For Sale

12618 Warwick Boulevard Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202 Williamsburg, Virginia 23185 757.209.2990

Ron@cwcrew.net www.cwcrew.net



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 12618 Warwick Boulevard Newport News, Virginia

Location: 12618 Warwick Boulevard, Newport News, Virginia.

Description: Highly visible corner lot on the intersection of Warwick Boulevard

& Nettles Drive. This redevelopment opportunity offers both great curb appeal and visibility from Warwick Boulevard. The property is located less than a mile away from Christopher Newport University and is in close proximity to Oyster Point Business Park. This location is ideal for medical, professional office, and retail users. It is rare to acquire this

caliber property in all of Newport News!

Land Area: 1.21 Acres

Asking Price: \$495,000.00 \$415,000.00 Priced to Move!

Traffic Count: 35,307 (Based on 2020 Traffic Count)

Zoning: C-1 Retail Commercial District. Multiple allowable uses by right are

attached in the marketing package.

General Information:

> Rare opportunity

> Well established area

> Surrounded by numerous retailers and solid residential

neighborhoods

Also included:

Site Plan

> Aerial Maps

Location Map

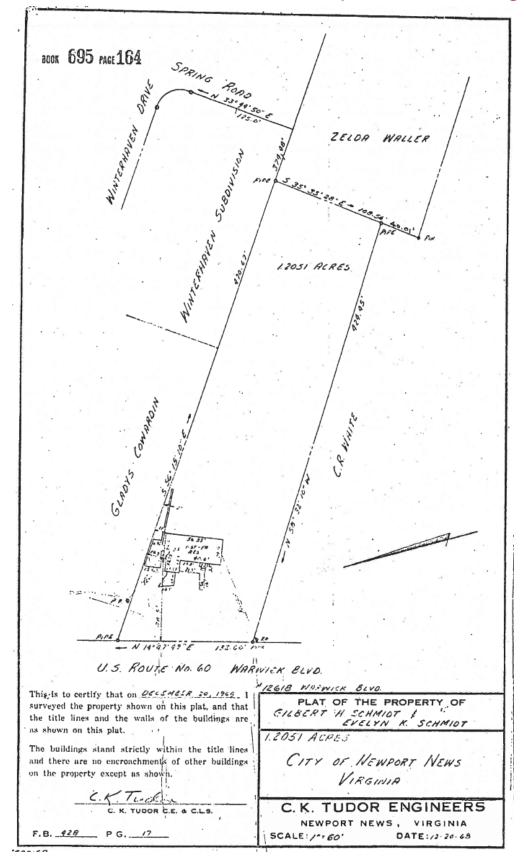
Zoning Matrix

For Additional Information, Please Contact: Ron A. Campana, Jr.

Campana Waltz Commercial Real Estate West 1313 Jamestown Road, Suite 202 Williamsburg, Virginia, 23185 757.209.2990

Ron@cwcrew.net www.cwcrew.net









The Property is outline in blue. For illustration purposes only.

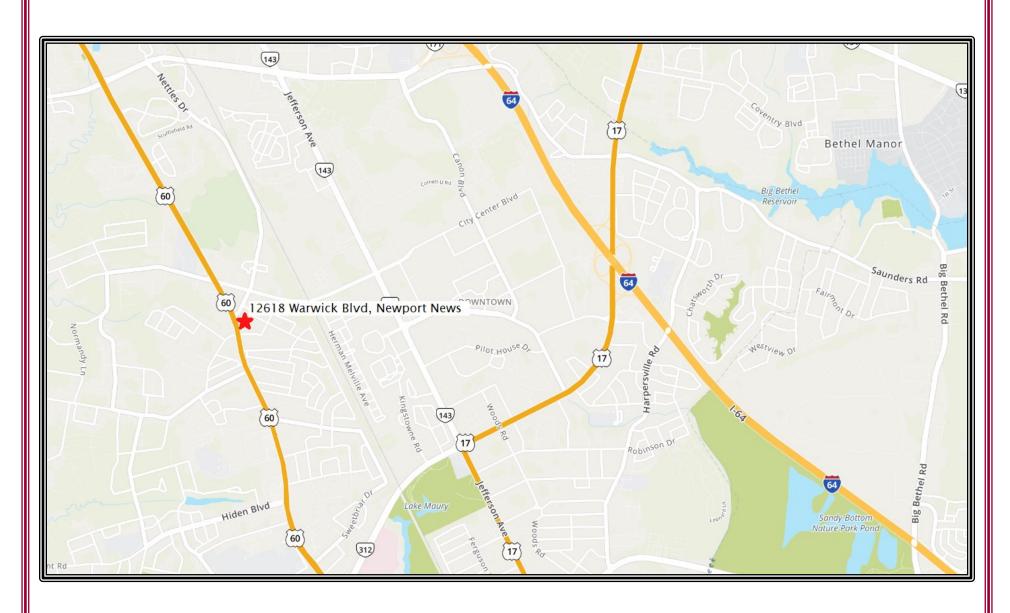
This information was obtained from sources deemed to be reliable but is not warranted.

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









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.



Sec. 45-402. - Summary of uses by district.

P = PERMITTED USE

C = CONDITIONAL USE

BLANK = NOT PERMITTED

SUMMARY OF USES BY DISTRICT*

ZONING DISTRICTS																						
	R1 SIN GLE - FA MIL Y	R2 SIN GLE - FA MIL Y	R3 SIN GLE - FA MIL Y	R4 SIN GLE - FA MIL Y	R5 LO W MU LTI- FA MIL Y	R6 MAN FCT. HO MES	R7 MED IUM MUL TI- FAM ILY	R8 HIG H MU LTI- FA MIL Y	R9 MI XE D US	P1 PA RK	O1 OFF ICE	O2 OFF ICE PA RK	O3 OFFICE/R ESEARCH & DEVEL.	C1 RETAIL COMM ERCIAL	C2 GENER AL COMM ERCIAL	C3 REGI ONAL BUSI NESS DIST RICT	C4 OYST ER POIN T BUSI NESS	C5 OYSTER POINT BUSI./ MANUF	M1 LIGHT INDUS TRIAL	M2 HEAV Y INDUS TRIAL	REF NCE AR T.	ES
PERMITTED USES A. AG	GRICULT	URAL	<u> </u>	<u> </u>	<u> </u>											<u> </u>						_
1. AGRICULTURE, FARM	С									P												Τ
PERMITTED USES B. RE	SIDENT	IAL																				_
	1		1	1	1		1	1								1						Т
1. SINGLE-FAMILY	P	P	P	P	P						P											
2. TWO-FAMILY					Р		Р	Р								Р						Ť
2.1. SINGLE-FAMILY ATTACHED					P		P	P			С					P						T
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					P		Р	P	P		С			С		P	С					
3. MULTIPLE-FAMILY					P		P	Р	Р		С					Р	С					Ì
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					P		P	P	P		С			С		P	С					Ť
4. HIGH RISE APARTMENT									P							P	p					T
5. MANUFACTURED HOME & MANFCT. HOME PARK						P															C. CO DE XIII	

									_												_	_
6. PLANNED RESIDENTIAL DEVELOPMENT	Р	P	P	P	P	P	P	Р	P							Р						
7. DORMITORY	С	С	С	С	С	С	С	С	С	С		P	С			P						
8. GROUP HOME	С	С	С	С	С		С	С	С		С	Р		С	С	С						
9. HALFWAY HOUSE					С		С	С	С					С	С	С						
10. HOME OCCUPATION	Р	P	Р	P	P	P	P	P	Р												x	45 - 51 8
11. BED & BREAKFAST	С	С	С	С	С		С	С	С					Р	Р	Р						
12. BOARDING HOUSE							С	С								С						
13. ASSISTED LIVING FACILITY	P	P	P	P	Р						Р											
14. CUSTODIAN APARTMENT														P	P	P	P	P	P	P		
15. SPECIAL RESIDENTIAL FACILITY	P	P	P	P	P																	
16. CAMPUS MINISTRY HOUSE	С	С	С	С	С																	
17. HOMELESS SHELTERS							С	С														
18. CONGREGATE HOUSING FOR CHILDREN	С	С	С	С	С		С	С	С					С	С							
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	P	P	P	P	P						P											
20. ADAPTIVE RE-USE	С	С	С	С	С									С	С							
21. RECOVERY HOME	С	С	С	С	С		С	С	С		С	Р		С	С	С						
PERMITTED USES C. HEA	ALTH												1									
1. HOSPICE												Р		Р	Р							
2. MEDICAL CENTER COMPLEX												Р		P	Р							

3. HOSPITAL							С	С	С		Р		P	Р	P	Р			v	45 - 52 0
4. MEDICAL & DENTAL LABORATORY										P	P		Р	P	Р	Р	P	P		
5. NURSING HOME, CONVALESCENT HOME					С		P	P	Р		Р		P	P	P	С			v	45 - 52 0
6. OPTICIAN									Р	Р	P	Р	Р	Р	P	P				
7. OUTPATIENT CARE CLINIC							С	С	Р	P	P	P	P	P	P	P				
8. PHARMACY/DRUG STORE									Р		P		P	P	P	P				
9. PHYSICAL THERAPY							С	С	P	P	P	P	Р	Р	P	Р				
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE							С	С	P	Р	Р	P	P	P	P	P				
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS										С			С	С	С					
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS									P	Р			P	P	P					
13. ADULT DAY CARE FACILITY									Р	Р	Р		Р	Р	Р	С				
14. FAMILY HOME ADULT DAY CARE FACILITY	P	P	P	P	P	P	P	P	P	P										
15. ASSISTED LIVING FACILITY, CONGREGATE					С		P	P	P	С	Р		P	Р	P	С				
PERMITTED USES D. UT	ILITIES																			
1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	P	P	P	P	P	P	P	P	P											
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	С	С	С	С	С	С	С	С	С											
l	1	1	1	1	1	1	<u> </u>	1	1	<u> </u>	L	I	I			I	<u> </u>	I	<u> </u>	

			1	T	Т	T	T	Т	Т	Т	Т	1	I	1	1	I	I	1	1	1		_
3. COMMERCIAL RADIO OR TV STATION									С		P	P		P	P	P	P	P	С			
4. ELECTRICAL GENERATING PLANT													I						С	С		
5. ELECTRICAL SUBSTATION	С	С	С	С	С	С	С	С	С	С		P	P	P	P	P	С	С	P	P		
6. ELEVATED WATER STORAGE TANK	С	С	С	С	С	С	С	С	С	С	С	С	P	С	С	С	С	С	С	С		
7. LOCAL UTILITIES	P	P	P	P	Р	P	P	P	P	Р	Р	Р	P	Р	Р	P	P	Р	P	Р		
8. COMMUNICATION TOWER GREATER THAN 50 FEET IN HEIGHT									С	С	С	С	С	С	С	С	С	С	С	С		
9. COMMUNICATION TOWER NOT GREATER THAN 50 FEET IN HEIGHT									P	P	P	P	P	P	P	P	P	P	P	P		
10. SANITARY LANDFILL										С									С	С		
11. SEWAGE TREATMENT PLANT										С									С	С		
12. SOLID WASTE TRANSFER STATION										С			I						С	С		
13. TRANSMISSION LINES	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	P		
14. WATER RESERVOIR		P								P												
15. WATER TREATMENT PLANT										С									С	С		
16. ELECTRICAL GENERATION FROM LANDFILL GASES										С			I									
PERMITTED USES E. EDI	JCATIC	NAL S	ERVICE	S						<u> </u>				<u> </u>								
1. CHILD CARE CENTER					С	С	С	С	P		С	Р	С	Р	Р	P	P	Р	С	С		
2. COLLEGE, UNIVERSITY	С	С	С	С	С	С	С	С	P	P		P	P			P	P	С			v	45 - 52 0
3. FAMILY HOME CHILD CARE FACILITY	P	P	P	P	P	P	P	P	P												v	45

										Ι		1										Τ,
																						3
4. OTHER EDUCATIONAL/GROU P INSTRUCTION									P			P	P	P	P	Р	С	С				
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	С	С	С	С	С	С	С	С	С		С	P		P	P	P	P					
6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					v	45 - 52 0
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	Р	P	Р	P	P	P	P	Р						P					v	45 - 52 0
8. VOCATIONAL SCHOOL									P		С	P	С	P	P	P	С	P	P	P		
9. BUSINESS SCHOOL									P		P	P	P	P	P	P	P	P	P			
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P	P						P	С	С				
PERMITTED USES F. CO	MMUN	ITY FA	CILITIES	<u> </u> S	<u> </u>	<u> </u>	<u> </u>		<u> </u>		<u> </u>	<u> </u>		<u> </u>	<u> </u>	<u> </u>	l	<u> </u>	<u> </u>	<u> </u>	l	
1. CEMETERY	С	С	С	С	С	С	С	С	С													
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	P	P	P	P	P	P	P	P	P	С	С	С	С	P	P	P	С	С	С	С	v	45 - 52 0
2.1 OFF-SITE CHURCH PARKING LOT	С	С	С	С	С					С											V	45 - 52 7
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL)	С	С	С	С	P	P	P	P	P	P		P		P	P	P	С	С	С	С	v	45 - 52 0
4. CORRECTION FACILITIES										P						P						İ
5. FIRE STATION	С	С	С	С	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	v	45 - 52 0

		_	1		_			_	_	_		1										
6. FUNERAL HOME														P	P	P			С			
7. LIBRARY	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				V	45 - 52 0
8. PRIVATE CLUB	С	С	С	С	С	С	С	С	С		С			P	P	P					v	45 - 52 0
9. NEIGHBORHOOD SWIMMING POOL	С	С	С	С	P	P	P	P	P	P				P	P	P					V	45 - 52 0
10. POLICE STATION					P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	V	45 - 52 0
10.1. POLICE K9 TRAINING FACILITY										P									P	P	v	45 - 53 5
11. POST OFFICE/PARCEL PICK UP STATION									P		P	P	P	P	P	P	P	P	P	P		
12. PUBLIC/PRIVATE GOLF COURSE	С	С	С	С	P	Р	P	P	Р	Р		P		P	P	P					v	45 - 52 0
13. PUBLIC/SEMI- PUBLIC MUSEUM OR ART GALLERY	С	С	С	С	С	С	С	С		P	С	С		P	P	P	P				V	45 - 52 0
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			v	45 - 52 0
PERMITTED USES G. BU	ISINESS	SERVI	CES			<u> </u>	1	<u> </u>	<u> </u>	<u>I</u>	<u> </u>	<u> </u>		<u> </u>		<u> </u>						
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES									С		P	P	Р	P	P	P	P	P	P	P		
2. BANK, LOAN OFFICE OR CREDIT UNION									P		С	P	С	P	P	P	P	P	С	С		
3. BUSINESS ADMIN. OFFICES									С		P	P	P	P	P	P	P	P	P	P		
4. PARCEL DISTRIBUTION												С		С	С	P		Р	P	P		

									ı					1	1		
CENTER																	
5. PROFESSIONAL OFFICE						Р	Р	Р	P	P	P	Р	Р	P	С		
6. OFFICE AND TWO- FAMILY RESIDENTIAL USE WITHIN ONE BUILDING							Р										
PERMITTED USES H. PE	RSONA	L SERV	ICES														
1. ARTIST OR PHOTOGRAPHY STUDIO						Р	Р			Р	Р	Р	Р	P			
2. BARBER/BEAUTY SHOP						Р		Р		Р	Р	Р	Р				
3. CARPET/UPHOLSTERY CLEANING											P	Р	С	P	P	С	
4. COIN-OPERATED COMMERCIAL LAUNDRY						P				Р	P	P					
4.1. DAY SERVICES CENTER							С			С	С	С	С				
5. DIAPER SERVICE/LINEN SUPPLY											P	Р	С	P	P	P	
6. DRY CLEANING PICKUP						P				P	P	P	Р	P			
7. DRY CLEANING PLANT										Р	Р	Р	С	P	P	Р	
8. RECORDING STUDIO						Р	С			Р	Р	Р	Р	P	Р		
9. SHOE REPAIR						Р				Р	Р	Р	Р				
10. TAILOR SHOP						P				P	P	P	P				
11. TRAVEL AGENCY							Р	Р		Р	P	P	P				
12. TATTOO ESTABLISHMENT											С						
PERMITTED USES I. REC	REATIC	NAL U	ISES														
1. AMUSEMENT PARK OR THEME PARK												Р			С	С	

2. BILLIARD PARLOR									Р				С	Р	P						
3. BINGO PARLOR													С	P						С	
4. BOWLING ALLEY									P				С	P	P						
5. AMUSEMENT ESTABLISHMENT									С				С	P	P						
6. COUNTRY/YACHT CLUB	С	С	С	С	С	С	С	С	С	С	Р		P		P	С					
7. GOLF DRIVING RANGE										P				P				С	С		
8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM									P		P	С	P	P	P	P	P	С			
9. MINIATURE GOLF COURSE										С				P	P						
10. PUBLIC CAMPGROUND										С											
11. SKATEBOARD RAMP										P			С	С	С			С	С	v	45 - 51 1
12. SKATING RINK									P	P			С	P	P						
13. STADIUM, ARENA OR AMPHITHEATRE										С					P	С	С	С	С		
14. THEATRE OR STAGE									P	P			P	P	P	С	С				
15. SHOOTING RANGE																		С			
PERMITTED USES J. RET	AIL SE	RVICES		ı																_	
1. ADULT USE													С	С	С					v	45 - 25 02
2. APPLIANCE SALES									Р				P	P	P					v	45 - 52 2

	1							I						1	1	_	_
3. APPLIANCES SERVICES					Р				P	P	Р					v	45 - 52 2
4. BAKERY (RETAIL)					P				P	P	P	P	P				
5. BICYCLE SALES & SERVICE					Р				P	P	P					v	45 - 52 2
6. BOOK STORE					P				P	P	P	P	P				
7. BUILDING SUPPLY - RETAIL									С	С	С			P	P		
8. CAMERA STORE					P				P	P	P	P	P				
9. CEMETERY MONUMENT SALES									P	P	P					v	45 - 52 2
10. COMPUTER SALES & SERVICE					P		P		P	P	P	P	P				
11. CONCESSION STAND					P	P			P	P	P	С	С				
12. CONVENIENCE STORE WITHOUT GASOLINE					P				P	P	P	С	С				
13. CRAFT STORE									P	P	P	P					
14. DEPARTMENT STORE					Р				P	P	P					v	45 - 52 2
15. DUPLICATING STORE					P		P	С	P	P	P	P	P				
16. EXTENDED STAY MOTEL					P				P	P	P	С	С				
17. FLORIST, HORTICULTURAL & NURSERY					P		р		P	P	P	P					
18. FURNITURE & UPHOLSTERY STORE					Р				P	Р	Р	р				v	45 - 52 2
19. GARDEN SUPPLY					P				P	P	P					v	45

												I		1	
STORE															52 2
20. GOLF PRO SHOP/CLUBHOUSE					Р	С		Р	Р	Р	Р				
21. GROCERY STORE					Р			P	P	P				V	45 - 52 2
22. HARDWARE STORE					Р			P	P	Р				v	45 - 52 2
23. HOME ACCESSORY STORE					Р			P	P	P				v	45 - 52 2
24. ICE CREAM/CANDY STORE					P			P	P	P	Р				
25. INTERIOR DECORATING STORE					Р			P	Р	Р	Р				
26. JEWELRY SALES, SERVICE & REPAIR					P			P	Р	P	Р				
27. KENNEL								С	С	С					
28. LIGHT EQUIPMENT RENTAL & LEASING								P	P	Р	С	С	С	v	45 - 52 2
29. LIQUOR STORE					Р			P	P	P	P				
30. MALL/MALL BUILDING (ENCLOSED)					P			P	P	P					
31. MEDICAL SUPPLY SALES								Р	Р	Р	Р	P			
32. MOTEL/HOTEL					P		С	P	P	P	С	С			
33. NEEDLEWORK & PIECE GOODS STORE					Р			P	Р	Р	Р				
33.1. NIGHTCLUB— TYPE 1								P	P	P	P				
33.2. NIGHTCLUB— TYPE 2								С	С	P	P				

34. NOVELTY & SOUVENIR STORE					Р					Р	Р	P	Р					
35. OFF-PREMISE SALE OF ALCOHOL IN AN ESTABLISHMENT OF LESS THAN 1,600 SQ.FT.					С					С	С	С	С					
36. PAWN SHOP										С	С	С						
37. PET CARE SERVICE WITHOUT OUTSIDE CAGES OR RUNS					Р					P	P	P						
37a. PET CARE SERVICE WITH OUTSIDE CAGES AND RUNS										С	С	С						
38. PRINTING ENGRAVING, BLUEPRINTING & COPYING					С				С	P	P	P	P	P				
39. RESTAURANT/CAFETE RIA/DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY					Р	С		P		P	P	P	P	P	С	С		
40. RESTAURANT/CAFETE RIA/DELICATESSEN WITHOUT DRIVE THROUGH SERVICE					Р	С	Р	Р		P	P	P	P	P	С	С		
40.1. RESTAURANT/CAFETE RIA/DELICATESSEN WITH DRIVE- THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY					С	С		С		С	С	С	С	С	С	С		
41. RETAIL SALES BY WHOLESALER OF SAME GOODS					С					Р	P	Р	P	P	P		v	45 - 52 2
41.1. SELF-SERVICE ICE VENDING UNIT										P	P				P	P		
42. SPORTING GOODS					Р					P	P	P	P					
43. STATIONERY STORE					Р					P	P	P	P					

44. TENNIS PRO SHOP/CLUBHOUSE									Р	С	Р			Р	Р	Р	Р					
45. TOY OR HOBBY STORE									P					P	P	Р						
46. USED MERCHANDISE SALES														Р	Р	Р					v	45 - 52 2
47. VARIETY STORE									P					P	P	Р						
48. VIDEO RENTAL									Р					P	P	Р	P					
49. WEARING APPAREL/SHOE STORE									P					Р	Р	Р	Р					
51. BANQUET/FUNCTION HALL									С		С			С	С	С			С			
52. ANIMAL SHELTER																			Р			
53. MICRO-DISTILLERY AND/OR MICRO- WINERY									Р					P	P	Р	Р	P	P			
53. MICRO/CRAFT BREWERY									Р					P	Р	Р	Р	P	Р			
54. FOOD TRUCK VENDORS ON PRIVATE PROPERTY									P	P	P	P	P	Р	Р	Р	Р	P	P	P		
PERMITTED USES K. AU	TO & N	IARINE	SERVI	CES	<u> </u>	<u> </u>	1	I	l	<u> </u>	<u> </u>	1							I	ı	<u> </u>	
1. AUTO PARTS STORE (NO SERVICE)									Р					Р	Р	Р						
2. AUTOMOBILE FUEL & KEROSENE SALES (SUPPLEMENTAL)									С					С	С	С						
3. AUTOMOBILE GASOLINE SUPPLY STATION									С					С	С	С						
3.1. AUTOMOBILE GASOLINE SUPPLY STATION - UNMANNED																			С	С		
4. AUTOMOBILE BODY & PAINT SHOP															С	С			С			

			1																			
5. SMALL MOTOR VEHICLE REPAIR AND SERVICE FACILITY															С	С			С			
6. AUTOMOBILE SALES/NEW CAR DEALERSHIP														С	С	P			P	С	v	45 - 52 2
7. AUTOMOBILE SALES, USED CAR DEALERSHIP															С	С					v	45 - 52 2
8. CAR WASH														С	С	С						
9. AUTOMOBILE UPHOLSTERY														С	С	P						
10. AUTOMOBILE, LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL												С		С	С	С		P	P		V	45 - 52 2
11. BOAT & YACHT SALES									С					С	С	P					v	45 - 52 2
12. BOAT BASIN	С	С	С	С	С	С	С	С	Р	Р		Р		Р	Р	Р			P	P		
13. LARGE MOTOR VEHICLE SALES, REPAIR AND/OR SERVICE															С				С			
13.1. MANUFACTURED HOME SALES, SERVICE AND/OR LEASING															С				С			
14. MARINA										С				С	С	P			P	P	v	45 - 52 2
15. SMALL BOAT REPAIR															С	P						
16. TOWING SERVICE	1	1		1				1							С	С			С			
PERMITTED USES L. TRA	ANSPO	RTATIO	ON	<u> </u>	1	<u> </u>	<u> </u>	<u> </u>	I	I.	<u> </u>	<u> </u>	I	I	I	<u> </u>	I	I	<u> </u>	<u> </u>	I	
1. AIRPORT																			P	P		
2. BUS STOP, BUS SHELTER OR TAXI STAND	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

3. COMMERCIAL PARKING LOT OR GARAGE															P	P	С	С			
4. FREIGHT TERMINAL																С		С	P	P	
5. HELISTOP OR HELIPORT									С			С	С	С	С	С	С	С	P	P	
6. OFF-SITE PARKING LOT OR GARAGE							С	С	P		С	P	С	P	P	P	С	С	P	P	
7. SEAPORT																P			Р	P	
8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE															С				P	P	
9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT					С	С	С	С	С	С	С	С	С	С	С	P	С	P	P	P	
PERMITTED USES M. W	HOLES	ALE & V	WAREH	IOUSE			<u> </u>							1	<u> </u>			<u> </u>			
1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION															С	P		С	P	P	
2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER														С	С	P		P	P	P	
3. DISTRIBUTION WAREHOUSE														С	С	P		P	P	P	
4. DOCUMENT STORAGE WAREHOUSE																P		P	P	P	
5. FOOD PREPARATION, STORAGE & DISTRIBUTION															С	P		P	P	P	
6. HEATING OIL STORAGE & DISTRIBUTION																P			С	С	
7. MINI-STORAGE WAREHOUSE															С	P		С	P		
7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE														С	С	P		С	P		

													P		С	P			
												С	P		С	P	P		
															С				
												С	P		P	P	P		
FICE/R	ESEAR	CH DEV	ELOP.		<u> </u>	<u> </u>							<u> </u>		<u> </u>	<u> </u>	<u> </u>		
									Р	P			Р	Р	Р	P			
									P	P			P	P	P	P			
									P	P			P	P	P	P			
									P	P			P	P	P	P			
										P			P	С	P	P			
									P	P		I	P	P	P	P			
EN IND	USTRI	AL			<u> </u>								<u> </u>		<u> </u>				
																С	С		
																С	P		
		I				I										С	P		
																	С		
			FICE/RESEARCH DEV	FICE/RESEARCH DEVELOP. FICE INDUSTRIAL						P P P P P	P P P P P P P P P P P P P P P P P P P P	P P P P P P	FICE/RESEARCH DEVELOP. P P P P P P P P P P P P P P P P P P		FICE/RESEARCH DEVELOP. P P P P P P P P P P P P P P P P P P	FICE/RESEARCH DEVELOP. P P P P P P P P P P P P P P P P P P	C P C P RECE/RESEARCH DEVELOP. P P P P P P P P P P P P P P P P P P	C P C P P P P P P P P P P P P P P P P P	C P C P P P P P P P P P P P P P P P P P

ACCUTION STREAM SOME REPORT OF P SOME REPORT O																				
S. MANUSE	5. OUTSIDE COMPOST FACILITY																		С	
RICCESING OR TOTALOGUE S. SAMAL REPORT, AMAIL CONSTRUCTION SHOP S. SAMAL REPORT THERALIZED S. TAIN, FARM FOR THERALIZED S. TAIN, FARM FOR THERALIZED STRUCTURE OF THE STRUCTURE S. BEVERACE COLLECTION C. C. P.	6. OUTSIDE STORAGE AS MAIN USE																		P	
MANUAL CRIMINES SHOPE L RANGER A ALUMINUM L ROTHING PLANT L ROTHING CRIMING L ROTHING	7. SAND & GRAVEL PROCESSING OR STORAGE																	С	P	
TREMETED ESS P. LIMITED INDUSTRIAL I. ROTTLING PIANT C P P P P P P P P P P P P P P P P P P	8. SMALL REPAIR, SMALL CONSTRUCTION SHOP & SMALL CONTRACTORS OFFICE												С	P	Р		Р	P	P	
L. BOTTLING PLANT D. BUYBACK COLLECTION COL	9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS																		P	
1. BUYBACK COLLECTION	PERMITTED USES P. LIN	IITED II	NDUST	RIAL									ı	ı					ı	
C P P C C C C C C C C C C C C C C C C C	1. BOTTLING PLANT														Р		Р	P	Р	
MANUFACTURING NIND ASSEMBLY II. INDOOR COMPOST ACILITY C S. MACHINE SHOP P P P P P P P P P P P P	2. BUYBACK COLLECTION CENTER/GLASS, PAPER & ALUMINUM									С				P	С			С	С	
ACILITY 5. MACHINE SHOP P P P P P P 6. BREWERY SHOP 1. AUTOMOBILE, MANUFACTURE & SSSEMBLY P P P P P P P P P P P P P P P P P P P	3. INDOOR MANUFACTURING AND ASSEMBLY											Р			P	С	P	P	P	
S. BREWERY SHOP PERMITTED USES Q. HEAVY INDUSTRIAL I. AUTOMOBILE, NIRPLANE MANUFACTURE & SSSEMBLY P. P	4. INDOOR COMPOST FACILITY																		С	
PERMITTED USES Q. HEAVY INDUSTRIAL I. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY P P P P P P P C C C C C C C C C C C C	5. MACHINE SHOP														P		P	P	P	
L. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY 2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING 3. CHEMICAL MANUFACTURING C	6. BREWERY SHOP																		P	
AIRPLANE MANUFACTURE & ASSEMBLY 2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING 3. CHEMICAL MANUFACTURING C	PERMITTED USES Q. HE	AVY IN	DUSTF	RIAL	ı	1	1	1	1						ı	I		I		
PRODUCTS PACKING & PROCESSING 3. CHEMICAL MANUFACTURING C	1. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY																Р	P	Р	
MANUFACTURING	2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING																		P	
I. DISTILLERY C	3. CHEMICAL MANUFACTURING																		С	
	4. DISTILLERY																		С	

5. GLUE, FERTILIZER MANUFACTURING											С	
6. INDOOR RECYCLING CENTER										С	Р	
7. IRON, STEEL, COPPER, ALUMINUM, & OTHER METALWORK PLANT											С	
8. PAPER PLANT											С	
9. REFINERY											С	
10. SEAFOOD PACKING & PROCESSING											P	
11. SHIPBUILDING, SHIPYARD MANUFACTURE OR REPAIR											Р	
12. SLAUGHTERHOUSE, RENDERING PLANT ABATTOIR											С	
13. TANNING OR CURING OF HIDES											С	

* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.

```
(Ord. No. 5028-97, § 1; Ord. No. 5094-98, § 1; Ord. No. 5200-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5203-98, § 1; Ord. No. 5210-98, § 1; Ord. No. 5264-99, § 1; Ord. No. 5265-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5274-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5395-00, § 1—5; Ord. No. 5407-00, § 1; Ord. No. 5422-00, § 1; Ord. No. 5529-00, § 1; Ord. No. 5530-00, § 1; Ord. No. 5550-00, § 1; Ord. No. 5551-00, § 1; Ord. No. 5561-01, § 1; Ord. No. 5711-01, § 1; Ord. No. 5741-02, § 1; Ord. No. 5780-02, § 1; Ord. No. 5781-02, § 1; Ord. No. 5956-03, § 1; Ord. No. 5957-03, § 1; Ord. No. 5958-03, § 1; Ord. No. 5985-03, § 1; Ord. No. 6193-06, § 1; Ord. No. 6174-05, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6197-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 1; Ord. No. 6334-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6336-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6539-08, § 1; Ord. No. 6540-08, § 1; Ord. No. 6578-09, § 1; Ord. No. 6770-11, § 1; Ord. No. 6782-11, § 1; Ord. No. 6794-11, § 1; Ord. No. 6802-11, § 1; Ord. No. 6889-12, § 1; Ord. No. 6892-12, § 1; Ord. No. 6995-13, § 1; Ord. No. 7001-13, § 1;
```

^{**} SIZE LIMITED TO 20,000 SQUARE FEET IN FLOOR AREA, UNLESS USE IS CONTAINED IN A MULTI-TENANT STRUCTURE.

Ord. No. 7066-14, § 1; Ord. No. 7103-14, § 1; Ord. No. 7181-15; § 1; Ord. No. 7246-16, § II; Ord. No. 7248-16, § 1; Ord. No. 7255-16, § II; Ord. No. 7316-16, § 1; Ord. No. 7366-17, § 1; Ord. No. 7534-19, § 1—3; Ord. No. 7543-19, § 1; Ord. No. 7647-20, § 1)

Traffic Count Report

12618 Warwick Blvd, Newport News, VA 23606 Building Type: General Retail Lisa Dr Secondary: Freestanding GLA: **1,500 SF** Year Built: 1960 Maxwell Ln Total Available: 1,500 SF Mammoth Oak Rd % Leased: 100% Rent/SF/Yr: Negotiable Luanita Ln = 11,618 NO 35,307 Alpine St Mellon St 4,835 Lynchburg O, 500 yds Whittier Ave Coople Map data ©2024 **Avg Daily** Volume Count Miles from Street **Cross Street Cross Str Dist** Year Volume Type **Subject Prop Turlington Rd** 1 **Warwick Blvd** 0.01 S 2022 34,894 **MPSI** .09 36,835 Warwick Blvd **Turlington Rd** 0.01 S 2018 **MPSI** .09 Warwick Blvd **MPSI Turlington Rd** 0.01 S 2020 35,307 .09 **Turlington Rd Warwick Moose Ln** 0.01 NE 2022 4,724 **MPSI** .32 5 **Turlington Rd Warwick Moose Ln** 0.01 NE 2020 MPSI .32 4,835 6 **Not Available** 0.00 2015 **AWDT** .33 11,618 Warwick Blvd Maxwell Ln **MPSI** 0.05 S 2022 32,579 .34 8 Warwick Blvd Maxwell Ln 0.05 S 2021 32,775 **MPSI** .34 Warwick Blvd Maxwell Ln 0.06 SE 2020 26,581 **MPSI** .36 Warwick Blvd Maxwell Ln 0.06 SE 2018 32,280 **MPSI** .36



12618 Warwick Blvd, Newport News, VA 23606

Building Type: General Retail Total Available: 1,500 SF
Secondary: Freestanding % Leased: 100%
GLA: 1,500 SF Rent/SF/Yr: Negotiable

Year Built: 1960



			(2C-0) 2/6			Tellin Co.
Description	2010		2023		2028	
Population	13,631		13,864		14,216	
Age 0 - 4	860	6.31%	1,000	7.21%	965	6.79%
Age 5 - 9	727	5.33%	917	6.61%	963	6.77%
Age 10 - 14	718	5.27%	806	5.81%	899	6.32%
Age 15 - 19	875	6.42%	794	5.73%	835	5.87%
Age 20 - 24	1,847	13.55%	957	6.90%	855	6.01%
Age 25 - 29	1,348	9.89%	1,151	8.30%	975	6.86%
Age 30 - 34	904	6.63%	1,240	8.94%	1,113	7.83%
Age 35 - 39	750	5.50%	1,121	8.09%	1,156	8.13%
Age 40 - 44	769	5.64%	898	6.48%	1,062	7.47%
Age 45 - 49	907	6.65%	702	5.06%	885	6.23%
Age 50 - 54	895	6.57%	664	4.79%	739	5.20%
Age 55 - 59	755	5.54%	731	5.27%	689	4.85%
Age 60 - 64	614	4.50%	767	5.53%	696	4.90%
Age 65 - 69	482	3.54%	676	4.88%	679	4.78%
Age 70 - 74	360	2.64%	539	3.89%	597	4.20%
Age 75 - 79	321	2.35%	388	2.80%	464	3.26%
Age 80 - 84	234	1.72%	257	1.85%	316	2.22%
Age 85+	266	1.95%	256	1.85%	328	2.31%
Age 15+	11,327	83.10%	11,141	80.36%	11,389	80.11%
Age 20+	10,452	76.68%	10,347	74.63%	10,554	74.24%
Age 65+	1,663	12.20%	2,116	15.26%	2,384	16.77%
Median Age	32		35		37	
Average Age	36.10		37.30		38.30	
Demulation By Dage	13,631		13,864		14,216	
Population By Race White	•	70.18%	•	66.73%		66.88%
Black	•	24.22%	•	26.26%	•	26.13%
Am. Indian & Alaskan	5,301 51	0.37%	3,040		3,715 61	0.43%
Am. maan & Alaskan Asian	289	2.12%	387		398	2.80%
Hawaiian & Pacific Islander	289 14	0.10%	19		396 20	0.14%
Other	401	2.94%	505		514	
Otriei	401	Z.34 /0	505	3.04 /0	514	3.02%



12618 W	arwick Blvd, N	lewport Ne	ws, VA 23606			
Description	2010	-	2023		2028	
Population by Race (Hispanic)	998		1,320		1,349	
White	744	74.55%	987	74.77%	1,011	74.94%
Black	160	16.03%	193	14.62%	199	14.75%
Am. Indian & Alaskan	21	2.10%	34	2.58%	33	2.45%
Asian	10	1.00%	14	1.06%	15	1.11%
Hawaiian & Pacific Islander	3	0.30%	6	0.45%	6	0.44%
Other	60	6.01%	86	6.52%	86	6.38%
Household by Household Income	6,053		6,167		6,344	
<\$25,000	1,224	20.22%	1,172	19.00%	1,213	19.12%
\$25,000 - \$50,000	1,656	27.36%	1,712	27.76%	1,767	27.85%
\$50,000 - \$75,000	1,162	19.20%	1,231	19.96%	1,264	19.92%
\$75,000 - \$100,000	1,099	18.16%	654	10.60%	630	9.93%
\$100,000 - \$125,000	275	4.54%	617	10.00%	656	10.34%
\$125,000 - \$150,000	180	2.97%	311	5.04%	328	5.17%
\$150,000 - \$200,000	238	3.93%	316	5.12%	335	5.28%
\$200,000+	219	3.62%	154	2.50%	151	2.38%
Average Household Income	\$67,600		\$69,652		\$69,592	
Median Household Income	\$52,796		\$53,364		\$53,137	



Demographic Summary Report

12618 Warwick Blvd, Newport News, VA 23606

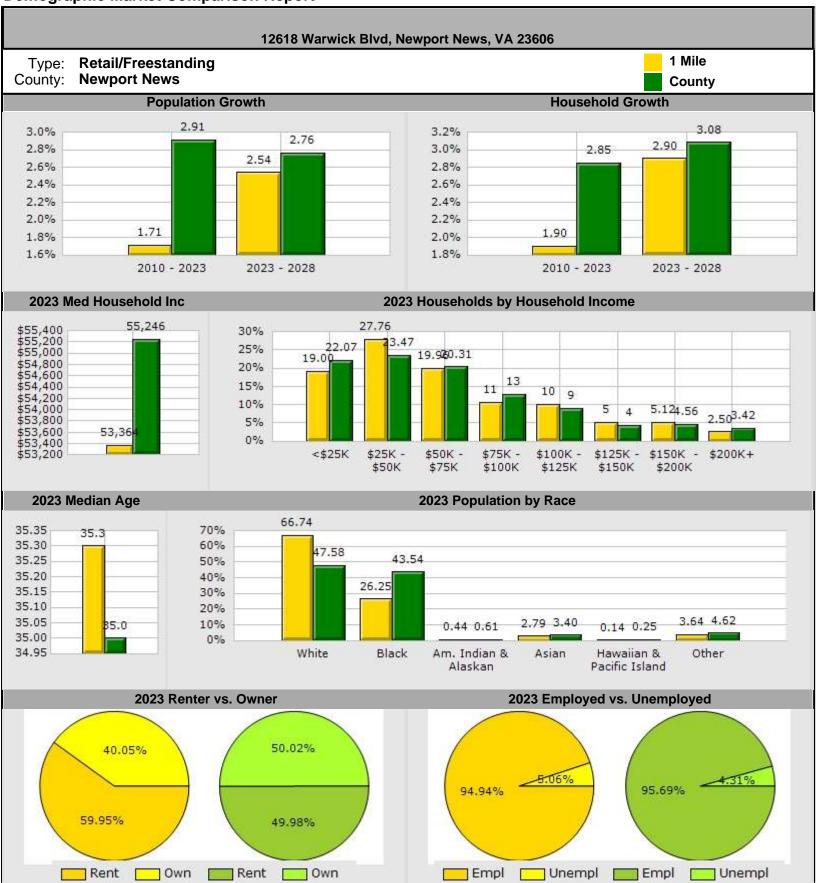
Building Type: General Retail Total Available: 1,500 SF
Secondary: Freestanding % Leased: 100%
GLA: 1,500 SF Rent/SF/Yr: Negotiable

Year Built: 1960



Radius	1 Mile		3 Mile		5 Mile	
Population	1 WIIIC		3 Wille		3 WIIIC	
2028 Projection	14,216		80,157		162,821	
2023 Estimate	13,864		77,833		158,648	
2010 Census	13,631		74,541		154,676	
Growth 2023 - 2028	2.54%		2.99%		2.63%	
Growth 2010 - 2023	1.71%		4.42%		2.57%	
2023 Population by Hispanic Origin	1,320		7,624		14,985	
2023 Population	13,864		77,833		158,648	
White	·	66.73%	,	62.46%	,	58.05%
Black	3,640	26.26%	•	28.38%	•	31.62%
Am. Indian & Alaskan	·	0.43%	•	0.57%	•	0.57%
Asian	387	2.79%	3,048	3.92%	7,517	4.74%
Hawaiian & Pacific Island	19	0.14%	184	0.24%	388	0.24%
Other	505	3.64%	3,455	4.44%	7,581	4.78%
U.S. Armed Forces	219		2,035		5,317	
Households						
2028 Projection	6,346		32,650		64,262	
2023 Estimate	6,167		31,595		62,455	
2010 Census	6,052		30,250		60,943	
Growth 2023 - 2028	2.90%		3.34%		2.89%	
Growth 2010 - 2023	1.90%		4.45%		2.48%	
Owner Occupied	2,470	40.05%	•	52.91%	35,575	56.96%
Renter Occupied	3,697	59.95%	14,879	47.09%	26,880	43.04%
2023 Households by HH Income	6,167		31,594		62,454	
Income: <\$25,000	1,172	19.00%	5,663	17.92%	10,039	16.07%
Income: \$25,000 - \$50,000	•	27.76%	6,889	21.80%	12,241	19.60%
Income: \$50,000 - \$75,000	1,231	19.96%	6,267	19.84%	12,604	20.18%
Income: \$75,000 - \$100,000	654	10.60%	4,491	14.21%	9,245	14.80%
Income: \$100,000 - \$125,000	617	10.00%	·	10.83%	•	10.67%
Income: \$125,000 - \$150,000	311	5.04%	1,637	5.18%	3,935	6.30%
Income: \$150,000 - \$200,000	316		1,692		4,004	6.41%
Income: \$200,000+	154	2.50%	1,533	4.85%	3,722	5.96%
2023 Avg Household Income	\$69,652		\$79,270		\$85,729	
2023 Med Household Income	\$53,364		\$62,184		\$67,567	





12618 Warwick Blv	d, Newport News, VA 2	23606		
Type: Retail/Freestanding County: Newport News	.,,			
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	1.71%		2.91%	
Growth 2023 - 2028	2.54%		2.76%	
Empl	6,699	94.94%	86,999	95.69%
Unempl	357	5.06%	3,921	4.31%
2023 Population by Race	13,865		185,970	
White	9,253	66.74%	88,479	47.58%
Black	3,640	26.25%	80,977	43.54%
Am. Indian & Alaskan	61	0.44%	1,136	0.61%
Asian	387	2.79%	6,330	3.40%
Hawaiian & Pacific Island	19	0.14%	462	0.25%
Other	505	3.64%	8,586	4.62%
Household Growth				
Growth 2010 - 2023	1.90%		2.85%	
Growth 2023 - 2028	2.90%		3.08%	
Renter Occupied	3,697	59.95%	36,323	49.98%
Owner Occupied	2,470	40.05%	36,358	50.02%
2023 Households by Household Income	6,167		72,681	
Income <\$25K	1,172	19.00%	16,044	22.07%
Income \$25K - \$50K	1,712	27.76%	17,061	23.47%
Income \$50K - \$75K	1,231	19.96%	14,765	20.31%
Income \$75K - \$100K	654	10.60%	9,354	12.87%
Income \$100K - \$125K	617	10.00%	6,546	9.01%
Income \$125K - \$150K	311	5.04%	3,110	4.28%
Income \$150K - \$200K	316	5.12%	3,314	4.56%
Income \$200K+	154	2.50%	2,487	3.42%
2023 Med Household Inc	\$53,364		\$55,246	
2023 Median Age	35.30		35.00	



12618 Warwick Blvd, Newport News, VA 23606

Building Type: General Retail
Secondary: Freestanding
GLA: 1,500 SF
Year Built: 1960

Total Available: 1,500 SF
% Leased: 100%
Rent/SF/Yr: Negotiable



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	14,216		80,157		162,821	
2023 Estimate	13,864		77,833		158,648	
2010 Census	13,631		74,541		154,676	
Growth 2023 - 2028	2.54%		2.99%		2.63%	
Growth 2010 - 2023	1.71%		4.42%		2.57%	
2023 Population by Age	13,864		77,833		158,648	
Age 0 - 4	1,000	7.21%	5,436	6.98%	10,444	6.58%
Age 5 - 9	917	6.61%	5,089	6.54%	10,243	6.46%
Age 10 - 14	806	5.81%	4,649	5.97%	9,893	6.24%
Age 15 - 19	794	5.73%	4,758	6.11%	10,197	6.43%
Age 20 - 24	957	6.90%	5,586	7.18%	11,334	7.14%
Age 25 - 29	1,151	8.30%	6,230	8.00%	11,874	7.48%
Age 30 - 34	1,240	8.94%	6,413	8.24%	12,036	7.59%
Age 35 - 39	1,121	8.09%	5,822	7.48%	11,407	7.19%
Age 40 - 44	898	6.48%	4,882	6.27%	10,077	6.35%
Age 45 - 49	702	5.06%	4,026	5.17%	8,545	5.39%
Age 50 - 54	664	4.79%	3,937	5.06%	8,439	5.32%
Age 55 - 59	731	5.27%	4,359	5.60%	9,411	5.93%
Age 60 - 64	767	5.53%	4,505	5.79%	9,685	6.10%
Age 65 - 69	676	4.88%	3,928	5.05%	8,339	5.26%
Age 70 - 74	539	3.89%	3,125	4.02%	6,526	4.11%
Age 75 - 79	388	2.80%	2,235	2.87%	4,573	2.88%
Age 80 - 84	257	1.85%	1,452	1.87%	2,895	1.82%
Age 85+	256	1.85%	1,403	1.80%	2,730	1.72%
Age 65+	2,116	15.26%	12,143	15.60%	25,063	15.80%
Median Age	35.30		35.60		36.40	
Average Age	37.30		37.60		38.00	



adius	1 Mile		3 Mile		5 Mile	
2023 Population By Race	13,864		77,833		158,648	
White	•	66.73%	•	62.46%	92,088	58.05
Black	•	26.26%	•	28.38%	50,170	
Am. Indian & Alaskan	60	0.43%	•	0.57%	904	0.57
Asian	387	2.79%	3,048	3.92%	7,517	4.74
Hawaiian & Pacific Island	19	0.14%	184	0.24%	388	0.24
Other	505	3.64%	3,455	4.44%	7,581	4.78
Population by Hispanic Origin	13,864		77,833		158,648	
Non-Hispanic Origin	12,544	90.48%	70,208	90.20%	143,664	90.56
Hispanic Origin	1,320	9.52%	7,625	9.80%	14,985	9.45
2023 Median Age, Male	33.90		34.30		34.90	
2023 Average Age, Male	35.80		36.30		36.70	
2023 Median Age, Female	36.80		37.00		37.90	
2023 Average Age, Female	38.80		38.90		39.20	
2023 Population by Occupation Classification	10,982		61,705		126,022	
Civilian Employed	6,699	61.00%	38,290	62.05%	77,313	61.35
Civilian Unemployed	357	3.25%	1,460	2.37%	2,977	2.36
Civilian Non-Labor Force	3,712	33.80%	19,990	32.40%	40,642	32.25
Armed Forces	214	1.95%	1,965	3.18%	5,090	4.04
Households by Marital Status						
Married	2,227		13,309		28,921	
Married No Children	1,398		8,014		16,628	
Married w/Children	828		5,295		12,293	
2023 Population by Education	10,087		56,085		113,960	
Some High School, No Diploma	677		4,035	7.19%	7,362	
High School Grad (Incl Equivalency)	•	23.96%	•	23.73%	26,164	
Some College, No Degree	•	31.26%	•	31.26%	36,902	
Associate Degree		6.90%	•	6.72%	7,423	
Bachelor Degree	1,654	16.40%	10,012	17.85%	20,759	
Advanced Degree	1,490	14.77%	7,423	13.24%	15,350	13.47



adius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	12,264		71,014		144,452	
Real Estate & Finance	322	2.63%	1,625	2.29%	3,559	2.46
Professional & Management	3,476	28.34%	19,773	27.84%	40,056	27.73
Public Administration	412	3.36%	3,110	4.38%	7,549	5.23
Education & Health	1,970	16.06%	9,974	14.05%	18,650	12.91
Services	934	7.62%	6,495	9.15%	12,944	8.96
Information	178	1.45%	615	0.87%	1,249	0.86
Sales	1,427	11.64%	8,262	11.63%	16,599	11.49
Transportation	20	0.16%	427	0.60%	1,143	0.79
Retail	563	4.59%	3,728	5.25%	7,998	5.54
Wholesale	155	1.26%	926	1.30%	1,632	1.13
Manufacturing	1,084	8.84%	5,406	7.61%	10,178	7.05
Production	680	5.54%	4,412	6.21%	9,450	6.54
Construction	716	5.84%	3,272	4.61%	6,770	4.69
Utilities	128	1.04%	1,379	1.94%	2,926	2.03
Agriculture & Mining	15	0.12%	68	0.10%	173	0.12
Farming, Fishing, Forestry	22	0.18%	77	0.11%	131	0.09
Other Services	162	1.32%	1,465	2.06%	3,445	2.38
2023 Worker Travel Time to Job	6,758		38,944		79,927	
<30 Minutes	4,886	72.30%	27,649	71.00%	56,839	71.11
30-60 Minutes	1,654	24.47%	9,451	24.27%	18,936	23.69
60+ Minutes	218	3.23%	1,844	4.74%	4,152	5.19
2010 Households by HH Size	6,052		30,251		60,944	
1-Person Households	2,025	33.46%	9,089	30.05%	16,345	26.82
2-Person Households	2,062	34.07%	10,162	33.59%	20,201	33.15
3-Person Households	1,022	16.89%	5,190	17.16%	11,159	18.31
4-Person Households	605	10.00%	3,666	12.12%	8,228	13.50
5-Person Households	244	4.03%	1,431	4.73%	3,383	5.55
6-Person Households	65	1.07%	475	1.57%	1,102	1.81
7 or more Person Households	29	0.48%	238	0.79%	526	0.86
2023 Average Household Size	2.20		2.40		2.50	
Households						
2028 Projection	6,346		32,650		64,262	
2023 Estimate	6,167		31,595		62,455	
2010 Census	6,052		30,250		60,943	
Growth 2023 - 2028	2.90%		3.34%		2.89%	
Growth 2010 - 2023	1.90%		4.45%		2.48%	



12618 Warwick Blvd, Newport News, VA 23606							
Radius	1 Mile		3 Mile		5 Mile		
2023 Households by HH Income	6,167		31,594		62,454		
<\$25,000	•	19.00%	•	17.92%	10,039		
\$25,000 - \$50,000	1,712	27.76%	·	21.80%	12,241		
\$50,000 - \$75,000	•	19.96%	•	19.84%	12,604	20.189	
\$75,000 - \$100,000	654	10.60%		14.21%	9,245	14.80°	
\$100,000 - \$125,000	617	10.00%	3,422	10.83%	6,664	10.67	
\$125,000 - \$150,000	311	5.04%	1,637	5.18%	3,935	6.30	
\$150,000 - \$200,000	316	5.12%	1,692	5.36%	4,004	6.41	
\$200,000+	154	2.50%	1,533	4.85%	3,722	5.96	
2023 Avg Household Income	\$69,652		\$79,270		\$85,729		
2023 Med Household Income	\$53,364		\$62,184		\$67,567		
2023 Occupied Housing	6,167		31,595		62,455		
Owner Occupied	,	40.05%	•	52.91%	35,575	56.96	
Renter Occupied	,	59.95%	•	47.09%	26,880		
2010 Housing Units	6,868	J9.9J /6	35,025	47.0970	68,893	43.04	
-	•	4E 240/	•	E0 0E0/	•	6E 22	
1 Unit	•	45.24%		58.95%	44,940		
2 - 4 Units		12.38%	•	8.67%	4,909		
5 - 19 Units	•	29.05%		20.91%	13,238		
20+ Units	916	13.34%	4,019	11.47%	5,806	8.43	
2023 Housing Value	2,470		16,715		35,574		
<\$100,000	274	11.09%	1,197	7.16%	2,501	7.03	
\$100,000 - \$200,000	579	23.44%	5,340	31.95%	11,768	33.08	
\$200,000 - \$300,000	1,067	43.20%	6,234	37.30%	11,653	32.76	
\$300,000 - \$400,000	357	14.45%	2,685	16.06%	5,671	15.94	
\$400,000 - \$500,000	143	5.79%	759	4.54%	2,436	6.85	
\$500,000 - \$1,000,000	26	1.05%	318	1.90%	1,190	3.35	
\$1,000,000+	24	0.97%	182	1.09%	355	1.00	
2023 Median Home Value	\$235,801		\$229,202		\$230,189		
2023 Housing Units by Yr Built	7,084		35,865		70,432		
Built 2010+	•	8.94%		10.48%	5,770	8.19	
Built 2000 - 2010		10.38%	·	8.02%	5,821		
Built 1990 - 1999		14.44%	·	17.13%	13,443		
Built 1980 - 1989	•	25.00%	•	17.13%	12,151		
Built 1970 - 1979	•	14.53%	•	16.77%	12,151		
	,			16.86%	·		
Built 1960 - 1969	•	15.77%	•		11,587		
Built 1950 - 1959		8.94%	•	10.05%	6,405		
Built <1949	143	2.02%		3.66%	3,096	4.40	
2023 Median Year Built	1983		1981		1981		



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.

C & W Real Estate, LLC., d/b/a Campana Waltz C Broker, Buyer Broker, Dual Agent for the pr	
Acknowledged by:	

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