

For Sale

12906 Jefferson Avenue
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC
Tom Waltz

11832 Fishing Point Drive, Suite 400
Newport News, Virginia 23606
757.327.0333

Tom@CampanaWaltz.com
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
12906 Jefferson Avenue
Newport News, Virginia

Location: 12906 Jefferson Avenue, Newport News, Virginia

Description: Free standing three unit strip shopping center – 100% occupied.

Zoning: C1 – Retail Commercial

Building Size: 3,131 square feet

Sales Price: \$475,000.00

Acreage: .42 acres

**Additional
Information:**

- Aerial
- Location Map
- Demographics
- Tremendous Traffic Count
- **NOI is approximately \$33,400.00**

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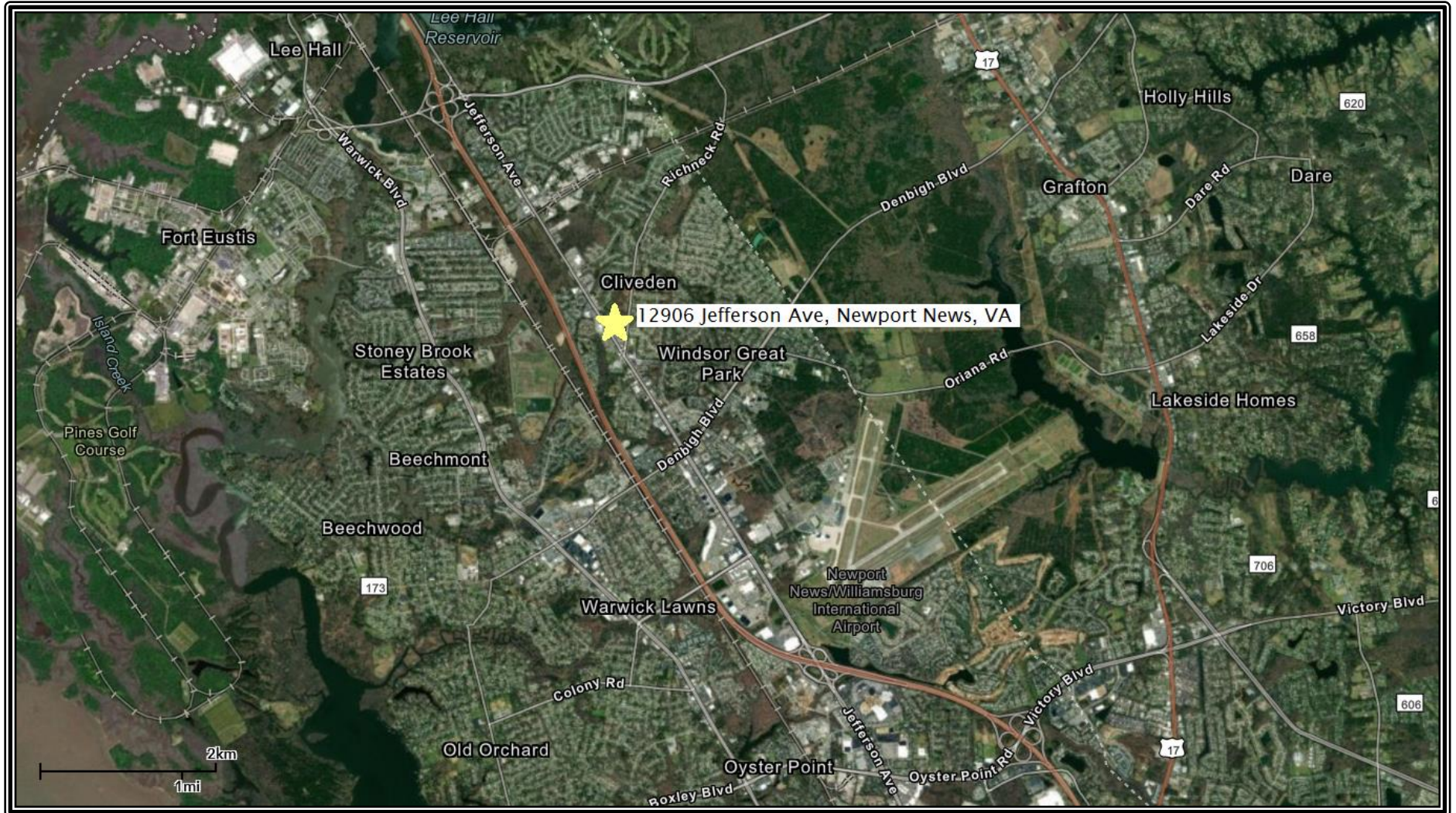


Property is outlined in blue.
For illustration purposes only.

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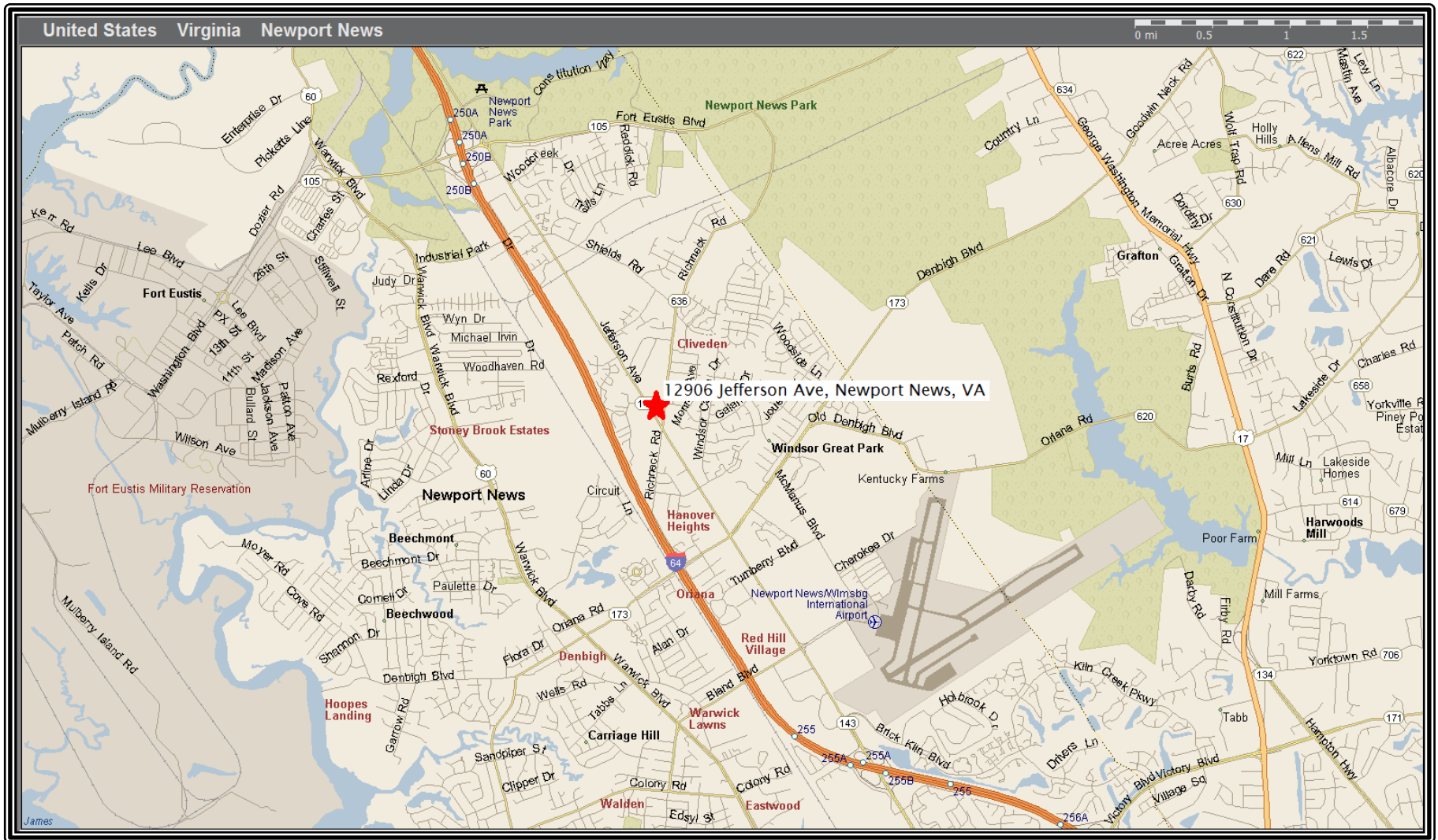
12906 Jefferson Avenue Newport News, Virginia



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Demographic and Income Profile

12906 Jefferson Ave, Newport News, Virginia, 23608
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.14987
 Longitude: -76.52894

Summary	Census 2010	2018	2023
Population	16,345	16,513	16,627
Households	6,850	6,844	6,870
Families	4,300	4,255	4,250
Average Household Size	2.35	2.38	2.38
Owner Occupied Housing Units	3,201	3,137	3,229
Renter Occupied Housing Units	3,649	3,708	3,641
Median Age	31.0	33.0	33.5
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.14%	0.83%	0.83%
Households	0.08%	0.78%	0.79%
Families	-0.02%	0.70%	0.71%
Owner HHs	0.58%	1.08%	1.16%
Median Household Income	1.57%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	664	9.7%	567	8.3%
\$15,000 - \$24,999	600	8.8%	516	7.5%
\$25,000 - \$34,999	679	9.9%	600	8.7%
\$35,000 - \$49,999	1,239	18.1%	1,151	16.8%
\$50,000 - \$74,999	1,686	24.6%	1,673	24.4%
\$75,000 - \$99,999	883	12.9%	964	14.0%
\$100,000 - \$149,999	861	12.6%	1,090	15.9%
\$150,000 - \$199,999	159	2.3%	212	3.1%
\$200,000+	72	1.1%	97	1.4%
Median Household Income	\$52,273		\$56,495	
Average Household Income	\$60,791		\$69,755	
Per Capita Income	\$24,692		\$28,159	

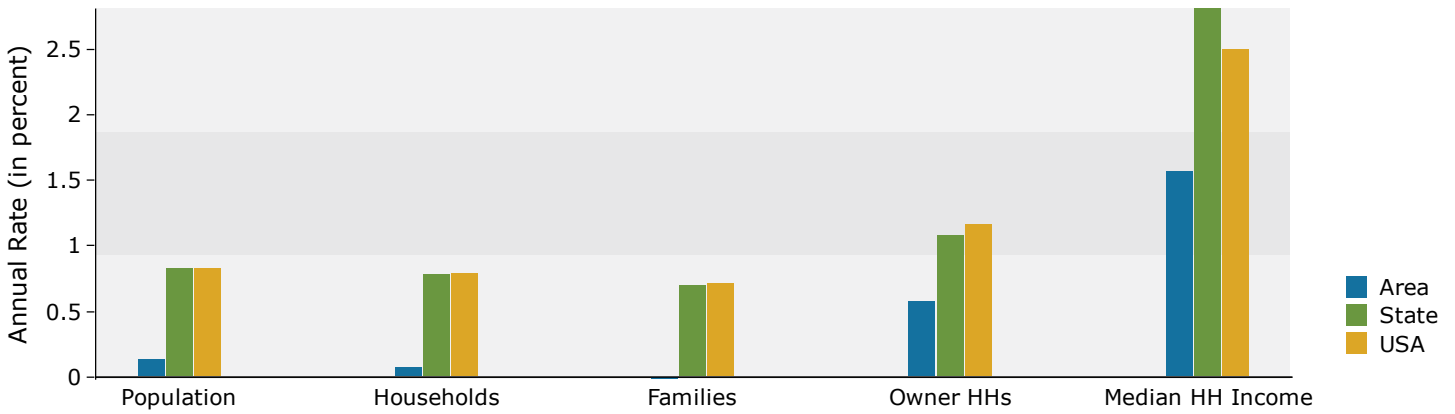
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,365	8.4%	1,271	7.7%	1,297	7.8%
5 - 9	1,141	7.0%	1,164	7.0%	1,130	6.8%
10 - 14	1,076	6.6%	1,061	6.4%	1,066	6.4%
15 - 19	1,093	6.7%	987	6.0%	999	6.0%
20 - 24	1,519	9.3%	1,270	7.7%	1,321	7.9%
25 - 34	3,080	18.8%	3,142	19.0%	2,920	17.6%
35 - 44	2,117	13.0%	2,341	14.2%	2,544	15.3%
45 - 54	2,134	13.1%	1,852	11.2%	1,762	10.6%
55 - 64	1,430	8.7%	1,661	10.1%	1,621	9.7%
65 - 74	726	4.4%	1,003	6.1%	1,113	6.7%
75 - 84	443	2.7%	486	2.9%	572	3.4%
85+	222	1.4%	275	1.7%	281	1.7%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,993	42.8%	6,707	40.6%	6,523	39.2%
Black Alone	7,231	44.2%	7,278	44.1%	7,256	43.6%
American Indian Alone	67	0.4%	64	0.4%	64	0.4%
Asian Alone	636	3.9%	785	4.8%	882	5.3%
Pacific Islander Alone	55	0.3%	60	0.4%	64	0.4%
Some Other Race Alone	464	2.8%	577	3.5%	675	4.1%
Two or More Races	898	5.5%	1,041	6.3%	1,162	7.0%
Hispanic Origin (Any Race)	1,512	9.3%	1,895	11.5%	2,250	13.5%

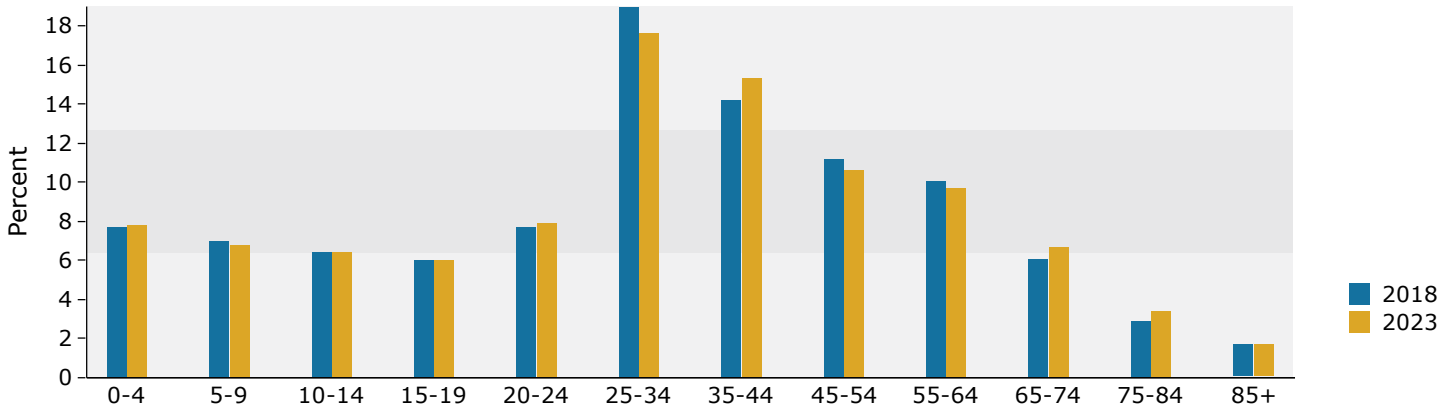
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

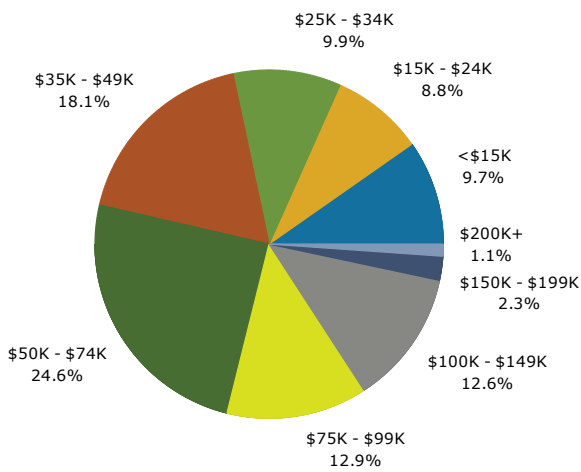
Trends 2018-2023



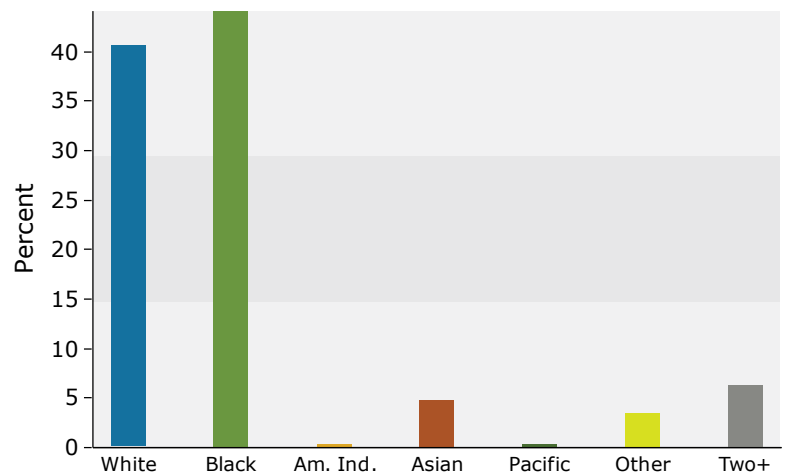
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 11.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Profile

12906 Jefferson Ave, Newport News, Virginia, 23608
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.14987
 Longitude: -76.52894

Summary	Census 2010	2018	2023
Population	82,228	84,897	86,298
Households	30,938	31,582	32,010
Families	20,990	21,150	21,309
Average Household Size	2.56	2.58	2.59
Owner Occupied Housing Units	16,630	16,386	16,893
Renter Occupied Housing Units	14,308	15,196	15,116
Median Age	30.9	32.6	33.4
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.33%	0.83%	0.83%
Households	0.27%	0.78%	0.79%
Families	0.15%	0.70%	0.71%
Owner HHs	0.61%	1.08%	1.16%
Median Household Income	1.88%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	2,791	8.8%	2,416	7.5%
\$15,000 - \$24,999	2,506	7.9%	2,192	6.8%
\$25,000 - \$34,999	3,198	10.1%	2,848	8.9%
\$35,000 - \$49,999	4,995	15.8%	4,649	14.5%
\$50,000 - \$74,999	7,087	22.4%	6,992	21.8%
\$75,000 - \$99,999	4,557	14.4%	4,858	15.2%
\$100,000 - \$149,999	4,359	13.8%	5,392	16.8%
\$150,000 - \$199,999	1,304	4.1%	1,597	5.0%
\$200,000+	786	2.5%	1,065	3.3%
Median Household Income	\$55,868		\$61,333	
Average Household Income	\$68,681		\$79,080	
Per Capita Income	\$26,192		\$29,953	

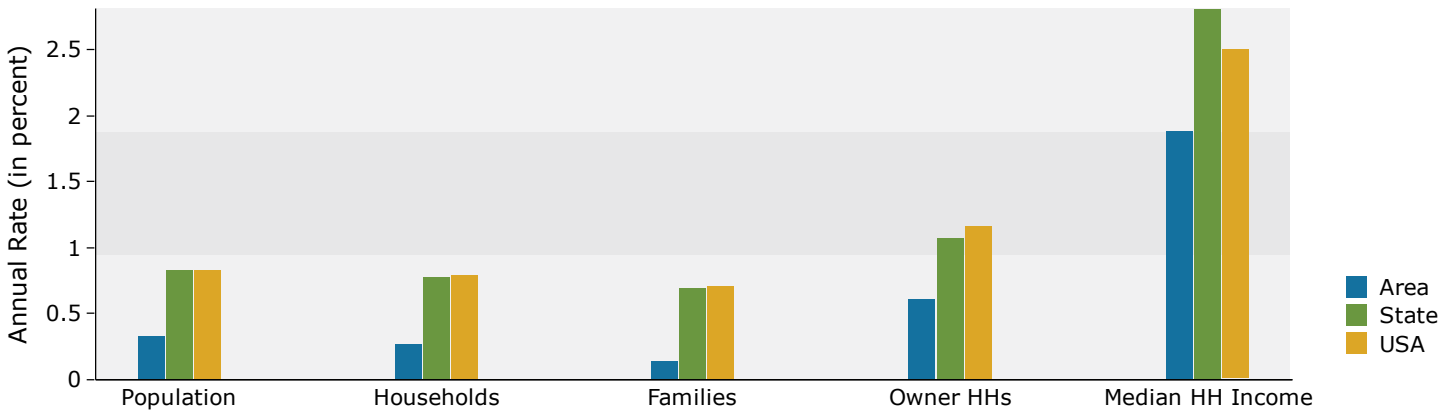
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,683	8.1%	6,319	7.4%	6,470	7.5%
5 - 9	5,896	7.2%	5,951	7.0%	5,855	6.8%
10 - 14	5,555	6.8%	5,515	6.5%	5,542	6.4%
15 - 19	6,079	7.4%	5,662	6.7%	5,742	6.7%
20 - 24	7,835	9.5%	7,315	8.6%	7,223	8.4%
25 - 34	14,133	17.2%	15,108	17.8%	14,592	16.9%
35 - 44	10,575	12.9%	11,269	13.3%	12,414	14.4%
45 - 54	10,974	13.3%	9,438	11.1%	8,961	10.4%
55 - 64	7,437	9.0%	8,903	10.5%	8,681	10.1%
65 - 74	4,050	4.9%	5,669	6.7%	6,402	7.4%
75 - 84	2,268	2.8%	2,696	3.2%	3,259	3.8%
85+	741	0.9%	1,053	1.2%	1,156	1.3%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	40,315	49.0%	39,607	46.7%	38,909	45.1%
Black Alone	30,925	37.6%	31,818	37.5%	31,979	37.1%
American Indian Alone	445	0.5%	450	0.5%	461	0.5%
Asian Alone	3,288	4.0%	4,134	4.9%	4,704	5.5%
Pacific Islander Alone	215	0.3%	246	0.3%	272	0.3%
Some Other Race Alone	2,787	3.4%	3,571	4.2%	4,232	4.9%
Two or More Races	4,253	5.2%	5,070	6.0%	5,740	6.7%
Hispanic Origin (Any Race)	8,205	10.0%	10,630	12.5%	12,816	14.9%

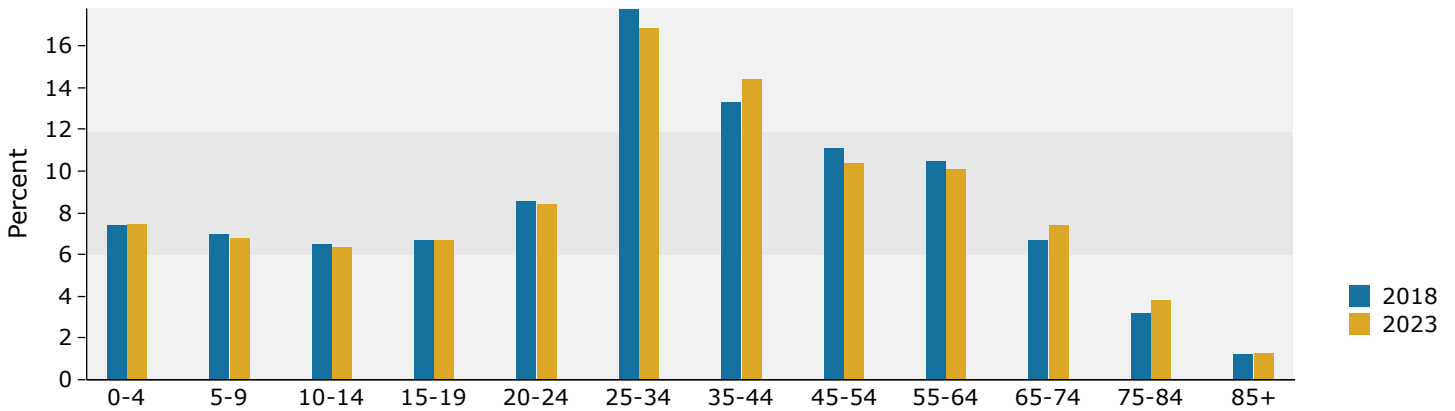
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

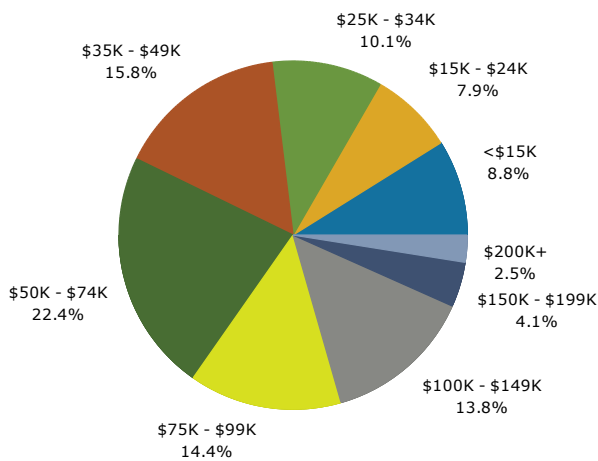
Trends 2018-2023



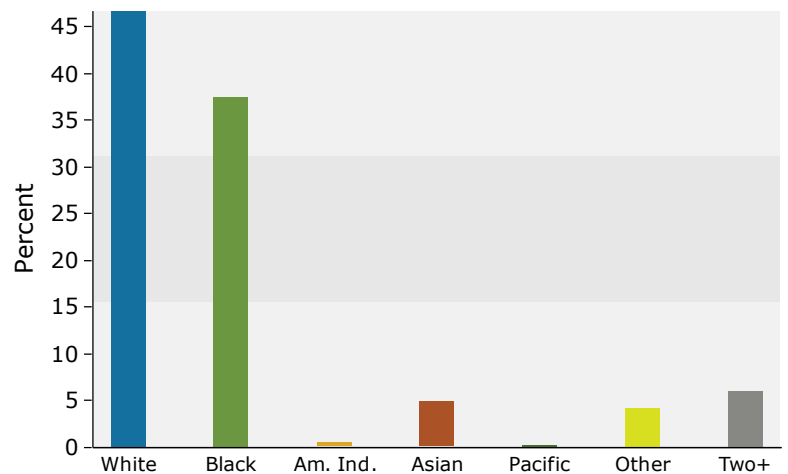
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 12.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Profile

12906 Jefferson Ave, Newport News, Virginia, 23608
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.14987
 Longitude: -76.52894

Summary	Census 2010	2018	2023
Population	153,665	161,251	165,701
Households	59,213	61,725	63,361
Families	39,834	40,980	41,833
Average Household Size	2.51	2.53	2.53
Owner Occupied Housing Units	34,148	33,938	35,402
Renter Occupied Housing Units	25,065	27,787	27,959
Median Age	33.4	35.0	36.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.55%	0.83%	0.83%
Households	0.52%	0.78%	0.79%
Families	0.41%	0.70%	0.71%
Owner HHs	0.85%	1.08%	1.16%
Median Household Income	2.36%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	5,006	8.1%	4,328	6.8%
\$15,000 - \$24,999	4,524	7.3%	3,948	6.2%
\$25,000 - \$34,999	5,689	9.2%	5,033	7.9%
\$35,000 - \$49,999	8,889	14.4%	8,290	13.1%
\$50,000 - \$74,999	12,848	20.8%	12,718	20.1%
\$75,000 - \$99,999	8,925	14.5%	9,573	15.1%
\$100,000 - \$149,999	9,569	15.5%	11,585	18.3%
\$150,000 - \$199,999	3,651	5.9%	4,338	6.8%
\$200,000+	2,624	4.3%	3,547	5.6%
Median Household Income	\$60,586		\$68,065	
Average Household Income	\$77,553		\$89,756	
Per Capita Income	\$30,441		\$35,048	

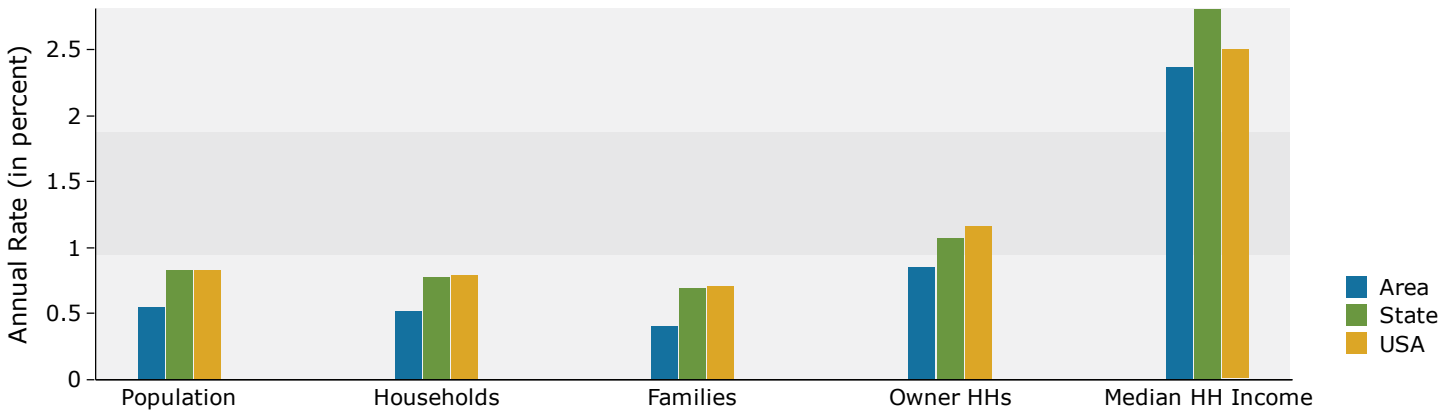
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,882	7.1%	10,410	6.5%	10,747	6.5%
5 - 9	10,205	6.6%	10,107	6.3%	10,030	6.1%
10 - 14	10,168	6.6%	9,952	6.2%	9,883	6.0%
15 - 19	11,042	7.2%	10,358	6.4%	10,382	6.3%
20 - 24	14,333	9.3%	13,815	8.6%	13,551	8.2%
25 - 34	23,595	15.4%	26,081	16.2%	25,752	15.5%
35 - 44	19,320	12.6%	20,187	12.5%	22,375	13.5%
45 - 54	22,083	14.4%	19,278	12.0%	18,146	11.0%
55 - 64	15,612	10.2%	18,975	11.8%	18,882	11.4%
65 - 74	9,160	6.0%	13,059	8.1%	15,011	9.1%
75 - 84	5,252	3.4%	6,352	3.9%	7,969	4.8%
85+	2,014	1.3%	2,676	1.7%	2,972	1.8%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	89,736	58.4%	90,334	56.0%	90,091	54.4%
Black Alone	45,857	29.8%	48,120	29.8%	49,034	29.6%
American Indian Alone	690	0.4%	716	0.4%	738	0.4%
Asian Alone	5,767	3.8%	7,381	4.6%	8,559	5.2%
Pacific Islander Alone	314	0.2%	410	0.3%	481	0.3%
Some Other Race Alone	4,553	3.0%	6,011	3.7%	7,247	4.4%
Two or More Races	6,748	4.4%	8,279	5.1%	9,551	5.8%
Hispanic Origin (Any Race)	12,709	8.3%	17,151	10.6%	21,129	12.8%

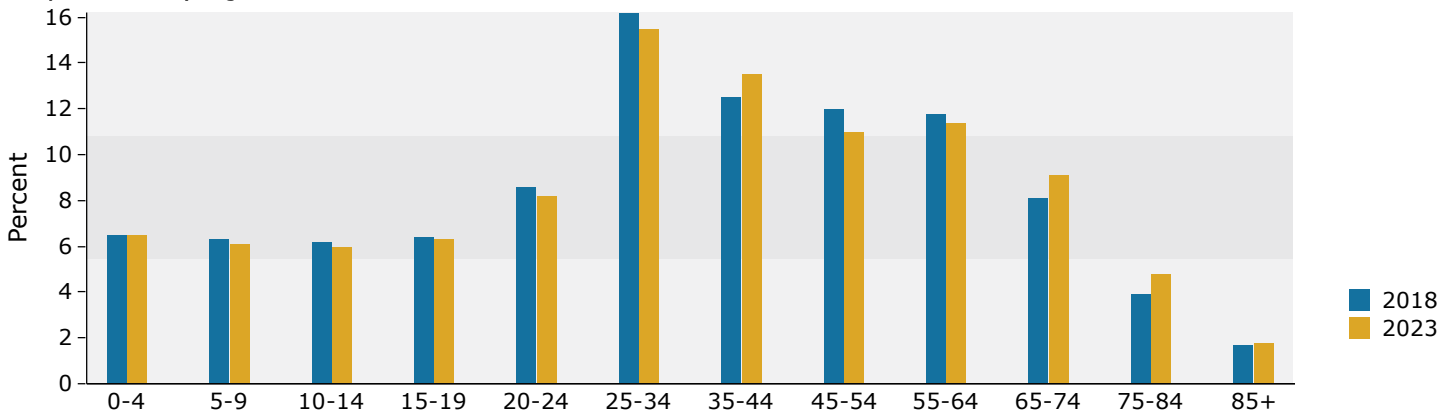
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

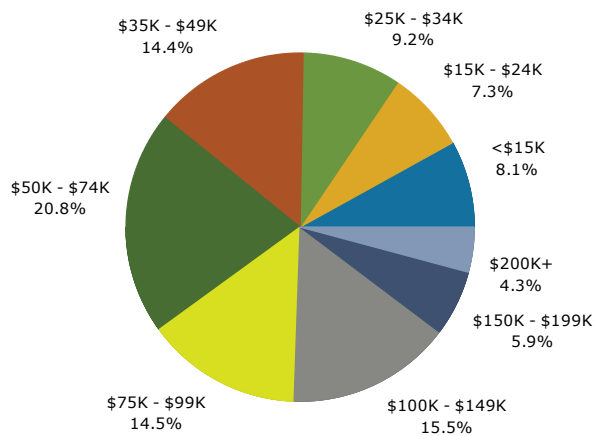
Trends 2018-2023



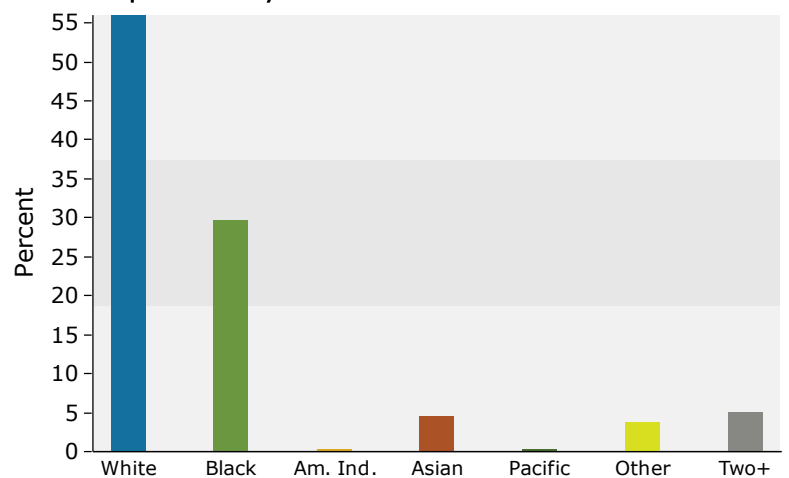
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 10.6%

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