

# For Lease

## New Construction Office / Warehouse

152 Tewning Road  
Williamsburg, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

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*This offer subject to errors and omissions, or withdrawal, without notice.*



# New Office / Warehouse for Lease

## 152 Tewning Road

### Williamsburg, Virginia

- Location:** 152 Tewning Road, Williamsburg
- Description:** Centrally located in Williamsburg, Virginia, Tewning Road combines location with professional office/warehouse space in a setting catering to small to mid-sized industrial businesses. The property is located in close proximity to New Town and is only minutes from High Street, The College of William & Mary, Colonial Williamsburg, and Route 199. This new construction facility is planned to be completed in the Spring of 2021.
- Improvements:** 7 units= 2,360 Square Feet Each (Up to 16,520 Square Feet Contiguous)
- Site:** ± 1.59 Acres of Land
- Year Built:** Spring of 2021
- Lease Rate:** **\$10.00/Square Foot.** (Landlord pays base year Real Estate Taxes, Major Peril Insurance, and CAM fees.)
- Zoning:** **M-1-** Limited Business / Industrial District.

**Additional Amenities:**

- Ceiling heights of 28 ft in center and 16 ft on the corners
- 12 ft x 12 ft Grade Doors
- 200 Amp Electrical Service
- Flooring: 4 inch reinforced (4,000 psi) concrete floor.
- Ample Parking

**Also included:**

- Floor Plan
- Site Plan
- Aerial Maps
- Location Map
- Zoning Information
- Demographic Information

**For Additional Information, Please Contact:**

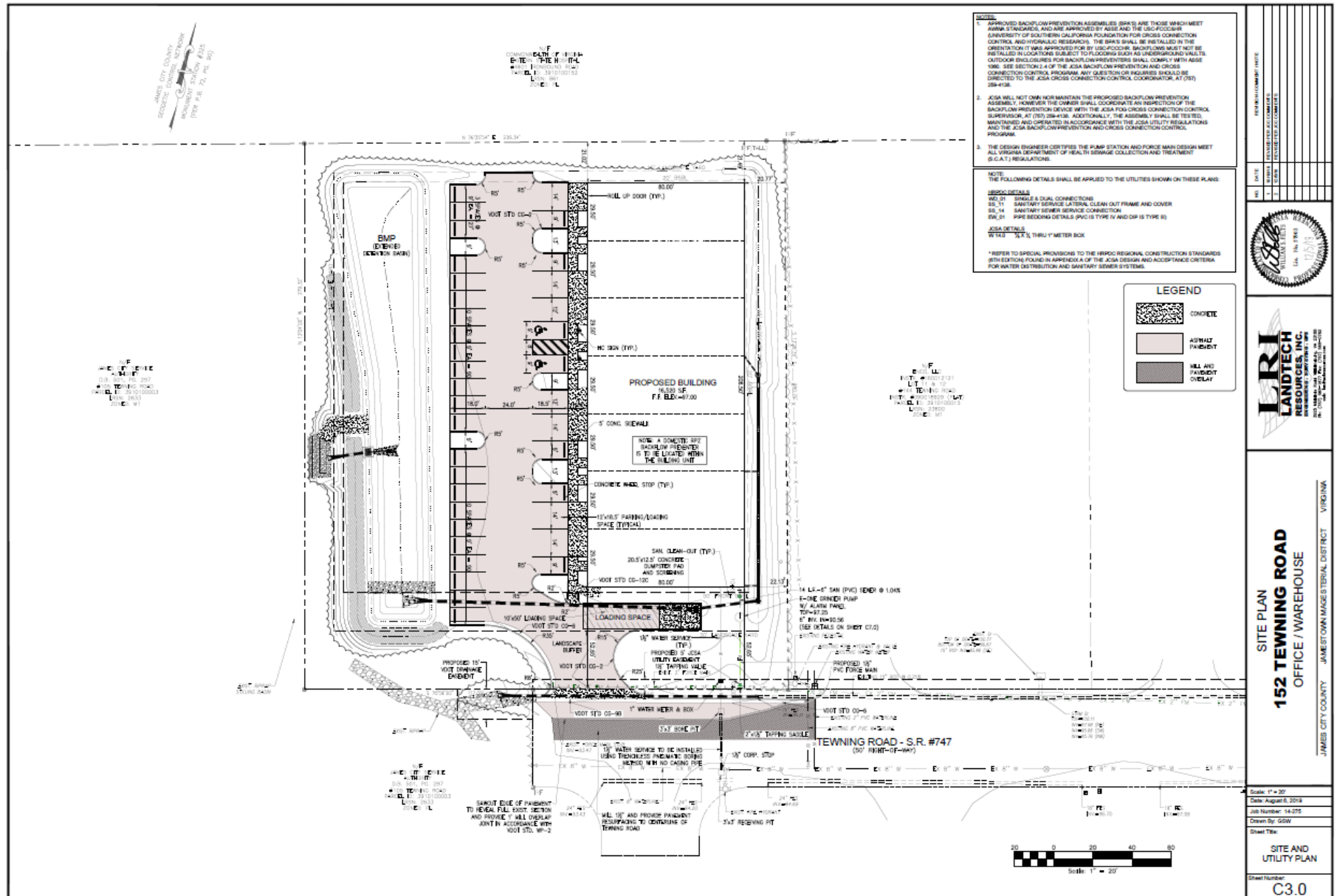
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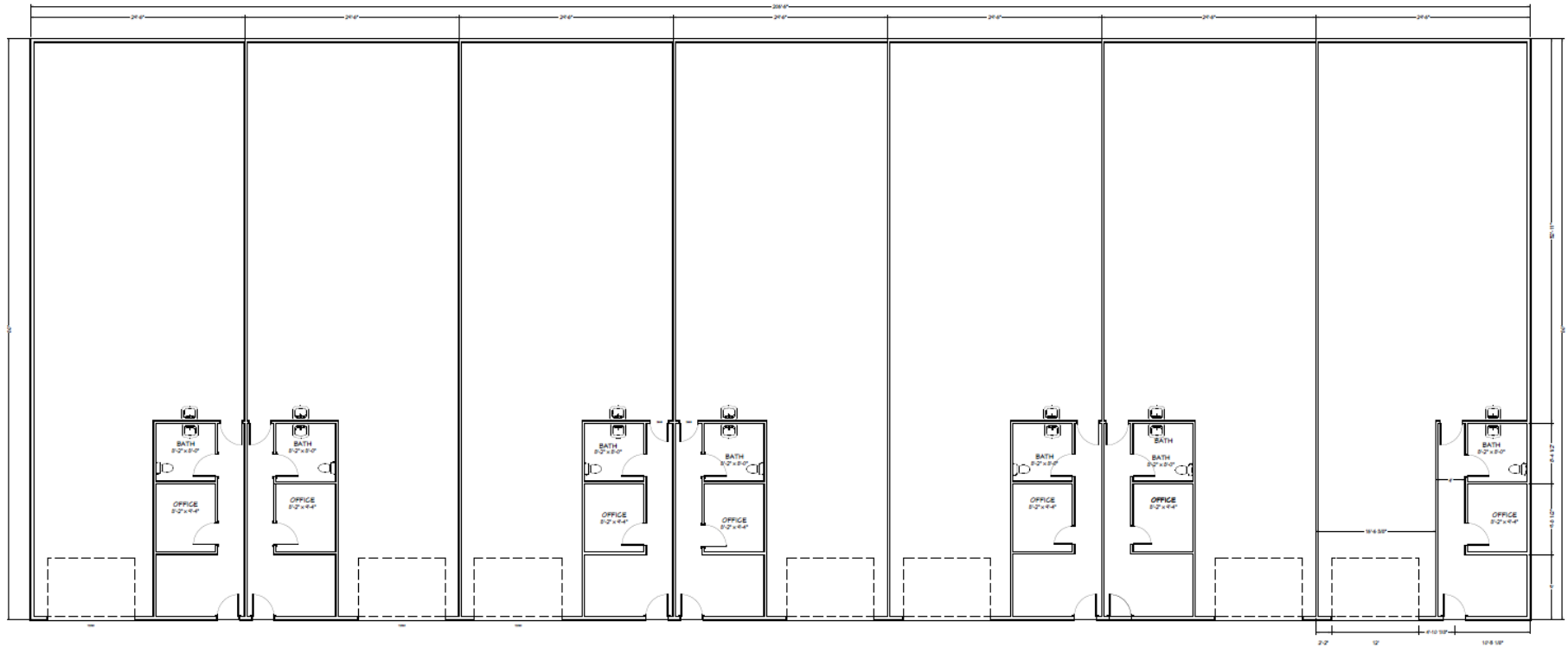
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# 152 Tewning Road, Williamsburg, Virginia



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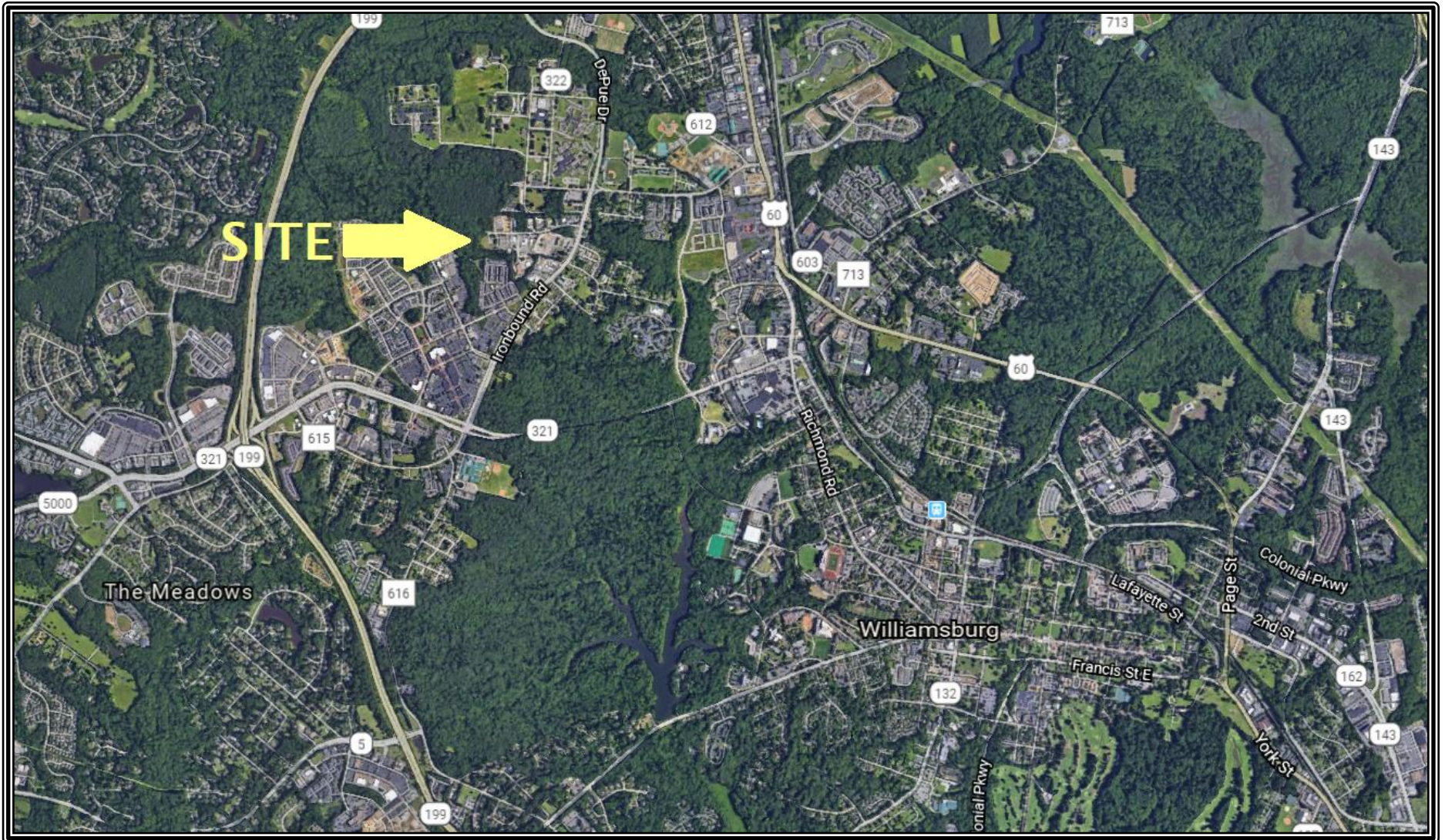
# 152 Tewning Road, Williamsburg, Virginia



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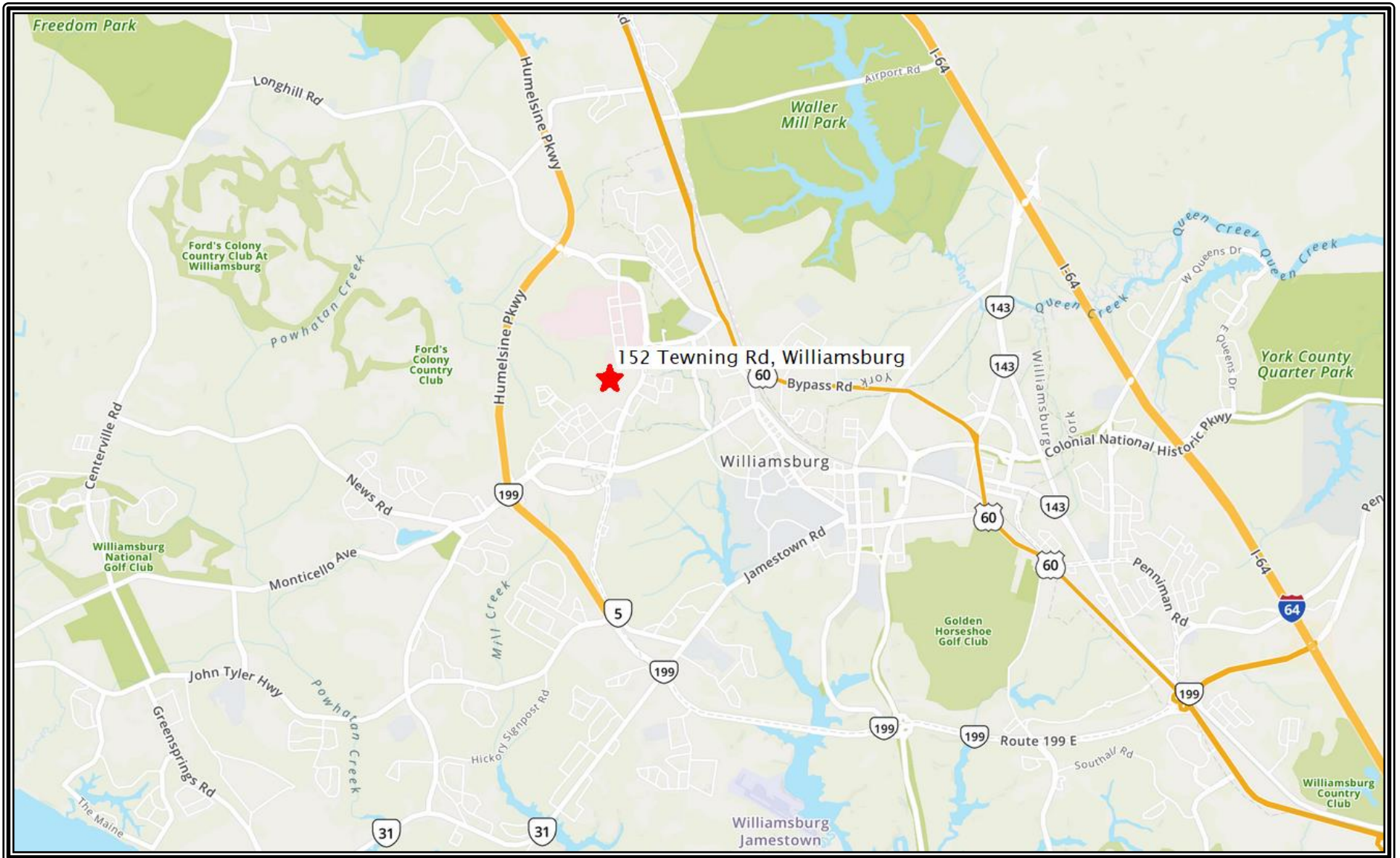
# 152 Tewning Road, Williamsburg, Virginia



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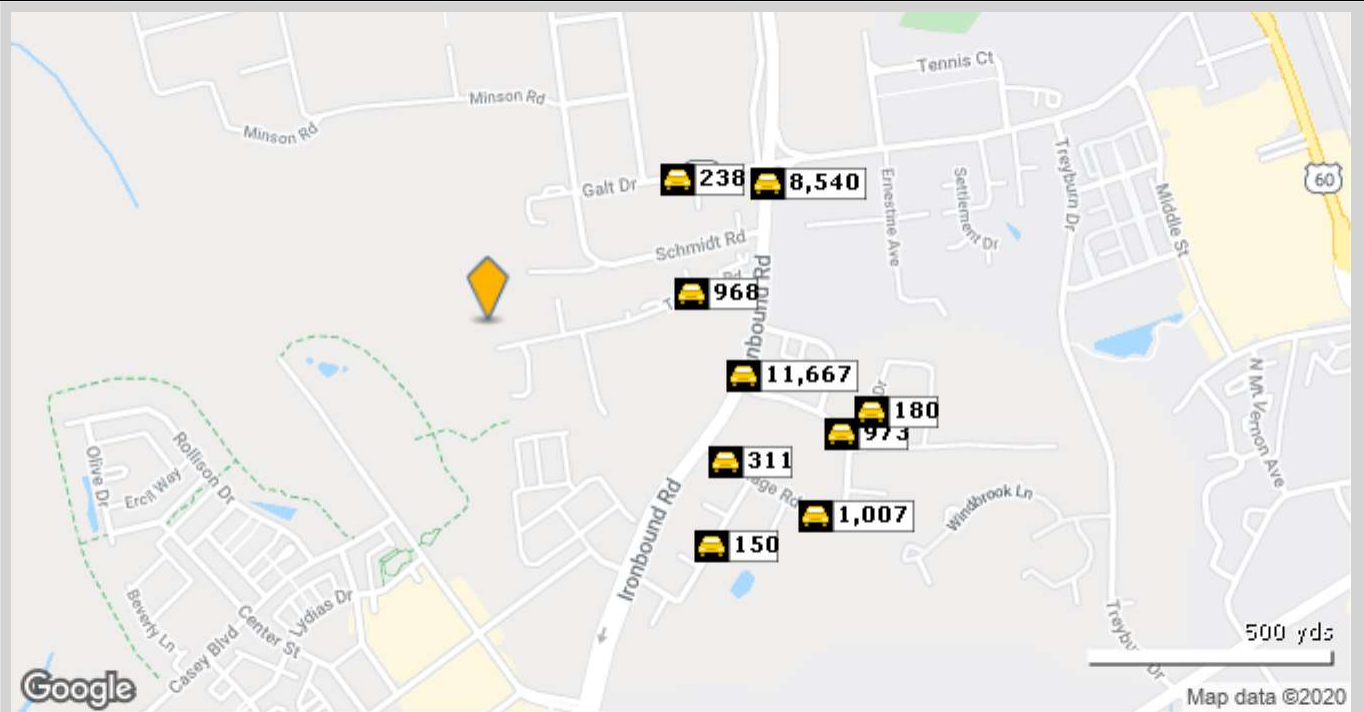


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# Traffic Count Report

## Tewning Industrial Park 152 Tewning Rd, Williamsburg, VA 23188

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Tewning Rd	Ironbound Rd	0.08 E	2018	968	MPSI	.25
2	Galt Dr	Ashbury Rd	0.04 W	2018	238	MPSI	.28
3	Ironbound Rd	Magazine Rd	0.01 SW	2018	11,667	MPSI	.31
4	Carriage Rd	Ironbound Rd	0.03 NW	2018	311	MPSI	.33
5	Ironbound Rd	Longhill Connector Rd	0.02 N	2018	8,140	MPSI	.37
6	Ironbound Rd	Foster Rd	0.02 N	2012	8,540	MPSI	.37
7	Watford Ln	Carriage Rd	0.09 NE	2018	150	MPSI	.37
8	Magazine Rd	Carriage Rd	0.02 S	2018	973	MPSI	.44
9	Carriage Rd	Magazine Rd	0.08 NE	2018	1,007	MPSI	.45
10	Alesa Dr	Carriage Rd	0.05 S	2018	180	MPSI	.47

**Tewning Industrial Park**  
152 Tewning Rd, Williamsburg, VA 23188

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Description	2010		2020		2025	
<b>Population</b>	<b>4,996</b>		<b>6,386</b>		<b>6,827</b>	
Age 0 - 4	200	4.00%	305	4.78%	426	6.24%
Age 5 - 9	158	3.16%	285	4.46%	359	5.26%
Age 10 - 14	163	3.26%	248	3.88%	309	4.53%
Age 15 - 19	432	8.65%	542	8.49%	374	5.48%
Age 20 - 24	946	18.94%	718	11.24%	537	7.87%
Age 25 - 29	407	8.15%	393	6.15%	560	8.20%
Age 30 - 34	268	5.36%	422	6.61%	495	7.25%
Age 35 - 39	209	4.18%	408	6.39%	455	6.66%
Age 40 - 44	226	4.52%	317	4.96%	411	6.02%
Age 45 - 49	234	4.68%	307	4.81%	364	5.33%
Age 50 - 54	231	4.62%	318	4.98%	338	4.95%
Age 55 - 59	217	4.34%	349	5.47%	342	5.01%
Age 60 - 64	254	5.08%	339	5.31%	347	5.08%
Age 65 - 69	258	5.16%	351	5.50%	345	5.05%
Age 70 - 74	178	3.56%	329	5.15%	333	4.88%
Age 75 - 79	181	3.62%	261	4.09%	291	4.26%
Age 80 - 84	148	2.96%	196	3.07%	223	3.27%
Age 85+	288	5.76%	299	4.68%	316	4.63%
<b>Age 15+</b>	<b>4,477</b>	<b>89.61%</b>	<b>5,549</b>	<b>86.89%</b>	<b>5,731</b>	<b>83.95%</b>
<b>Age 20+</b>	<b>4,045</b>	<b>80.96%</b>	<b>5,007</b>	<b>78.41%</b>	<b>5,357</b>	<b>78.47%</b>
<b>Age 65+</b>	<b>1,053</b>	<b>21.08%</b>	<b>1,436</b>	<b>22.49%</b>	<b>1,508</b>	<b>22.09%</b>
<b>Median Age</b>	<b>34</b>		<b>38</b>		<b>39</b>	
<b>Average Age</b>	<b>40.20</b>		<b>41.40</b>		<b>41.30</b>	
<b>Population By Race</b>	<b>4,996</b>		<b>6,386</b>		<b>6,827</b>	
White	3,639	72.84%	4,430	69.37%	4,679	68.54%
Black	963	19.28%	1,426	22.33%	1,569	22.98%
Am. Indian & Alaskan	13	0.26%	23	0.36%	27	0.40%
Asian	228	4.56%	286	4.48%	300	4.39%
Hawaiian & Pacific Islander	3	0.06%	6	0.09%	6	0.09%
Other	147	2.94%	216	3.38%	246	3.60%



**Tewning Industrial Park**

152 Tewning Rd, Williamsburg, VA 23188

<b>Description</b>	<b>2010</b>	<b>2020</b>	<b>2025</b>
<b>Population by Race (Hispanic)</b>	<b>294</b>	<b>411</b>	<b>454</b>
White	244 82.99%	313 76.16%	331 72.91%
Black	33 11.22%	62 15.09%	75 16.52%
Am. Indian & Alaskan	2 0.68%	7 1.70%	8 1.76%
Asian	3 1.02%	4 0.97%	5 1.10%
Hawaiian & Pacific Islander	1 0.34%	2 0.49%	2 0.44%
Other	11 3.74%	23 5.60%	32 7.05%
<b>Household by Household Income</b>	<b>1,887</b>	<b>2,624</b>	<b>2,844</b>
<\$25,000	362 19.18%	708 26.98%	786 27.64%
\$25,000 - \$50,000	515 27.29%	464 17.68%	475 16.70%
\$50,000 - \$75,000	380 20.14%	521 19.86%	561 19.73%
\$75,000 - \$100,000	280 14.84%	309 11.78%	328 11.53%
\$100,000 - \$125,000	138 7.31%	213 8.12%	235 8.26%
\$125,000 - \$150,000	91 4.82%	82 3.13%	84 2.95%
\$150,000 - \$200,000	59 3.13%	86 3.28%	96 3.38%
\$200,000+	62 3.29%	241 9.18%	279 9.81%
<b>Average Household Income</b>	<b>\$69,311</b>	<b>\$80,416</b>	<b>\$81,839</b>
<b>Median Household Income</b>	<b>\$54,586</b>	<b>\$55,533</b>	<b>\$55,791</b>

# Demographic Summary Report

## Tewning Industrial Park 152 Tewning Rd, Williamsburg, VA 23188

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



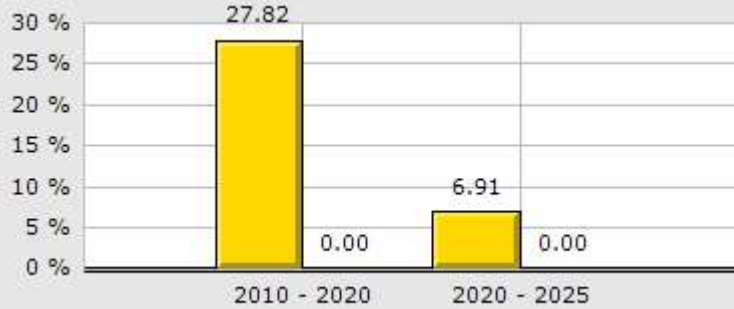
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	6,827	44,971	81,270
2020 Estimate	6,386	42,649	77,345
2010 Census	4,996	37,564	68,865
Growth 2020 - 2025	6.91%	5.44%	5.07%
Growth 2010 - 2020	27.82%	13.54%	12.31%
<b>2020 Population by Hispanic Origin</b>	411	2,503	4,723
<b>2020 Population</b>	6,386	42,649	77,345
White	4,430 69.37%	33,427 78.38%	61,059 78.94%
Black	1,426 22.33%	5,888 13.81%	10,485 13.56%
Am. Indian & Alaskan	23 0.36%	157 0.37%	347 0.45%
Asian	286 4.48%	1,766 4.14%	2,930 3.79%
Hawaiian & Pacific Island	6 0.09%	52 0.12%	106 0.14%
Other	216 3.38%	1,359 3.19%	2,418 3.13%
U.S. Armed Forces	44	320	677
<b>Households</b>			
2025 Projection	2,843	17,461	31,746
2020 Estimate	2,623	16,508	30,157
2010 Census	1,887	14,391	26,737
Growth 2020 - 2025	8.39%	5.77%	5.27%
Growth 2010 - 2020	39.00%	14.71%	12.79%
Owner Occupied	1,121 42.74%	10,447 63.28%	20,818 69.03%
Renter Occupied	1,502 57.26%	6,061 36.72%	9,339 30.97%
<b>2020 Households by HH Income</b>	2,624	16,508	30,158
Income: <\$25,000	708 26.98%	3,219 19.50%	4,840 16.05%
Income: \$25,000 - \$50,000	464 17.68%	2,546 15.42%	4,268 14.15%
Income: \$50,000 - \$75,000	521 19.86%	2,962 17.94%	5,505 18.25%
Income: \$75,000 - \$100,000	309 11.78%	2,253 13.65%	4,124 13.67%
Income: \$100,000 - \$125,000	213 8.12%	1,605 9.72%	3,405 11.29%
Income: \$125,000 - \$150,000	82 3.13%	979 5.93%	1,828 6.06%
Income: \$150,000 - \$200,000	86 3.28%	1,179 7.14%	2,575 8.54%
Income: \$200,000+	241 9.18%	1,765 10.69%	3,613 11.98%
<b>2020 Avg Household Income</b>	\$80,416	\$95,976	\$103,888
<b>2020 Med Household Income</b>	\$55,533	\$70,059	\$77,825

**Tewning Industrial Park**  
152 Tewning Rd, Williamsburg, VA 23188

Type: **Land**  
County: **James City**

**1 Mile**  
**County**

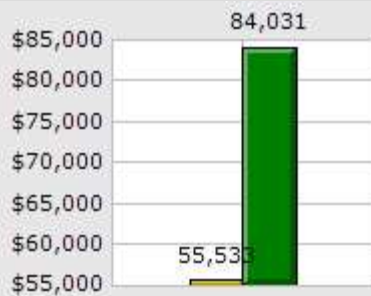
**Population Growth**



**Household Growth**



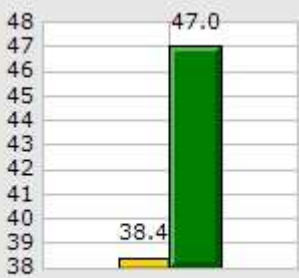
**2020 Med Household Inc**



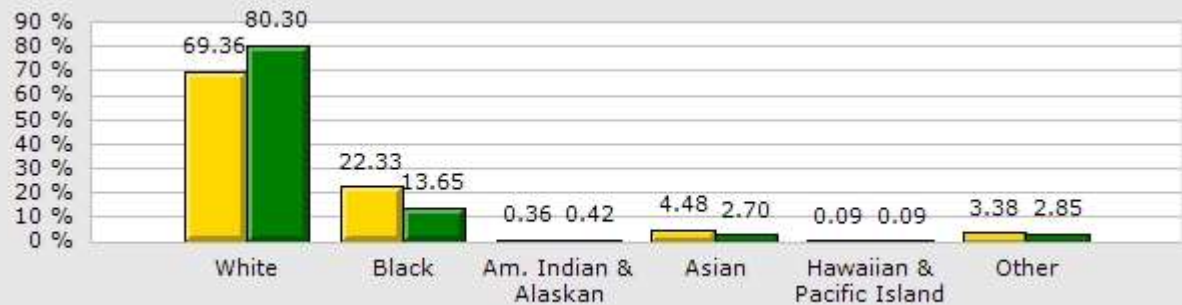
**2020 Households by Household Income**



**2020 Median Age**



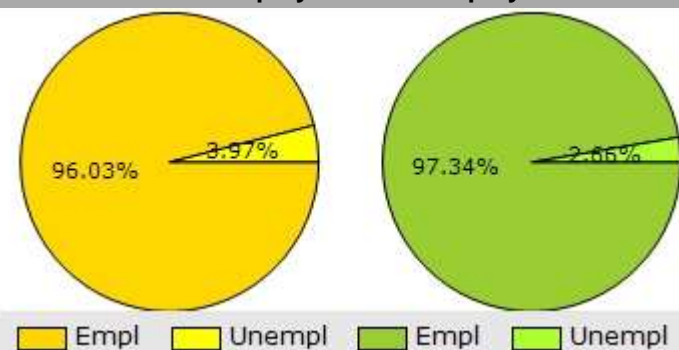
**2020 Population by Race**



**2020 Renter vs. Owner**



**2020 Employed vs. Unemployed**





Demographic Market Comparison Report

1 mile radius

<b>Tewning Industrial Park</b>				
152 Tewning Rd, Williamsburg, VA 23188				
Type: <b>Land</b>				
County: <b>James City</b>				
	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2020	27.82%		0.00%	
Growth 2020 - 2025	6.91%		0.00%	
Empl	2,754	96.03%	35,751	97.34%
Unempl	114	3.97%	978	2.66%
<b>2020 Population by Race</b>				
	<b>6,387</b>		<b>78,032</b>	
White	4,430	69.36%	62,660	80.30%
Black	1,426	22.33%	10,649	13.65%
Am. Indian & Alaskan	23	0.36%	324	0.42%
Asian	286	4.48%	2,108	2.70%
Hawaiian & Pacific Island	6	0.09%	67	0.09%
Other	216	3.38%	2,224	2.85%
<b>Household Growth</b>				
Growth 2010 - 2020	39.00%		0.00%	
Growth 2020 - 2025	8.39%		0.00%	
Renter Occupied	1,502	57.26%	7,595	24.26%
Owner Occupied	1,121	42.74%	23,710	75.74%
<b>2020 Households by Household Income</b>				
	<b>2,624</b>		<b>31,305</b>	
Income <\$25K	708	26.98%	4,560	14.57%
Income \$25K - \$50K	464	17.68%	3,801	12.14%
Income \$50K - \$75K	521	19.86%	5,664	18.09%
Income \$75K - \$100K	309	11.78%	4,505	14.39%
Income \$100K - \$125K	213	8.12%	3,523	11.25%
Income \$125K - \$150K	82	3.13%	1,929	6.16%
Income \$150K - \$200K	86	3.28%	3,229	10.31%
Income \$200K+	241	9.18%	4,094	13.08%
2020 Med Household Inc	\$55,533		\$84,031	
2020 Median Age	38.40		47.00	

# Demographic Detail Report

## Tewning Industrial Park 152 Tewning Rd, Williamsburg, VA 23188

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	6,827	44,971	81,270
2020 Estimate	6,386	42,649	77,345
2010 Census	4,996	37,564	68,865
Growth 2020 - 2025	6.91%	5.44%	5.07%
Growth 2010 - 2020	27.82%	13.54%	12.31%
<b>2020 Population by Age</b>	<b>6,386</b>	<b>42,649</b>	<b>77,345</b>
Age 0 - 4	305 4.78%	2,079 4.87%	3,678 4.76%
Age 5 - 9	285 4.46%	2,119 4.97%	3,942 5.10%
Age 10 - 14	248 3.88%	2,121 4.97%	4,164 5.38%
Age 15 - 19	542 8.49%	3,587 8.41%	6,019 7.78%
Age 20 - 24	718 11.24%	4,101 9.62%	6,271 8.11%
Age 25 - 29	393 6.15%	2,495 5.85%	4,178 5.40%
Age 30 - 34	422 6.61%	2,425 5.69%	4,079 5.27%
Age 35 - 39	408 6.39%	2,393 5.61%	4,284 5.54%
Age 40 - 44	317 4.96%	2,038 4.78%	3,867 5.00%
Age 45 - 49	307 4.81%	2,165 5.08%	4,209 5.44%
Age 50 - 54	318 4.98%	2,314 5.43%	4,579 5.92%
Age 55 - 59	349 5.47%	2,527 5.93%	5,075 6.56%
Age 60 - 64	339 5.31%	2,512 5.89%	4,947 6.40%
Age 65 - 69	351 5.50%	2,639 6.19%	5,007 6.47%
Age 70 - 74	329 5.15%	2,540 5.96%	4,737 6.12%
Age 75 - 79	261 4.09%	1,961 4.60%	3,605 4.66%
Age 80 - 84	196 3.07%	1,328 3.11%	2,392 3.09%
Age 85+	299 4.68%	1,304 3.06%	2,310 2.99%
Age 65+	1,436 22.49%	9,772 22.91%	18,051 23.34%
<b>Median Age</b>	<b>38.40</b>	<b>40.00</b>	<b>42.70</b>
<b>Average Age</b>	<b>41.40</b>	<b>41.50</b>	<b>42.40</b>

## Demographic Detail Report

### Tewning Industrial Park 152 Tewning Rd, Williamsburg, VA 23188

Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Population By Race</b>	<b>6,386</b>		<b>42,649</b>		<b>77,345</b>	
White	4,430	69.37%	33,427	78.38%	61,059	78.94%
Black	1,426	22.33%	5,888	13.81%	10,485	13.56%
Am. Indian & Alaskan	23	0.36%	157	0.37%	347	0.45%
Asian	286	4.48%	1,766	4.14%	2,930	3.79%
Hawaiian & Pacific Island	6	0.09%	52	0.12%	106	0.14%
Other	216	3.38%	1,359	3.19%	2,418	3.13%
<b>Population by Hispanic Origin</b>	<b>6,386</b>		<b>42,649</b>		<b>77,345</b>	
Non-Hispanic Origin	5,975	93.56%	40,145	94.13%	72,623	93.89%
Hispanic Origin	411	6.44%	2,504	5.87%	4,722	6.11%
<b>2020 Median Age, Male</b>	<b>37.30</b>		<b>38.60</b>		<b>41.00</b>	
<b>2020 Average Age, Male</b>	<b>40.00</b>		<b>40.60</b>		<b>41.40</b>	
<b>2020 Median Age, Female</b>	<b>39.50</b>		<b>41.40</b>		<b>44.20</b>	
<b>2020 Average Age, Female</b>	<b>42.70</b>		<b>42.40</b>		<b>43.30</b>	
<b>2020 Population by Occupation Classification</b>	<b>5,441</b>		<b>35,615</b>		<b>64,359</b>	
Civilian Employed	2,754	50.62%	18,722	52.57%	35,492	55.15%
Civilian Unemployed	114	2.10%	575	1.61%	1,002	1.56%
Civilian Non-Labor Force	2,531	46.52%	16,010	44.95%	27,215	42.29%
Armed Forces	42	0.77%	308	0.86%	650	1.01%
<b>Households by Marital Status</b>						
Married	843		8,570		16,753	
Married No Children	587		5,871		11,193	
Married w/Children	256		2,699		5,559	
<b>2020 Population by Education</b>	<b>4,651</b>		<b>31,248</b>		<b>58,366</b>	
Some High School, No Diploma	372	8.00%	1,786	5.72%	3,393	5.81%
High School Grad (Incl Equivalency)	747	16.06%	4,945	15.83%	9,910	16.98%
Some College, No Degree	1,206	25.93%	7,121	22.79%	13,605	23.31%
Associate Degree	363	7.80%	2,606	8.34%	5,096	8.73%
Bachelor Degree	1,161	24.96%	8,475	27.12%	14,906	25.54%
Advanced Degree	802	17.24%	6,315	20.21%	11,456	19.63%



## Demographic Detail Report

### Tewning Industrial Park 152 Tewning Rd, Williamsburg, VA 23188

Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Population by Occupation</b>	<b>5,151</b>		<b>34,642</b>		<b>64,751</b>	
Real Estate & Finance	145	2.81%	731	2.11%	1,344	2.08%
Professional & Management	2,098	40.73%	11,361	32.80%	20,723	32.00%
Public Administration	111	2.15%	1,158	3.34%	2,681	4.14%
Education & Health	1,000	19.41%	6,340	18.30%	10,381	16.03%
Services	466	9.05%	4,025	11.62%	7,103	10.97%
Information	24	0.47%	308	0.89%	656	1.01%
Sales	512	9.94%	3,803	10.98%	7,490	11.57%
Transportation	72	1.40%	359	1.04%	488	0.75%
Retail	267	5.18%	2,054	5.93%	4,111	6.35%
Wholesale	35	0.68%	222	0.64%	619	0.96%
Manufacturing	100	1.94%	913	2.64%	2,233	3.45%
Production	66	1.28%	830	2.40%	2,125	3.28%
Construction	140	2.72%	905	2.61%	2,083	3.22%
Utilities	42	0.82%	463	1.34%	865	1.34%
Agriculture & Mining	4	0.08%	247	0.71%	310	0.48%
Farming, Fishing, Forestry	0	0.00%	128	0.37%	151	0.23%
Other Services	69	1.34%	795	2.29%	1,388	2.14%
<b>2020 Worker Travel Time to Job</b>	<b>2,702</b>		<b>17,937</b>		<b>33,931</b>	
<30 Minutes	1,952	72.24%	13,023	72.60%	23,814	70.18%
30-60 Minutes	645	23.87%	4,044	22.55%	7,965	23.47%
60+ Minutes	105	3.89%	870	4.85%	2,152	6.34%
<b>2010 Households by HH Size</b>	<b>1,886</b>		<b>14,390</b>		<b>26,737</b>	
1-Person Households	755	40.03%	3,785	26.30%	6,457	24.15%
2-Person Households	654	34.68%	6,049	42.04%	11,099	41.51%
3-Person Households	243	12.88%	2,105	14.63%	4,047	15.14%
4-Person Households	147	7.79%	1,603	11.14%	3,296	12.33%
5-Person Households	53	2.81%	575	4.00%	1,248	4.67%
6-Person Households	22	1.17%	184	1.28%	401	1.50%
7 or more Person Households	12	0.64%	89	0.62%	189	0.71%
<b>2020 Average Household Size</b>	<b>2.00</b>		<b>2.30</b>		<b>2.40</b>	
<b>Households</b>						
2025 Projection	2,843		17,461		31,746	
2020 Estimate	2,623		16,508		30,157	
2010 Census	1,887		14,391		26,737	
Growth 2020 - 2025	8.39%		5.77%		5.27%	
Growth 2010 - 2020	39.00%		14.71%		12.79%	

## Demographic Detail Report

### Tewning Industrial Park 152 Tewning Rd, Williamsburg, VA 23188

Radius	1 Mile	3 Mile	5 Mile
<b>2020 Households by HH Income</b>	<b>2,624</b>	<b>16,508</b>	<b>30,158</b>
<\$25,000	708 26.98%	3,219 19.50%	4,840 16.05%
\$25,000 - \$50,000	464 17.68%	2,546 15.42%	4,268 14.15%
\$50,000 - \$75,000	521 19.86%	2,962 17.94%	5,505 18.25%
\$75,000 - \$100,000	309 11.78%	2,253 13.65%	4,124 13.67%
\$100,000 - \$125,000	213 8.12%	1,605 9.72%	3,405 11.29%
\$125,000 - \$150,000	82 3.13%	979 5.93%	1,828 6.06%
\$150,000 - \$200,000	86 3.28%	1,179 7.14%	2,575 8.54%
\$200,000+	241 9.18%	1,765 10.69%	3,613 11.98%
<b>2020 Avg Household Income</b>	<b>\$80,416</b>	<b>\$95,976</b>	<b>\$103,888</b>
<b>2020 Med Household Income</b>	<b>\$55,533</b>	<b>\$70,059</b>	<b>\$77,825</b>
<b>2020 Occupied Housing</b>	<b>2,623</b>	<b>16,508</b>	<b>30,157</b>
Owner Occupied	1,121 42.74%	10,447 63.28%	20,818 69.03%
Renter Occupied	1,502 57.26%	6,061 36.72%	9,339 30.97%
<b>2010 Housing Units</b>	<b>2,829</b>	<b>19,199</b>	<b>33,775</b>
1 Unit	1,440 50.90%	12,669 65.99%	25,190 74.58%
2 - 4 Units	231 8.17%	1,493 7.78%	2,067 6.12%
5 - 19 Units	472 16.68%	3,564 18.56%	4,681 13.86%
20+ Units	686 24.25%	1,473 7.67%	1,837 5.44%
<b>2020 Housing Value</b>	<b>1,121</b>	<b>10,448</b>	<b>20,819</b>
<\$100,000	64 5.71%	304 2.91%	561 2.69%
\$100,000 - \$200,000	281 25.07%	1,487 14.23%	2,575 12.37%
\$200,000 - \$300,000	312 27.83%	2,355 22.54%	4,774 22.93%
\$300,000 - \$400,000	187 16.68%	2,410 23.07%	5,458 26.22%
\$400,000 - \$500,000	178 15.88%	1,701 16.28%	2,974 14.29%
\$500,000 - \$1,000,000	97 8.65%	2,000 19.14%	3,920 18.83%
\$1,000,000+	2 0.18%	191 1.83%	557 2.68%
<b>2020 Median Home Value</b>	<b>\$269,070</b>	<b>\$344,730</b>	<b>\$345,795</b>
<b>2020 Housing Units by Yr Built</b>	<b>2,832</b>	<b>19,301</b>	<b>34,133</b>
Built 2010+	715 25.25%	2,133 11.05%	3,584 10.50%
Built 2000 - 2010	779 27.51%	6,989 36.21%	10,227 29.96%
Built 1990 - 1999	401 14.16%	3,475 18.00%	6,550 19.19%
Built 1980 - 1989	290 10.24%	2,527 13.09%	5,192 15.21%
Built 1970 - 1979	233 8.23%	1,599 8.28%	3,623 10.61%
Built 1960 - 1969	244 8.62%	1,251 6.48%	2,283 6.69%
Built 1950 - 1959	91 3.21%	634 3.28%	1,468 4.30%
Built <1949	79 2.79%	693 3.59%	1,206 3.53%
<b>2020 Median Year Built</b>	<b>2000</b>	<b>1997</b>	<b>1994</b>

## 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