

For Sale/Lease
732 Thimble Shoals Boulevard
Suite 203
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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FOR SALE/LEASE
732 Thimble Shoals Boulevard
Suite 203
Newport News, Virginia

Location: 732 Thimble Shoals Boulevard
Suite 203
Newport News, Virginia

Description: Office Condo which is located in the heart of Oyster Point in Newport News. The office is in close proximity to Interstate 64, and the Oyster Point City Center. The property is an end unit and is ideal for small office use.

Building Size: Approximately 2,048 Square Feet

Sales Price: \$250,000.00

Lease Rate: \$9.75 Per Square Foot (Price is inclusive of Condominium Association Fees)

Year Built: 1988

Zoning: C-4 Oyster Point Business District

Additional Information:

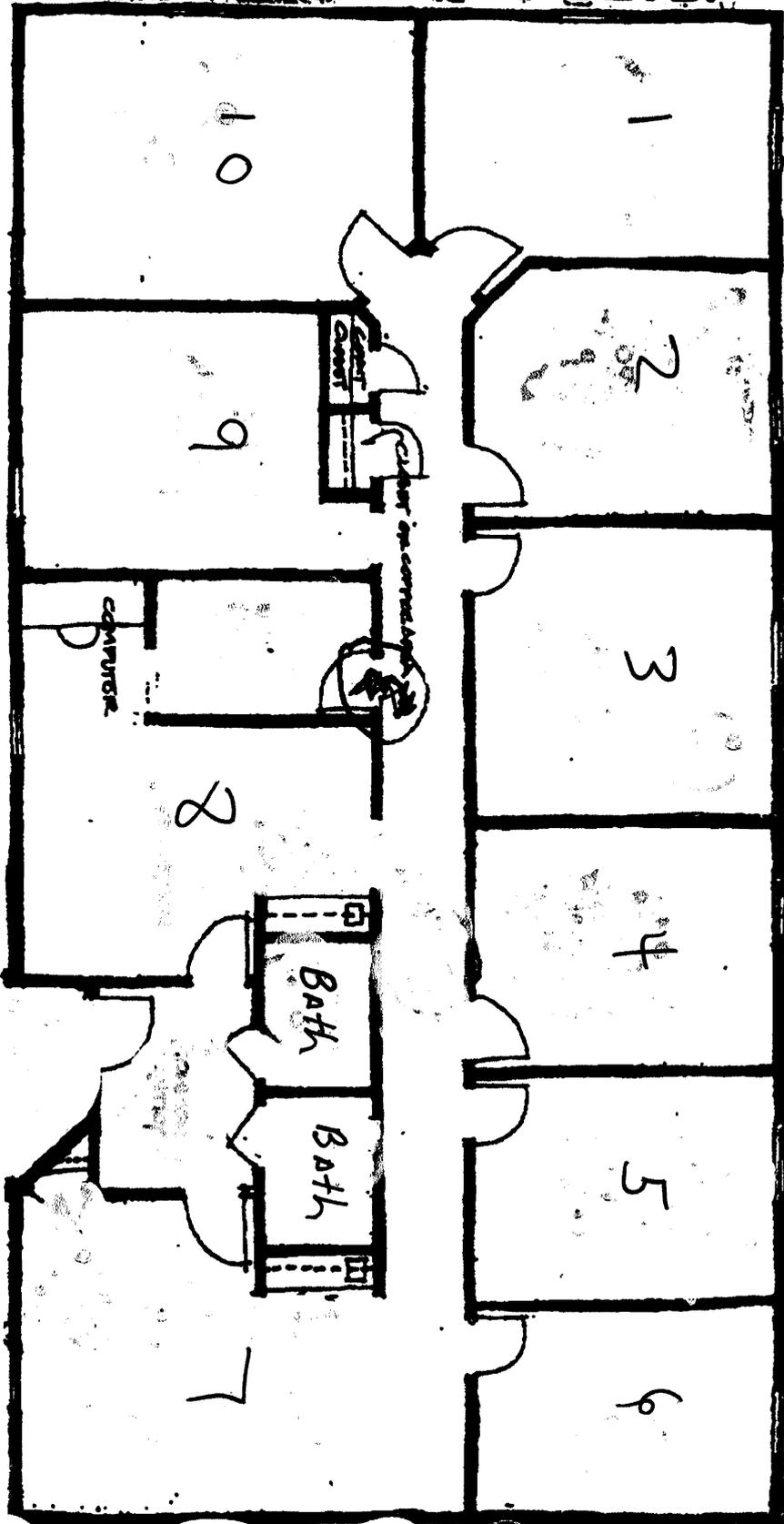
- Floor Plan
- Location Maps
- Demographics

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THIMBLE SHOALS BLVD.



SUITE 203
14' x 11'0"

OYSTER POINT CENTER

PHASE II

PHASE I



PILGRIMAGE DR

THINKS WALKS BLVD

DUNKEN BLVD

PILGRIMAGE DN

Demographics for 732 Thimble Shoals Blvd, Suite 203, Newport News, VA 23606

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	5,670	41,226	80,022
2012 Female Population	5,950	44,292	86,640
% 2012 Male Population	48.80%	48.21%	48.01%
% 2012 Female Population	51.20%	51.79%	51.99%
2012 Total Population: Adult	9,349	65,975	127,985
2012 Total Daytime Population	23,666	92,938	167,002
2012 Total Employees	18,759	49,629	83,913
2012 Total Population: Median Age	30	34	35
2012 Total Population: Adult Median Age	37	45	45
2012 Total population: Under 5 years	916	5,676	10,932
2012 Total population: 5 to 9 years	611	5,360	10,401
2012 Total population: 10 to 14 years	474	5,302	10,577
2012 Total population: 15 to 19 years	559	6,506	12,182
2012 Total population: 20 to 24 years	1,598	8,655	15,482
2012 Total population: 25 to 29 years	1,616	7,081	13,612
2012 Total population: 30 to 34 years	990	5,536	10,566
2012 Total population: 35 to 39 years	681	5,013	9,616
2012 Total population: 40 to 44 years	627	5,438	10,795
2012 Total population: 45 to 49 years	647	6,460	13,268
2012 Total population: 50 to 54 years	589	6,097	12,466
2012 Total population: 55 to 59 years	499	4,886	9,816
2012 Total population: 60 to 64 years	365	4,018	7,949
2012 Total population: 65 to 69 years	306	2,830	5,795
2012 Total population: 70 to 74 years	262	2,135	4,373
2012 Total population: 75 to 79 years	236	1,833	3,565
2012 Total population: 80 to 84 years	257	1,321	2,624
2012 Total population: 85 years and over	387	1,371	2,643
% 2012 Total population: Under 5 years	7.88%	6.64%	6.56%
% 2012 Total population: 5 to 9 years	5.26%	6.27%	6.24%
% 2012 Total population: 10 to 14 years	4.08%	6.20%	6.35%
% 2012 Total population: 15 to 19 years	4.81%	7.61%	7.31%
% 2012 Total population: 20 to 24 years	13.75%	10.12%	9.29%
% 2012 Total population: 25 to 29 years	13.91%	8.28%	8.17%
% 2012 Total population: 30 to 34 years	8.52%	6.47%	6.34%
% 2012 Total population: 35 to 39 years	5.86%	5.86%	5.77%
% 2012 Total population: 40 to 44 years	5.40%	6.36%	6.48%
% 2012 Total population: 45 to 49 years	5.57%	7.55%	7.96%
% 2012 Total population: 50 to 54 years	5.07%	7.13%	7.48%
% 2012 Total population: 55 to 59 years	4.29%	5.71%	5.89%
% 2012 Total population: 60 to 64 years	3.14%	4.70%	4.77%
% 2012 Total population: 65 to 69 years	2.63%	3.31%	3.48%
% 2012 Total population: 70 to 74 years	2.25%	2.50%	2.62%
% 2012 Total population: 75 to 79 years	2.03%	2.14%	2.14%
% 2012 Total population: 80 to 84 years	2.21%	1.54%	1.57%
% 2012 Total population: 85 years and over	3.33%	1.60%	1.59%
2012 White alone	5,946	53,883	98,884
2012 Black or African American alone	4,016	22,254	50,583
2012 American Indian and Alaska Native alone	44	357	726
2012 Asian alone	332	3,179	5,972
2012 Native Hawaiian and OPI alone	24	122	221
2012 Some Other Race alone	760	2,241	3,635
2012 Two or More Races alone	498	3,482	6,641
2012 Hispanic	1,383	5,834	10,289
2012 Not Hispanic	10,237	79,684	156,373
% 2012 White alone	51.17%	63.01%	59.33%
% 2012 Black or African American alone	34.56%	26.02%	30.35%
% 2012 American Indian and Alaska Native alone	0.38%	0.42%	0.44%
% 2012 Asian alone	2.86%	3.72%	3.58%
% 2012 Native Hawaiian and OPI alone	0.21%	0.14%	0.13%
% 2012 Some Other Race alone	6.54%	2.62%	2.18%
% 2012 Two or More Races alone	4.29%	4.07%	3.98%
% 2012 Hispanic	11.90%	6.82%	6.17%
% 2012 Not Hispanic	88.10%	93.18%	93.83%
2000 Not Hispanic: White alone	5,510	55,012	101,588
2000 Not Hispanic: Black or African American alone	3,405	18,754	42,900
2000 Not Hispanic: American Indian and Alaska Native alone	46	255	549
2000 Not Hispanic: Asian alone	205	2,269	4,439
2000 Not Hispanic: Native Hawaiian and OPI alone	14	82	144
2000 Not Hispanic: Some Other Race alone	16	159	341
2000 Not Hispanic: Two or More Races	252	1,650	3,327
% 2000 Not Hispanic: White alone	55.08%	67.86%	63.97%
% 2000 Not Hispanic: Black or African American alone	34.04%	23.13%	27.01%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.46%	0.31%	0.35%
% 2000 Not Hispanic: Asian alone	2.05%	2.80%	2.80%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.14%	0.10%	0.09%
% 2000 Not Hispanic: Some Other Race alone	0.16%	0.20%	0.21%
% 2000 Not Hispanic: Two or More Races	2.52%	2.04%	2.09%
Population Change			

% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.14%	0.10%	0.09%
% 2000 Not Hispanic: Some Other Race alone	0.16%	0.20%	0.21%
% 2000 Not Hispanic: Two or More Races	2.52%	2.04%	2.09%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	11,620	85,518	166,662
2012 Households	5,547	34,325	67,566
Population Change 2010-2012	-226	458	447
Household Change 2010-2012	-15	624	974
% Population Change 2010-2012	-1.91%	0.54%	0.27%
% Household Change 2010-2012	-0.27%	1.85%	1.46%
Population Change 2000-2012	1,617	4,452	7,850
Household Change 2000-2012	961	2,172	4,948
% Population Change 2000 to 2012	16.17%	5.49%	4.94%
% Household Change 2000 to 2012	20.96%	6.76%	7.90%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	4,767	33,336	65,421
2000 Occupied Housing Units	4,586	32,154	62,619
2000 Owner Occupied Housing Units	1,166	18,235	36,545
2000 Renter Occupied Housing Units	3,420	13,919	26,074
2000 Vacant Housings Units	181	1,182	2,799
% 2000 Occupied Housing Units	96.20%	96.45%	95.72%
% 2000 Owner occupied housing units	25.43%	56.71%	58.36%
% 2000 Renter occupied housing units	74.57%	43.29%	41.64%
% 2000 Vacant housing units	3.80%	3.55%	4.28%
Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$46,013	\$59,813	\$58,851
2012 Household Income: Average	\$55,337	\$74,810	\$74,285
2012 Per Capita Income	\$26,587	\$31,219	\$30,895
2012 Household income: Less than \$10,000	303	1,474	3,022
2012 Household income: \$10,000 to \$14,999	250	1,533	2,889
2012 Household income: \$15,000 to \$19,999	405	1,529	2,943
2012 Household income: \$20,000 to \$24,999	298	1,503	2,911
2012 Household income: \$25,000 to \$29,999	348	1,336	2,675
2012 Household income: \$30,000 to \$34,999	301	1,648	3,962
2012 Household income: \$35,000 to \$39,999	326	1,590	3,355
2012 Household income: \$40,000 to \$44,999	445	1,702	3,745
2012 Household income: \$45,000 to \$49,999	481	1,662	3,060
2012 Household income: \$50,000 to \$59,999	678	3,246	5,898
2012 Household income: \$60,000 to \$74,999	536	4,190	8,384
2012 Household income: \$75,000 to \$99,999	654	4,999	9,021
2012 Household income: \$100,000 to \$124,999	240	3,496	6,815
2012 Household income: \$125,000 to \$149,999	133	1,651	3,601
2012 Household income: \$150,000 to \$199,999	74	1,758	3,274
2012 Household income: \$200,000 or more	75	1,008	2,011
% 2012 Household income: Less than \$10,000	5.46%	4.29%	4.47%
% 2012 Household income: \$10,000 to \$14,999	4.51%	4.47%	4.28%
% 2012 Household income: \$15,000 to \$19,999	7.30%	4.45%	4.36%
% 2012 Household income: \$20,000 to \$24,999	5.37%	4.38%	4.31%
% 2012 Household income: \$25,000 to \$29,999	6.27%	3.89%	3.96%
% 2012 Household income: \$30,000 to \$34,999	5.43%	4.80%	5.86%
% 2012 Household income: \$35,000 to \$39,999	5.88%	4.63%	4.97%
% 2012 Household income: \$40,000 to \$44,999	8.02%	4.96%	5.54%
% 2012 Household income: \$45,000 to \$49,999	8.67%	4.84%	4.53%
% 2012 Household income: \$50,000 to \$59,999	12.22%	9.46%	8.73%
% 2012 Household income: \$60,000 to \$74,999	9.66%	12.21%	12.41%
% 2012 Household income: \$75,000 to \$99,999	11.79%	14.56%	13.35%
% 2012 Household income: \$100,000 to \$124,999	4.33%	10.18%	10.09%
% 2012 Household income: \$125,000 to \$149,999	2.40%	4.81%	5.33%
% 2012 Household income: \$150,000 to \$199,999	1.33%	5.12%	4.85%
% 2012 Household income: \$200,000 or more	1.35%	2.94%	2.98%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Childrens/Infants clothing stores	\$1,693,624	\$9,976,672	\$19,802,429
2012 Jewelry stores	\$968,843	\$6,372,261	\$12,682,613
2012 Mens clothing stores	\$1,224,811	\$8,879,017	\$18,855,020
2012 Shoe stores	\$1,535,140	\$10,175,766	\$20,742,642
2012 Womens clothing stores	\$2,919,905	\$17,500,748	\$34,469,699
2012 Automobile dealers	\$19,618,708	\$132,461,701	\$265,034,300
2012 Automotive parts and accessories stores	\$4,869,113	\$28,511,248	\$55,584,728
2012 Other motor vehicle dealers	\$1,211,743	\$8,210,713	\$14,948,199
2012 Tire dealers	\$2,153,446	\$12,939,440	\$25,184,790
2012 Hardware stores	\$29,265	\$247,182	\$467,141
2012 Home centers	\$295,485	\$2,137,630	\$4,407,467
2012 Nursery and garden centers	\$436,855	\$2,699,773	\$5,575,116
2012 Outdoor power equipment stores	\$387,629	\$2,705,835	\$7,185,445
2012 Paint andwallpaper stores	\$42,995	\$256,048	\$477,631
2012 Appliance, television, and other electronics stores	\$2,966,907	\$19,763,737	\$39,175,940
2012 Camera andphotographic supplies stores	\$313,790	\$1,955,736	\$3,780,073
2012 Computer andsoftware stores	\$7,092,634	\$45,351,295	\$89,072,964
2012 Beer, wine, and liquor stores	\$983,816	\$6,801,332	\$13,568,397
2012 Convenience stores	\$5,722,039	\$34,792,023	\$69,069,699
2012 Restaurant Expenditures	\$5,275,653	\$35,712,056	\$70,715,987

2012 Computer and software stores	\$7,092,634	\$45,351,295	\$89,072,964
2012 Beer, wine, and liquor stores	\$983,816	\$6,801,332	\$13,568,397
2012 Convenience stores	\$5,722,039	\$34,792,023	\$69,069,699
2012 Restaurant Expenditures	\$5,275,653	\$35,712,056	\$70,715,987
2012 Supermarkets and other grocery (except convenience) stores	\$20,687,500	\$124,699,756	\$246,853,531
2012 Furniture stores	\$1,985,366	\$13,282,187	\$26,952,831
2012 Home furnishings stores	\$5,028,147	\$30,583,282	\$61,942,356
2012 General merchandise stores	\$31,623,156	\$203,841,752	\$407,489,238
2012 Gasoline stations with convenience stores	\$17,344,944	\$108,181,090	\$214,313,595
2012 Other gasoline stations	\$12,258,555	\$77,543,523	\$153,370,790
2012 Department stores (excl leased depts)	\$25,327,840	\$162,761,370	\$326,663,732
2012 General merchandise stores	\$31,623,156	\$203,841,752	\$407,489,238
2012 Other health and personal care stores	\$1,924,525	\$11,846,312	\$23,497,110
2012 Pharmacies and drug stores	\$5,416,272	\$35,089,402	\$70,009,895
2012 Pet and pet supplies stores	\$1,502,448	\$10,113,020	\$19,999,613
2012 Book, periodical, and music stores	\$467,347	\$2,944,371	\$5,730,809
2012 Hobby, toy, and game stores	\$489,172	\$3,062,333	\$6,151,189
2012 Musical instrument and supplies stores	\$76,571	\$705,398	\$1,807,820
2012 Sewing, needlework, and piece goods stores	\$171,833	\$1,788,109	\$3,362,656
2012 Sporting goods stores	\$747,219	\$3,882,126	\$7,201,953

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