

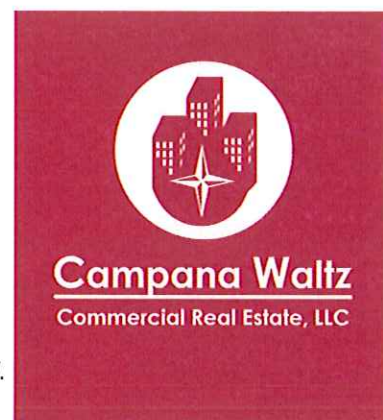
**For Sale/Lease**  
**Professional Office Building**  
**2-A Victory Boulevard**  
**Poquoson, Virginia**



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

Ron A. Campana, Jr.  
Campana Waltz Commercial Real Estate, L.L.C.  
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*This information was obtained from sources deemed to be reliable, but is not warranted.  
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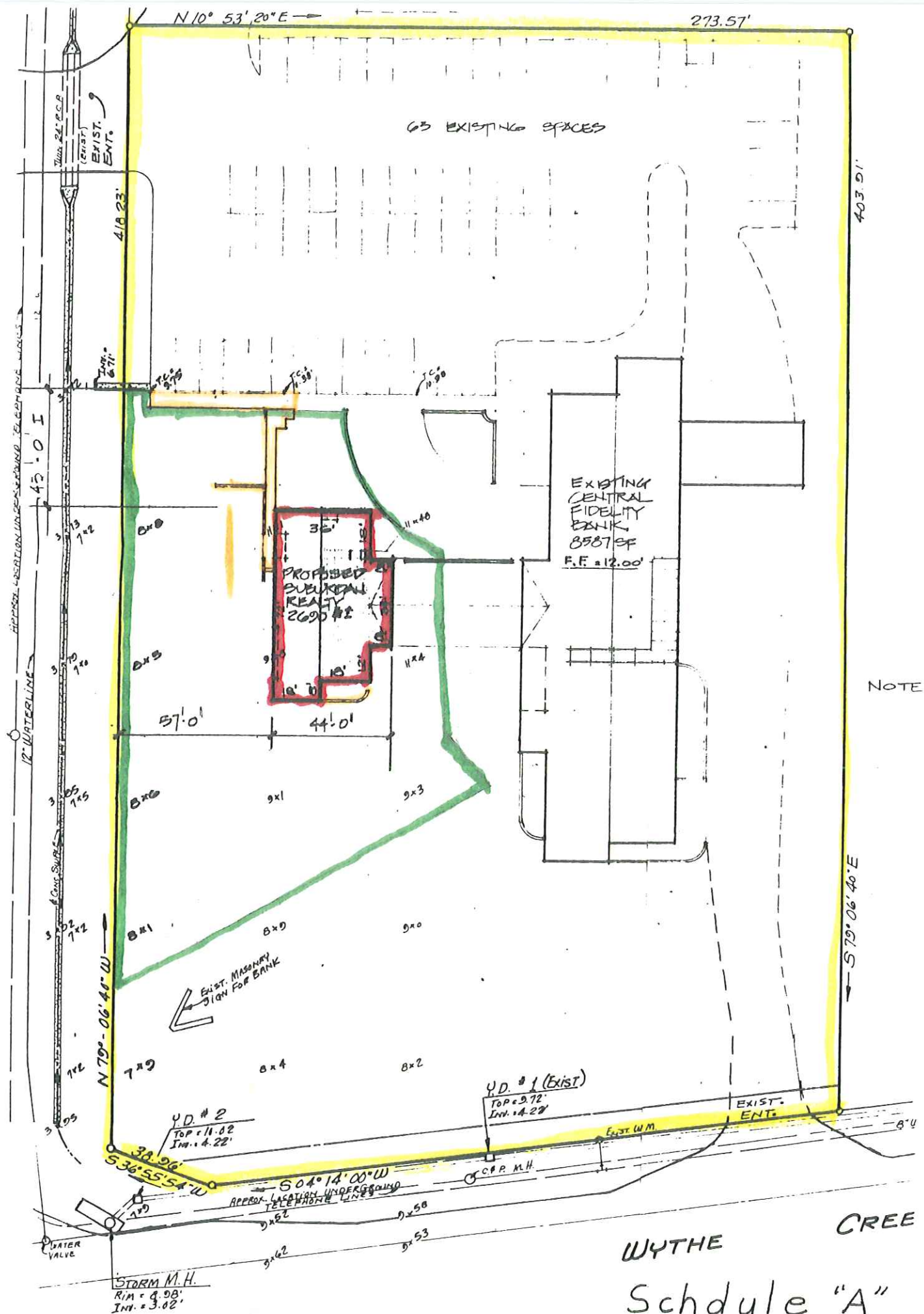
**FOR SALE/LEASE**  
**Professional Office Building**  
**2-A Victory Boulevard**  
**Poquoson, Virginia**

- Location:** 2-A Victory Boulevard  
Poquoson, Virginia
- Description:** Two Story freestanding professional office building located on the highly visible intersection of Victory Boulevard & Wythe Creek Road in Poquoson.
- Well appointed 4,400 square foot office building. Easily Divisible!  
Property is also available for lease. 2,000 square feet- 4,400 square feet.
- Income Producing Opportunity!
- Building Size:** Approximately 4,400 Square Feet
- Land Size:** Approximately .55 Acres
- Sales Price:** \$725,000.00
- Rental Rate:** \$15.00 Per Square Foot-NNN
- Zoning:** B-2 General Business District
- Additional Information:**
- Plat
  - Zoning Uses
  - Aerial Photograph
  - Demographics

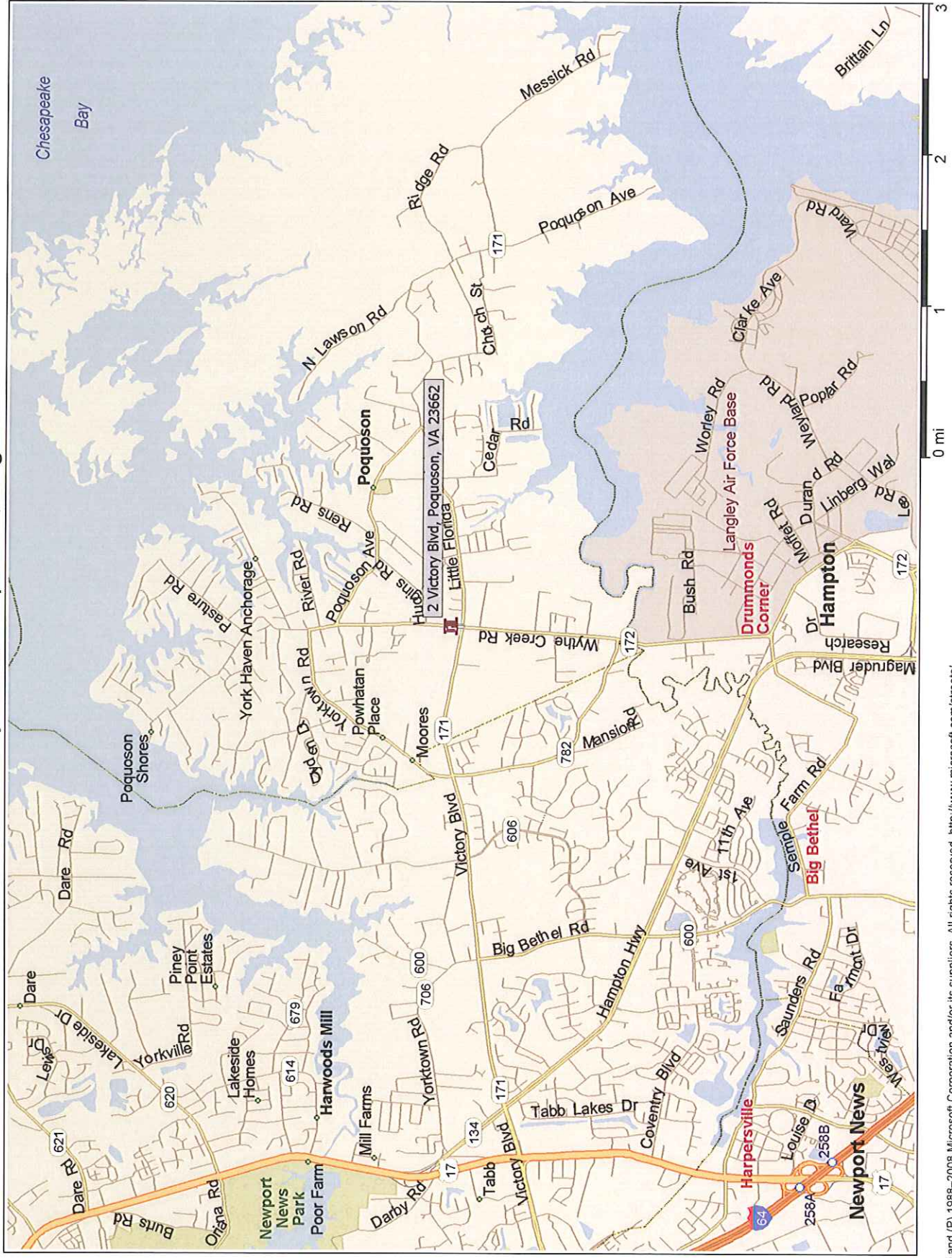
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**Newport News, Virginia 23606**  
**Phone (757) 327-0333      Fax (757) 327-0984**



# 2A Victory Blvd., Poquoson, Virginia



d. Where the zoning administrator has required that revisions or other actions, changes, conditions, or additional information be incorporated into the development plan prior to approval, the developer shall resubmit, without additional fee, ten copies of the revised plan together with the original or a copy of any marked plans returned to the developer by the zoning administrator. In addition, a narrative description shall be submitted regarding each of the actions, changes, conditions or additional information required which has been addressed on the revised plan. The revised plan shall then be reviewed in the same manner and within the same time elements, as was the original development plan.

(3) Effect of approval.

a. Approval of the development plan by the city manager shall constitute authorization for the developer to proceed with the preparation of final plats for those sections of the subdivision contained in the approved development plan in accordance with the provisions of article V of the subdivision ordinance.

b. Approval of the development plan by the city manager shall, upon issuance of all necessary permits including, but not limited to, land disturbing permits and utility certificates to construct, constitute authority to commence development and construction activities which are in accordance with the approved development plan but only within such section or sections which have received approval. Nothing in this provision, however, shall be interpreted to authorize the construction of any structure on any proposed lot other than such structures which are appurtenant to utility installations.

(4) Term of validity. The developer shall have one year from the date of official notification of approval of the development plan within which to file a final plat for those sections contained in said plan meeting all of the submittal requirements established in this article. Failure to do so shall cause the development plan approval to become null and void. The zoning administrator may, on written request of the developer, grant one one-year extension of development plan approval.

## ARTICLE IX. B-1 DISTRICT REGULATIONS

### Section 9-1. Application and purpose of article; composition of district.

(a) The provisions of this article shall apply in the business district B-1 and, as used in this article, the words "this district" shall mean the business district B-1.

(b) This district is composed of offices and certain businesses. The regulations for this district are designed to promote office structures that are normally used during daylight hours and that will not attract concentrations of traffic and crowds of customers.

### Section 9-2. Permitted uses.

In this district, any building to be erected or land to be used shall be restricted to one of the following uses:

(1) Professional offices for professional and personal services, such as physicians, engineers, lawyers, opticians, surveyors, banks and similar professions.

(2) Public and semipublic uses, such as courthouses, churches and government office buildings.

(3) Parking lots to be used only in connection with any permitted uses for off-street parking.

(4) Public utilities, poles, lines (not to exceed 40 feet), distribution transformers, exchanges, pipes, meters and other facilities for the provision and maintenance of public utilities, including water and sewerage facilities.

### Section 9-3. Sign regulation.

Signs shall meet the applicable regulations of the sign ordinance.

### Section 9-4. Area and frontage regulations.

There are no area and frontage regulations in this district, except for off-street parking which shall be in accordance with the provisions contained in this ordinance.

### Section 9-5. Setback requirements.

(a) Setbacks in this district shall be located 35 feet or more from any street right-of-way. This shall be known as the setback line. No structure shall be located closer to the street than the setback line, except that signs which meet the requirements of the sign ordinance [appendix D] may be located in the front yard.

(b) In the case of corner lots, the side yard shall have a setback of 20 feet or more for all buildings.

paint stores with no outside storage, hobby and crafts, household furnishings, furniture, jewelry, music, records, video tapes, pharmacy and drugstores, radio and TV sales with accessory service, sporting goods, tobacco products, toys, gourmet items, health foods, candy, specialty foods, bakery, delicatessen, ice cream shops, liquor stores, bait, tackle and marine supplies with no outside storage, office equipment and supplies, pet store with no outside kennels, bike store with accessory service, piece goods, sewing supplies, optical goods, health aids and appliances, fish and seafood (retail only), department, variety, discount stores, auto parts and accessories (new only), shopping centers.

(2) Business, professional and professional services including barber[shops] and beauty shops, broadcasting studio without on-site towers, apparel services such as dry cleaning pickup, laundromat, tailor, or shoe repair, funeral home, photographic studio and processing, repair of household items, banks and financial institutions, professional offices, business offices, hotels or motels, sitdown restaurants without drive-in facilities, tool and equipment rental without outside storage or display, music, dance, crafts, arts and similar instructional studios, interior decorators (but not paint contractors), upholstery shops.

(3) Plant nursery, greenhouse, or landscaping contracting and storage, garden supply store.

(4) Meeting halls, recreational or social uses operated by social, fraternal, civic, public or similar organizations.

(5) Preschools, day care centers, nursery schools, technical, vocation or business schools.

(6) Places of worship including accessory parochial schools, day care centers, and cemeteries.

(7) Medical care facilities including hospitals and trauma centers.

(8) Post office, government offices, library, museum, public safety facilities.

(9) Sale of seasonal items such as Christmas trees or produce.

(10) Private clubs, indoor theaters, health, exercise and fitness centers, bowling alley, skating rink, swimming pool, tennis or racquet sport facilities, whether indoor or outdoor.

(11) Wires, poles, towers, pipes, meters and similar facilities which provide service connection between primary distribution lines or mains and individual residential, commercial, or industrial customers, or which are an integral and accessory part of subdivision or development, and sewage pump and lift stations.

(b) In the B-2 general business district structures and land to be used for one or more of the following uses shall be permitted only after the issuance of a conditional use permit using the procedures in section 1-7 of this ordinance [appendix]. If a proposed use cannot be made acceptable through the establishment of conditions, a conditional use permit request may be denied by city council.

(1) Auction establishments.

(2) Hardware stores or tool and equipment rental shops without outside storage.

(3) Lumberyards and building material sales.

(4) Convenience stores.

(5) Animal hospitals or veterinary clinic.

(6) Automobile repair garages, rental and service establishments (including for motorcycles or recreational vehicles), automobile fuel and service station with minor repairs and gasoline stations without service bays.

(7) Publishing, printing or engraving establishments.

(8) Temporary uses such as carnival, circus, fair, or festival.

(9) Flea markets.

(10) Amusement arcade, video game, pool, or billiard parlors.

(11) Boat, farm equipment, mobile home sales or service.

(12) Small engine repair.

(13) Fast food restaurant with drive-in facilities.

(14) Car wash.

(15) Ministorage warehouses.

(16) Plumbing, electrical, mechanical, home improvement, painting, general contractors shops and storage yards.

(17) Cabinet makers shops.

(18) Utility transmission facilities other than normal distribution facilities, including telephone exchanges, pipelines, high voltage power lines, transmission lines and towers exceeding 40 feet in height, electric substations, distribution centers and/or transformer stations, water storage towers, and radio, television and microwave facilities exceeding 50 feet in height.

(c) The zoning administrator may allow a use which is not specifically permitted, provided that the use is similar in character to other uses which are listed as permitted. Specific characteristics which should be

## Demographics for 2-A Victory Boulevard, Poquoson, VA 23662

Population	1-mi.	3-mi.	5-mi.
2008 Male Population	2,642	16,417	45,618
2008 Female Population	2,715	16,350	42,589
% 2008 Male Population	49.32%	50.10%	51.72%
% 2008 Female Population	50.68%	49.90%	48.28%
2008 Total Adult Population	4,212	24,027	68,249
2008 Total Daytime Population	3,915	24,264	81,814
2008 Total Daytime Work Population	1,642	7,376	31,480
2008 Median Age Total Population	41	35	35
2008 Median Age Adult Population	47	44	42
2008 Age 0-5	277	2,582	6,322
2008 Age 6-13	477	3,853	8,649
2008 Age 14-17	391	2,305	4,986
2008 Age 18-20	249	1,435	3,594
2008 Age 21-24	385	2,090	5,969
2008 Age 25-29	301	2,005	6,957
2008 Age 30-34	192	1,703	6,102
2008 Age 35-39	248	2,153	6,985
2008 Age 40-44	464	2,916	8,173
2008 Age 45-49	495	2,817	7,698
2008 Age 50-54	460	2,439	6,133
2008 Age 55-59	355	1,839	4,729
2008 Age 60-64	308	1,608	3,784
2008 Age 65-69	211	1,034	2,585
2008 Age 70-74	179	770	2,011
2008 Age 75-79	116	493	1,441
2008 Age 80-84	101	366	1,140
2008 Age 85+	147	357	949
% 2008 Age 0-5	5.17%	7.88%	7.17%
% 2008 Age 6-13	8.91%	11.76%	9.81%
% 2008 Age 14-17	7.30%	7.03%	5.65%
% 2008 Age 18-20	4.65%	4.38%	4.07%
% 2008 Age 21-24	7.19%	6.38%	6.77%
% 2008 Age 25-29	5.62%	6.12%	7.89%
% 2008 Age 30-34	3.58%	5.20%	6.92%
% 2008 Age 35-39	4.63%	6.57%	7.92%
% 2008 Age 40-44	8.66%	8.90%	9.27%
% 2008 Age 45-49	9.24%	8.60%	8.73%
% 2008 Age 50-54	8.59%	7.44%	6.95%
% 2008 Age 55-59	6.63%	5.61%	5.36%
% 2008 Age 60-64	5.75%	4.91%	4.29%
% 2008 Age 65-69	3.94%	3.16%	2.93%
% 2008 Age 70-74	3.34%	2.35%	2.28%
% 2008 Age 75-79	2.17%	1.50%	1.63%
% 2008 Age 80-84	1.89%	1.12%	1.29%
% 2008 Age 85+	2.74%	1.09%	1.08%
2008 White Population	4,792	25,765	62,139
2008 Black Population	183	4,016	17,968
2008 Asian/Hawaiian/Pacific Islander	166	1,337	3,678
2008 American Indian/Alaska Native	14	73	188
2008 Other Population (Incl 2+ Races)	202	1,575	4,234
2008 Hispanic Population	139	1,277	3,636
2008 Non-Hispanic Population	5,218	31,489	84,570
% 2008 White Population	89.45%	78.63%	70.45%
% 2008 Black Population	3.42%	12.26%	20.37%
% 2008 Asian/Hawaiian/Pacific Islander	3.10%	4.08%	4.17%
% 2008 American Indian/Alaska Native	0.26%	0.22%	0.21%
% 2008 Other Population (Incl 2+ Races)	3.77%	4.81%	4.80%
% 2008 Hispanic Population	2.59%	3.90%	4.12%
% 2008 Non-Hispanic Population	97.41%	96.10%	95.88%
2000 Non-Hispanic White	4,697	24,782	60,658
2000 Non-Hispanic Black	126	3,443	15,593
2000 Non-Hispanic Amer Indian/Alaska Native	15	88	287
2000 Non-Hispanic Asian	86	974	2,748
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	16	86
2000 Non-Hispanic Some Other Race	29	56	135
2000 Non-Hispanic Two or More Races	112	540	1,651
% 2000 Non-Hispanic White	92.73%	82.89%	74.74%
% 2000 Non-Hispanic Black	2.49%	11.52%	19.21%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.30%	0.29%	0.35%
% 2000 Non-Hispanic Asian	1.70%	3.26%	3.39%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.05%	0.11%
% 2000 Non-Hispanic Some Other Race	0.57%	0.19%	0.17%

% 2000 Non-Hispanic Two or More Races

2.21%

1.81%

2.03%

**Population Change**

Total Employees

n/a

n/a

n/a

Total Establishments

n/a

n/a

n/a

2008 Total Population

5,357

32,766

88,206

2008 Total Households

2,004

11,971

31,798

Population Change 1990-2008

742

7,406

27,982

Household Change 1990-2008

420

3,618

10,635

% Population Change 1990-2008

16.08%

29.20%

46.46%

% Household Change 1990-2008

26.52%

43.31%

50.25%

Population Change 2000-2008

246

1,961

4,143

Household Change 2000-2008

185

1,383

3,665

% Population Change 2000-2008

4.81%

6.37%

4.93%

% Households Change 2000-2008

10.17%

13.06%

13.03%

**Housing**

2000 Total Housing Units

1,854

10,953

29,209

2000 Occupied Housing Units

1,824

10,601

28,186

2000 Owner Occupied Housing Units

1,331

7,260

18,784

2000 Renter Occupied Housing Units

493

3,341

9,402

2000 Vacant Housing Units

30

352

1,023

% 2000 Occupied Housing Units

98.38%

96.79%

96.50%

% 2000 Owner Occupied Housing Units

71.79%

66.28%

64.31%

% 2000 Renter Occupied Housing Units

26.59%

30.50%

32.19%

% 2000 Vacant Housing Units

1.62%

3.21%

3.50%

**Income**

2008 Median Household Income

\$68,541

\$67,624

\$62,247

2008 Per Capita Income

\$31,569

\$30,065

\$27,824

2008 Average Household Income

\$84,389

\$82,291

\$77,181

2008 Household Income &lt; \$10,000

76

206

834

2008 Household Income \$10,000-\$14,999

79

321

1,043

2008 Household Income \$15,000-\$19,999

46

332

1,050

2008 Household Income \$20,000-\$24,999

79

563

1,410

2008 Household Income \$25,000-\$29,999

72

635

1,600

2008 Household Income \$30,000-\$34,999

75

572

1,539

2008 Household Income \$35,000-\$39,999

48

456

1,475

2008 Household Income \$40,000-\$44,999

79

407

1,337

2008 Household Income \$45,000-\$49,999

67

510

1,529

2008 Household Income \$50,000-\$59,999

196

1,100

3,318

2008 Household Income \$60,000-\$74,999

324

1,738

5,098

2008 Household Income \$75,000-\$99,999

549

3,133

7,383

2008 Household Income \$100,000-\$124,999

151

1,048

2,332

2008 Household Income \$125,000-\$149,999

109

687

1,222

2008 Household Income \$150,000-\$199,999

32

173

373

2008 Household Income \$200,000-\$249,999

2

22

67

2008 Household Income \$250,000-\$499,999

19

68

185

2008 Household Income \$500,000+

n/a

n/a

3

2008 Household Income \$200,000+

21

90

256

% 2008 Household Income &lt; \$10,000

3.79%

1.72%

2.62%

% 2008 Household Income \$10,000-\$14,999

3.94%

2.68%

3.28%

% 2008 Household Income \$15,000-\$19,999

2.30%

2.77%

3.30%

% 2008 Household Income \$20,000-\$24,999

3.94%

4.70%

4.43%

% 2008 Household Income \$25,000-\$29,999

3.59%

5.30%

5.03%

% 2008 Household Income \$30,000-\$34,999

3.74%

4.78%

4.84%

% 2008 Household Income \$35,000-\$39,999

2.40%

3.81%

4.64%

% 2008 Household Income \$40,000-\$44,999

3.94%

3.40%

4.20%

% 2008 Household Income \$45,000-\$49,999

3.34%

4.26%

4.81%

% 2008 Household Income \$50,000-\$59,999

9.79%

9.19%

10.43%

% 2008 Household Income \$60,000-\$74,999

16.18%

14.52%

16.03%

% 2008 Household Income \$75,000-\$99,999

27.41%

26.17%

23.22%

% 2008 Household Income \$100,000-\$124,999

7.54%

8.75%

7.33%

% 2008 Household Income \$125,000-\$149,999

5.44%

5.74%

3.84%

% 2008 Household Income \$150,000-\$199,999

1.60%

1.45%

1.17%

% 2008 Household Income \$200,000-\$249,999

0.10%

0.18%

0.21%

% 2008 Household Income \$250,000-\$499,999

0.95%

0.57%

0.58%

% 2008 Household Income \$500,000+

0.00%

0.00%

0.01%

% 2008 Household Income \$200,000+

1.05%

0.75%

0.81%

**Retail Sales Volume**

2008 Children/Infants Clothing Stores

\$966,893

\$5,658,893

\$14,103,496

2008 Jewelry Stores

\$730,994

\$4,218,525

\$10,584,729

2008 Mens Clothing Stores

\$1,405,503

\$8,182,941

\$20,666,671

2008 Shoe Stores

\$1,298,803

\$7,631,833

\$19,142,761

2008 womens Clothing Stores	\$2,448,154	\$14,151,215	\$36,165,805
2008 Automobile Dealers	\$17,541,989	\$100,226,463	\$252,436,777
2008 Automotive Parts/Acc/Repair Stores	\$2,126,007	\$12,272,071	\$30,931,191
2008 Other Motor Vehicle Dealers	\$636,353	\$3,727,816	\$9,360,482
2008 Tire Dealers	\$581,491	\$3,333,115	\$8,404,935
2008 Hardware Stores	\$280,634	\$1,914,843	\$4,323,276
2008 Home Centers	\$1,686,806	\$9,962,011	\$24,982,094
2008 Nursery/Garden Centers	\$617,109	\$3,534,362	\$8,873,553
2008 Outdoor Power Equipment Stores	\$218,335	\$1,210,255	\$3,066,504
2008 Paint/Wallpaper Stores	\$65,850	\$376,325	\$958,151
2008 Appliance/TV/Other Electronics Stores	\$1,627,007	\$9,464,201	\$23,834,812
2008 Camera/Photographic Supplies Stores	\$266,533	\$1,551,971	\$3,901,629
2008 Computer/Software Stores	\$801,458	\$4,620,250	\$11,738,201
2008 Beer/Wine/Liquor Stores	\$1,035,836	\$6,084,061	\$15,169,586
2008 Convenience/Specialty Food Stores	\$1,734,318	\$13,003,715	\$37,553,733
2008 Restaurant Expenditures	\$8,798,327	\$64,986,802	\$169,073,118
2008 Supermarkets/Other Grocery excl Conv	\$11,601,446	\$67,454,160	\$169,741,092
2008 Furniture Stores	\$1,675,616	\$9,686,799	\$24,419,071
2008 Home Furnishings Stores	\$1,062,369	\$6,282,117	\$15,654,689
2008 Gen Merch/Appliance/Furniture Stores	\$14,771,686	\$85,747,255	\$216,245,208
2008 Gasoline Stations w/ Convenience Stores	\$8,872,672	\$54,992,013	\$144,045,493
2008 Other Gasoline Stations	\$7,138,355	\$41,988,300	\$106,491,762
2008 Department Stores excl Leased Depts	\$16,398,692	\$95,211,453	\$240,080,017
2008 General Merchandise Stores	\$13,096,071	\$76,060,456	\$191,826,138
2008 Other Health/Personal Care Stores	\$1,112,591	\$6,374,329	\$16,096,152
2008 Pharmacies/Drug Stores	\$5,588,464	\$32,384,988	\$81,661,919
2008 Pet/Pet Supplies Stores	\$789,392	\$4,592,926	\$11,631,603
2008 Book/Periodical/Music Stores	\$232,750	\$1,336,861	\$3,690,185
2008 Hobby/Toy/Game Stores	\$314,563	\$1,698,002	\$4,422,784
2008 Musical Instrument/Supplies Stores	\$154,612	\$888,353	\$2,238,125
2008 Sewing/Needlework/Piece Goods Stores	\$45,961	\$272,836	\$707,454
2008 Sporting Goods Stores	\$909,361	\$5,633,284	\$13,671,577
2008 Video Tape Stores - Retail	\$135,350	\$783,833	\$1,973,859

## 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