For Sale
Income Producing Property

Poplar Creek Business Center
7505 Richmond Road
Williamsburg, Virginia

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC
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11832 Fishing Point Drive, Suite 400
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Campana Waltz
Commercial Real Estate, LLC

PROFESSIONAL OFFICE COMPLEX
FOR SALE
POPLAR CREEK BUSINESS PARK
INCOME PRODUCING
7505 Richmond Road
Williamsburg, Virginia

Location: Poplar Creek Business Park
7505 Richmond Road
Williamsburg, Virginia, 23188

Description: Income Producing Office Complex which is located in the Norge corridor of Williamsburg, Virginia. Poplar Creek Business Center consists of 3 office buildings, ample parking, and an outdoor eating area. The buildings are nestled in a private setting on busy Route 60 (Richmond Road) in a high growth area.

Poplar Creek is the largest office park on the west end of Greater Williamsburg. Interstate 64, Route 199, Food Lion, Norge Dental Office, Williamsburg Pottery, and many more all within minutes from the office park.

Land Area: **Approximately 5.94 Acres**

Building Size: **Approximately 42,900 Square Feet**

Buildings: **Building 1: 16,400 Square Feet**
Building 2: 11,600 Square Feet
Building 3: 14,900 Square Feet (1,050 SF of this building is storage area)
Total Square Footage = 42,900 Square Feet

Sale Price: **$3,395,000.00** ($79.14/square foot)

CAP Rate: **5.8%** (full financial information available with a signed confidentiality agreement)

Real Estate Taxes: $16,620.00 per year.

Zoning: M1 – Limited Business/Industrial

Year Built: Buildings Built from late 1980's-early 1990's.

General Information:

- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also Included:

- Aerial Maps
- Location Map
- Zoning Matrix
- Demographics

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For Lease

7505 Richmond Road
Williamsburg, Virginia

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Campana Waltz
Commercial Real Estate, LLC

7505 Richmond Road, Williamsburg, VA

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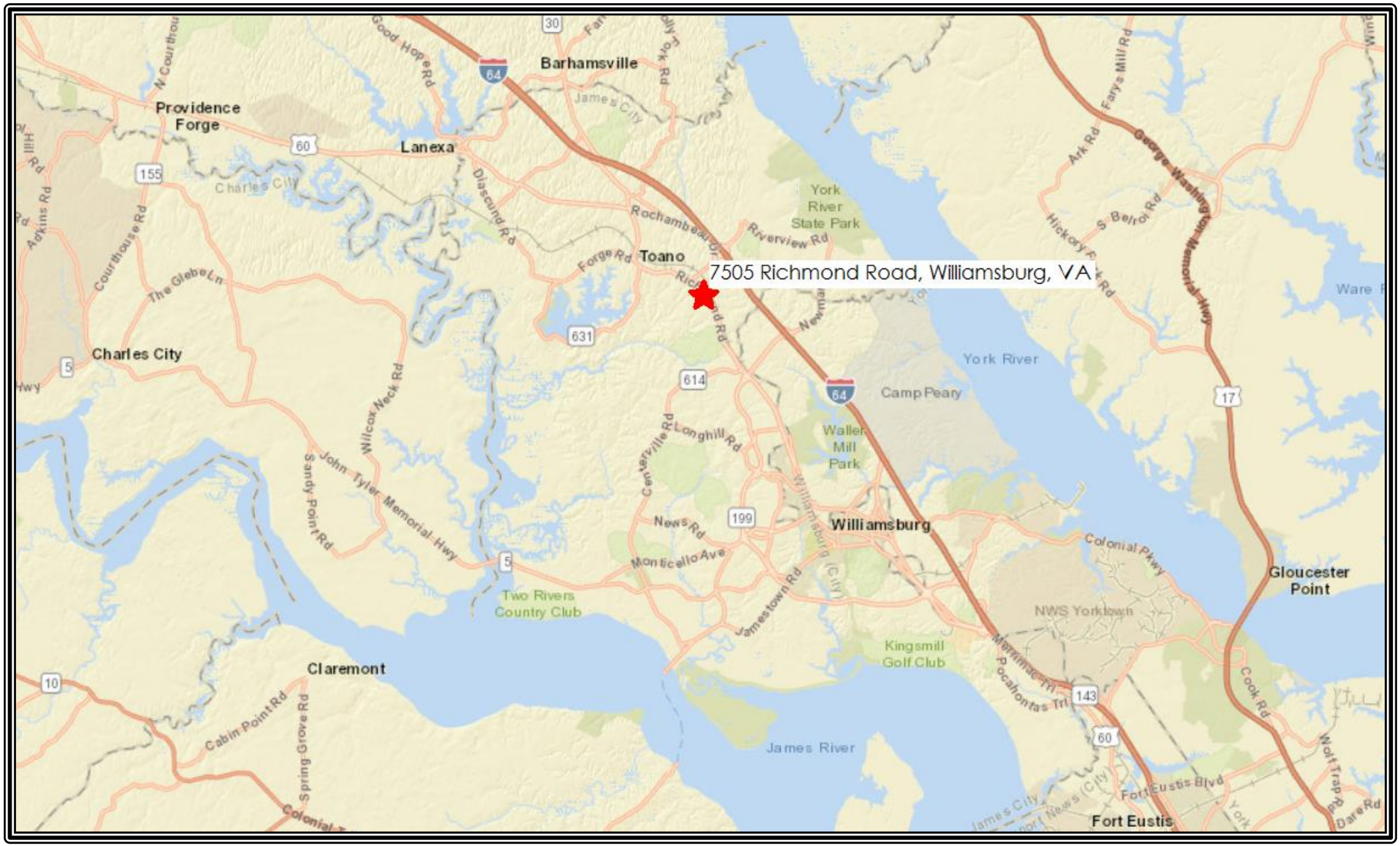
Campana Waltz
Commercial Real Estate, LLC

7505 Richmond Road, Williamsburg, Virginia



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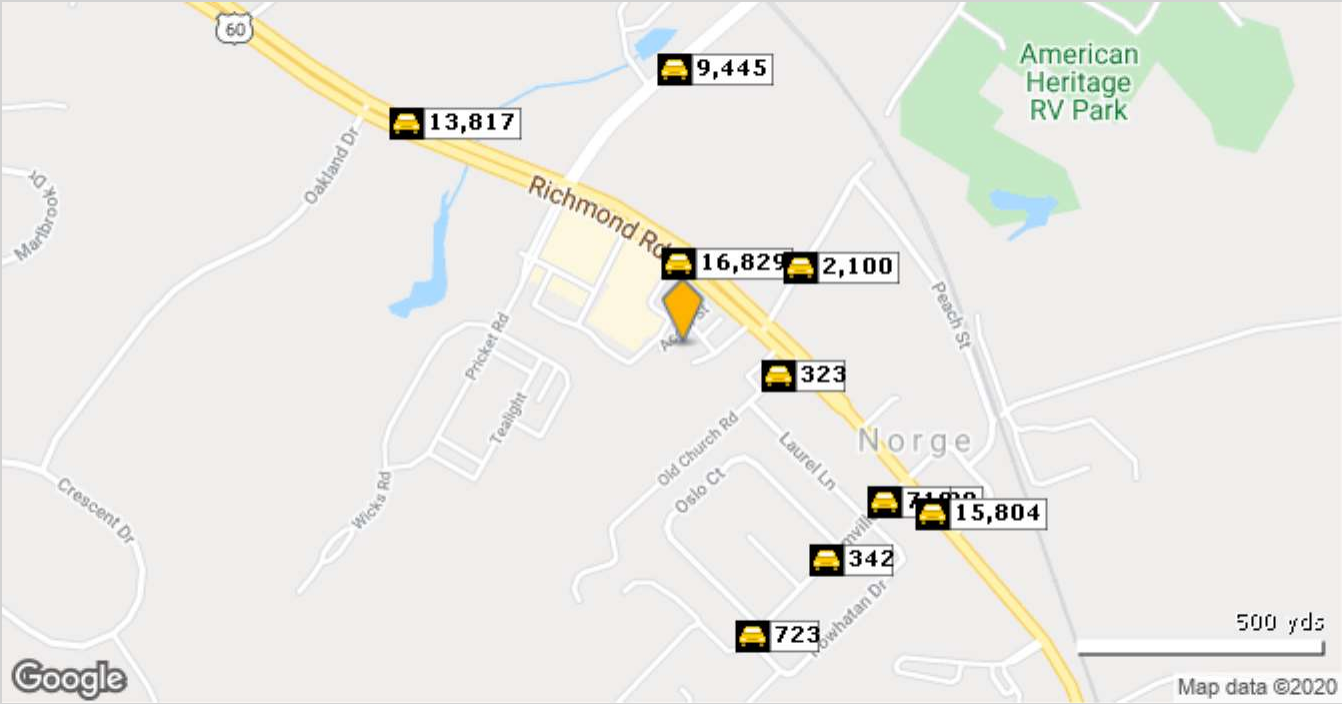
Traffic Count Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Building Type:	**Class C Office**
Class:	**C**
RBA:	**12,860 SF**
Typical Floor:	**6,430 SF**
Total Available:	**6,539 SF**
% Leased:	**94.02%**
Rent/SF/Yr:	**$14.25**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Richmond Rd	Acorn St	0.01 NW	2018	16,829	MPSI	.10
2	Old Church Rd	Richmond Rd	0.02 NE	2018	323	MPSI	.12
3	Norge Ln	Richmond Rd	0.08 SW	2018	2,100	MPSI	.17
4	Farmville Ln	Richmond Rd	0.03 NE	2016	1,000	MPSI	.30
5	Farmville Ln	Laurel Ln	0.03 SW	2018	719	MPSI	.30
6	Farmville Ln	Oslo Ct	0.02 NE	2018	342	MPSI	.31
7	Croaker Rd	Richmond Rd	0.19 SW	2018	9,445	MPSI	.33
8	Farmville Ln	Powhatan Dr	0.01 SW	2018	723	MPSI	.35
9	Richmond Rd	Peninsula St	0.03 SE	2018	15,804	MPSI	.36
10	Richmond Rd	Oakland Dr	0.05 NW	2018	13,817	MPSI	.42

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Demographic Detail Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

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Class:	**C**	% Leased:	**94.02%**
RBA:	**12,860 SF**	Rent/SF/Yr:	**$14.25**
Typical Floor:	**6,430 SF**		

Radius	**1 Mile**		**3 Mile**		**5 Mile**	
Population						
2025 Projection	2,736		13,613		33,366	
2020 Estimate	2,530		12,687		31,436	
2010 Census	1,953		10,258		27,201	
Growth 2020 - 2025	8.14%		7.30%		6.14%	
Growth 2010 - 2020	29.54%		23.68%		15.57%	
2020 Population by Age	**2,530**		**12,687**		**31,436**	
Age 0 - 4	125	4.94%	630	4.97%	1,634	5.20%
Age 5 - 9	140	5.53%	715	5.64%	1,825	5.81%
Age 10 - 14	152	6.01%	792	6.24%	1,992	6.34%
Age 15 - 19	143	5.65%	755	5.95%	1,947	6.19%
Age 20 - 24	115	4.55%	609	4.80%	1,596	5.08%
Age 25 - 29	121	4.78%	614	4.84%	1,595	5.07%
Age 30 - 34	125	4.94%	619	4.88%	1,624	5.17%
Age 35 - 39	148	5.85%	736	5.80%	1,861	5.92%
Age 40 - 44	144	5.69%	730	5.75%	1,778	5.66%
Age 45 - 49	158	6.25%	821	6.47%	1,974	6.28%
Age 50 - 54	169	6.68%	887	6.99%	2,114	6.72%
Age 55 - 59	186	7.35%	966	7.61%	2,284	7.27%
Age 60 - 64	184	7.27%	926	7.30%	2,183	6.94%
Age 65 - 69	190	7.51%	915	7.21%	2,161	6.87%
Age 70 - 74	178	7.04%	829	6.53%	1,976	6.29%
Age 75 - 79	128	5.06%	581	4.58%	1,415	4.50%
Age 80 - 84	73	2.89%	329	2.59%	841	2.68%
Age 85+	50	1.98%	235	1.85%	636	2.02%
Age 65+	619	24.47%	2,889	22.77%	7,029	22.36%
Median Age	**46.60**		**45.90**		**44.60**	
Average Age	**43.80**		**43.10**		**42.50**	

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Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	**2,530**		**12,687**		**31,436**	
White	1,988	78.58%	10,065	79.33%	24,376	77.54%
Black	418	16.52%	1,967	15.50%	5,193	16.52%
Am. Indian & Alaskan	13	0.51%	65	0.51%	154	0.49%
Asian	39	1.54%	223	1.76%	696	2.21%
Hawaiian & Pacific Island	1	0.04%	7	0.06%	25	0.08%
Other	72	2.85%	360	2.84%	991	3.15%
Population by Hispanic Origin	**2,530**		**12,687**		**31,436**	
Non-Hispanic Origin	2,386	94.31%	11,975	94.39%	29,566	94.05%
Hispanic Origin	144	5.69%	712	5.61%	1,869	5.95%
2020 Median Age, Male	**44.80**		**44.40**		**43.00**	
2020 Average Age, Male	**42.70**		**42.20**		**41.50**	
2020 Median Age, Female	**48.40**		**47.30**		**46.00**	
2020 Average Age, Female	**44.90**		**44.00**		**43.50**	
2020 Population by Occupation Classification	**2,083**		**10,399**		**25,593**	
Civilian Employed	1,157	55.54%	5,970	57.41%	14,643	57.21%
Civilian Unemployed	41	1.97%	193	1.86%	431	1.68%
Civilian Non-Labor Force	855	41.05%	4,084	39.27%	10,183	39.79%
Armed Forces	30	1.44%	152	1.46%	336	1.31%
Households by Marital Status						
Married	593		2,996		7,349	
Married No Children	408		1,974		4,803	
Married w/Children	185		1,022		2,546	
2020 Population by Education	**1,996**		**9,834**		**24,112**	
Some High School, No Diploma	94	4.71%	579	5.89%	1,923	7.98%
High School Grad (Incl Equivalency)	364	18.24%	1,932	19.65%	5,097	21.14%
Some College, No Degree	593	29.71%	2,828	28.76%	6,290	26.09%
Associate Degree	142	7.11%	647	6.58%	1,670	6.93%
Bachelor Degree	492	24.65%	2,318	23.57%	5,385	22.33%
Advanced Degree	311	15.58%	1,530	15.56%	3,747	15.54%

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Poplar Creek Business Center

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	**2,109**		**10,907**		**26,838**	
Real Estate & Finance	50	2.37%	255	2.34%	614	2.29%
Professional & Management	609	28.88%	3,076	28.20%	7,453	27.77%
Public Administration	105	4.98%	621	5.69%	1,439	5.36%
Education & Health	237	11.24%	1,321	12.11%	3,906	14.55%
Services	152	7.21%	873	8.00%	3,013	11.23%
Information	28	1.33%	119	1.09%	313	1.17%
Sales	319	15.13%	1,630	14.94%	3,633	13.54%
Transportation	15	0.71%	59	0.54%	109	0.41%
Retail	142	6.73%	698	6.40%	1,582	5.89%
Wholesale	37	1.75%	168	1.54%	293	1.09%
Manufacturing	100	4.74%	471	4.32%	1,073	4.00%
Production	109	5.17%	523	4.80%	1,083	4.04%
Construction	89	4.22%	488	4.47%	881	3.28%
Utilities	40	1.90%	205	1.88%	371	1.38%
Agriculture & Mining	0	0.00%	27	0.25%	239	0.89%
Farming, Fishing, Forestry	0	0.00%	8	0.07%	126	0.47%
Other Services	77	3.65%	365	3.35%	710	2.65%
2020 Worker Travel Time to Job	**1,135**		**5,856**		**14,374**	
<30 Minutes	713	62.82%	3,679	62.82%	9,308	64.76%
30-60 Minutes	291	25.64%	1,594	27.22%	4,003	27.85%
60+ Minutes	131	11.54%	583	9.96%	1,063	7.40%
2010 Households by HH Size	**784**		**4,001**		**10,701**	
1-Person Households	156	19.90%	747	18.67%	2,111	19.73%
2-Person Households	342	43.62%	1,680	41.99%	4,437	41.46%
3-Person Households	129	16.45%	689	17.22%	1,802	16.84%
4-Person Households	97	12.37%	553	13.82%	1,493	13.95%
5-Person Households	39	4.97%	209	5.22%	559	5.22%
6-Person Households	13	1.66%	75	1.87%	188	1.76%
7 or more Person Households	8	1.02%	48	1.20%	111	1.04%
2020 Average Household Size	**2.50**		**2.50**		**2.50**	
Households						
2025 Projection	1,088		5,259		12,959	
2020 Estimate	1,008		4,911		12,238	
2010 Census	785		4,001		10,700	
Growth 2020 - 2025	7.94%		7.09%		5.89%	
Growth 2010 - 2020	28.41%		22.74%		14.37%	

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Demographic Detail Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	**1,010**		**4,911**		**12,237**	
<$25,000	225	22.28%	916	18.65%	2,007	16.40%
$25,000 - $50,000	109	10.79%	570	11.61%	1,613	13.18%
$50,000 - $75,000	144	14.26%	818	16.66%	2,329	19.03%
$75,000 - $100,000	152	15.05%	763	15.54%	1,904	15.56%
$100,000 - $125,000	95	9.41%	525	10.69%	1,360	11.11%
$125,000 - $150,000	51	5.05%	267	5.44%	670	5.48%
$150,000 - $200,000	193	19.11%	815	16.60%	1,456	11.90%
$200,000+	41	4.06%	237	4.83%	898	7.34%
2020 Avg Household Income	**$93,504**		**$94,825**		**$96,311**	
2020 Med Household Income	**$79,441**		**$79,964**		**$77,225**	
2020 Occupied Housing	**1,008**		**4,911**		**12,238**	
Owner Occupied	828	82.14%	4,069	82.85%	9,389	76.72%
Renter Occupied	180	17.86%	842	17.15%	2,849	23.28%
2010 Housing Units	**1,050**		**5,133**		**13,322**	
1 Unit	961	91.52%	4,762	92.77%	11,024	82.75%
2 - 4 Units	30	2.86%	136	2.65%	681	5.11%
5 - 19 Units	59	5.62%	232	4.52%	1,469	11.03%
20+ Units	0	0.00%	3	0.06%	148	1.11%
2020 Housing Value	**827**		**4,069**		**9,389**	
<$100,000	21	2.54%	94	2.31%	260	2.77%
$100,000 - $200,000	72	8.71%	442	10.86%	1,226	13.06%
$200,000 - $300,000	296	35.79%	1,302	32.00%	2,551	27.17%
$300,000 - $400,000	283	34.22%	1,235	30.35%	2,590	27.59%
$400,000 - $500,000	118	14.27%	587	14.43%	1,328	14.14%
$500,000 - $1,000,000	37	4.47%	387	9.51%	1,321	14.07%
$1,000,000+	0	0.00%	22	0.54%	113	1.20%
2020 Median Home Value	**$308,657**		**$315,911**		**$325,386**	
2020 Housing Units by Yr Built	**1,079**		**5,299**		**13,647**	
Built 2010+	239	22.15%	980	18.49%	1,608	11.78%
Built 2000 - 2010	351	32.53%	1,661	31.35%	4,489	32.89%
Built 1990 - 1999	126	11.68%	684	12.91%	2,429	17.80%
Built 1980 - 1989	154	14.27%	851	16.06%	2,352	17.23%
Built 1970 - 1979	107	9.92%	585	11.04%	1,565	11.47%
Built 1960 - 1969	42	3.89%	211	3.98%	581	4.26%
Built 1950 - 1959	30	2.78%	163	3.08%	306	2.24%
Built <1949	30	2.78%	164	3.09%	317	2.32%
2020 Median Year Built	**2001**		**1999**		**1996**	

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Demographic Summary Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Building Type:	**Class C Office**	Total Available:	**6,539 SF**
Class:	**C**	% Leased:	**94.02%**
RBA:	**12,860 SF**	Rent/SF/Yr:	**$14.25**
Typical Floor:	**6,430 SF**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	2,736		13,613		33,366	
2020 Estimate	2,530		12,687		31,436	
2010 Census	1,953		10,258		27,201	
Growth 2020 - 2025	8.14%		7.30%		6.14%	
Growth 2010 - 2020	29.54%		23.68%		15.57%	
2020 Population by Hispanic Origin	144		712		1,869	
2020 Population	2,530		12,687		31,436	
White	1,988	78.58%	10,065	79.33%	24,376	77.54%
Black	418	16.52%	1,967	15.50%	5,193	16.52%
Am. Indian & Alaskan	13	0.51%	65	0.51%	154	0.49%
Asian	39	1.54%	223	1.76%	696	2.21%
Hawaiian & Pacific Island	1	0.04%	7	0.06%	25	0.08%
Other	72	2.85%	360	2.84%	991	3.15%
U.S. Armed Forces	33		166		360	
Households						
2025 Projection	1,088		5,259		12,959	
2020 Estimate	1,008		4,911		12,238	
2010 Census	785		4,001		10,700	
Growth 2020 - 2025	7.94%		7.09%		5.89%	
Growth 2010 - 2020	28.41%		22.74%		14.37%	
Owner Occupied	828	82.14%	4,069	82.85%	9,389	76.72%
Renter Occupied	180	17.86%	842	17.15%	2,849	23.28%
2020 Households by HH Income	1,010		4,911		12,237	
Income: <$25,000	225	22.28%	916	18.65%	2,007	16.40%
Income: $25,000 - $50,000	109	10.79%	570	11.61%	1,613	13.18%
Income: $50,000 - $75,000	144	14.26%	818	16.66%	2,329	19.03%
Income: $75,000 - $100,000	152	15.05%	763	15.54%	1,904	15.56%
Income: $100,000 - $125,000	95	9.41%	525	10.69%	1,360	11.11%
Income: $125,000 - $150,000	51	5.05%	267	5.44%	670	5.48%
Income: $150,000 - $200,000	193	19.11%	815	16.60%	1,456	11.90%
Income: $200,000+	41	4.06%	237	4.83%	898	7.34%
2020 Avg Household Income	$93,504		$94,825		$96,311	
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RBA: **12,860 SF**
Typical Floor: **6,430 SF**

Total Available: **6,539 SF**
% Leased: **94.02%**
Rent/SF/Yr: **$14.25**

Description	2010		2020		2025	
Population	**1,953**		**2,530**		**2,736**	
Age 0 - 4	110	5.63%	125	4.94%	129	4.71%
Age 5 - 9	116	5.94%	140	5.53%	140	5.12%
Age 10 - 14	122	6.25%	152	6.01%	153	5.59%
Age 15 - 19	114	5.84%	143	5.65%	159	5.81%
Age 20 - 24	84	4.30%	115	4.55%	148	5.41%
Age 25 - 29	100	5.12%	121	4.78%	136	4.97%
Age 30 - 34	94	4.81%	125	4.94%	134	4.90%
Age 35 - 39	128	6.55%	148	5.85%	144	5.26%
Age 40 - 44	131	6.71%	144	5.69%	154	5.63%
Age 45 - 49	150	7.68%	158	6.25%	161	5.88%
Age 50 - 54	152	7.78%	169	6.68%	171	6.25%
Age 55 - 59	149	7.63%	186	7.35%	182	6.65%
Age 60 - 64	146	7.48%	184	7.27%	189	6.91%
Age 65 - 69	138	7.07%	190	7.51%	192	7.02%
Age 70 - 74	100	5.12%	178	7.04%	185	6.76%
Age 75 - 79	62	3.17%	128	5.06%	157	5.74%
Age 80 - 84	31	1.59%	73	2.89%	109	3.98%
Age 85+	24	1.23%	50	1.98%	93	3.40%
Age 15+	**1,603**	82.08%	**2,112**	83.48%	**2,314**	84.58%
Age 20+	**1,489**	76.24%	**1,969**	77.83%	**2,155**	78.76%
Age 65+	**355**	18.18%	**619**	24.47%	**736**	26.90%
Median Age	**44**		**47**		**47**	
Average Age	**41.40**		**43.80**		**44.90**	
Population By Race	**1,953**		**2,530**		**2,736**	
White	1,555	79.62%	1,988	78.58%	2,137	78.11%
Black	320	16.39%	418	16.52%	456	16.67%
Am. Indian & Alaskan	8	0.41%	13	0.51%	15	0.55%
Asian	26	1.33%	39	1.54%	45	1.64%
Hawaiian & Pacific Islander	1	0.05%	1	0.04%	1	0.04%
Other	44	2.25%	72	2.85%	82	3.00%

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Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Description	2010		2020		2025	
Population by Race (Hispanic)	**84**		**144**		**169**	
White	73	86.90%	122	84.72%	141	83.43%
Black	6	7.14%	11	7.64%	13	7.69%
Am. Indian & Alaskan	1	1.19%	2	1.39%	3	1.78%
Asian	0	0.00%	1	0.69%	1	0.59%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	4	4.76%	8	5.56%	11	6.51%
Household by Household Income	**784**		**1,010**		**1,089**	
<$25,000	117	14.92%	225	22.28%	250	22.96%
$25,000 - $50,000	188	23.98%	109	10.79%	106	9.73%
$50,000 - $75,000	164	20.92%	144	14.26%	147	13.50%
$75,000 - $100,000	115	14.67%	152	15.05%	164	15.06%
$100,000 - $125,000	80	10.20%	95	9.41%	101	9.27%
$125,000 - $150,000	68	8.67%	51	5.05%	51	4.68%
$150,000 - $200,000	46	5.87%	193	19.11%	222	20.39%
$200,000+	6	0.77%	41	4.06%	48	4.41%
Average Household Income	**$73,283**		**$93,504**		**$95,418**	
Median Household Income	**$64,104**		**$79,441**		**$81,326**	

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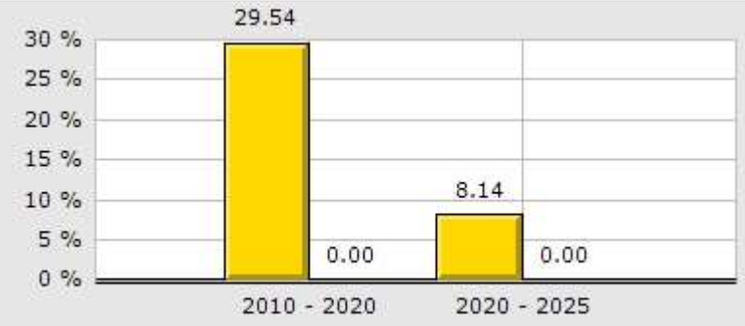
Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

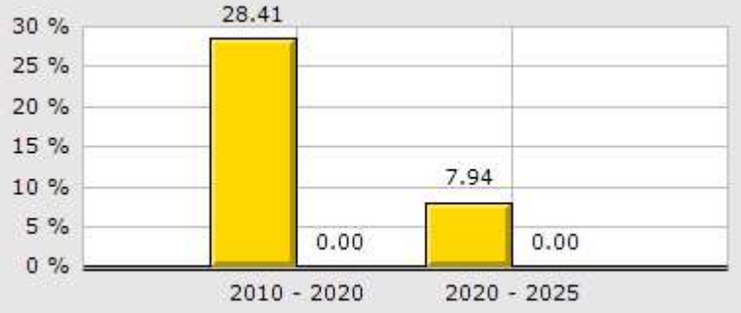
Type: **Class C Office**
County: **James City**

1 Mile
County

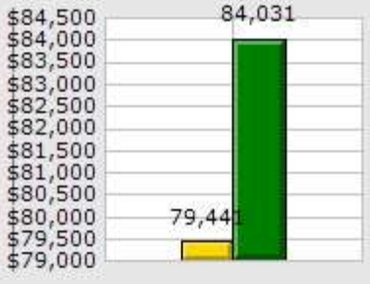
Population Growth



Household Growth

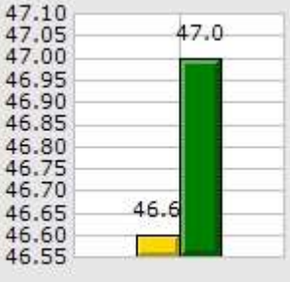


2020 Med Household Inc

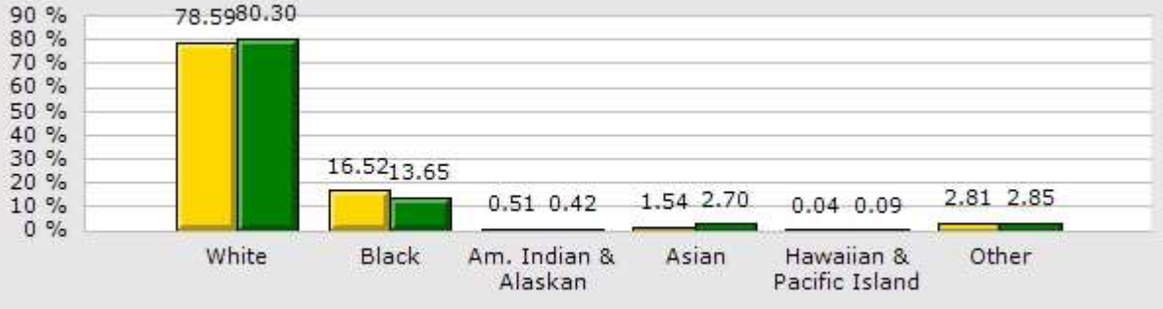


2020 Households by Household Income

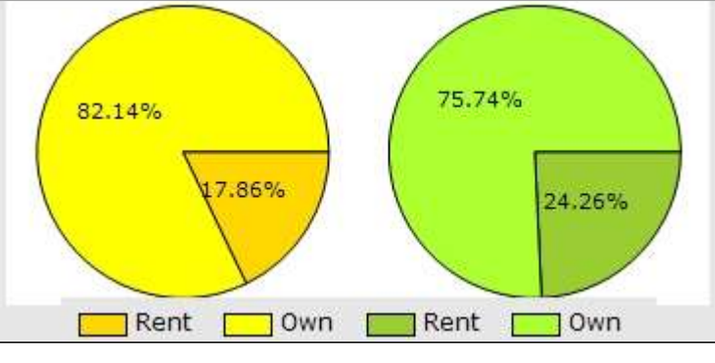
2020 Median Age



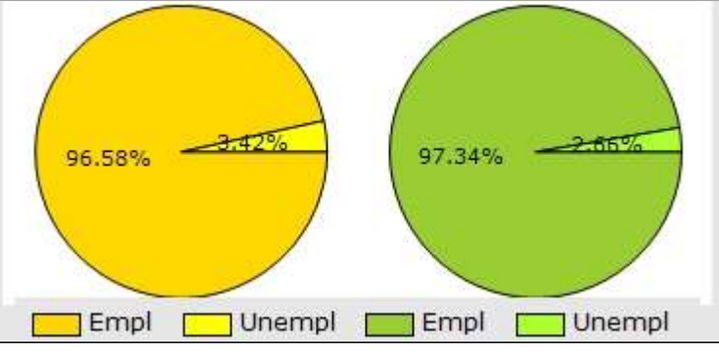
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed



6/1/2020

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Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Type: **Class C Office**
County: **James City**

	1 Mile		County	
Population Growth				
Growth 2010 - 2020	29.54%		0.00%	
Growth 2020 - 2025	8.14%		0.00%	
Empl	1,157	96.58%	35,751	97.34%
Unempl	41	3.42%	978	2.66%
2020 Population by Race	**2,531**		**78,032**	
White	1,989	78.59%	62,660	80.30%
Black	418	16.52%	10,649	13.65%
Am. Indian & Alaskan	13	0.51%	324	0.42%
Asian	39	1.54%	2,108	2.70%
Hawaiian & Pacific Island	1	0.04%	67	0.09%
Other	71	2.81%	2,224	2.85%
Household Growth				
Growth 2010 - 2020	28.41%		0.00%	
Growth 2020 - 2025	7.94%		0.00%	
Renter Occupied	180	17.86%	7,595	24.26%
Owner Occupied	828	82.14%	23,710	75.74%
2020 Households by Household Income	**1,010**		**31,305**	
Income <$25K	225	22.28%	4,560	14.57%
Income $25K - $50K	109	10.79%	3,801	12.14%
Income $50K - $75K	144	14.26%	5,664	18.09%
Income $75K - $100K	152	15.05%	4,505	14.39%
Income $100K - $125K	95	9.41%	3,523	11.25%
Income $125K - $150K	51	5.05%	1,929	6.16%
Income $150K - $200K	193	19.11%	3,229	10.31%
Income $200K+	41	4.06%	4,094	13.08%
2020 Med Household Inc	$79,441		$84,031	
2020 Median Age	46.60		47.00	

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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 folly 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