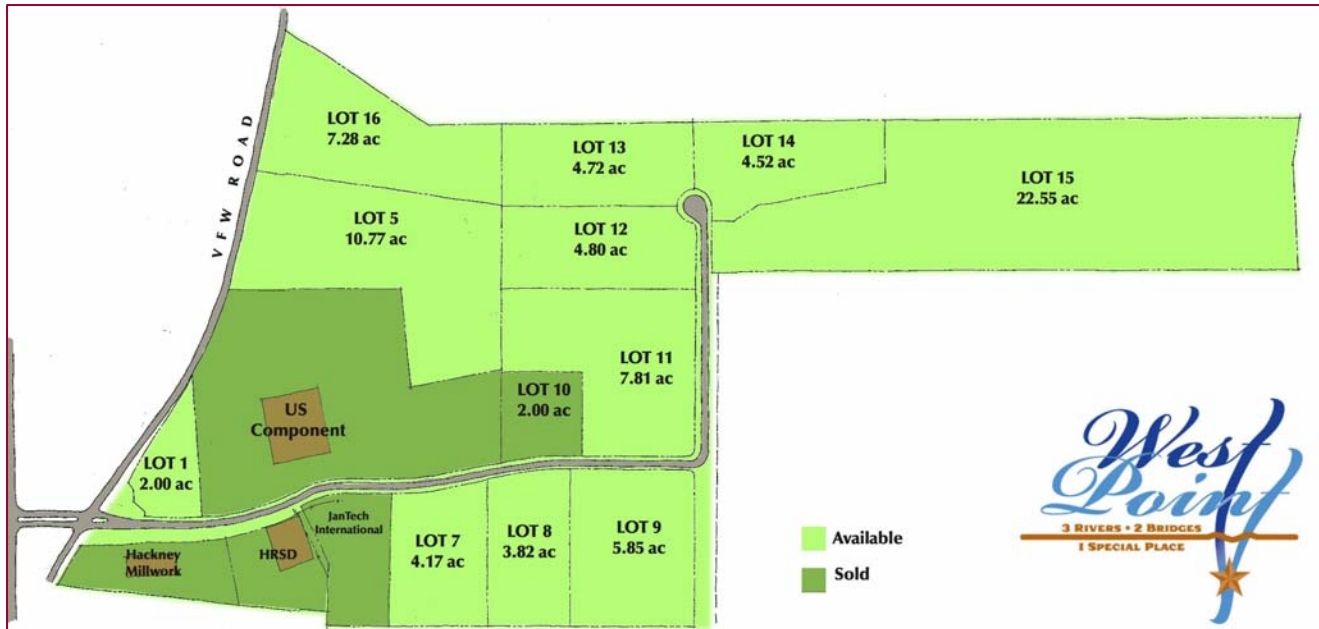


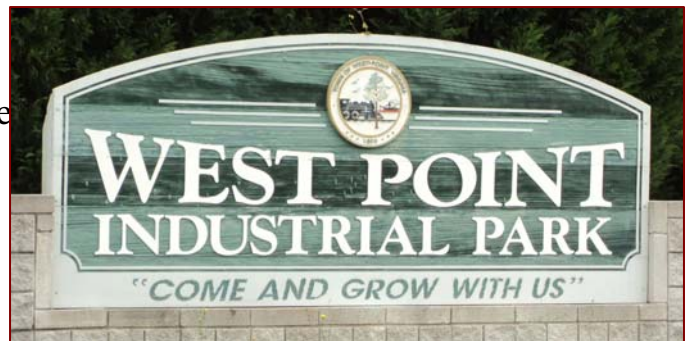
West Point Industrial Park

Industrial Parkway
West Point, Virginia

FOR SALE



- 4-22 acres available
- M-1 Zoning, Light Industrial
- Utilities, high speed internet, and storm water / road infrastructure in place
- Ready and willing municipality
- Located in between I-64 and I-95
- Off of Route 30
- Middle Peninsula Regional Airport is located within five miles



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Vince Campana

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Newport News, Virginia 23606

757.327.0333

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Campana Waltz
Commercial Real Estate, LLC

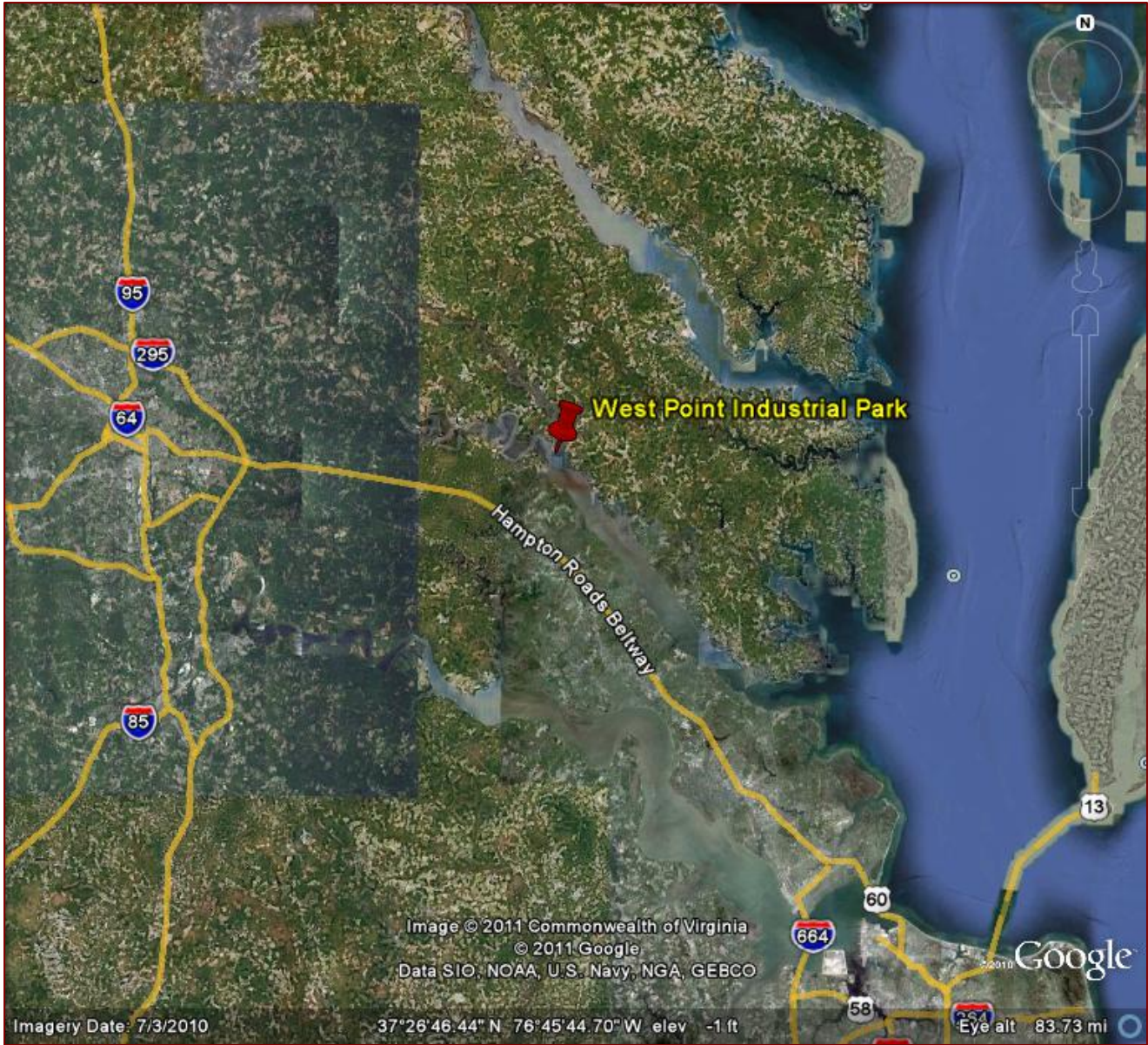
*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

Aerials



*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.*

Map



*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	For Lease	Sales Comps	Property Records	Market Trends	Community	Add Property	Skip Campana	0
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Select a Property Type Enter a location



Demographics for Industrial Parkway, West Point, VA

23181

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	573	1,953	2,869
2011 Female Population	659	2,143	3,090
% 2011 Male Population	46.51%	47.68%	48.15%
% 2011 Female Population	53.49%	52.32%	51.85%
2011 Total Adult Population	917	3,143	4,604
2011 Total Daytime Population	1,042	4,202	6,124
2011 Total Daytime Work Population	400	1,787	2,336
2011 Median Age Total Population	39	40	39
2011 Median Age Adult Population	49	49	48
2011 Age 0-5	92	280	403
2011 Age 6-13	153	449	632
2011 Age 14-17	69	224	320
2011 Age 18-20	28	117	194
2011 Age 21-24	78	247	339
2011 Age 25-29	51	219	361
2011 Age 30-34	68	229	348
2011 Age 35-39	75	260	392
2011 Age 40-44	68	223	360
2011 Age 45-49	94	302	421
2011 Age 50-54	83	299	431
2011 Age 55-59	82	246	356
2011 Age 60-64	75	230	327
2011 Age 65-69	58	204	294
2011 Age 70-74	41	170	233
2011 Age 75-79	43	154	216
2011 Age 80-84	33	125	172
2011 Age 85+	41	118	161
% 2011 Age 0-5	7.47%	6.84%	6.76%
% 2011 Age 6-13	12.42%	10.96%	10.60%
% 2011 Age 14-17	5.60%	5.47%	5.37%
% 2011 Age 18-20	2.27%	2.86%	3.26%
% 2011 Age 21-24	6.33%	6.03%	5.69%
% 2011 Age 25-29	4.14%	5.35%	6.06%
% 2011 Age 30-34	5.52%	5.59%	5.84%
% 2011 Age 35-39	6.09%	6.35%	6.58%
% 2011 Age 40-44	5.52%	5.44%	6.04%
% 2011 Age 45-49	7.63%	7.37%	7.06%
% 2011 Age 50-54	6.74%	7.30%	7.23%
% 2011 Age 55-59	6.66%	6.01%	5.97%
% 2011 Age 60-64	6.09%	5.62%	5.49%
% 2011 Age 65-69	4.71%	4.98%	4.93%
% 2011 Age 70-74	3.33%	4.15%	3.91%
% 2011 Age 75-79	3.49%	3.76%	3.62%
% 2011 Age 80-84	2.68%	3.05%	2.89%
% 2011 Age 85+	3.33%	2.88%	2.70%
2011 White Population	989	3,213	4,549
2011 Black Population	183	665	1,088
2011 Asian/Hawaiian/Pacific Islander	24	66	73
2011 American Indian/Alaska Native	4	24	58
2011 Other Population (Incl 2+ Races)	32	129	192
2011 Hispanic Population	27	140	197
2011 Non-Hispanic Population	1,205	3,956	5,762
% 2011 White Population	80.28%	78.42%	76.33%
% 2011 Black Population	14.85%	16.23%	18.26%
% 2011 Asian/Hawaiian/Pacific Islander	1.95%	1.61%	1.22%
% 2011 American Indian/Alaska Native	0.32%	0.59%	0.97%
% 2011 Other Population (Incl 2+ Races)	2.60%	3.15%	3.22%
% 2011 Hispanic Population	2.19%	3.42%	3.31%
% 2011 Non-Hispanic Population	97.81%	96.58%	96.69%
2000 Non-Hispanic White	826	2,726	3,803
2000 Non-Hispanic Black	126	575	1,022
2000 Non-Hispanic Amer Indian/Alaska Native	7	24	52
2000 Non-Hispanic Asian	25	44	45
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	n/a	n/a	2
2000 Non-Hispanic Two or More Races	n/a	24	53
% 2000 Non-Hispanic White	83.94%	80.34%	76.41%
% 2000 Non-Hispanic Black	12.80%	16.95%	20.53%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.71%	0.71%	1.04%
% 2000 Non-Hispanic Asian	2.54%	1.30%	0.90%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.00%	0.00%	0.04%
% 2000 Non-Hispanic Two or More Races	0.00%	0.71%	1.06%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	1,232	4,096	5,959
2011 Total Households	495	1,581	2,332
Population Change 1990-2011	279	653	941
Household Change 1990-2011	114	271	404

	1-mi.	3-mi.	5-mi.
Population Change			
% Population Change 1990-2011	29.28%	18.97%	18.75%
% Household Change 1990-2011	29.92%	20.69%	20.95%
Population Change 2000-2011	218	667	905
Household Change 2000-2011	94	280	368
% Population Change 2000-2011	21.50%	19.45%	17.91%
% Households Change 2000-2011	23.44%	21.52%	18.74%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	421	1,408	2,126
2000 Occupied Housing Units	397	1,298	1,960
2000 Owner Occupied Housing Units	321	1,032	1,579
2000 Renter Occupied Housing Units	76	266	381
2000 Vacant Housing Units	24	110	167
% 2000 Occupied Housing Units	94.30%	92.19%	92.19%
% 2000 Owner Occupied Housing Units	76.25%	73.30%	74.24%
% 2000 Renter Occupied Housing Units	18.05%	18.89%	17.91%
% 2000 Vacant Housing Units	5.70%	7.81%	7.85%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$72,263	\$55,155	\$51,722
2011 Per Capita Income	\$31,271	\$25,745	\$24,731
2011 Average Household Income	\$77,830	\$66,699	\$63,196
2011 Household Income < \$10,000	13	47	83
2011 Household Income \$10,000-\$14,999	4	74	98
2011 Household Income \$15,000-\$19,999	7	73	124
2011 Household Income \$20,000-\$24,999	17	81	134
2011 Household Income \$25,000-\$29,999	22	69	125
2011 Household Income \$30,000-\$34,999	41	115	149
2011 Household Income \$35,000-\$39,999	30	86	117
2011 Household Income \$40,000-\$44,999	14	124	194
2011 Household Income \$45,000-\$49,999	12	71	111
2011 Household Income \$50,000-\$59,999	26	96	177
2011 Household Income \$60,000-\$74,999	74	163	218
2011 Household Income \$75,000-\$99,999	118	275	384
2011 Household Income \$100,000-\$124,999	73	187	226
2011 Household Income \$125,000-\$149,999	35	68	110
2011 Household Income \$150,000-\$199,999	7	20	34
2011 Household Income \$200,000-\$249,999	n/a	13	24
2011 Household Income \$250,000-\$499,999	n/a	16	21
2011 Household Income \$500,000+	n/a	1	2
2011 Household Income \$200,000+	n/a	31	47
% 2011 Household Income < \$10,000	2.64%	2.98%	3.56%
% 2011 Household Income \$10,000-\$14,999	0.81%	4.69%	4.20%
% 2011 Household Income \$15,000-\$19,999	1.42%	4.62%	5.32%
% 2011 Household Income \$20,000-\$24,999	3.45%	5.13%	5.75%
% 2011 Household Income \$25,000-\$29,999	4.46%	4.37%	5.36%
% 2011 Household Income \$30,000-\$34,999	8.32%	7.28%	6.39%
% 2011 Household Income \$35,000-\$39,999	6.09%	5.45%	5.02%
% 2011 Household Income \$40,000-\$44,999	2.84%	7.85%	8.32%
% 2011 Household Income \$45,000-\$49,999	2.43%	4.50%	4.76%
% 2011 Household Income \$50,000-\$59,999	5.27%	6.08%	7.59%
% 2011 Household Income \$60,000-\$74,999	15.01%	10.32%	9.35%
% 2011 Household Income \$75,000-\$99,999	23.94%	17.42%	16.47%
% 2011 Household Income \$100,000-\$124,999	14.81%	11.84%	9.70%
% 2011 Household Income \$125,000-\$149,999	7.10%	4.31%	4.72%
% 2011 Household Income \$150,000-\$199,999	1.42%	1.27%	1.46%
% 2011 Household Income \$200,000-\$249,999	0.00%	0.82%	1.03%
% 2011 Household Income \$250,000-\$499,999	0.00%	1.01%	0.90%
% 2011 Household Income \$500,000+	0.00%	0.06%	0.09%
% 2011 Household Income \$200,000+	0.00%	1.96%	2.02%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$241,536	\$622,975	\$833,981
2011 Jewelry Stores	\$183,938	\$471,721	\$629,961
2011 Mens Clothing Stores	\$347,226	\$906,735	\$1,220,209
2011 Shoe Stores	\$315,638	\$837,513	\$1,134,516
2011 Womens Clothing Stores	\$583,970	\$1,583,665	\$2,164,185
2011 Automobile Dealers	\$3,949,501	\$11,396,177	\$15,944,952
2011 Automotive Parts/Acc/Repair Stores	\$505,073	\$1,375,804	\$1,883,431
2011 Other Motor Vehicle Dealers	\$155,221	\$410,441	\$555,207
2011 Tire Dealers	\$140,338	\$376,372	\$512,057
2011 Hardware Stores	\$66,372	\$177,145	\$240,537
2011 Home Centers	\$348,073	\$1,095,029	\$1,578,267
2011 Nursery/Garden Centers	\$148,931	\$399,470	\$543,512
2011 Outdoor Power Equipment Stores	\$40,824	\$143,499	\$213,860
2011 Paint/Wallpaper Stores	\$13,131	\$43,001	\$62,766
2011 Appliance/TV/Other Electronics Stores	\$407,842	\$1,048,991	\$1,402,628
2011 Camera/Photographic Supplies Stores	\$62,633	\$172,366	\$236,910
2011 Computer/Software Stores	\$182,412	\$519,784	\$723,916
2011 Beer/Wine/Liquor Stores	\$257,594	\$667,216	\$894,816
2011 Convenience/Specialty Food Stores	\$223,275	\$846,494	\$1,655,109
2011 Restaurant Expenditures	\$1,289,736	\$4,427,015	\$7,556,385
2011 Supermarkets/Other Grocery excl Conv	\$2,701,119	\$7,507,409	\$10,358,096
2011 Furniture Stores	\$398,562	\$1,084,054	\$1,483,165
2011 Home Furnishings Stores	\$270,002	\$682,903	\$906,523
2011 Gen Merch/Appliance/Furniture Stores	\$3,535,318	\$9,548,471	\$13,027,541
2011 Gasoline Stations w/ Convenience Stores	\$1,987,478	\$5,445,049	\$7,838,725
2011 Other Gasoline Stations	\$1,764,202	\$4,598,555	\$6,183,616
2011 Department Stores excl Leased Depts	\$3,943,159	\$10,597,463	\$14,430,169
2011 General Merchandise Stores	\$3,136,755	\$8,464,416	\$11,544,376
2011 Other Health/Personal Care Stores	\$250,224	\$722,564	\$1,011,255
2011 Pharmacies/Drug Stores	\$1,296,770	\$3,618,568	\$5,000,188
2011 Pet/Pet Supplies Stores	\$179,458	\$511,342	\$712,144

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2011 Book/Periodical/Music Stores	\$63,293	\$149,676	\$192,644
2011 Hobby/Toy/Game Stores	\$34,805	\$210,579	\$350,702
2011 Musical Instrument/Supplies Stores	\$36,047	\$100,205	\$138,264
2011 Sewing/Needlework/Piece Goods Stores	\$11,440	\$29,559	\$39,601
2011 Sporting Goods Stores	\$282,760	\$573,890	\$679,768
2011 Video Tape Stores - Retail	\$32,491	\$87,507	\$119,256

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