

2078 Nickerson Blvd
Hampton, Virginia
For Lease



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Vince Campana
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11832 Fishing Point Dr, Suite 400
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*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

FOR LEASE
Nickerson Shopping Center
2078 Nickerson Road
Hampton, Virginia

Location: 2078 Nickerson Blvd, Hampton VA.

Shopping Center: 70,450sq.ft. Neighborhood Shopping Center with Ace Hardware, Dollar Tree, Radio Shack, VA ABC, Snap Fitness, as national cotenants.

Built: 1997.

Size Available: Approximately 6,000 square feet which can be divisible to 1,500square feet.

Parking: More than ample parking provided.

Lease Rate: \$16.00 Triple Net.

Zoning: Neighborhood Commercial.

Additional Information:

- Aerial
- Map Showing easy access to I-64
- Floor Map
- Location Map
- Demographics

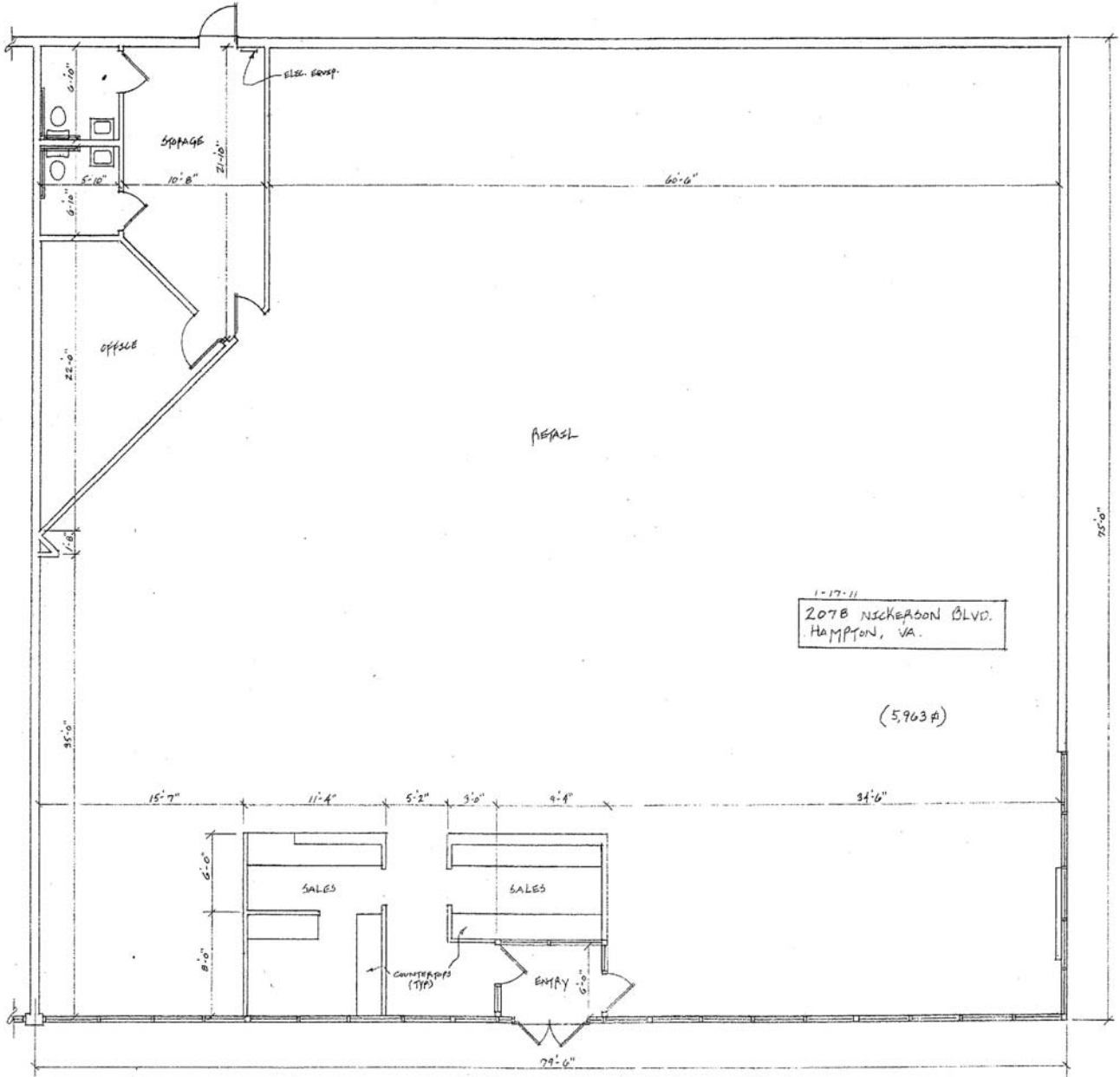
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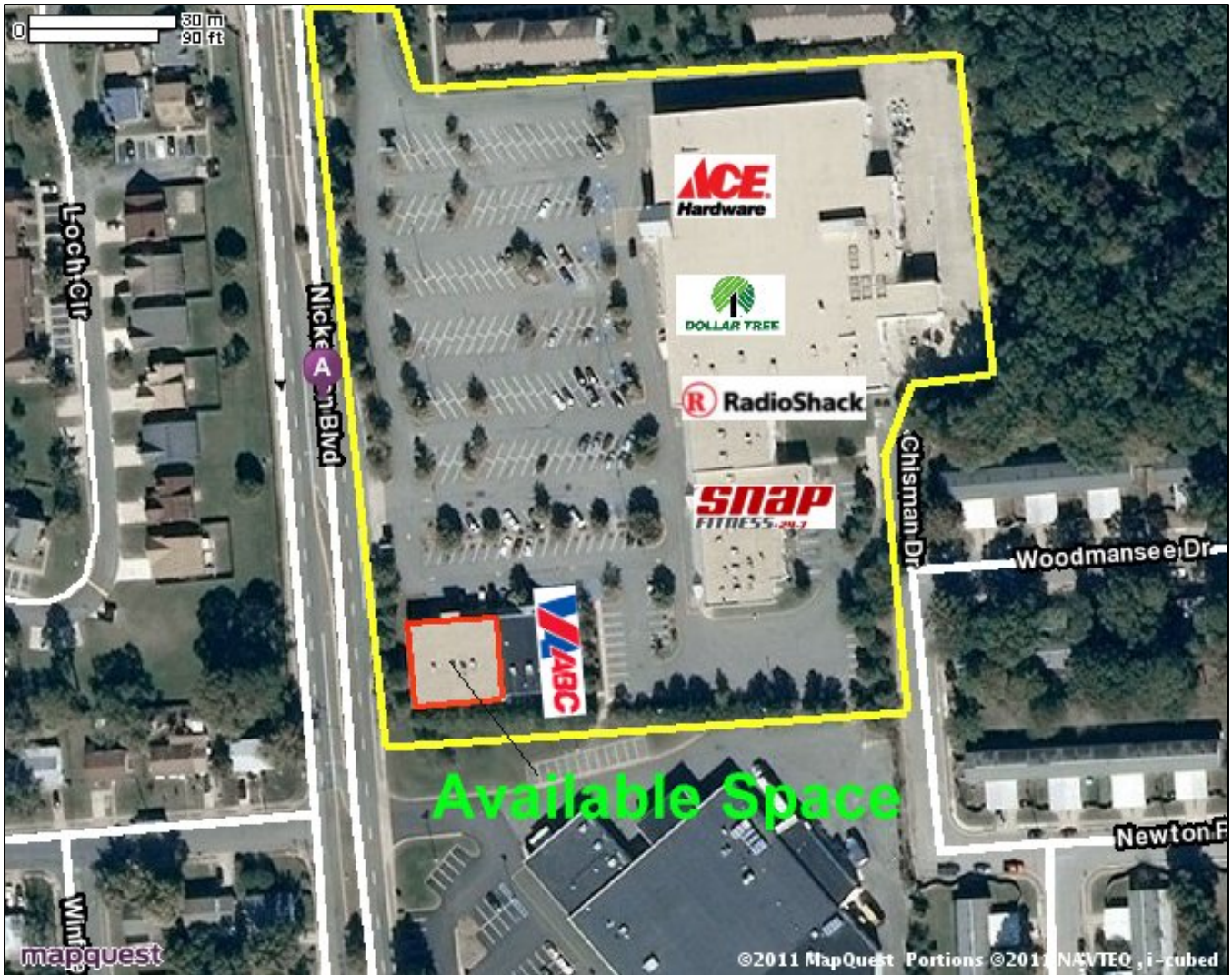
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Current Layout



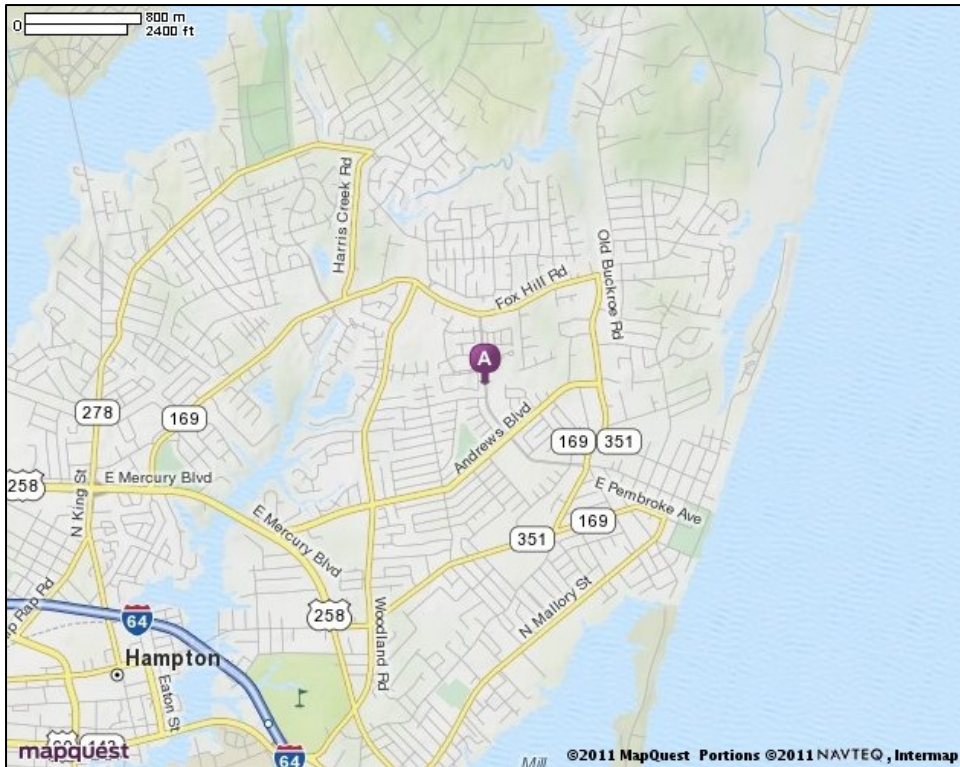
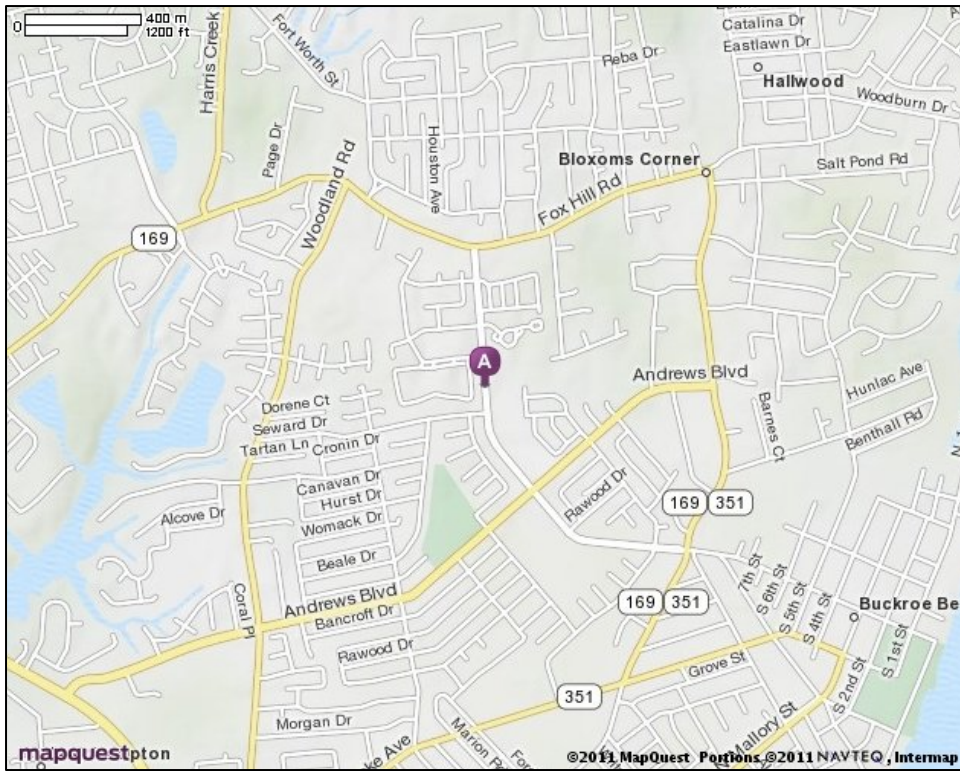
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Aerial



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Maps



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Demographics for

Population	1-mi.	2-mi.	3-mi.
2009 Male Population	7,589	28,438	50,263
2009 Female Population	8,057	30,766	50,192
% 2009 Male Population	48.50%	48.03%	50.04%
% 2009 Female Population	51.50%	51.97%	49.96%
2009 Total Adult Population	11,111	44,265	77,641
2009 Total Daytime Population	9,857	43,358	86,330
2009 Total Daytime Work Population	2,656	15,281	34,028
2009 Median Age Total Population	34	33	33
2009 Median Age Adult Population	43	42	40
2009 Age 0-5	1,385	4,619	7,243
2009 Age 6-13	2,101	6,919	10,365
2009 Age 14-17	1,048	3,401	5,206
2009 Age 18-20	672	4,484	6,276
2009 Age 21-24	721	3,625	7,807
2009 Age 25-29	967	3,579	7,687
2009 Age 30-34	974	3,681	7,270
2009 Age 35-39	1,250	4,335	8,563
2009 Age 40-44	1,345	4,772	8,138
2009 Age 45-49	1,204	4,475	7,202
2009 Age 50-54	968	3,786	5,875
2009 Age 55-59	775	3,068	4,718
2009 Age 60-64	741	2,464	3,799
2009 Age 65-69	570	1,991	3,148
2009 Age 70-74	452	1,618	2,569
2009 Age 75-79	248	1,143	2,067
2009 Age 80-84	136	747	1,449
2009 Age 85+	88	495	1,075
% 2009 Age 0-5	8.85%	7.80%	7.21%
% 2009 Age 6-13	13.43%	11.69%	10.32%
% 2009 Age 14-17	6.70%	5.74%	5.18%
% 2009 Age 18-20	4.30%	7.57%	6.25%
% 2009 Age 21-24	4.61%	6.12%	7.77%
% 2009 Age 25-29	6.18%	6.05%	7.65%
% 2009 Age 30-34	6.23%	6.22%	7.24%
% 2009 Age 35-39	7.99%	7.32%	8.52%
% 2009 Age 40-44	8.60%	8.06%	8.10%
% 2009 Age 45-49	7.70%	7.56%	7.17%
% 2009 Age 50-54	6.19%	6.40%	5.85%
% 2009 Age 55-59	4.95%	5.18%	4.70%
% 2009 Age 60-64	4.74%	4.16%	3.78%
% 2009 Age 65-69	3.64%	3.36%	3.13%
% 2009 Age 70-74	2.89%	2.73%	2.56%
% 2009 Age 75-79	1.59%	1.93%	2.06%
% 2009 Age 80-84	0.87%	1.26%	1.44%
% 2009 Age 85+	0.56%	0.84%	1.07%
2009 White Population	8,424	30,795	48,422
2009 Black Population	6,106	24,598	45,294
2009 Asian/Hawaiian/Pacific Islander	371	1,221	2,190
2009 American Indian/Alaska Native	53	245	438
2009 Other Population (Incl 2+ Races)	691	2,345	4,110
2009 Hispanic Population	631	2,135	3,814
2009 Non-Hispanic Population	15,015	57,069	96,641
% 2009 White Population	53.84%	52.02%	48.20%
% 2009 Black Population	39.03%	41.55%	45.09%
% 2009 Asian/Hawaiian/Pacific Islander	2.37%	2.06%	2.18%
% 2009 American Indian/Alaska Native	0.34%	0.41%	0.44%
% 2009 Other Population (Incl 2+ Races)	4.42%	3.96%	4.09%
% 2009 Hispanic Population	4.03%	3.61%	3.80%

	1-mi.	2-mi.	3-mi.
Population			
% 2009 Non-Hispanic Population	95.97%	96.39%	96.20%
2000 Non-Hispanic White	9,149	32,487	51,187
2000 Non-Hispanic Black	5,435	23,800	43,818
2000 Non-Hispanic Amer Indian/Alaska Native	104	330	493
2000 Non-Hispanic Asian	260	1,010	1,744
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	16	80
2000 Non-Hispanic Some Other Race	31	62	83
2000 Non-Hispanic Two or More Races	354	1,394	2,201
% 2000 Non-Hispanic White	59.67%	54.97%	51.39%
% 2000 Non-Hispanic Black	35.45%	40.27%	43.99%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.68%	0.56%	0.49%
% 2000 Non-Hispanic Asian	1.70%	1.71%	1.75%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.03%	0.08%
% 2000 Non-Hispanic Some Other Race	0.20%	0.10%	0.08%
% 2000 Non-Hispanic Two or More Races	2.31%	2.36%	2.21%
Population Change			
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2009 Total Population	15,645	59,203	100,455
2009 Total Households	6,048	23,431	38,358
Population Change 1990-2009	777	-573	3,047
Household Change 1990-2009	934	2,457	2,659
% Population Change 1990-2009	5.23%	-0.96%	3.13%
% Household Change 1990-2009	18.26%	11.71%	7.45%
Population Change 2000-2009	-30	-1,442	-1,921
Household Change 2000-2009	380	942	1,790
% Population Change 2000-2009	-0.19%	-2.38%	-1.88%
% Households Change 2000-2009	6.70%	4.19%	4.89%
Housing			
2000 Total Housing Units	5,937	24,100	39,218
2000 Occupied Housing Units	5,609	22,456	36,593
2000 Owner Occupied Housing Units	3,790	13,494	20,285
2000 Renter Occupied Housing Units	1,819	8,963	16,308
2000 Vacant Housing Units	328	1,644	2,625
% 2000 Occupied Housing Units	94.48%	93.18%	93.31%
% 2000 Owner Occupied Housing Units	63.84%	55.99%	51.72%
% 2000 Renter Occupied Housing Units	30.64%	37.19%	41.58%
% 2000 Vacant Housing Units	5.52%	6.82%	6.69%
Income			
2009 Median Household Income	\$53,068	\$47,784	\$45,794
2009 Per Capita Income	\$26,437	\$25,819	\$23,911
2009 Average Household Income	\$68,386	\$65,236	\$62,620
2009 Household Income < \$10,000	216	1,382	2,522
2009 Household Income \$10,000-\$14,999	419	1,548	2,480
2009 Household Income \$15,000-\$19,999	290	1,461	2,287
2009 Household Income \$20,000-\$24,999	217	1,304	2,331
2009 Household Income \$25,000-\$29,999	262	1,318	2,447
2009 Household Income \$30,000-\$34,999	321	1,355	2,377
2009 Household Income \$35,000-\$39,999	343	1,217	2,015
2009 Household Income \$40,000-\$44,999	336	1,277	2,282
2009 Household Income \$45,000-\$49,999	397	1,533	2,755
2009 Household Income \$50,000-\$59,999	725	2,539	4,709
2009 Household Income \$60,000-\$74,999	1,053	3,210	5,071
2009 Household Income \$75,000-\$99,999	981	3,418	4,540
2009 Household Income \$100,000-\$124,999	271	904	1,253
2009 Household Income \$125,000-\$149,999	131	558	702
2009 Household Income \$150,000-\$199,999	49	242	300
2009 Household Income \$200,000-\$249,999	6	30	47
2009 Household Income \$250,000-\$499,999	28	132	235
2009 Household Income \$500,000+	2	4	5
2009 Household Income \$200,000+	36	166	287

Income	1-mi.	2-mi.	3-mi.
% 2009 Household Income < \$10,000	3.57%	5.90%	6.57%
% 2009 Household Income \$10,000-\$14,999	6.93%	6.61%	6.47%
% 2009 Household Income \$15,000-\$19,999	4.80%	6.24%	5.96%
% 2009 Household Income \$20,000-\$24,999	3.59%	5.57%	6.08%
% 2009 Household Income \$25,000-\$29,999	4.33%	5.62%	6.38%
% 2009 Household Income \$30,000-\$34,999	5.31%	5.78%	6.20%
% 2009 Household Income \$35,000-\$39,999	5.67%	5.19%	5.25%
% 2009 Household Income \$40,000-\$44,999	5.56%	5.45%	5.95%
% 2009 Household Income \$45,000-\$49,999	6.57%	6.54%	7.18%
% 2009 Household Income \$50,000-\$59,999	11.99%	10.84%	12.28%
% 2009 Household Income \$60,000-\$74,999	17.41%	13.70%	13.22%
% 2009 Household Income \$75,000-\$99,999	16.22%	14.59%	11.84%
% 2009 Household Income \$100,000-\$124,999	4.48%	3.86%	3.27%
% 2009 Household Income \$125,000-\$149,999	2.17%	2.38%	1.83%
% 2009 Household Income \$150,000-\$199,999	0.81%	1.03%	0.78%
% 2009 Household Income \$200,000-\$249,999	0.10%	0.13%	0.12%
% 2009 Household Income \$250,000-\$499,999	0.46%	0.56%	0.61%
% 2009 Household Income \$500,000+	0.03%	0.02%	0.01%
% 2009 Household Income \$200,000+	0.60%	0.71%	0.75%
Retail Sales Volume	1-mi.	2-mi.	3-mi.
2009 Children/Infants Clothing Stores	\$2,548,542	\$9,347,783	\$14,831,206
2009 Jewelry Stores	\$1,916,017	\$6,973,610	\$11,085,816
2009 Mens Clothing Stores	\$3,896,361	\$14,277,155	\$22,615,760
2009 Shoe Stores	\$3,591,057	\$13,245,293	\$21,030,581
2009 Womens Clothing Stores	\$7,108,954	\$26,091,787	\$41,525,041
2009 Automobile Dealers	\$47,634,259	\$175,478,320	\$286,046,547
2009 Automotive Parts/Acc/Repair Stores	\$5,813,778	\$21,348,218	\$34,261,944
2009 Other Motor Vehicle Dealers	\$1,753,077	\$6,453,975	\$10,249,254
2009 Tire Dealers	\$1,559,025	\$5,693,961	\$9,139,721
2009 Hardware Stores	\$677,610	\$2,720,758	\$4,253,461
2009 Home Centers	\$4,972,396	\$18,748,386	\$30,544,619
2009 Nursery/Garden Centers	\$1,619,970	\$5,914,696	\$9,520,889
2009 Outdoor Power Equipment Stores	\$602,836	\$2,243,290	\$3,806,409
2009 Paint/Wallpaper Stores	\$194,368	\$725,949	\$1,197,890
2009 Appliance/TV/Other Electronics Stores	\$4,421,864	\$16,161,725	\$25,566,930
2009 Camera/Photographic Supplies Stores	\$738,023	\$2,724,397	\$4,368,593
2009 Computer/Software Stores	\$2,294,013	\$8,465,377	\$13,645,618
2009 Beer/Wine/Liquor Stores	\$2,763,088	\$10,157,813	\$16,100,765
2009 Convenience/Specialty Food Stores	\$4,968,692	\$19,004,427	\$29,006,857
2009 Restaurant Expenditures	\$23,565,335	\$89,359,840	\$135,298,085
2009 Supermarkets/Other Grocery excl Conv	\$32,255,604	\$119,143,810	\$191,423,143
2009 Furniture Stores	\$4,598,865	\$16,894,753	\$27,085,505
2009 Home Furnishings Stores	\$2,846,721	\$10,461,387	\$16,453,047
2009 Gen Merch/Appliance/Furniture Stores	\$40,899,051	\$150,375,254	\$240,254,124
2009 Gasoline Stations w/ Convenience Stores	\$25,576,968	\$94,825,627	\$148,311,905
2009 Other Gasoline Stations	\$20,608,274	\$75,821,200	\$119,305,050
2009 Department Stores excl Leased Depts	\$45,320,914	\$166,536,979	\$265,821,049
2009 General Merchandise Stores	\$36,300,185	\$133,480,498	\$213,168,614
2009 Other Health/Personal Care Stores	\$3,074,518	\$11,339,063	\$18,433,475
2009 Pharmacies/Drug Stores	\$15,577,129	\$57,479,462	\$92,458,911
2009 Pet/Pet Supplies Stores	\$2,276,193	\$8,432,716	\$13,557,411
2009 Book/Periodical/Music Stores	\$855,233	\$3,078,877	\$4,657,525
2009 Hobby/Toy/Game Stores	\$1,017,345	\$3,887,601	\$6,846,698
2009 Musical Instrument/Supplies Stores	\$420,504	\$1,545,222	\$2,495,250
2009 Sewing/Needlework/Piece Goods Stores	\$147,569	\$543,789	\$843,789
2009 Sporting Goods Stores	\$2,191,916	\$7,940,629	\$11,635,930
2009 Video Tape Stores - Retail	\$370,019	\$1,358,600	\$2,173,477

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