

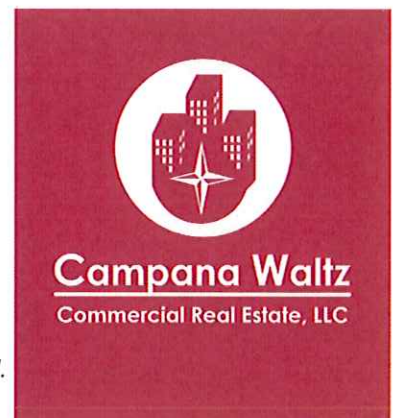
729 Thimble Shoals Newport News, Virginia For Sale



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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*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
729 Thimble Shoals
Newport News, Virginia

Location:	729 Thimble Shoals
Description:	The property consists of three condominiums that have been conjoined to create a beautiful and large office space for the Sylvan Learning Center. It is located within Oyster Point Business Center and is less than a quarter mile from City Center of Newport News. The interior layout is very open with seven offices, a lobby three bathrooms, and a large open space for the learning center's main area. This space is very clean, professional, and inviting with a supreme location and motivated seller.
Built:	1995
Size:	3,600 square feet available
Utilities:	Electric, Water & Sewer, and Gas.
Parking:	Ample amounts of shared parking within the McCale Professional Park.
Sales Price:	\$520,000.00
Zoning:	C4 – Oyster Point Business
Additional Information:	<ul style="list-style-type: none">➤ Aerial➤ Draft Floor Map➤ Location Map➤ Demographics

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Additional Exterior Pictures



729 Thimble Shoals Blvd

Suite 5A, B & C1

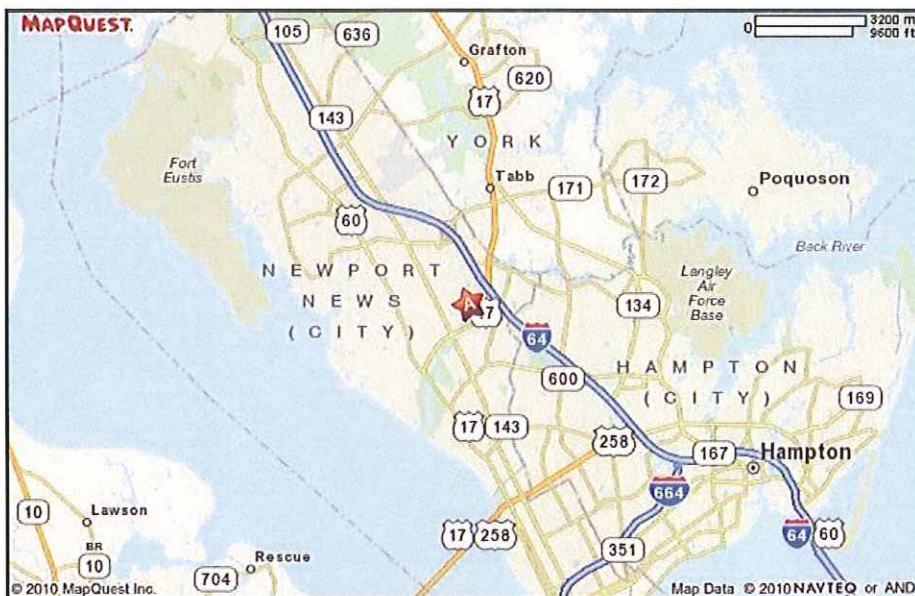
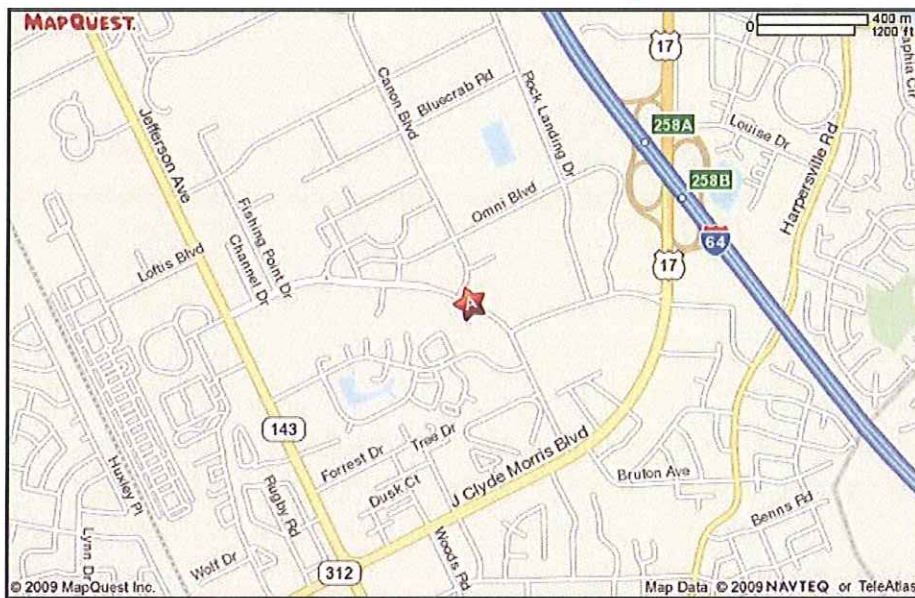


1 Square = 2 feet

Interior walls facing either the lobby or open circulation area have windows approx 48" high and as wide as the wall space permits.

Exterior Windows - each suite has 2 on the front wall
 5A 1 on the side + 2 in rear
 5B front wall only
 5C1 2 front 2 rear

Location Maps



Demographics for 729 Thimble Shoals, Newport News, VA 23606

	Population	1-mi.	3-mi.	5-mi.
2008 Male Population		5,391	38,176	80,491
2008 Female Population		5,837	41,559	87,273
% 2008 Male Population		48.01%	47.88%	47.98%
% 2008 Female Population		51.99%	52.12%	52.02%
2008 Total Adult Population		8,830	59,604	126,645
2008 Total Daytime Population		17,614	76,717	160,621
2008 Total Daytime Work Population		12,455	36,999	74,945
2008 Median Age Total Population		29	34	35
2008 Median Age Adult Population		35	42	43
2008 Age 0-5		1,012	7,040	13,987
2008 Age 6-13		961	8,819	18,030
2008 Age 14-17		426	4,272	9,102
2008 Age 18-20		435	3,194	6,421
2008 Age 21-24		1,280	4,532	9,192
2008 Age 25-29		1,481	6,145	12,754
2008 Age 30-34		1,061	5,849	11,780
2008 Age 35-39		800	6,064	12,214
2008 Age 40-44		660	6,504	13,958
2008 Age 45-49		773	6,443	14,143
2008 Age 50-54		459	4,849	11,148
2008 Age 55-59		447	3,800	8,843
2008 Age 60-64		343	2,935	6,704
2008 Age 65-69		286	2,337	5,136
2008 Age 70-74		252	2,152	4,474
2008 Age 75-79		184	1,873	3,690
2008 Age 80-84		178	1,638	3,277
2008 Age 85+		193	1,288	2,912
% 2008 Age 0-5		9.01%	8.83%	8.34%
% 2008 Age 6-13		8.56%	11.06%	10.75%
% 2008 Age 14-17		3.79%	5.36%	5.43%
% 2008 Age 18-20		3.87%	4.01%	3.83%
% 2008 Age 21-24		11.40%	5.68%	5.48%
% 2008 Age 25-29		13.19%	7.71%	7.60%
% 2008 Age 30-34		9.45%	7.34%	7.02%
% 2008 Age 35-39		7.12%	7.61%	7.28%
% 2008 Age 40-44		5.88%	8.16%	8.32%
% 2008 Age 45-49		6.88%	8.08%	8.43%
% 2008 Age 50-54		4.09%	6.08%	6.65%
% 2008 Age 55-59		3.98%	4.77%	5.27%
% 2008 Age 60-64		3.05%	3.68%	4.00%

Population	1-mi.	3-mi.	5-mi.
% 2008 Age 65-69	2.55%	2.93%	3.06%
% 2008 Age 70-74	2.24%	2.70%	2.67%
% 2008 Age 75-79	1.64%	2.35%	2.20%
% 2008 Age 80-84	1.58%	2.05%	1.95%
% 2008 Age 85+	1.72%	1.62%	1.74%
2008 White Population	6,166	51,949	103,520
2008 Black Population	4,091	20,918	50,002
2008 Asian/Hawaiian/Pacific Islander	299	2,892	5,966
2008 American Indian/Alaska Native	30	156	353
2008 Other Population (Incl 2+ Races)	643	3,819	7,922
2008 Hispanic Population	593	3,330	6,698
2008 Non-Hispanic Population	10,636	76,404	161,065
% 2008 White Population	54.91%	65.15%	61.71%
% 2008 Black Population	36.43%	26.23%	29.81%
% 2008 Asian/Hawaiian/Pacific Islander	2.66%	3.63%	3.56%
% 2008 American Indian/Alaska Native	0.27%	0.20%	0.21%
% 2008 Other Population (Incl 2+ Races)	5.73%	4.79%	4.72%
% 2008 Hispanic Population	5.28%	4.18%	3.99%
% 2008 Non-Hispanic Population	94.72%	95.82%	96.01%
2000 Non-Hispanic White	6,136	52,245	104,479
2000 Non-Hispanic Black	3,394	17,960	43,747
2000 Non-Hispanic Amer Indian/Alaska Native	37	208	603
2000 Non-Hispanic Asian	247	2,029	4,475
2000 Non-Hispanic Hawaiian/Pacific Islander	1	85	158
2000 Non-Hispanic Some Other Race	31	120	270
2000 Non-Hispanic Two or More Races	285	1,536	3,363
% 2000 Non-Hispanic White	60.57%	70.43%	66.51%
% 2000 Non-Hispanic Black	33.50%	24.21%	27.85%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.37%	0.28%	0.38%
% 2000 Non-Hispanic Asian	2.44%	2.74%	2.85%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.01%	0.11%	0.10%
% 2000 Non-Hispanic Some Other Race	0.31%	0.16%	0.17%
% 2000 Non-Hispanic Two or More Races	2.81%	2.07%	2.14%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	11,228	79,734	167,764
2008 Total Households	5,544	33,882	70,348
Population Change 1990-2008	1,219	20,865	34,957
Household Change 1990-2008	960	10,401	18,886
% Population Change 1990-2008	12.18%	35.44%	26.32%
% Household Change 1990-2008	20.94%	44.30%	36.70%
Population Change 2000-2008	667	2,646	4,963
Household Change 2000-2008	698	3,261	6,278

Population Change			
	1-mi.	3-mi.	5-mi.
% Population Change 2000-2008	6.32%	3.43%	3.05%
% Households Change 2000-2008	14.40%	10.65%	9.80%

Housing			
	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	5,096	31,749	66,975
2000 Occupied Housing Units	4,907	30,597	64,137
2000 Owner Occupied Housing Units	1,411	16,898	37,483
2000 Renter Occupied Housing Units	3,496	13,698	26,654
2000 Vacant Housing Units	189	1,153	2,838
% 2000 Occupied Housing Units	96.29%	96.37%	95.76%
% 2000 Owner Occupied Housing Units	27.69%	53.22%	55.97%
% 2000 Renter Occupied Housing Units	68.60%	43.14%	39.80%
% 2000 Vacant Housing Units	3.71%	3.63%	4.24%

Income			
	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$39,643	\$48,643	\$50,252
2008 Per Capita Income	\$27,000	\$28,505	\$28,007
2008 Average Household Income	\$54,682	\$67,081	\$66,790
2008 Household Income < \$10,000	275	1,343	2,845
2008 Household Income \$10,000-\$14,999	198	1,559	3,157
2008 Household Income \$15,000-\$19,999	302	1,512	3,157
2008 Household Income \$20,000-\$24,999	351	1,934	4,152
2008 Household Income \$25,000-\$29,999	558	2,184	4,409
2008 Household Income \$30,000-\$34,999	611	2,584	4,677
2008 Household Income \$35,000-\$39,999	513	2,203	4,064
2008 Household Income \$40,000-\$44,999	437	2,057	4,144
2008 Household Income \$45,000-\$49,999	350	2,146	4,357
2008 Household Income \$50,000-\$59,999	486	3,641	8,369
2008 Household Income \$60,000-\$74,999	694	5,057	11,102
2008 Household Income \$75,000-\$99,999	679	5,566	10,771
2008 Household Income \$100,000-\$124,999	58	1,195	2,962
2008 Household Income \$125,000-\$149,999	23	433	1,214
2008 Household Income \$150,000-\$199,999	n/a	253	519
2008 Household Income \$200,000-\$249,999	n/a	46	93
2008 Household Income \$250,000-\$499,999	8	165	352
2008 Household Income \$500,000+	n/a	2	4
2008 Household Income \$200,000+	8	214	449
% 2008 Household Income < \$10,000	4.96%	3.96%	4.04%
% 2008 Household Income \$10,000-\$14,999	3.57%	4.60%	4.49%
% 2008 Household Income \$15,000-\$19,999	5.45%	4.46%	4.49%
% 2008 Household Income \$20,000-\$24,999	6.33%	5.71%	5.90%
% 2008 Household Income \$25,000-\$29,999	10.07%	6.45%	6.27%
% 2008 Household Income \$30,000-\$34,999	11.02%	7.63%	6.65%
% 2008 Household Income \$35,000-\$39,999	9.25%	6.50%	5.78%
% 2008 Household Income \$40,000-\$44,999	7.88%	6.07%	5.89%

Income	1-mi.	3-mi.	5-mi.
% 2008 Household Income \$45,000-\$49,999	6.31%	6.33%	6.19%
% 2008 Household Income \$50,000-\$59,999	8.77%	10.75%	11.90%
% 2008 Household Income \$60,000-\$74,999	12.52%	14.93%	15.78%
% 2008 Household Income \$75,000-\$99,999	12.25%	16.43%	15.31%
% 2008 Household Income \$100,000-\$124,999	1.05%	3.53%	4.21%
% 2008 Household Income \$125,000-\$149,999	0.41%	1.28%	1.73%
% 2008 Household Income \$150,000-\$199,999	0.00%	0.75%	0.74%
% 2008 Household Income \$200,000-\$249,999	0.00%	0.14%	0.13%
% 2008 Household Income \$250,000-\$499,999	0.14%	0.49%	0.50%
% 2008 Household Income \$500,000+	0.00%	0.01%	0.01%
% 2008 Household Income \$200,000+	0.14%	0.63%	0.64%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$1,853,303	\$13,299,070	\$27,914,867
2008 Jewelry Stores	\$1,394,510	\$10,031,947	\$21,011,534
2008 Mens Clothing Stores	\$2,786,769	\$19,933,220	\$41,878,182
2008 Shoe Stores	\$2,586,591	\$18,356,738	\$38,675,322
2008 Womens Clothing Stores	\$5,060,237	\$35,661,372	\$75,187,645
2008 Automobile Dealers	\$35,768,476	\$243,820,996	\$517,252,112
2008 Automotive Parts/Acc/Repair Stores	\$4,256,091	\$29,802,503	\$62,873,141
2008 Other Motor Vehicle Dealers	\$1,263,195	\$8,977,351	\$18,900,782
2008 Tire Dealers	\$1,144,846	\$8,064,404	\$16,971,195
2008 Hardware Stores	\$515,051	\$3,616,757	\$7,765,415
2008 Home Centers	\$3,694,800	\$24,517,852	\$52,603,036
2008 Nursery/Garden Centers	\$1,201,068	\$8,447,442	\$17,777,036
2008 Outdoor Power Equipment Stores	\$479,247	\$3,028,219	\$6,534,072
2008 Paint/Wallpaper Stores	\$146,394	\$956,786	\$2,054,317
2008 Appliance/TV/Other Electronics Stores	\$3,170,124	\$22,820,093	\$47,852,102
2008 Camera/Photographic Supplies Stores	\$539,134	\$3,761,085	\$7,950,388
2008 Computer/Software Stores	\$1,673,628	\$11,524,589	\$24,426,877
2008 Beer/Wine/Liquor Stores	\$2,001,933	\$14,345,144	\$30,137,130
2008 Convenience/Specialty Food Stores	\$3,993,932	\$38,757,699	\$75,112,560
2008 Restaurant Expenditures	\$17,365,271	\$161,460,716	\$321,223,143
2008 Supermarkets/Other Grocery excl Conv	\$23,610,402	\$164,015,401	\$347,036,027
2008 Furniture Stores	\$3,358,997	\$23,543,836	\$49,667,610
2008 Home Furnishings Stores	\$2,036,876	\$14,779,348	\$30,979,480
2008 Gen Merch/Appliance/Furniture Stores	\$29,668,665	\$208,780,836	\$440,246,250
2008 Gasoline Stations w/ Convenience Stores	\$18,461,173	\$142,596,379	\$293,429,932
2008 Other Gasoline Stations	\$14,467,242	\$103,838,679	\$218,317,374
2008 Department Stores excl Leased Depts	\$32,838,790	\$231,600,929	\$488,098,350
2008 General Merchandise Stores	\$26,309,669	\$185,236,996	\$390,578,634
2008 Other Health/Personal Care Stores	\$2,290,501	\$15,632,901	\$33,171,582
2008 Pharmacies/Drug Stores	\$11,408,382	\$79,121,702	\$167,428,927
2008 Pet/Pet Supplies Stores	\$1,654,304	\$11,400,000	\$24,182,887
2008 Book/Periodical/Music Stores	\$527,537	\$4,007,418	\$8,320,571

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2008 Hobby/Toy/Game Stores	\$834,988	\$4,725,116	\$10,515,677
2008 Musical Instrument/Supplies Stores	\$311,090	\$2,156,901	\$4,559,013
2008 Sewing/Needlework/Piece Goods Stores	\$98,815	\$716,647	\$1,506,256
2008 Sporting Goods Stores	\$1,457,165	\$12,099,528	\$24,693,210
2008 Video Tape Stores - Retail	\$269,665	\$1,898,467	\$4,001,123

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