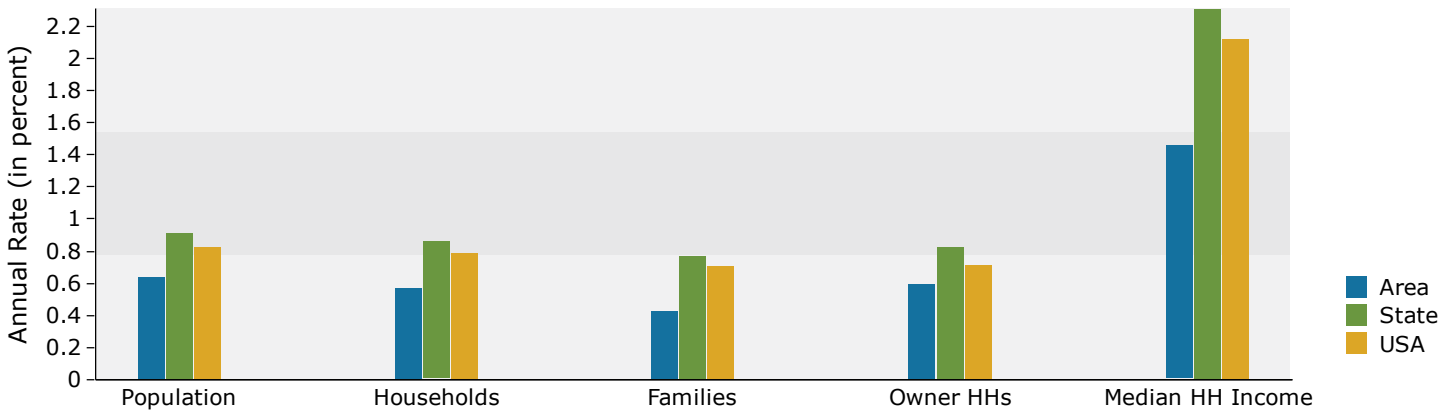
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,011	7.4%	967	6.8%	1,014	6.9%
5 - 9	753	5.5%	813	5.7%	817	5.5%
10 - 14	663	4.8%	699	4.9%	745	5.0%
15 - 19	700	5.1%	693	4.8%	736	5.0%
20 - 24	1,547	11.3%	1,313	9.2%	1,325	9.0%
25 - 34	2,679	19.6%	2,937	20.5%	2,853	19.3%
35 - 44	1,604	11.7%	1,765	12.3%	2,003	13.5%
45 - 54	1,733	12.7%	1,581	11.0%	1,453	9.8%
55 - 64	1,142	8.4%	1,390	9.7%	1,537	10.4%
65 - 74	812	5.9%	1,013	7.1%	1,102	7.5%
75 - 84	632	4.6%	680	4.7%	720	4.9%
85+	396	2.9%	467	3.3%	479	3.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,560	55.3%	7,651	53.4%	7,697	52.1%
Black Alone	4,307	31.5%	4,453	31.1%	4,536	30.7%
American Indian Alone	60	0.4%	64	0.4%	66	0.4%
Asian Alone	355	2.6%	453	3.2%	529	3.6%
Pacific Islander Alone	25	0.2%	35	0.2%	42	0.3%
Some Other Race Alone	782	5.7%	975	6.8%	1,133	7.7%
Two or More Races	585	4.3%	686	4.8%	781	5.3%
Hispanic Origin (Any Race)	1,452	10.6%	1,848	12.9%	2,206	14.9%

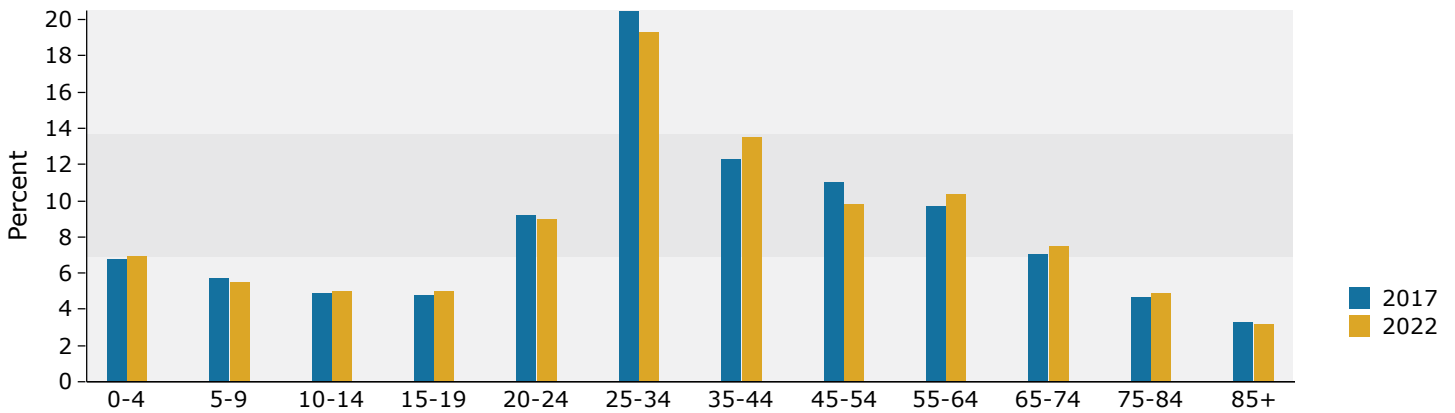
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

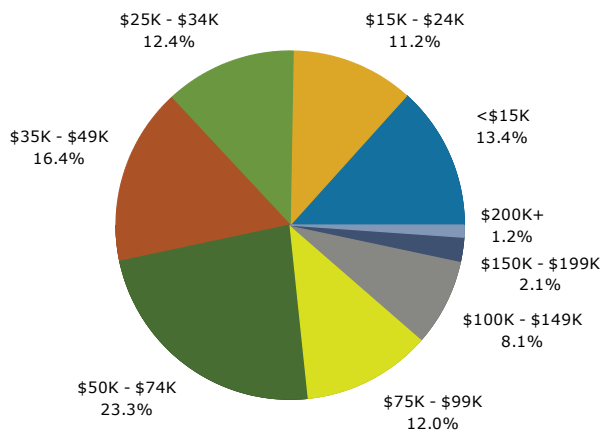
## Trends 2017-2022



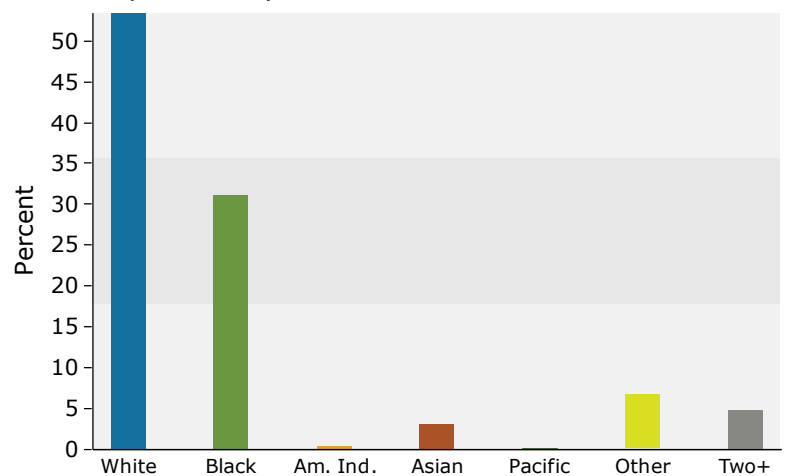
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 12.9%



# Demographic and Income Profile

760 McGuire Pl, Newport News, Virginia, 23601  
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.07920  
 Longitude: -76.46072

Summary	Census 2010	2017	2022
Population	103,281	107,283	109,284
Households	41,578	42,818	43,548
Families	26,020	26,492	26,809
Average Household Size	2.39	2.41	2.41
Owner Occupied Housing Units	22,148	21,564	21,772
Renter Occupied Housing Units	19,430	21,254	21,776
Median Age	33.4	34.5	35.5
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.37%	0.92%	0.83%
Households	0.34%	0.86%	0.79%
Families	0.24%	0.77%	0.71%
Owner HHs	0.19%	0.83%	0.72%
Median Household Income	1.29%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	3,964	9.3%	4,093	9.4%
\$15,000 - \$24,999	3,551	8.3%	3,472	8.0%
\$25,000 - \$34,999	4,239	9.9%	3,950	9.1%
\$35,000 - \$49,999	6,157	14.4%	5,710	13.1%
\$50,000 - \$74,999	9,073	21.2%	8,418	19.3%
\$75,000 - \$99,999	5,801	13.5%	6,030	13.8%
\$100,000 - \$149,999	6,056	14.1%	6,839	15.7%
\$150,000 - \$199,999	2,334	5.5%	2,921	6.7%
\$200,000+	1,643	3.8%	2,116	4.9%
Median Household Income	\$57,253		\$61,049	
Average Household Income	\$73,683		\$83,049	
Per Capita Income	\$30,689		\$34,354	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,896	6.7%	6,567	6.1%	6,789	6.2%
5 - 9	6,438	6.2%	6,413	6.0%	6,280	5.7%
10 - 14	6,269	6.1%	6,100	5.7%	6,127	5.6%
15 - 19	7,676	7.4%	7,503	7.0%	7,455	6.8%
20 - 24	10,670	10.3%	9,715	9.1%	9,308	8.5%
25 - 34	15,885	15.4%	18,126	16.9%	17,887	16.4%
35 - 44	12,386	12.0%	12,729	11.9%	14,465	13.2%
45 - 54	15,049	14.6%	13,062	12.2%	11,576	10.6%
55 - 64	10,525	10.2%	12,540	11.7%	12,717	11.6%
65 - 74	5,940	5.8%	8,159	7.6%	9,465	8.7%
75 - 84	3,749	3.6%	4,238	4.0%	5,006	4.6%
85+	1,800	1.7%	2,133	2.0%	2,210	2.0%

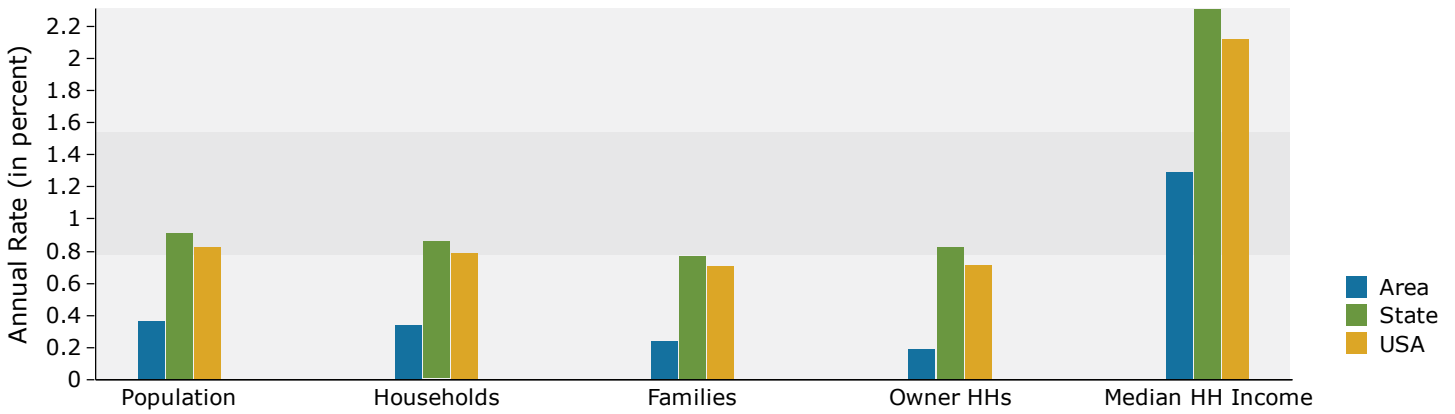
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	59,996	58.1%	60,904	56.8%	60,650	55.5%
Black Alone	32,409	31.4%	32,911	30.7%	33,079	30.3%
American Indian Alone	437	0.4%	456	0.4%	471	0.4%
Asian Alone	3,516	3.4%	4,359	4.1%	5,009	4.6%
Pacific Islander Alone	139	0.1%	211	0.2%	263	0.2%
Some Other Race Alone	2,573	2.5%	3,301	3.1%	3,873	3.5%
Two or More Races	4,210	4.1%	5,142	4.8%	5,940	5.4%
Hispanic Origin (Any Race)	6,818	6.6%	9,202	8.6%	11,203	10.3%

**Data Note:** Income is expressed in current dollars.

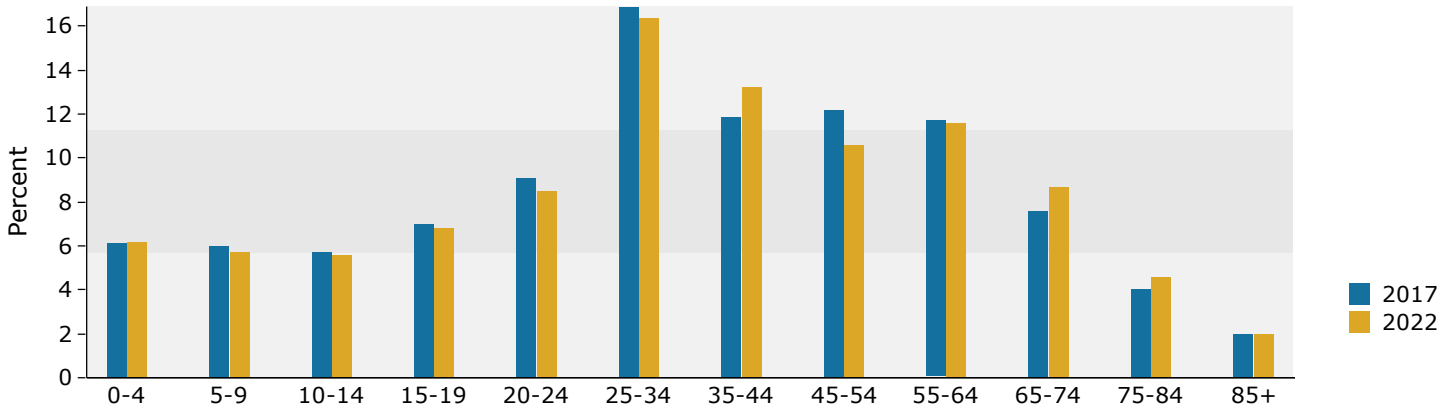
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



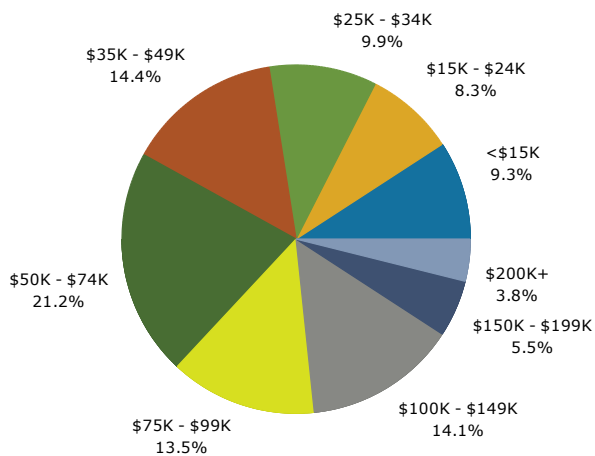
## Trends 2017-2022



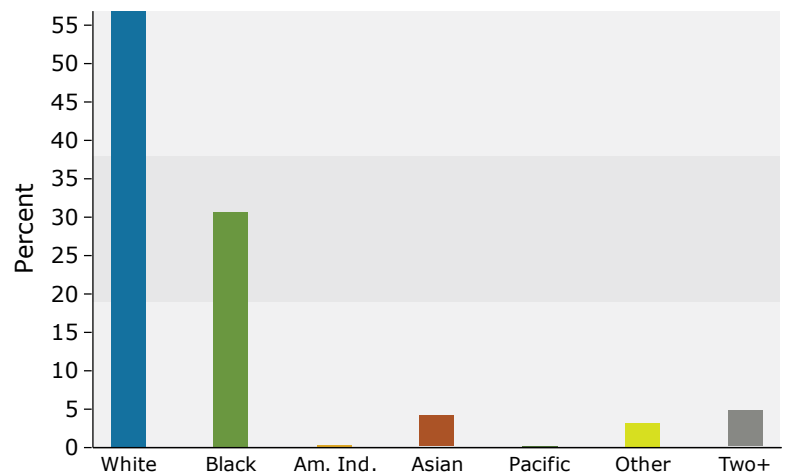
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 8.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Demographic and Income Profile

760 McGuire Pl, Newport News, Virginia, 23601  
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.07920  
 Longitude: -76.46072

Summary	Census 2010	2017	2022
Population	263,391	270,835	274,373
Households	106,228	108,596	109,822
Families	67,622	68,348	68,780
Average Household Size	2.42	2.43	2.43
Owner Occupied Housing Units	57,914	56,081	56,465
Renter Occupied Housing Units	48,314	52,515	53,356
Median Age	34.6	35.8	36.8
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.26%	0.92%	0.83%
Households	0.22%	0.86%	0.79%
Families	0.13%	0.77%	0.71%
Owner HHs	0.14%	0.83%	0.72%
Median Household Income	0.94%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	11,388	10.5%	11,932	10.9%
\$15,000 - \$24,999	10,276	9.5%	10,151	9.2%
\$25,000 - \$34,999	11,606	10.7%	10,916	9.9%
\$35,000 - \$49,999	16,555	15.2%	15,314	13.9%
\$50,000 - \$74,999	21,967	20.2%	20,221	18.4%
\$75,000 - \$99,999	14,039	12.9%	14,534	13.2%
\$100,000 - \$149,999	14,228	13.1%	16,037	14.6%
\$150,000 - \$199,999	5,025	4.6%	6,276	5.7%
\$200,000+	3,512	3.2%	4,441	4.0%
Median Household Income	\$53,549		\$56,117	
Average Household Income	\$69,018		\$77,179	
Per Capita Income	\$28,379		\$31,582	

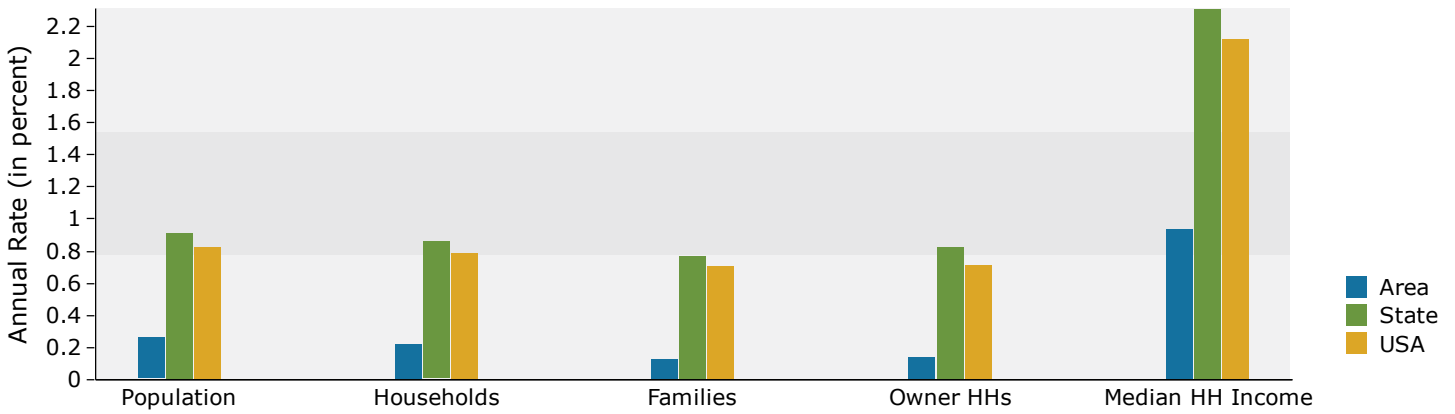
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,731	6.7%	16,744	6.2%	17,077	6.2%
5 - 9	16,897	6.4%	16,511	6.1%	15,975	5.8%
10 - 14	16,763	6.4%	16,210	6.0%	16,077	5.9%
15 - 19	19,273	7.3%	17,768	6.6%	17,499	6.4%
20 - 24	24,078	9.1%	22,247	8.2%	21,068	7.7%
25 - 34	38,153	14.5%	43,292	16.0%	42,717	15.6%
35 - 44	32,149	12.2%	32,336	11.9%	35,952	13.1%
45 - 54	39,720	15.1%	34,279	12.7%	30,586	11.1%
55 - 64	28,300	10.7%	33,380	12.3%	33,625	12.3%
65 - 74	16,429	6.2%	22,194	8.2%	25,516	9.3%
75 - 84	9,869	3.7%	10,969	4.1%	13,135	4.8%
85+	4,030	1.5%	4,905	1.8%	5,148	1.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	131,685	50.0%	132,882	49.1%	132,122	48.2%
Black Alone	106,914	40.6%	107,386	39.6%	107,115	39.0%
American Indian Alone	1,166	0.4%	1,218	0.4%	1,255	0.5%
Asian Alone	7,856	3.0%	9,678	3.6%	11,040	4.0%
Pacific Islander Alone	342	0.1%	497	0.2%	611	0.2%
Some Other Race Alone	5,206	2.0%	6,680	2.5%	7,840	2.9%
Two or More Races	10,223	3.9%	12,494	4.6%	14,390	5.2%
Hispanic Origin (Any Race)	15,163	5.8%	20,377	7.5%	24,751	9.0%

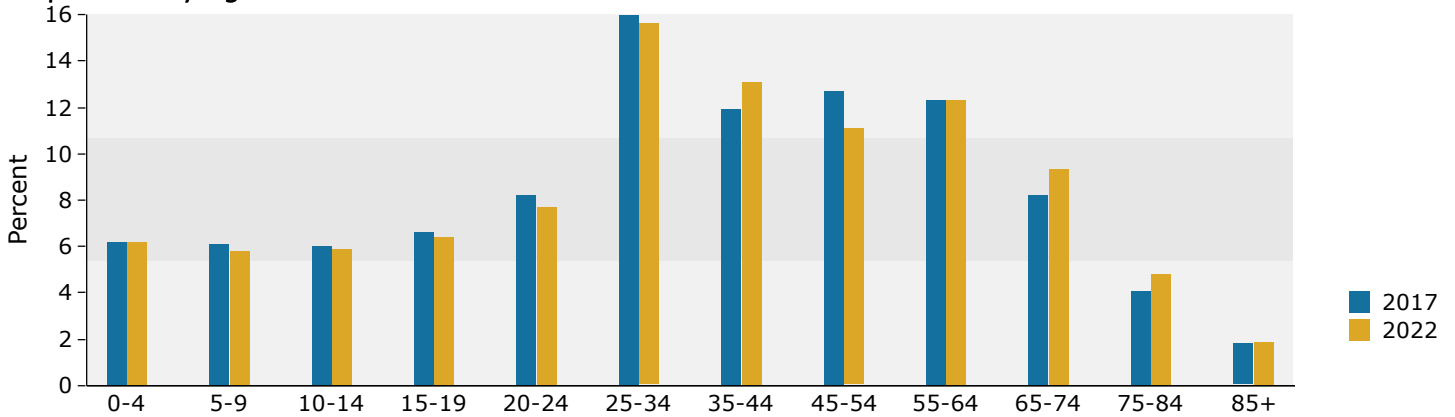
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**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

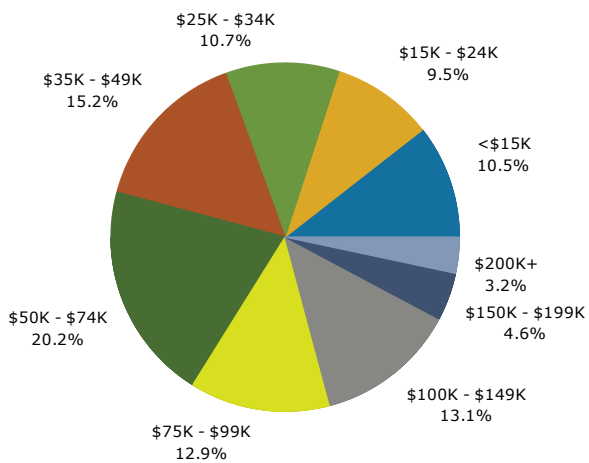
## Trends 2017-2022



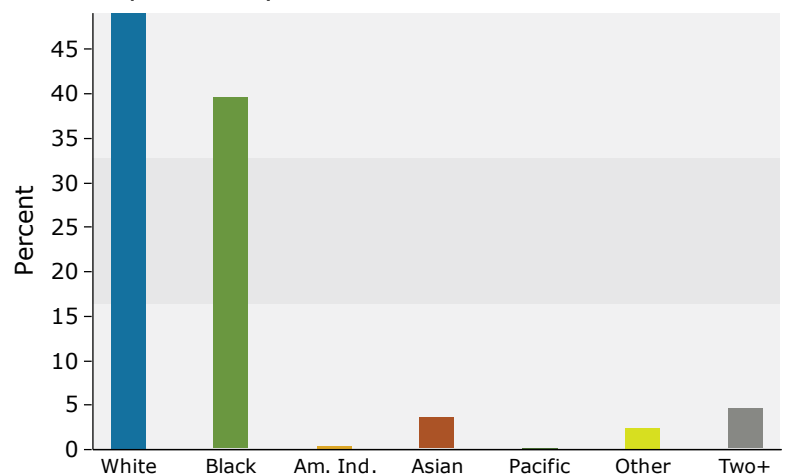
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 7.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

## 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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Campana Waltz Commercial Real Estate, LLC