

# 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

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[www.cwcrew.net](http://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

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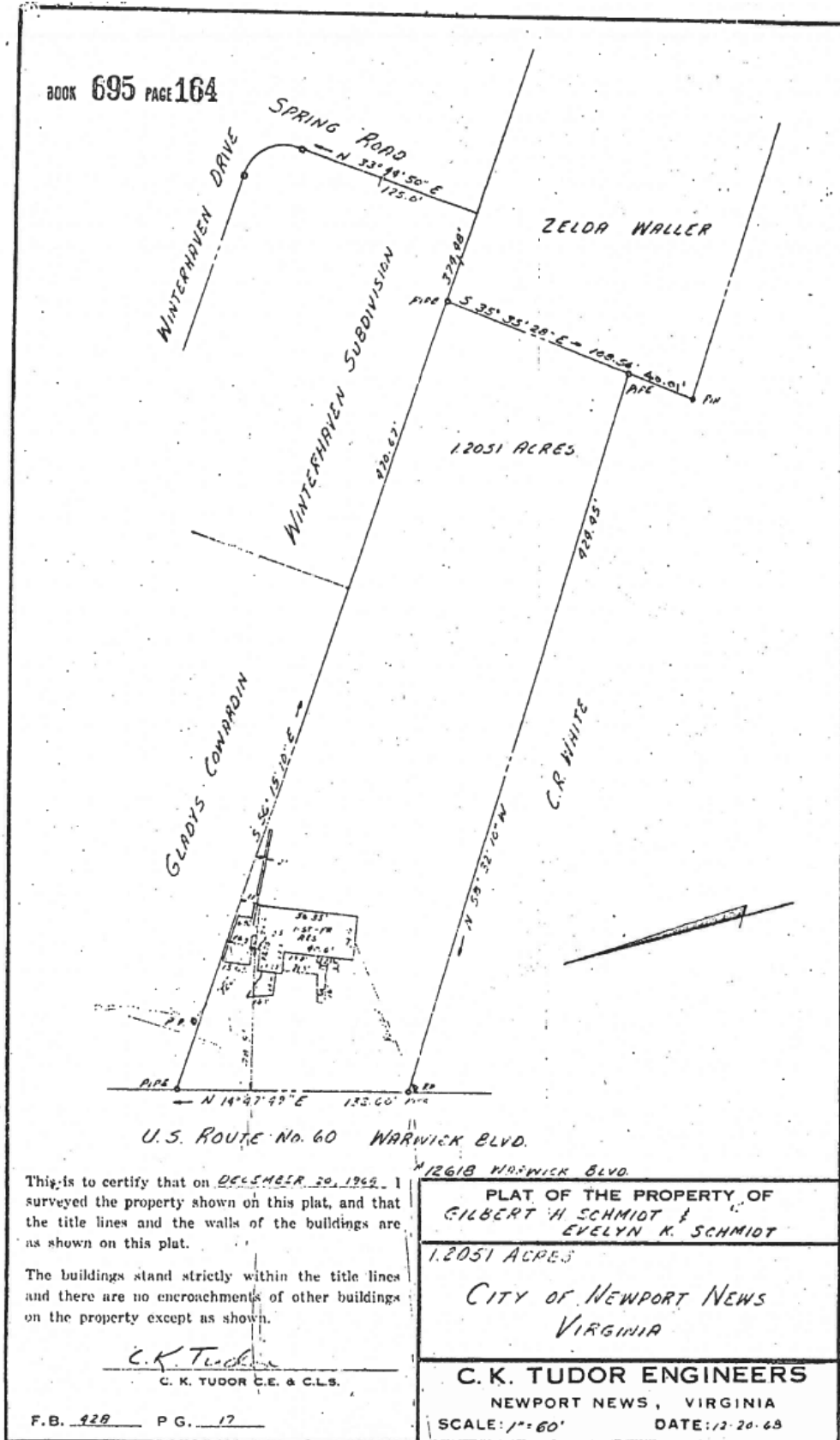
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# 12618 Warwick Boulevard, Newport News, Virginia



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# 12618 Warwick Boulevard, Newport News, Virginia



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

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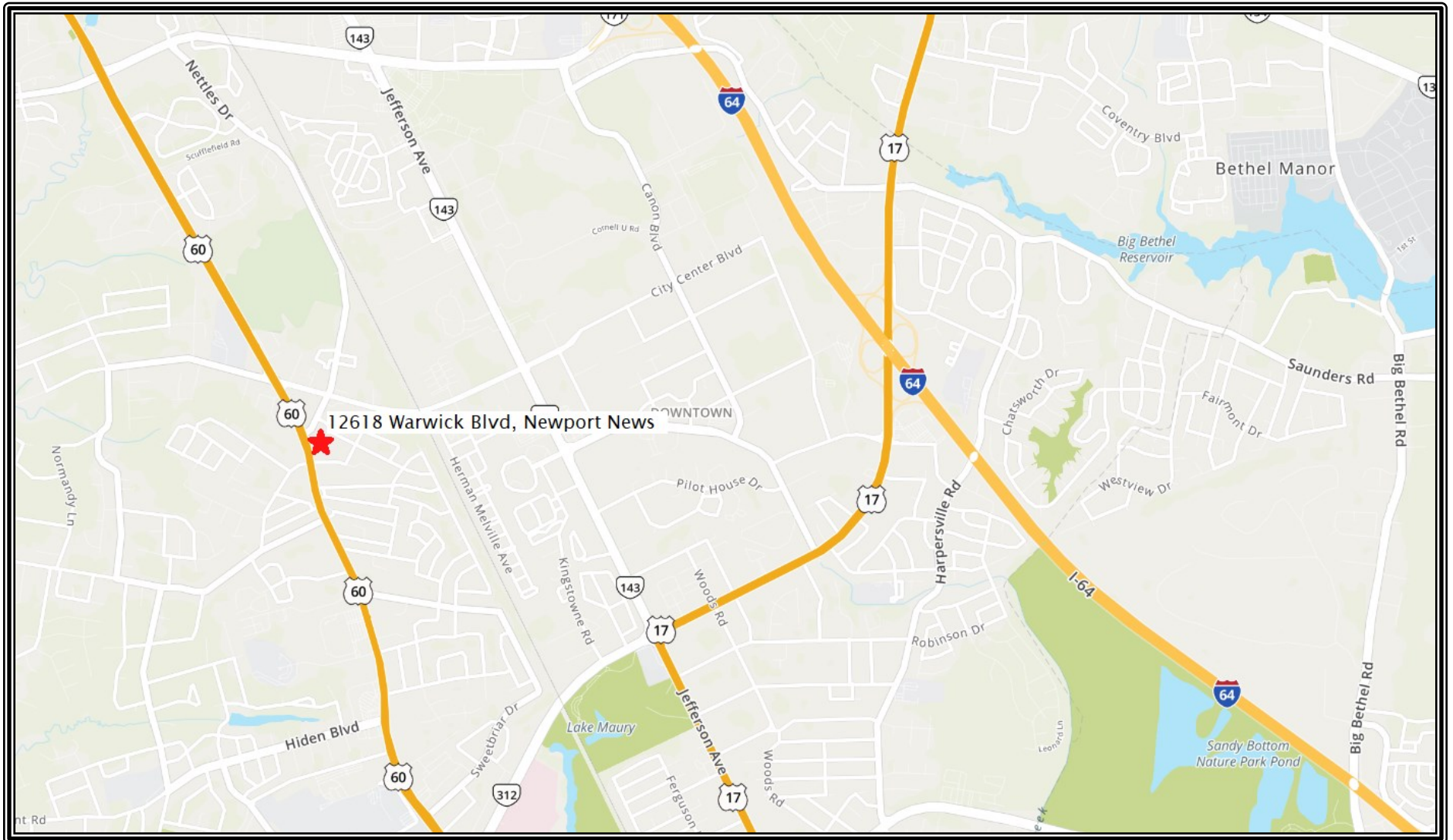
# 12618 Warwick Boulevard, Newport News, Virginia



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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 E	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 OYST ER POINT BUSI./ MANUF	M1 LIGHT INDUS TRIAL	M2 HEAV Y INDUS TRIAL	REFERE NCES	
																					AR T.	SE C.
<b>PERMITTED USES A. AGRICULTURAL</b>																						
1. AGRICULTURE, FARM	C									P												
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																						
<b>PERMITTED USES B. RESIDENTIAL</b>																						
1. SINGLE-FAMILY	P	P	P	P	P						P											
2. TWO-FAMILY					P		P	P								P						
2.1. SINGLE-FAMILY ATTACHED					P		P	P			C					P						
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					P		P	P	P		C			C		P	C					
3. MULTIPLE-FAMILY					P		P	P	P		C					P	C					
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					P		P	P	P		C			C		P	C					
4. HIGH RISE APARTMENT									P							P	p					
5. MANUFACTURED HOME & MANFCT. HOME PARK									P													C. CO DE XIII

















CENTER																				
5. PROFESSIONAL OFFICE								P		P	P	P		P	P	P	P	P	C	
6. OFFICE AND TWO-FAMILY RESIDENTIAL USE WITHIN ONE BUILDING										P										
<b>PERMITTED USES H. PERSONAL SERVICES</b>																				
1. ARTIST OR PHOTOGRAPHY STUDIO								P		P				P	P	P	P	P		
2. BARBER/BEAUTY SHOP								P			P			P	P	P	P			
3. CARPET/UPHOLSTERY CLEANING															P	P	C	P	P	C
4. COIN-OPERATED COMMERCIAL LAUNDRY								P						P	P	P				
4.1. DAY SERVICES CENTER										C				C	C	C	C			
5. DIAPER SERVICE/LINEN SUPPLY															P	P	C	P	P	P
6. DRY CLEANING PICKUP								P						P	P	P	P	P		
7. DRY CLEANING PLANT														P	P	P	C	P	P	P
8. RECORDING STUDIO								P		C				P	P	P	P	P	P	
9. SHOE REPAIR								P						P	P	P	P			
10. TAILOR SHOP								P						P	P	P	P			
11. TRAVEL AGENCY										P	P			P	P	P	P			
12. TATTOO ESTABLISHMENT															C					
<b>PERMITTED USES I. RECREATIONAL USES</b>																				
1. AMUSEMENT PARK OR THEME PARK																P			C	C



























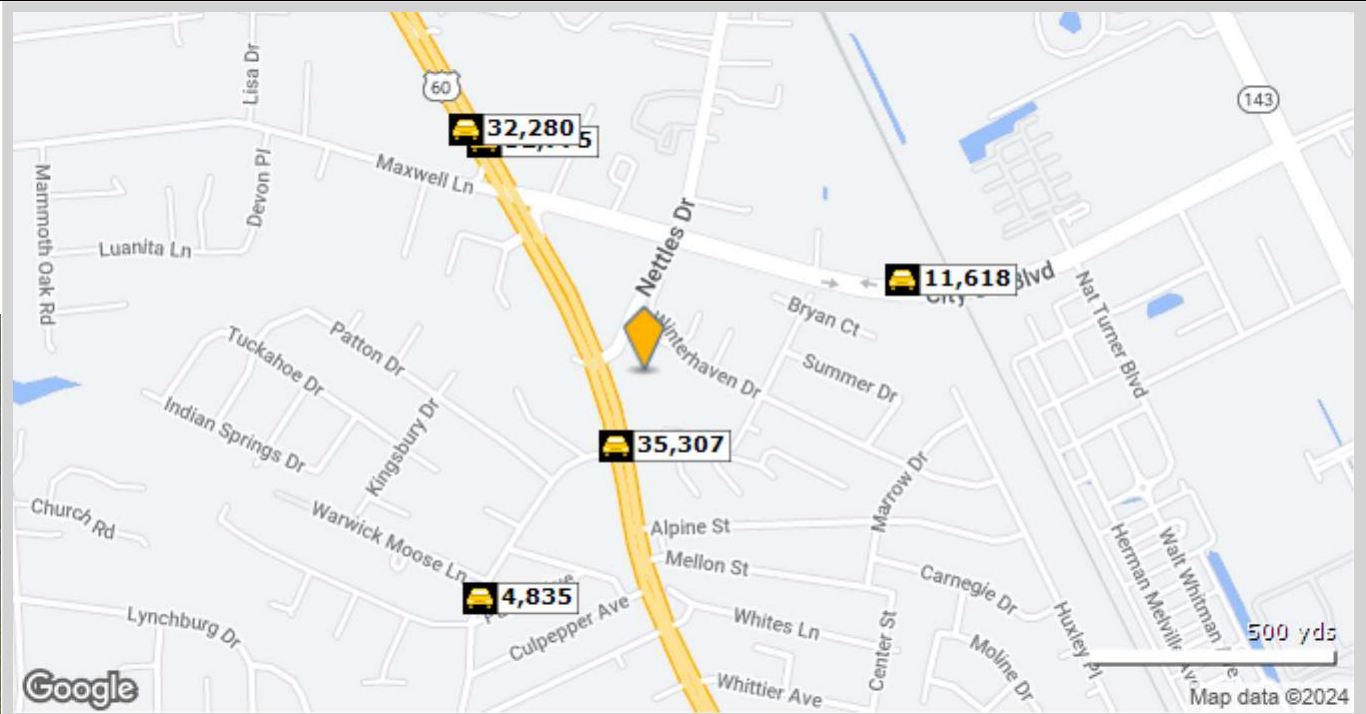


Ord. No. 7066-14, § 1; Ord. No. 7103-14, § 1; Ord. No. 7181-15; § 1; Ord. No. 7246-16, § II;  
Ord. No. 7248-16, § 1; Ord. No. 7255-16, § II; Ord. No. 7316-16, § 1; Ord. No. 7366-17, § 1;  
Ord. No. 7534-19, §§ 1—3; Ord. No. 7543-19, § 1; Ord. No. 7647-20, § 1)

# Traffic Count Report

12618 Warwick Blvd, Newport News, VA 23606

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **1,500 SF**  
 Year Built: **1960**  
 Total Available: **1,500 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Warwick Blvd	Turlington Rd	0.01 S	2022	34,894	MPSI	.09
2	Warwick Blvd	Turlington Rd	0.01 S	2018	36,835	MPSI	.09
3	Warwick Blvd	Turlington Rd	0.01 S	2020	35,307	MPSI	.09
4	Turlington Rd	Warwick Moose Ln	0.01 NE	2022	4,724	MPSI	.32
5	Turlington Rd	Warwick Moose Ln	0.01 NE	2020	4,835	MPSI	.32
6	Not Available		0.00	2015	11,618	AWDT	.33
7	Warwick Blvd	Maxwell Ln	0.05 S	2022	32,579	MPSI	.34
8	Warwick Blvd	Maxwell Ln	0.05 S	2021	32,775	MPSI	.34
9	Warwick Blvd	Maxwell Ln	0.06 SE	2020	26,581	MPSI	.36
10	Warwick Blvd	Maxwell Ln	0.06 SE	2018	32,280	MPSI	.36

# Demographic Trend Report

1 Mile Radius

12618 Warwick Blvd, Newport News, VA 23606

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Description	2010		2023		2028	
<b>Population</b>	<b>13,631</b>		<b>13,864</b>		<b>14,216</b>	
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%
<b>Age 15+</b>	<b>11,327</b>	<b>83.10%</b>	<b>11,141</b>	<b>80.36%</b>	<b>11,389</b>	<b>80.11%</b>
<b>Age 20+</b>	<b>10,452</b>	<b>76.68%</b>	<b>10,347</b>	<b>74.63%</b>	<b>10,554</b>	<b>74.24%</b>
<b>Age 65+</b>	<b>1,663</b>	<b>12.20%</b>	<b>2,116</b>	<b>15.26%</b>	<b>2,384</b>	<b>16.77%</b>
<b>Median Age</b>	<b>32</b>		<b>35</b>		<b>37</b>	
<b>Average Age</b>	<b>36.10</b>		<b>37.30</b>		<b>38.30</b>	
<b>Population By Race</b>	<b>13,631</b>		<b>13,864</b>		<b>14,216</b>	
White	9,566	70.18%	9,252	66.73%	9,508	66.88%
Black	3,301	24.22%	3,640	26.26%	3,715	26.13%
Am. Indian & Alaskan	51	0.37%	60	0.43%	61	0.43%
Asian	289	2.12%	387	2.79%	398	2.80%
Hawaiian & Pacific Islander	14	0.10%	19	0.14%	20	0.14%
Other	401	2.94%	505	3.64%	514	3.62%

# Demographic Trend Report

1 Mile Radius

12618 Warwick Blvd, Newport News, VA 23606

Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>998</b>	<b>1,320</b>	<b>1,349</b>
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%
<b>Household by Household Income</b>	<b>6,053</b>	<b>6,167</b>	<b>6,344</b>
<\$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%
<b>Average Household Income</b>	<b>\$67,600</b>	<b>\$69,652</b>	<b>\$69,592</b>
<b>Median Household Income</b>	<b>\$52,796</b>	<b>\$53,364</b>	<b>\$53,137</b>



# Demographic Summary Report

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
<b>Population</b>			
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%
<b>2023 Population by Hispanic Origin</b>	1,320	7,624	14,985
<b>2023 Population</b>	13,864	77,833	158,648
White	9,252 66.73%	48,617 62.46%	92,088 58.05%
Black	3,640 26.26%	22,090 28.38%	50,170 31.62%
Am. Indian & Alaskan	60 0.43%	440 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%
U.S. Armed Forces	219	2,035	5,317
<b>Households</b>			
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%	16,716 52.91%	35,575 56.96%
Renter Occupied	3,697 59.95%	14,879 47.09%	26,880 43.04%
<b>2023 Households by HH Income</b>	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	1,712 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%	3,422 10.83%	6,664 10.67%
Income: \$125,000 - \$150,000	311 5.04%	1,637 5.18%	3,935 6.30%
Income: \$150,000 - \$200,000	316 5.12%	1,692 5.36%	4,004 6.41%
Income: \$200,000+	154 2.50%	1,533 4.85%	3,722 5.96%
<b>2023 Avg Household Income</b>	\$69,652	\$79,270	\$85,729
<b>2023 Med Household Income</b>	\$53,364	\$62,184	\$67,567

# Demographic Market Comparison Report

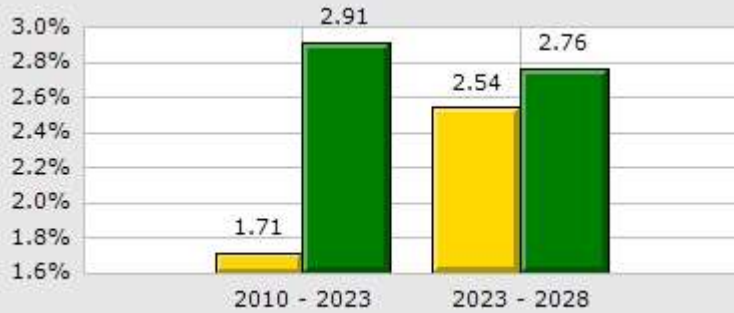
1 mile radius

12618 Warwick Blvd, Newport News, VA 23606

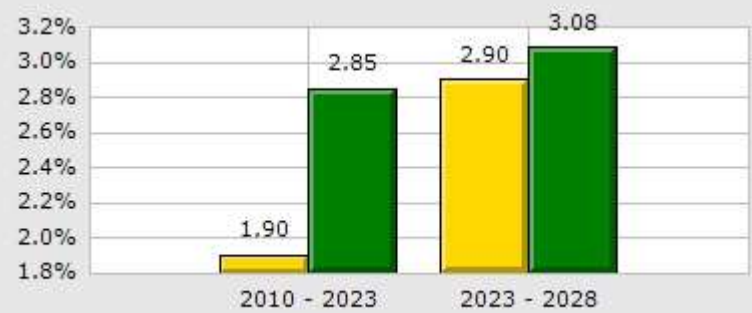
Type: **Retail/Freestanding**  
 County: **Newport News**

**1 Mile**  
**County**

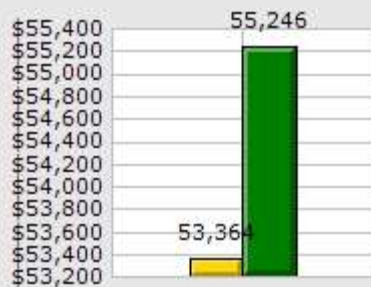
### Population Growth



### Household Growth



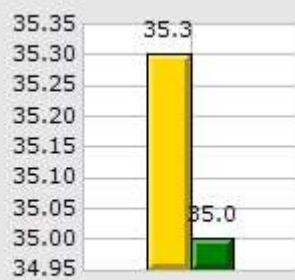
### 2023 Med Household Inc



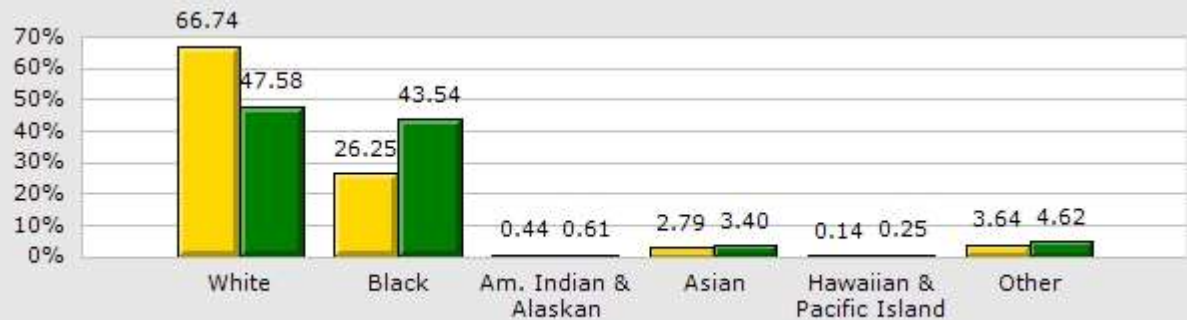
### 2023 Households by Household Income



### 2023 Median Age



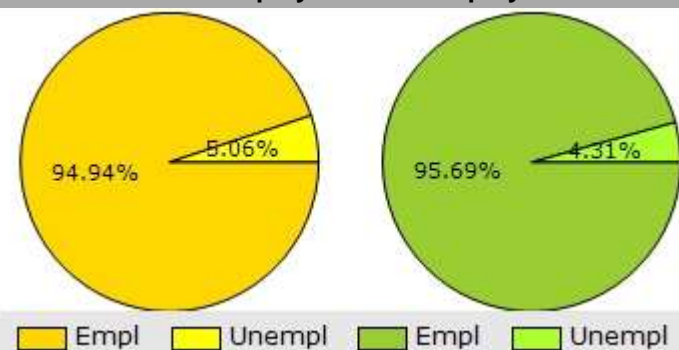
### 2023 Population by Race



### 2023 Renter vs. Owner



### 2023 Employed vs. Unemployed



# Demographic Market Comparison Report

1 mile radius

12618 Warwick Blvd, Newport News, VA 23606

Type: **Retail/Freestanding**  
 County: **Newport News**

	1 Mile		County	
<b>Population Growth</b>				
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%
<b>2023 Population by Race</b>				
	<b>13,865</b>		<b>185,970</b>	
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%
<b>Household Growth</b>				
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%
<b>2023 Households by Household Income</b>				
	<b>6,167</b>		<b>72,681</b>	
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	

# Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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%
<b>2023 Population by Age</b>			
	<b>13,864</b>	<b>77,833</b>	<b>158,648</b>
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%
<b>Median Age</b>	<b>35.30</b>	<b>35.60</b>	<b>36.40</b>
<b>Average Age</b>	<b>37.30</b>	<b>37.60</b>	<b>38.00</b>

# Demographic Detail Report

12618 Warwick Blvd, Newport News, VA 23606						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population By Race</b>	<b>13,864</b>		<b>77,833</b>		<b>158,648</b>	
White	9,252	66.73%	48,617	62.46%	92,088	58.05%
Black	3,640	26.26%	22,090	28.38%	50,170	31.62%
Am. Indian & Alaskan	60	0.43%	440	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%
<b>Population by Hispanic Origin</b>	<b>13,864</b>		<b>77,833</b>		<b>158,648</b>	
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%
<b>2023 Median Age, Male</b>	<b>33.90</b>		<b>34.30</b>		<b>34.90</b>	
<b>2023 Average Age, Male</b>	<b>35.80</b>		<b>36.30</b>		<b>36.70</b>	
<b>2023 Median Age, Female</b>	<b>36.80</b>		<b>37.00</b>		<b>37.90</b>	
<b>2023 Average Age, Female</b>	<b>38.80</b>		<b>38.90</b>		<b>39.20</b>	
<b>2023 Population by Occupation Classification</b>	<b>10,982</b>		<b>61,705</b>		<b>126,022</b>	
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%
<b>Households by Marital Status</b>						
Married	2,227		13,309		28,921	
Married No Children	1,398		8,014		16,628	
Married w/Children	828		5,295		12,293	
<b>2023 Population by Education</b>	<b>10,087</b>		<b>56,085</b>		<b>113,960</b>	
Some High School, No Diploma	677	6.71%	4,035	7.19%	7,362	6.46%
High School Grad (Incl Equivalency)	2,417	23.96%	13,311	23.73%	26,164	22.96%
Some College, No Degree	3,153	31.26%	17,534	31.26%	36,902	32.38%
Associate Degree	696	6.90%	3,770	6.72%	7,423	6.51%
Bachelor Degree	1,654	16.40%	10,012	17.85%	20,759	18.22%
Advanced Degree	1,490	14.77%	7,423	13.24%	15,350	13.47%



## Demographic Detail Report

12618 Warwick Blvd, Newport News, VA 23606						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>12,264</b>		<b>71,014</b>		<b>144,452</b>	
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%
<b>2023 Worker Travel Time to Job</b>	<b>6,758</b>		<b>38,944</b>		<b>79,927</b>	
<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%
<b>2010 Households by HH Size</b>	<b>6,052</b>		<b>30,251</b>		<b>60,944</b>	
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%
<b>2023 Average Household Size</b>	<b>2.20</b>		<b>2.40</b>		<b>2.50</b>	
<b>Households</b>						
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%	

# Demographic Detail Report

12618 Warwick Blvd, Newport News, VA 23606						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Households by HH Income</b>	<b>6,167</b>		<b>31,594</b>		<b>62,454</b>	
<\$25,000	1,172	19.00%	5,663	17.92%	10,039	16.07%
\$25,000 - \$50,000	1,712	27.76%	6,889	21.80%	12,241	19.60%
\$50,000 - \$75,000	1,231	19.96%	6,267	19.84%	12,604	20.18%
\$75,000 - \$100,000	654	10.60%	4,491	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%
<b>2023 Avg Household Income</b>	<b>\$69,652</b>		<b>\$79,270</b>		<b>\$85,729</b>	
<b>2023 Med Household Income</b>	<b>\$53,364</b>		<b>\$62,184</b>		<b>\$67,567</b>	
<b>2023 Occupied Housing</b>	<b>6,167</b>		<b>31,595</b>		<b>62,455</b>	
Owner Occupied	2,470	40.05%	16,716	52.91%	35,575	56.96%
Renter Occupied	3,697	59.95%	14,879	47.09%	26,880	43.04%
<b>2010 Housing Units</b>	<b>6,868</b>		<b>35,025</b>		<b>68,893</b>	
1 Unit	3,107	45.24%	20,646	58.95%	44,940	65.23%
2 - 4 Units	850	12.38%	3,036	8.67%	4,909	7.13%
5 - 19 Units	1,995	29.05%	7,324	20.91%	13,238	19.22%
20+ Units	916	13.34%	4,019	11.47%	5,806	8.43%
<b>2023 Housing Value</b>	<b>2,470</b>		<b>16,715</b>		<b>35,574</b>	
<\$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%
<b>2023 Median Home Value</b>	<b>\$235,801</b>		<b>\$229,202</b>		<b>\$230,189</b>	
<b>2023 Housing Units by Yr Built</b>	<b>7,084</b>		<b>35,865</b>		<b>70,432</b>	
Built 2010+	633	8.94%	3,758	10.48%	5,770	8.19%
Built 2000 - 2010	735	10.38%	2,878	8.02%	5,821	8.26%
Built 1990 - 1999	1,023	14.44%	6,145	17.13%	13,443	19.09%
Built 1980 - 1989	1,771	25.00%	6,103	17.02%	12,151	17.25%
Built 1970 - 1979	1,029	14.53%	6,016	16.77%	12,159	17.26%
Built 1960 - 1969	1,117	15.77%	6,047	16.86%	11,587	16.45%
Built 1950 - 1959	633	8.94%	3,604	10.05%	6,405	9.09%
Built <1949	143	2.02%	1,314	3.66%	3,096	4.40%
<b>2023 Median Year Built</b>	<b>1983</b>		<b>1981</b>		<b>1981</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.

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:

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