

For Lease

**534 Wythe Creek Road
Poquoson, Virginia**



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

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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.

Campana
Waltz WEST
Commercial Real Estate

FOR LEASE
534 Wythe Creek Road
Poquoson, Virginia

- Location:** 534 Wythe Creek Road
Poquoson, Virginia
- Description:** Centrally located in Poquoson, Virginia. This highly visible office/service/ retail opportunity offers a great location and high visibility along State Road 172. Property offers monument signage and building signage.
- Available Space:** **Suite D:** Approximately 1,200 Square Feet.
- Lease Rate:** **1,250 Square Feet** (\$12.50/Square Foot- Rental rate is inclusive of Common Area Maintenance Fees)
- Zoning:** **B-2 General Business District** (Multiple allowable uses by right are attached in the marketing package.)
- Surrounding Info:** Newport News-Williamsburg International Airport / 8.7 miles
Norfolk International Airport/ 24.7 miles

Additional Information:

- Additional Photographs
- Plat
- Aerials
- Location Maps
- Zoning Matrix
- Demographics

For additional information please contact:



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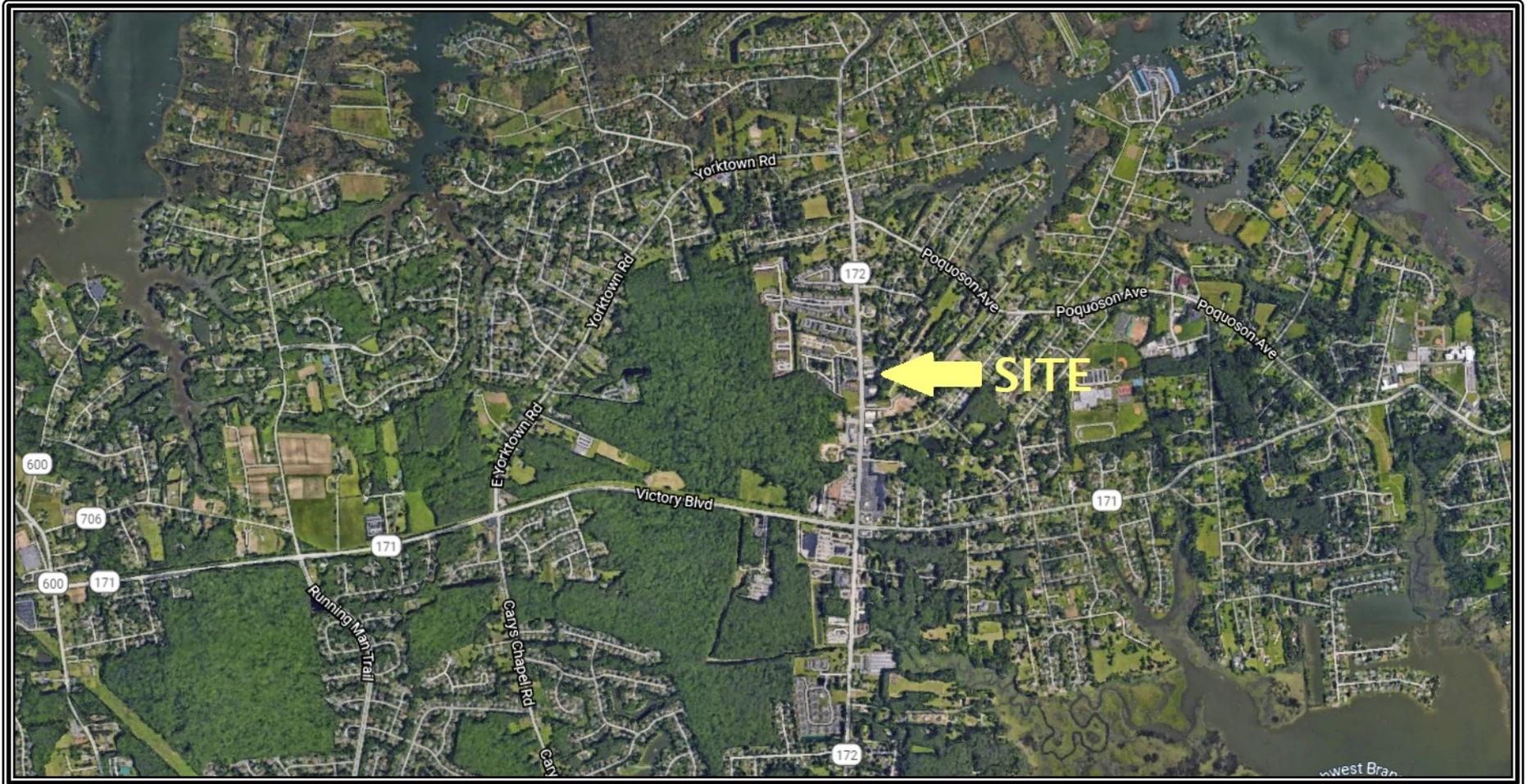
534 Wythe Creek Road, Poquoson, Virginia



The Property is outlined in red.
For illustration purposes only.

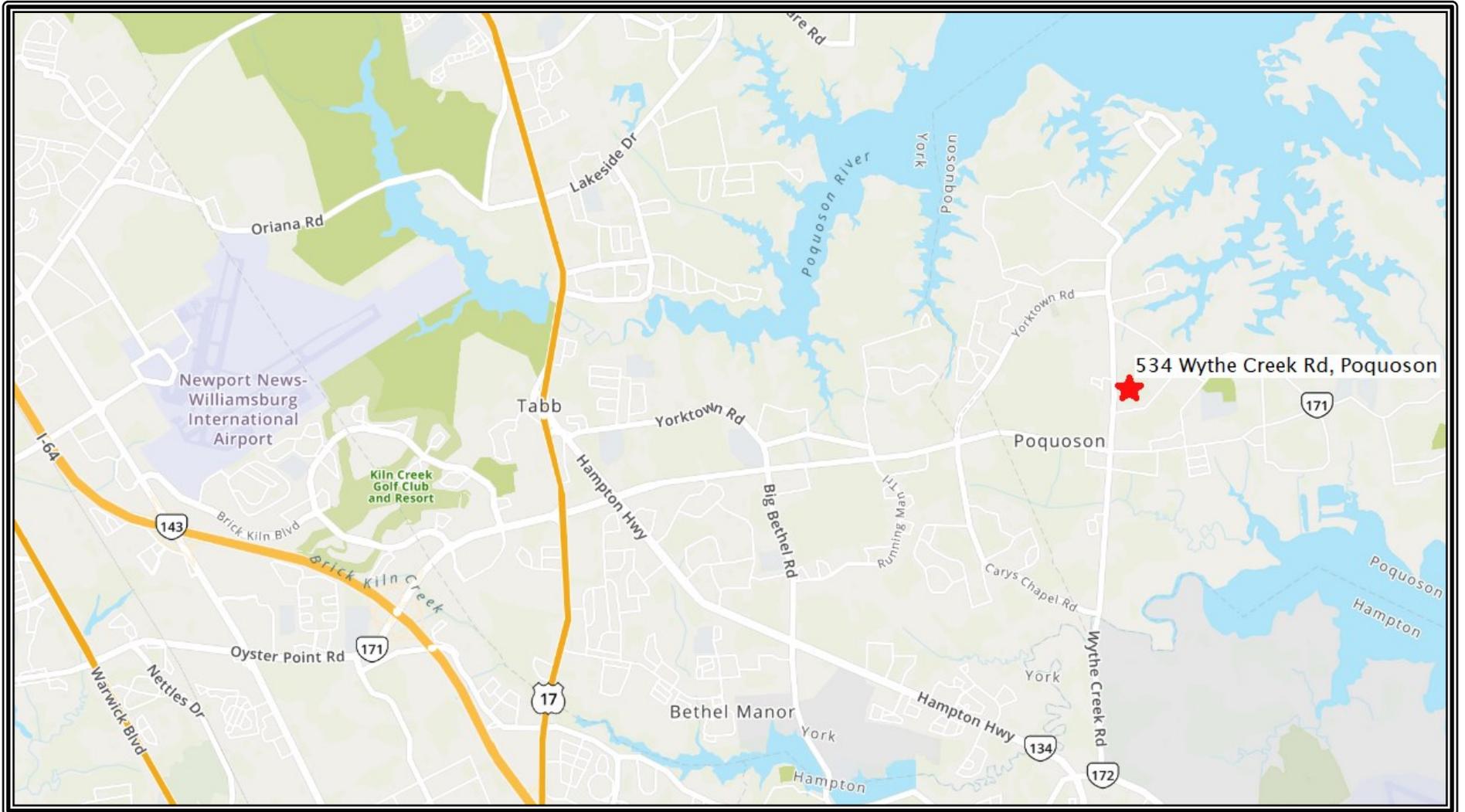
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534 Wythe Creek Road Poquoson, Virginia



The Property is highlighted in yellow and outlined in blue.
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Section 10-2. - Permitted and conditional uses.

- (a) In the **general business district B-2**, structures and land shall be used for one or more of the following uses:
- (1) Retail sales including antiques, reproductions, art galleries, wearing apparel, appliance sales with accessory services, groceries, books, magazines, cards, cameras, florists, gifts and souvenirs, hardware and 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, sit-down 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) The outdoor display and sale of seasonal items, when deemed by the zoning administrator as an accessory use to a primary commercial use; as a primary use by a bona fide non-profit civic group organized and located in the City of Poquoson; or by a farmer's market.
 - (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.
 - (12) Restaurants with drive-in facilities, if surrounded by commercially zoned parcels.
 - (13) Storage yards meeting the following conditions:
 - a. All site design standards shall be met;
 - b. A storage yard is to be screened from public view on all sides by solid wood, vinyl, masonry fencing or other material deemed appropriate by the zoning administrator with a minimum height of six feet but not to exceed eight feet. Evergreens or shrubbery suitable for the purpose of screening and pursuant to article X, section 10-8 of this ordinance may also be used to meet this requirement. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished. This requirement may be waived by the zoning administrator based upon unique site conditions;

- c. For storage yards abutting a public or private street or a residential district, a 15-foot landscaped buffer shall be maintained between any required method of screening and the property line abutting the public or private street and/or residential district in accordance with article X, section 10-8 of this ordinance;
- d. For uses abutting residential districts no outdoor activity may be conducted between the hours 9:00 p.m. and 6:00 a.m.;
- e. Parking areas, if required, shall be surfaced in accordance with the city's site plan ordinance;
- f. Storage yard areas shall be surfaced with a dust free material;
- g. Material kept within a storage yard must be screened from public view in its entirety. Equipment and vehicles kept within the storage yard must be screened at 55 percent to be determined by height at the highest point;
- h. Vehicles and equipment kept within storage yards must be kept in good repair and working condition. Abandoned and/or unlicensed vehicles or equipment will not be permitted;
- i. Materials used for fencing shall be of a natural wood or neutral earth tone color, as provided for in the architectural review board's adopted color palette;
- j. Storage yards shall in no instance be located in a required front yard area and shall meet all front yard setback requirements;
- k. If any of the aforementioned conditions cannot be met, a property owner may file a conditional use permit pursuant to article I, section 1-7 of the zoning ordinance;
- l. Other conditions may be determined necessary by the zoning administrator.

(14) Craft/Micro Brewery.

(15) Brewpub.

- (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 with 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) Restaurants with drive-in facilities located adjacent to residentially zoned parcels.

- (14) Car wash.
 - (15) Mini-storage warehouses.
 - (16) Plumbing, electrical, mechanical, home improvement, painting, general contractor's shops and storage yards.
 - (17) Cabinet maker's 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.
 - (19) Marina.
- (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 reviewed for similarity with those of permitted uses include locational requirements, operational characteristics, visual impact, and traffic generation. Appeals from the decision of the zoning administrator shall be as generally provided in section 1-4.

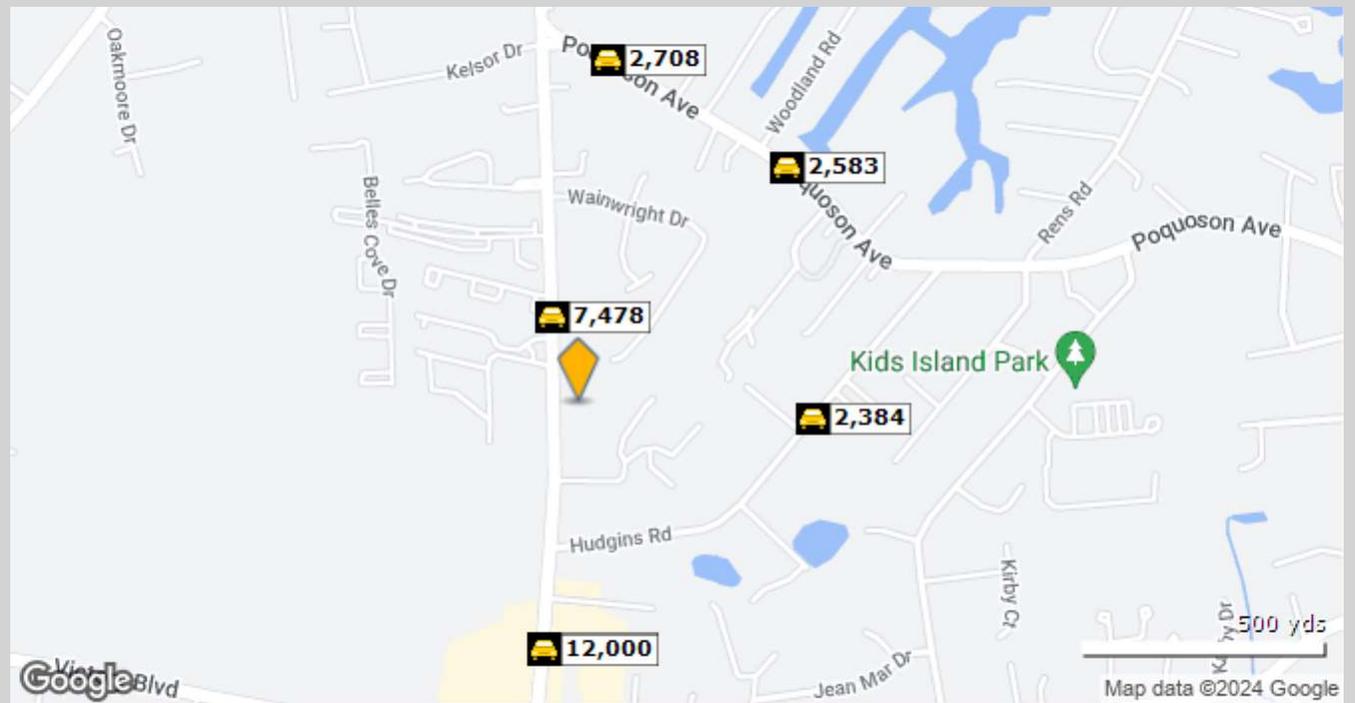
(Ord. No. 666, § 1, 2-24-1987; Ord. No. 1273, § 1, 5-29-2007; Ord. No. 1363, § 1, 4-12-2010; Ord. No. 1382, § 1, 2-28-2011; Ord. No. 1457, § 1, 4-22-2013; Ord. No. 1611, § 2, 3-25-2019)

Traffic Count Report

Poquoson Professional Building

534 Wythe Creek Rd, Poquoson, VA 23662

Building Type: **Class B Office**
 Class: **B**
 RBA: **4,000 SF**
 Typical Floor: **4,000 SF**
 Total Available: **1,200 SF**
 % Leased: **70%**
 Rent/SF/Yr: **\$12.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Wythe Creek Rd	Valasia Rd	0.06 S	2018	7,152	MPSI	.11
2	Wythe Creek Rd	Valasia Rd	0.06 S	2020	7,857	MPSI	.11
3	Wythe Creek Rd	Valasia Rd	0.06 S	2022	7,993	MPSI	.11
4	Wythe Creek Road	Valasia Rd	0.06 S	2022	7,478	MPSI	.11
5	Hudgins Rd	Old Pond Rd	0.13 SW	2022	2,384	MPSI	.28
6	Wythe Creek Rd	Hudgins Rd	0.12 N	2022	12,336	MPSI	.29
7	Wythe Creek Road	Hudgins Rd	0.12 N	2022	11,965	MPSI	.29
8	Wythe Creek Rd	Hudgins Rd	0.12 N	2016	12,000	AADT	.29
9	Poquoson Avenue	Woodland Rd	0.04 NW	2022	2,583	MPSI	.38
10	Poquoson Ave	White House Cir	0.13 SE	2022	2,708	MPSI	.41

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Description	2010	2023	2028
Population	5,270	5,432	5,598
Age 0 - 4	232 4.40%	253 4.66%	272 4.86%
Age 5 - 9	326 6.19%	310 5.71%	285 5.09%
Age 10 - 14	408 7.74%	377 6.94%	329 5.88%
Age 15 - 19	428 8.12%	371 6.83%	367 6.56%
Age 20 - 24	256 4.86%	309 5.69%	360 6.43%
Age 25 - 29	209 3.97%	255 4.69%	318 5.68%
Age 30 - 34	234 4.44%	292 5.38%	294 5.25%
Age 35 - 39	288 5.46%	369 6.79%	321 5.73%
Age 40 - 44	354 6.72%	380 7.00%	360 6.43%
Age 45 - 49	491 9.32%	346 6.37%	369 6.59%
Age 50 - 54	430 8.16%	333 6.13%	357 6.38%
Age 55 - 59	363 6.89%	368 6.77%	353 6.31%
Age 60 - 64	366 6.94%	356 6.55%	354 6.32%
Age 65 - 69	278 5.28%	309 5.69%	335 5.98%
Age 70 - 74	226 4.29%	282 5.19%	297 5.31%
Age 75 - 79	163 3.09%	231 4.25%	249 4.45%
Age 80 - 84	105 1.99%	154 2.84%	183 3.27%
Age 85+	112 2.13%	140 2.58%	194 3.47%
Age 15+	4,303 81.65%	4,495 82.75%	4,711 84.16%
Age 20+	3,875 73.53%	4,124 75.92%	4,344 77.60%
Age 65+	884 16.77%	1,116 20.54%	1,258 22.47%
Median Age	44	42	44
Average Age	40.60	41.70	42.70
Population By Race	5,270	5,432	5,598
White	4,984 94.57%	4,972 91.53%	5,127 91.59%
Black	55 1.04%	124 2.28%	125 2.23%
Am. Indian & Alaskan	17 0.32%	30 0.55%	31 0.55%
Asian	137 2.60%	156 2.87%	160 2.86%
Hawaiian & Pacific Islander	1 0.02%	2 0.04%	3 0.05%
Other	76 1.44%	148 2.72%	153 2.73%

Poquoson Professional Building

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Description	2010	2023	2028
Population by Race (Hispanic)	102	206	213
White	94 92.16%	175 84.95%	181 84.98%
Black	1 0.98%	11 5.34%	11 5.16%
Am. Indian & Alaskan	3 2.94%	9 4.37%	9 4.23%
Asian	0 0.00%	1 0.49%	1 0.47%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	4 3.92%	11 5.34%	11 5.16%
Household by Household Income	2,019	2,078	2,147
<\$25,000	295 14.61%	151 7.27%	159 7.41%
\$25,000 - \$50,000	360 17.83%	341 16.41%	350 16.30%
\$50,000 - \$75,000	322 15.95%	168 8.08%	158 7.36%
\$75,000 - \$100,000	240 11.89%	338 16.27%	350 16.30%
\$100,000 - \$125,000	292 14.46%	310 14.92%	319 14.86%
\$125,000 - \$150,000	180 8.92%	231 11.12%	244 11.36%
\$150,000 - \$200,000	189 9.36%	239 11.50%	248 11.55%
\$200,000+	141 6.98%	300 14.44%	319 14.86%
Average Household Income	\$95,639	\$123,471	\$124,725
Median Household Income	\$78,385	\$103,306	\$104,428

Demographic Summary Report

Poquoson Professional Building

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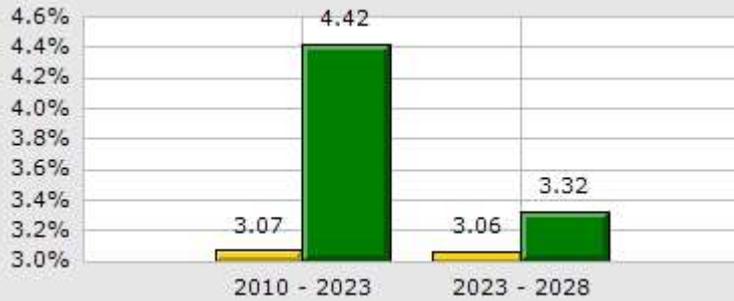
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	5,598	33,887	80,859
2023 Estimate	5,432	32,827	78,622
2010 Census	5,270	31,156	75,806
Growth 2023 - 2028	3.06%	3.23%	2.85%
Growth 2010 - 2023	3.07%	5.36%	3.71%
2023 Population by Hispanic Origin	207	2,144	5,491
2023 Population	5,432	32,827	78,622
White	4,972 91.53%	25,518 77.73%	54,767 69.66%
Black	124 2.28%	3,936 11.99%	15,173 19.30%
Am. Indian & Alaskan	30 0.55%	171 0.52%	387 0.49%
Asian	156 2.87%	1,720 5.24%	4,580 5.83%
Hawaiian & Pacific Island	2 0.04%	55 0.17%	172 0.22%
Other	148 2.72%	1,428 4.35%	3,544 4.51%
U.S. Armed Forces	123	1,728	4,592
Households			
2028 Projection	2,146	12,321	30,341
2023 Estimate	2,080	11,923	29,488
2010 Census	2,017	11,287	28,533
Growth 2023 - 2028	3.17%	3.34%	2.89%
Growth 2010 - 2023	3.12%	5.63%	3.35%
Owner Occupied	1,599 76.88%	8,126 68.15%	19,627 66.56%
Renter Occupied	481 23.13%	3,796 31.84%	9,861 33.44%
2023 Households by HH Income	2,078	11,923	29,488
Income: <\$25,000	151 7.27%	910 7.63%	3,200 10.85%
Income: \$25,000 - \$50,000	341 16.41%	1,389 11.65%	4,419 14.99%
Income: \$50,000 - \$75,000	168 8.08%	1,683 14.12%	4,790 16.24%
Income: \$75,000 - \$100,000	338 16.27%	1,826 15.31%	4,551 15.43%
Income: \$100,000 - \$125,000	310 14.92%	1,427 11.97%	3,601 12.21%
Income: \$125,000 - \$150,000	231 11.12%	1,310 10.99%	2,752 9.33%
Income: \$150,000 - \$200,000	239 11.50%	1,438 12.06%	2,701 9.16%
Income: \$200,000+	300 14.44%	1,940 16.27%	3,474 11.78%
2023 Avg Household Income	\$123,471	\$127,890	\$110,211
2023 Med Household Income	\$103,306	\$102,689	\$87,826

Poquoson Professional Building
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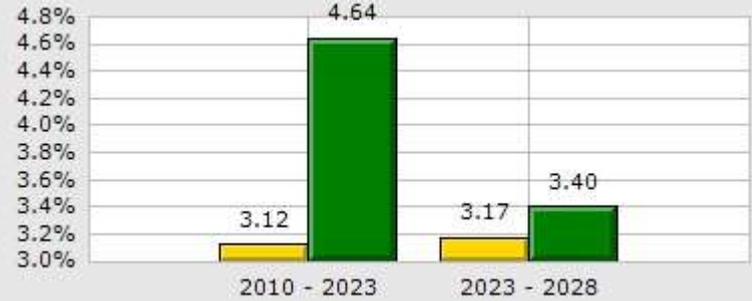
Type: **Class B Office**
County: **Poquoson City**

1 Mile
County

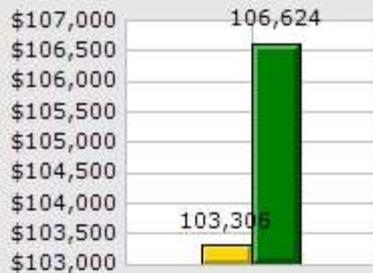
Population Growth



Household Growth



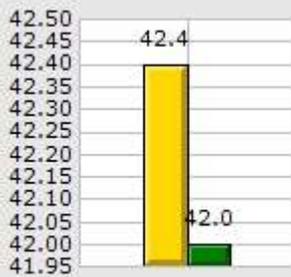
2023 Med Household Inc



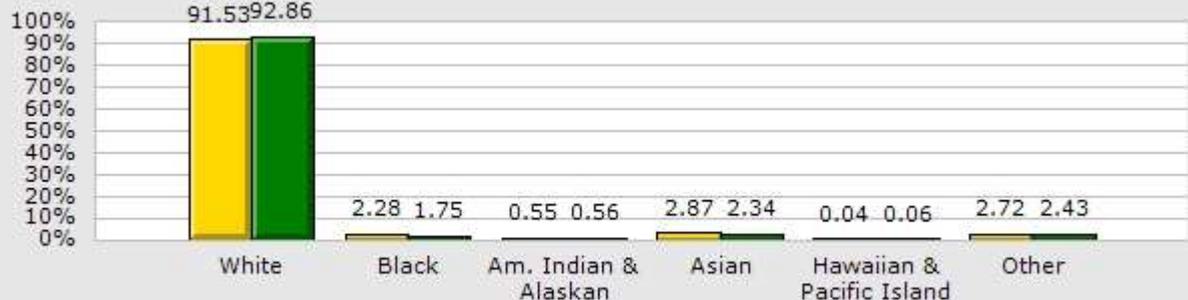
2023 Households by Household Income



2023 Median Age



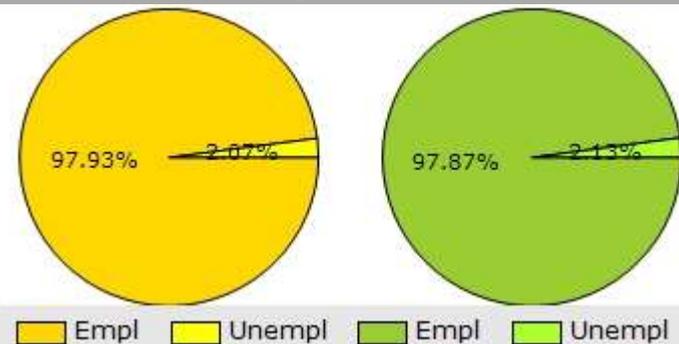
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Poquoson Professional Building 534 Wythe Creek Rd, Poquoson, VA 23662				
Type: Class B Office County: Poquoson City				
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	3.07%		4.42%	
Growth 2023 - 2028	3.06%		3.32%	
Empl	2,648	97.93%	6,208	97.87%
Unempl	56	2.07%	135	2.13%
2023 Population by Race				
	5,432		12,687	
White	4,972	91.53%	11,781	92.86%
Black	124	2.28%	222	1.75%
Am. Indian & Alaskan	30	0.55%	71	0.56%
Asian	156	2.87%	297	2.34%
Hawaiian & Pacific Island	2	0.04%	8	0.06%
Other	148	2.72%	308	2.43%
Household Growth				
Growth 2010 - 2023	3.12%		4.64%	
Growth 2023 - 2028	3.17%		3.40%	
Renter Occupied	481	23.13%	783	16.54%
Owner Occupied	1,599	76.88%	3,952	83.46%
2023 Households by Household Income				
	2,078		4,735	
Income <\$25K	151	7.27%	364	7.69%
Income \$25K - \$50K	341	16.41%	628	13.26%
Income \$50K - \$75K	168	8.08%	474	10.01%
Income \$75K - \$100K	338	16.27%	707	14.93%
Income \$100K - \$125K	310	14.92%	734	15.50%
Income \$125K - \$150K	231	11.12%	546	11.53%
Income \$150K - \$200K	239	11.50%	639	13.50%
Income \$200K+	300	14.44%	643	13.58%
2023 Med Household Inc	\$103,306		\$106,624	
2023 Median Age	42.40		42.00	

Demographic Detail Report

Poquoson Professional Building

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Building Type: **Class B Office** Total Available: **1,200 SF**
 Class: **B** % Leased: **70%**
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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	5,598	33,887	80,859
2023 Estimate	5,432	32,827	78,622
2010 Census	5,270	31,156	75,806
Growth 2023 - 2028	3.06%	3.23%	2.85%
Growth 2010 - 2023	3.07%	5.36%	3.71%
2023 Population by Age			
	5,432	32,827	78,622
Age 0 - 4	253 4.66%	1,805 5.50%	4,431 5.64%
Age 5 - 9	310 5.71%	2,129 6.49%	4,920 6.26%
Age 10 - 14	377 6.94%	2,401 7.31%	5,321 6.77%
Age 15 - 19	371 6.83%	2,357 7.18%	5,349 6.80%
Age 20 - 24	309 5.69%	2,101 6.40%	5,176 6.58%
Age 25 - 29	255 4.69%	1,889 5.75%	4,951 6.30%
Age 30 - 34	292 5.38%	2,046 6.23%	5,166 6.57%
Age 35 - 39	369 6.79%	2,358 7.18%	5,545 7.05%
Age 40 - 44	380 7.00%	2,318 7.06%	5,385 6.85%
Age 45 - 49	346 6.37%	2,005 6.11%	4,703 5.98%
Age 50 - 54	333 6.13%	1,926 5.87%	4,563 5.80%
Age 55 - 59	368 6.77%	2,109 6.42%	5,007 6.37%
Age 60 - 64	356 6.55%	2,053 6.25%	4,958 6.31%
Age 65 - 69	309 5.69%	1,711 5.21%	4,204 5.35%
Age 70 - 74	282 5.19%	1,408 4.29%	3,439 4.37%
Age 75 - 79	231 4.25%	1,042 3.17%	2,524 3.21%
Age 80 - 84	154 2.84%	644 1.96%	1,601 2.04%
Age 85+	140 2.58%	524 1.60%	1,377 1.75%
Age 65+	1,116 20.54%	5,329 16.23%	13,145 16.72%
Median Age	42.40	38.60	38.60
Average Age	41.70	38.80	39.10

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Radius	1 Mile	3 Mile	5 Mile
2023 Population By Race	5,432	32,827	78,622
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Asian	156 2.87%	1,720 5.24%	4,580 5.83%
Hawaiian & Pacific Island	2 0.04%	55 0.17%	172 0.22%
Other	148 2.72%	1,428 4.35%	3,544 4.51%
Population by Hispanic Origin	5,432	32,827	78,622
Non-Hispanic Origin	5,225 96.19%	30,684 93.47%	73,132 93.02%
Hispanic Origin	206 3.79%	2,143 6.53%	5,491 6.98%
2023 Median Age, Male	41.10	37.60	37.30
2023 Average Age, Male	40.70	38.10	38.10
2023 Median Age, Female	43.80	39.50	39.90
2023 Average Age, Female	42.70	39.50	40.00
2023 Population by Occupation Classification	4,417	26,018	62,878
Civilian Employed	2,648 59.95%	15,354 59.01%	36,738 58.43%
Civilian Unemployed	56 1.27%	359 1.38%	1,117 1.78%
Civilian Non-Labor Force	1,595 36.11%	8,693 33.41%	20,677 32.88%
Armed Forces	118 2.67%	1,612 6.20%	4,346 6.91%
Households by Marital Status			
Married	1,325	7,765	17,340
Married No Children	805	4,031	9,403
Married w/Children	521	3,734	7,937
2023 Population by Education	4,003	23,091	56,500
Some High School, No Diploma	135 3.37%	1,019 4.41%	2,872 5.08%
High School Grad (Incl Equivalency)	996 24.88%	4,390 19.01%	11,222 19.86%
Some College, No Degree	1,046 26.13%	6,386 27.66%	16,616 29.41%
Associate Degree	191 4.77%	1,058 4.58%	3,075 5.44%
Bachelor Degree	869 21.71%	5,363 23.23%	12,122 21.45%
Advanced Degree	766 19.14%	4,875 21.11%	10,593 18.75%

Demographic Detail Report

Poquoson Professional Building

534 Wythe Creek Rd, Poquoson, VA 23662

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	4,850		28,623		68,287	
Real Estate & Finance	96	1.98%	701	2.45%	2,031	2.97%
Professional & Management	1,845	38.04%	10,258	35.84%	23,065	33.78%
Public Administration	318	6.56%	2,468	8.62%	4,765	6.98%
Education & Health	482	9.94%	3,064	10.70%	7,672	11.23%
Services	265	5.46%	1,579	5.52%	4,752	6.96%
Information	33	0.68%	188	0.66%	484	0.71%
Sales	543	11.20%	3,175	11.09%	7,403	10.84%
Transportation	0	0.00%	0	0.00%	92	0.13%
Retail	226	4.66%	1,252	4.37%	3,052	4.47%
Wholesale	87	1.79%	332	1.16%	690	1.01%
Manufacturing	348	7.18%	1,805	6.31%	4,566	6.69%
Production	254	5.24%	1,281	4.48%	3,372	4.94%
Construction	184	3.79%	1,460	5.10%	3,354	4.91%
Utilities	91	1.88%	419	1.46%	1,032	1.51%
Agriculture & Mining	12	0.25%	81	0.28%	193	0.28%
Farming, Fishing, Forestry	12	0.25%	79	0.28%	146	0.21%
Other Services	54	1.11%	481	1.68%	1,618	2.37%
2023 Worker Travel Time to Job	2,632		16,350		39,624	
<30 Minutes	1,816	69.00%	12,376	75.69%	29,453	74.33%
30-60 Minutes	714	27.13%	3,469	21.22%	8,802	22.21%
60+ Minutes	102	3.88%	505	3.09%	1,369	3.45%
2010 Households by HH Size	2,016		11,285		28,534	
1-Person Households	411	20.39%	1,941	17.20%	6,150	21.55%
2-Person Households	743	36.86%	3,833	33.97%	9,592	33.62%
3-Person Households	374	18.55%	2,256	19.99%	5,461	19.14%
4-Person Households	318	15.77%	2,095	18.56%	4,678	16.39%
5-Person Households	119	5.90%	830	7.35%	1,903	6.67%
6-Person Households	34	1.69%	242	2.14%	522	1.83%
7 or more Person Households	17	0.84%	88	0.78%	228	0.80%
2023 Average Household Size	2.60		2.70		2.60	
Households						
2028 Projection	2,146		12,321		30,341	
2023 Estimate	2,080		11,923		29,488	
2010 Census	2,017		11,287		28,533	
Growth 2023 - 2028	3.17%		3.34%		2.89%	
Growth 2010 - 2023	3.12%		5.63%		3.35%	

Demographic Detail Report

Poquoson Professional Building

534 Wythe Creek Rd, Poquoson, VA 23662

Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	2,078	11,923	29,488
<\$25,000	151 7.27%	910 7.63%	3,200 10.85%
\$25,000 - \$50,000	341 16.41%	1,389 11.65%	4,419 14.99%
\$50,000 - \$75,000	168 8.08%	1,683 14.12%	4,790 16.24%
\$75,000 - \$100,000	338 16.27%	1,826 15.31%	4,551 15.43%
\$100,000 - \$125,000	310 14.92%	1,427 11.97%	3,601 12.21%
\$125,000 - \$150,000	231 11.12%	1,310 10.99%	2,752 9.33%
\$150,000 - \$200,000	239 11.50%	1,438 12.06%	2,701 9.16%
\$200,000+	300 14.44%	1,940 16.27%	3,474 11.78%
2023 Avg Household Income	\$123,471	\$127,890	\$110,211
2023 Med Household Income	\$103,306	\$102,689	\$87,826
2023 Occupied Housing	2,080	11,922	29,488
Owner Occupied	1,599 76.88%	8,126 68.16%	19,627 66.56%
Renter Occupied	481 23.13%	3,796 31.84%	9,861 33.44%
2010 Housing Units	2,196	12,380	31,085
1 Unit	1,889 86.02%	10,112 81.68%	24,137 77.65%
2 - 4 Units	129 5.87%	520 4.20%	1,434 4.61%
5 - 19 Units	142 6.47%	1,447 11.69%	4,279 13.77%
20+ Units	36 1.64%	301 2.43%	1,235 3.97%
2023 Housing Value	1,597	8,127	19,626
<\$100,000	19 1.19%	185 2.28%	717 3.65%
\$100,000 - \$200,000	105 6.57%	590 7.26%	2,896 14.76%
\$200,000 - \$300,000	362 22.67%	1,292 15.90%	4,296 21.89%
\$300,000 - \$400,000	528 33.06%	2,385 29.35%	5,644 28.76%
\$400,000 - \$500,000	193 12.09%	1,756 21.61%	3,199 16.30%
\$500,000 - \$1,000,000	287 17.97%	1,664 20.47%	2,562 13.05%
\$1,000,000+	103 6.45%	255 3.14%	312 1.59%
2023 Median Home Value	\$359,185	\$383,710	\$333,735
2023 Housing Units by Yr Built	2,201	12,615	31,969
Built 2010+	108 4.91%	866 6.86%	2,215 6.93%
Built 2000 - 2010	168 7.63%	2,026 16.06%	4,636 14.50%
Built 1990 - 1999	182 8.27%	2,417 19.16%	7,687 24.05%
Built 1980 - 1989	643 29.21%	2,395 18.99%	5,915 18.50%
Built 1970 - 1979	516 23.44%	2,129 16.88%	5,026 15.72%
Built 1960 - 1969	289 13.13%	1,345 10.66%	3,497 10.94%
Built 1950 - 1959	174 7.91%	752 5.96%	1,665 5.21%
Built <1949	121 5.50%	685 5.43%	1,328 4.15%
2023 Median Year Built	1979	1985	1987

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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the ___ Listing Broker, ___ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

C & W Real Estate, LLC., d//b/a Campana Waltz Commercial Real Estate West