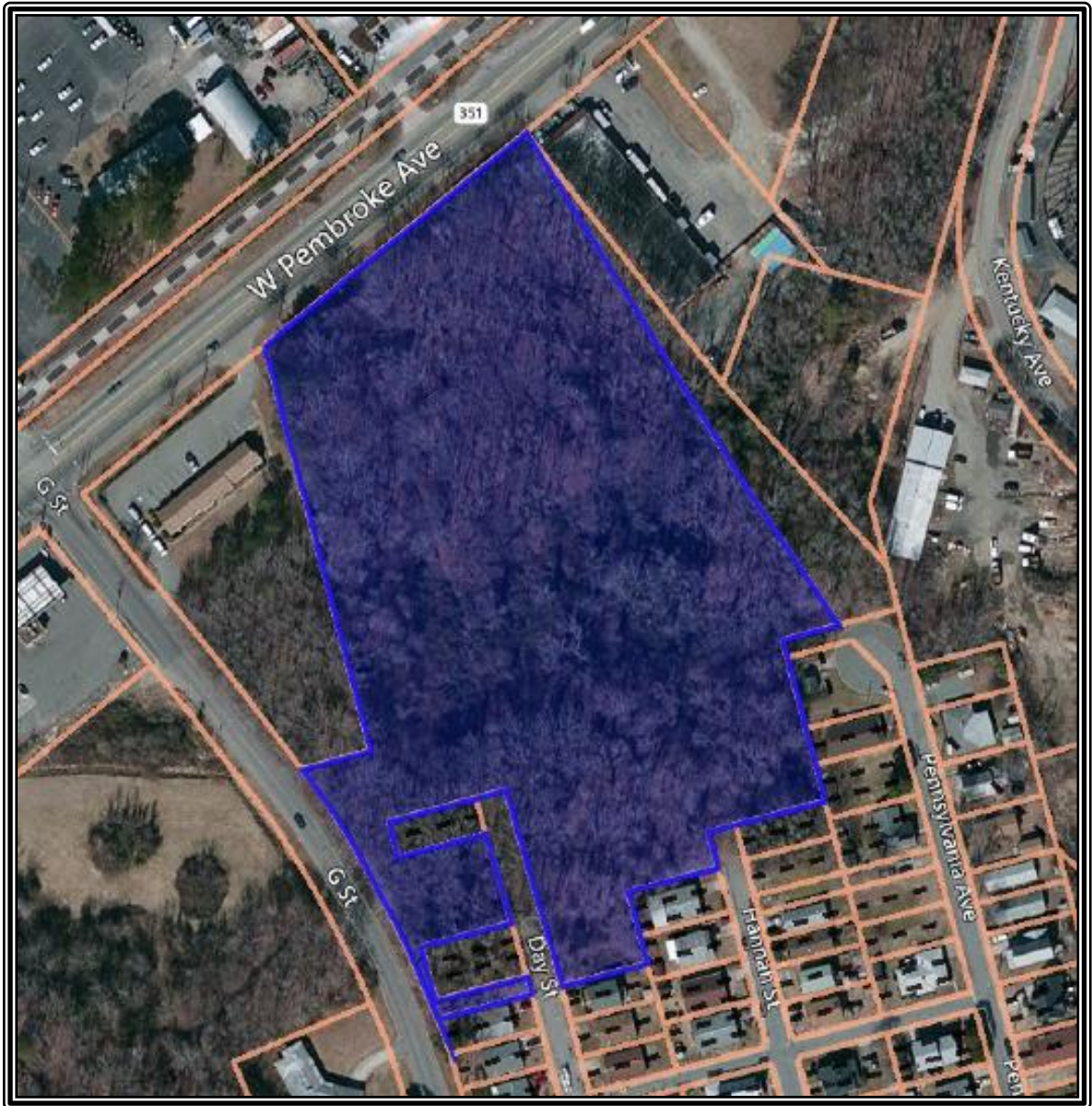


**For Sale**  
**1963 W Pembroke Avenue / Day Street**  
**Hampton, Virginia**



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Ron A. Campana, Jr.**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

[Ron@CampanaWaltz.com](mailto:Ron@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

**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.*

**FOR SALE**  
**1963 W. Pembroke Avenue**  
**Hampton, Virginia**

**Location:** 1963 W. Pembroke Avenue  
Hampton, Virginia

**Description:** Centrally located in Hampton, Virginia. Copeland Industrial Park combines location with office/warehouse space in a setting catering to mid-large sized industrial businesses. The property is in close proximity to Interstate 64 and Interstate 664. The site offers 4 phases of development and easy access to W Pembroke Avenue and G. Street.

**Acreage:** Approximately 7.846 Acres

<b>Proposed Phases:</b>	<b><u>Phase 1:</u></b>	3.416 Acres 27,000 Square Feet of Improvements (18 Units) 74 Parking Spaces
	<b><u>Phase 2:</u></b>	1.306 Acres 21,000 Square Feet of Improvements (14 Units) 62 Parking Spaces
	<b><u>Phase 3:</u></b>	1.156 Acres 11,650 Square Feet of Improvements (11 Units) 57 Parking Spaces
	<b><u>Phase 4:</u></b>	1.968 Acres 21,000 Square Feet of Improvements (12 Units) 52 Parking Spaces
	<b><u>Total:</u></b>	7.846 Acres 85,500 Square Feet of Improvements (55 Units) 245 Parking Spaces (Inc. 10 Handicap Spaces)

**Sale Price:** ~~\$800,000.00 (\$101,963.00/acre)~~  
**\$699,000.00 (\$89,090.00/acre) Price Reduced!**

**Zoning:** C-3 General Commercial District

**Surrounding Info:** Newport News-Williamsburg International Airport / 15.0 miles  
Port of Virginia (Newport News Marine Terminals)/ 4.6 miles  
Port of Virginia (APM Terminals Virginia)/ 17 miles  
Port of Virginia (Norfolk International Terminals)/ 17.4 miles

**Additional Information:**

- Site Plan
- Zoning Matrix
- Aerials
- Location Map
- Demographics

**For additional information please contact:**

**Ron A. Campana, Jr.**  
**Campana Waltz Commercial Real Estate, LLC**  
11832 Fishing Point Drive, Suite 400  
Newport News, Virginia 23606  
Phone (757) 327-0333 / Fax (757) 327-0984  
[Ron@CampanaWaltz.com](mailto:Ron@CampanaWaltz.com)  
[www.CampanaWaltz.com](http://www.CampanaWaltz.com)



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



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CONCEPTUAL SITE AERIAL VIEW

MATTHEW G BURTON ARCHITECT LLC  
11009 WARWICK BLVD #212 NEWPORT NEWS VA 23601  
(757) 644-4462 - www.matthewgburton.com

CONCEPTUAL SITE AERIAL VIEW  
HAMPTON BAY PROF. PARK  
PHANTON CONSTRUCTION CO., INC.

PN 155  
PM MGB  
DATE 04/30/14  
SHEET NO.  
1  
OF

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TYPICAL BUILDING ELEVATION  
NOT TO SCALE

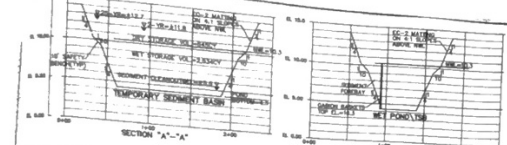
MATTHEW G BURTON ARCHITECT LLC  
11009 WARWICK BLVD #212 NEWPORT NEWS VA 23601  
(757) 644-4462 - www.matthewgburton.com

CONCEPTUAL BUILDING ELEVATIONS  
HAMPTON BAY PROF. PARK  
PHANTON CONSTRUCTION CO., INC.

PN 155  
PM MGB  
DATE 04/30/14  
SHEET NO.  
2  
OF

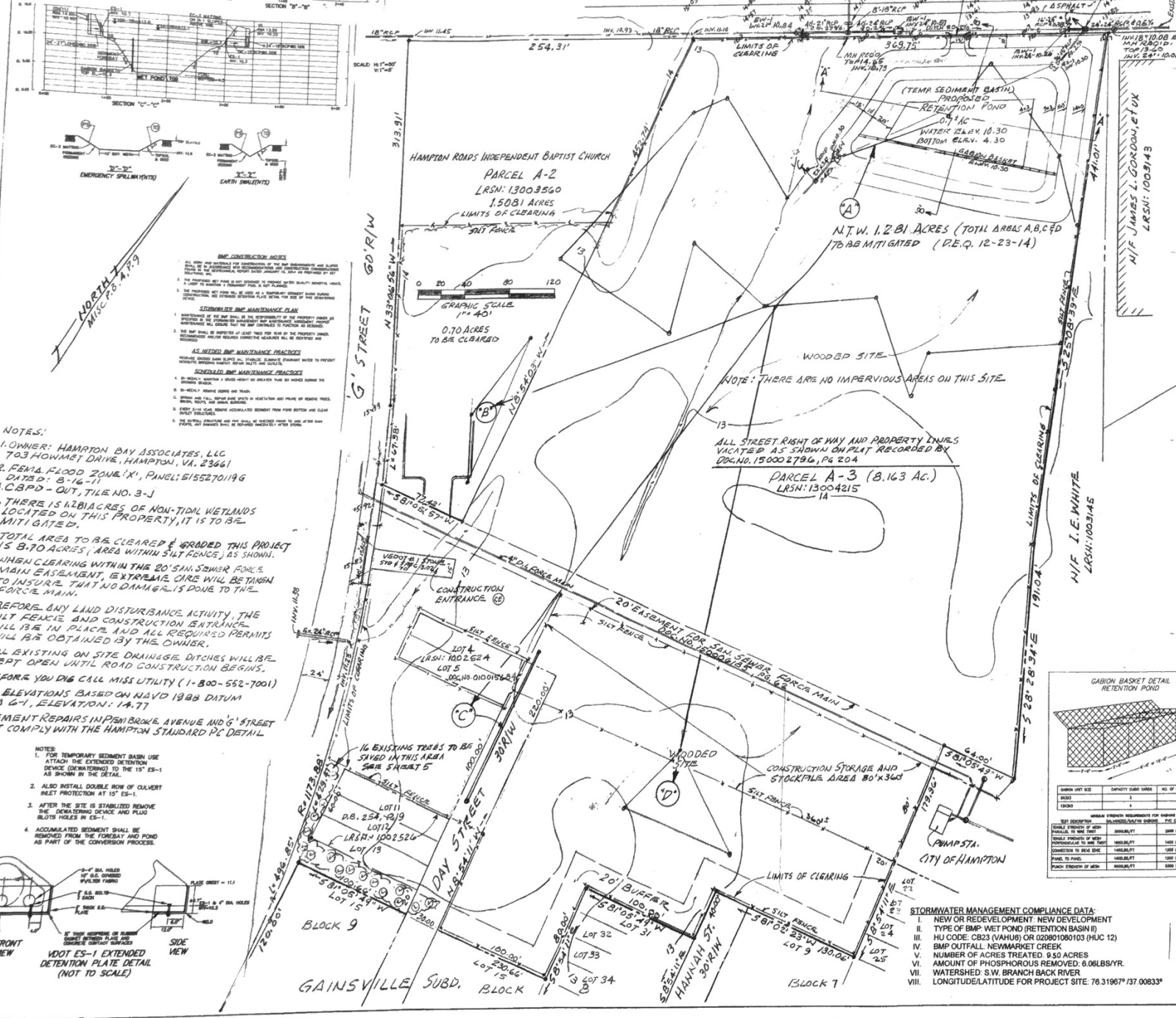




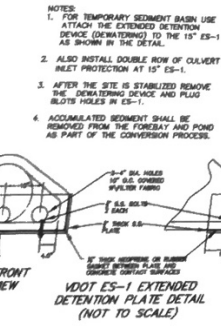


WEST PEMBROKE AVENUE (RTE. 351)

VARIABLE WIDTH R/W



- NOTES:**
1. OWNER: HAMPTON BAY ASSOCIATES, LLC  
703 HOWMET DRIVE, HAMPTON, VA. 23661
  2. FEMA FLOOD ZONE: 'X', PANEL: 51552701196  
DATED: 8-16-11
  3. CBPD - OUT, TILE NO. 3-J
  4. THERE IS 12.81 ACRES OF NON-TIDAL WETLANDS LOCATED ON THIS PROPERTY, IT IS TO BE MITIGATED.
  5. TOTAL AREA TO BE CLEARED & GRADED FOR THIS PROJECT IS 8.70 ACRES (AREA WITHIN SILT FENCE) AS SHOWN.
  6. WHEN CLEARING WITHIN THE 20' SAN SEWER FORCE MAIN EASEMENT, EXTREME CARE WILL BE TAKEN TO INSURE THAT NO DAMAGE IS DONE TO THE FORCE MAIN.
  7. BEFORE ANY LAND DISTURBANCE ACTIVITY, THE SILT FENCE AND CONSTRUCTION ENTRANCE WILL BE IN PLACE AND ALL REQUIRED PERMITS WILL BE OBTAINED BY THE OWNER.
  8. ALL EXISTING ON SITE DRAINAGE DITCHES WILL BE KEPT OPEN UNTIL ROAD CONSTRUCTION BEGINS.
  9. BEFORE YOU DIG CALL MISS UTILITY (1-800-552-7001)
  10. ALL ELEVATIONS BASED ON NAVD 1988 DATUM BM 6-1, ELEVATION: 14.77
  11. PAVEMENT REPAIRS IN BLOCK 9 AND G STREET MUST COMPLY WITH THE HAMPTON STANDARD PG 2 DETAIL



STD & SPEC 305  
SILT FENCE

**CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)**

1. SET THE STAKES
2. STAKE THE MATERIAL TO THE STAKES
3. STAKE THE MATERIAL TO THE STAKES
4. STAKE THE MATERIAL TO THE STAKES

**TEMPORARY STONE CONSTRUCTION ENTRANCE**

**TYPICAL TREATMENT - 2 SOIL STABILIZATION MATTING SLOPE INSTALLATION**

**GABION BASKET DETAIL RETENTION POND**

**GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER**

**GRAVEL CURB INLET SEDIMENT FILTER**

**SILT FENCE DROP INLET PROTECTION**

**STORMWATER MANAGEMENT COMPLIANCE DATA:**

NO.	DESCRIPTION	AMOUNT OF PHOSPHORUS REMOVED (POUNDS/YR)	AMOUNT OF NITROGEN REMOVED (POUNDS/YR)
I.	NEW OR REDEVELOPMENT - NEW DEVELOPMENT		
II.	TYPE OF BMP - WET POND (RETENTION BASIN)		
III.	HU CODE: CB23 (VAHUS) OR 020801080103 (HUC 12)		
IV.	BMP OUTFALL: NEWMARKET CREEK		
V.	NUMBER OF ACRES TREATED: 8.50 ACRES		
VI.	WATERSHED: S.W. BRANCH BACK RIVER		
VII.	LONGITUDE/LATITUDE FOR PROJECT SITE: 78.31967° / 37.00833°		

1963 WEST PEMBROKE AVENUE

**EROSION & SEDIMENT CONTROL PLAN**

**WHARTON CENTER OF COMMERCE**

**PARCEL A-3**

**PROFESSIONAL BUSINESS PARK**

**A NEW DEVELOPMENT SITE**

**CITY OF HAMPTON, VIRGINIA**

**T. J. SAVAGE, JR., LS**  
SURVEYOR AND PLANNER  
TJSAVAGE1@COM.NET

1796 CARRIAGE DRIVE, HAMPTON, VIRGINIA  
TEL: (757) 850-6450 FAX: (757) 850-6450

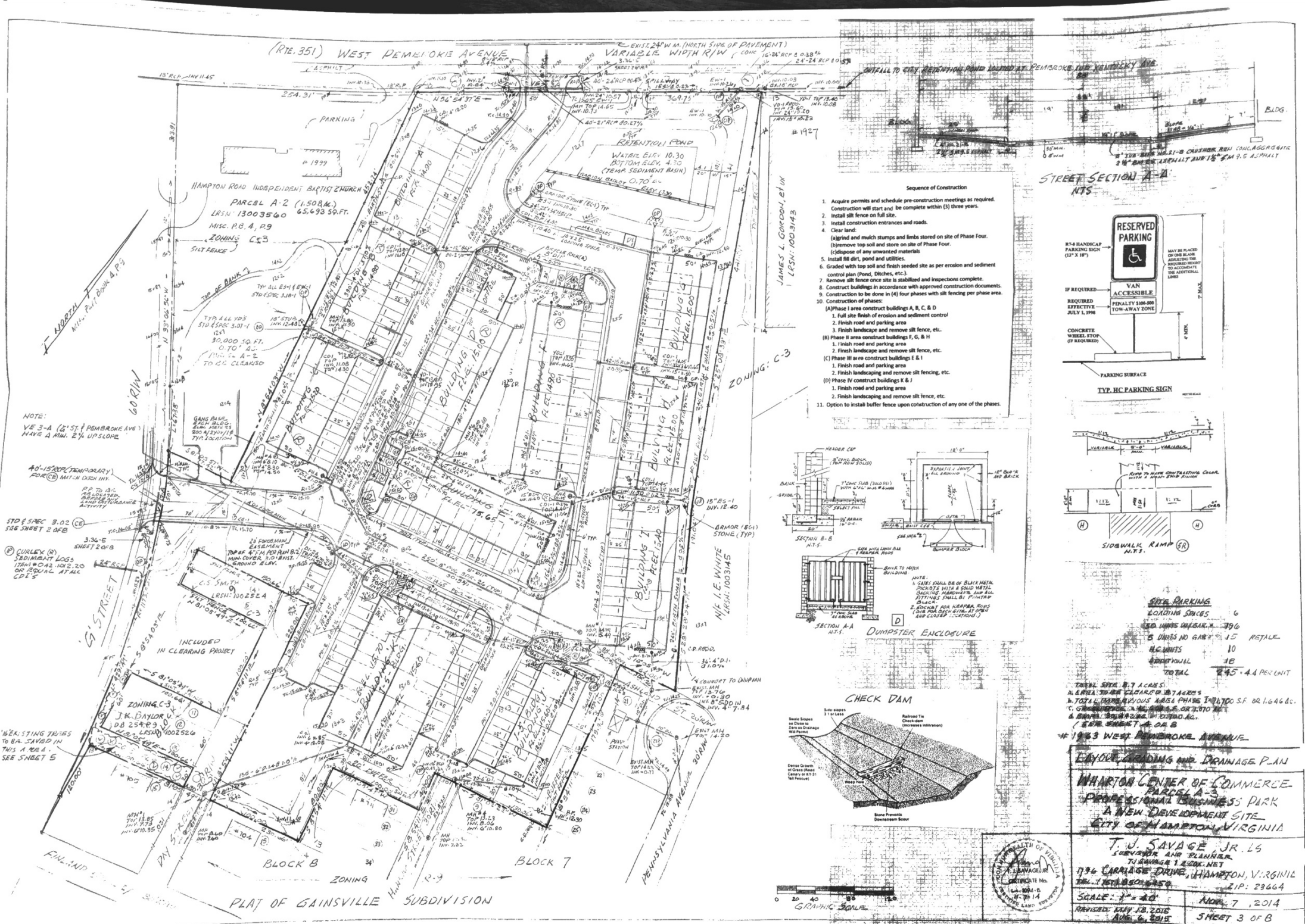
SCALE: 1"=40'

NOV. 7, 2014

REVISOR: MAR. 19, 2015

SHEET 2 OF 8





**POLLUTION PREVENTION PLAN EXCERPTS FROM SHEET**

IT IS EXPECTED THAT THE FOLLOWING NON-FOUNDED DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

1. WATER FROM WATER LINE LEAKAGE;
2. FURNACE HIGH WATER (SPRINKLER OR LEAKS OF TUBES OR HYDRAULIC MATERIALS HAVE OCCURRED);
3. UNCONTAMINATED GROUNDWATER FROM OVERSIGHTS, EROSION, AND
4. WATER USED TO CONTROL DUST.

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ON SITE DURING CONSTRUCTION:

- CONCRETE
- CRACK
- MUD
- PETROLEUM BASED PRODUCTS
- MACHINERY OIL
- MACHINERY BLOCK
- MACHINERY BLOCKS
- TANK

**SPILL PREVENTION**

THE FOLLOWING ARE THE MATERIALS MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTS, EXPOSURE OF MATERIALS AND SUBSTANCES TO FLOODING RISK:

GOOD MANAGEMENT PRACTICES FOR POLLUTION PREVENTION PRACTICES WILL BE FOLLOWED DURING THE CONSTRUCTION PERIOD:

1. ALL MATERIALS STORED ON SITE WILL BE STORED IN A SAFE, CRACK-FREE MANNER IN THEIR ORIGINAL CONTAINERS. MATERIALS WILL BE STORED IN A SAFE MANNER FOR CONTAMINATED MATERIALS STORED UNDER A GATEWAY, TANKS, TUBES, OR OTHER CONTAINERS. CONTAMINATED MATERIALS WILL BE STORED IN A SAFE MANNER FOR CONTAMINATED MATERIALS STORED UNDER A GATEWAY, TANKS, TUBES, OR OTHER CONTAINERS.
2. BATTERY CONTAINERS THAT MAY CONTAIN CHARGED BATTERIES SHALL BE STORED IN A SAFE MANNER IN A SAFE MANNER FOR CONTAMINATED MATERIALS STORED UNDER A GATEWAY, TANKS, TUBES, OR OTHER CONTAINERS.
3. ALL CONTAINERS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
4. CRACKS OR PETROLEUM PRODUCTS SHALL NOT BE MIXED WITH ONE ANOTHER. LABELS RECOMMENDED BY THE MANUFACTURER SHALL BE USED.
5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
6. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL OF THE CONTAINER.
7. STORE AND HANDLE MATERIALS TO PREVENT SPILLS BY SENSITIVELY HANDLING MATERIALS. WHENEVER POSSIBLE, ALL CONTAINERS ARE KEPT UPRIGHT AND NOT TILTED. WHENEVER POSSIBLE, ALL CONTAINERS ARE KEPT UPRIGHT AND NOT TILTED.
8. ALL CHARGED BATTERIES WILL BE CHECKED FOR LEAKS AND RECEIVED REGULAR PREVENTIVE MAINTENANCE.

**HAZARDOUS WASTE PREVENTION**

THESE PRACTICES ARE USED TO REDUCE THE RISK ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT AVAILABLE.
- ORIGINAL SPECIFIC LABELS AND MATERIAL SAFETY DATA SHEETS WILL BE KEPT ON FILE. THEY CONTAIN HAZARDOUS PRODUCT INFORMATION.
- IF BATTERY PRODUCT MUST BE KEPT ON FILE, MANUFACTURER'S AND/OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL, WILL BE FOLLOWED.

**HAZARDOUS WASTE PREVENTION**

THE FOLLOWING PRACTICES WILL BE FOLLOWED DURING THE CONSTRUCTION PERIOD:

**PETROLEUM PRODUCTS**

- ALL CRACKS, TUBES, OR OTHER CONTAINERS WILL BE MONITORED FOR LEAKS AND RECEIVED REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE RISK OF LEAKS, SPILLS, OR OTHER ACCIDENTS.
- IT IS RECOMMENDED THAT IF POSSIBLE, ALL CRACKS, TUBES, OR OTHER CONTAINERS OF PETROLEUM PRODUCTS WILL BE KEPT IN A SAFE MANNER FOR CONTAMINATED MATERIALS STORED UNDER A GATEWAY, TANKS, TUBES, OR OTHER CONTAINERS.
- PETROLEUM PRODUCTS WILL BE STORED IN A SAFE MANNER FOR CONTAMINATED MATERIALS STORED UNDER A GATEWAY, TANKS, TUBES, OR OTHER CONTAINERS.
- ANY APPLIANCE SUBSTANCES USED ON SITE WILL BE KEPT IN A SAFE MANNER FOR CONTAMINATED MATERIALS STORED UNDER A GATEWAY, TANKS, TUBES, OR OTHER CONTAINERS.
- THE PROJECT SUPERVISOR WILL REGULARLY INSPECT THE SITE TO INSURE PROPER DISPOSAL METHODS OF USED MATERIALS, OIL, TANKS, AND OTHER HAZARDOUS MATERIALS ARE FOLLOWED.

**PETROLEUM PRODUCTS**

HAZARDOUS WASTE PREVENTION PRACTICES WILL BE FOLLOWED DURING THE CONSTRUCTION PERIOD:

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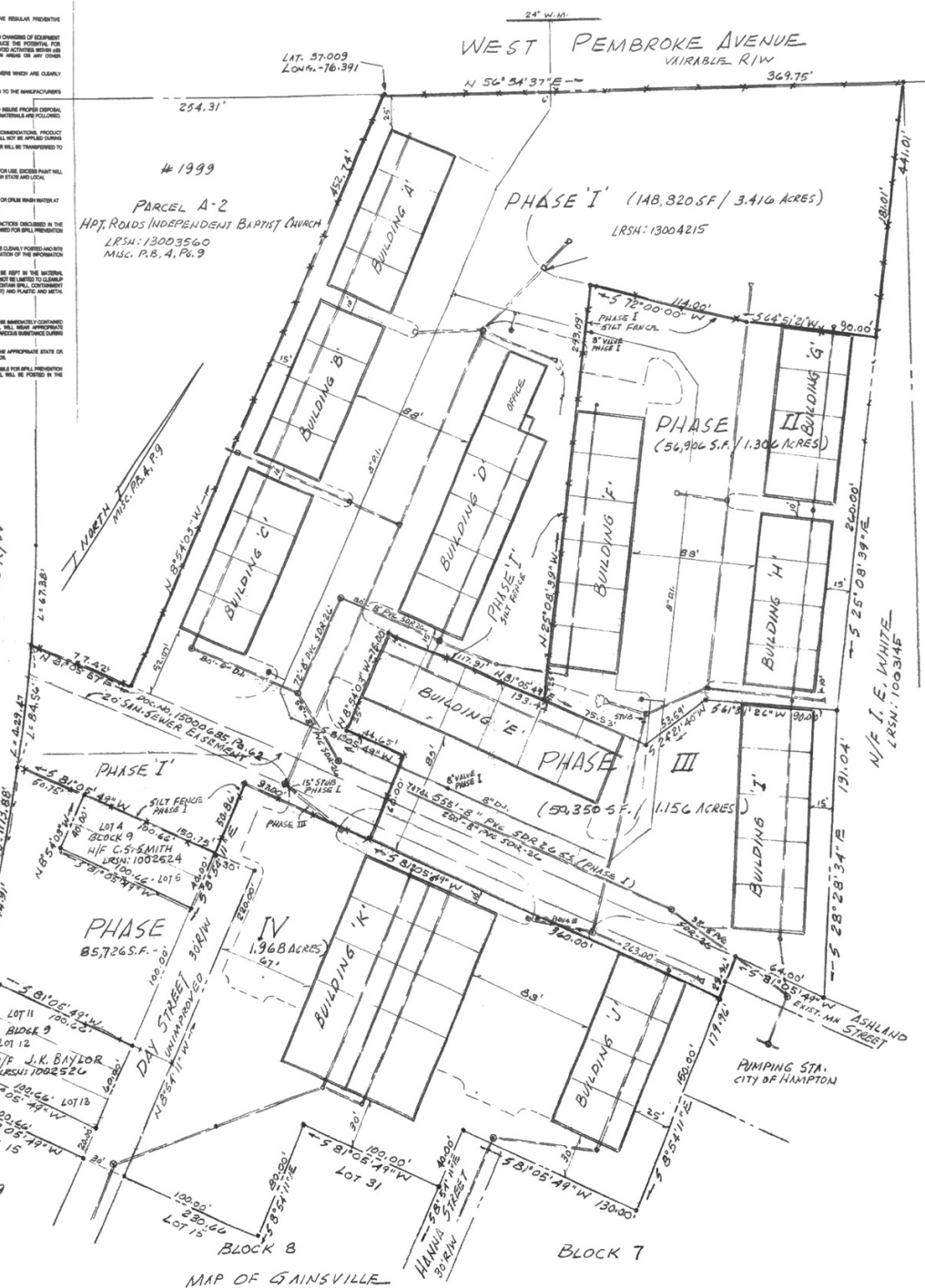
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- IF BATTERY PRODUCT MUST BE KEPT ON FILE, MANUFACTURER'S AND/OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL, WILL BE FOLLOWED.

**PROPOSED USE:**

- PHASE I 3.416 ACRES (148,820 S.F.) - 18 UNITS**
- a. BUILDINGS - 27,000 S.F. = 0.620 AC. = 18%
  - b. PARKING - 15,000 S.F. = 0.344 AC. = 10% (74 SPACES-4 BICYCLES)
  - c. ROADWAY - 29,700 S.F. = 0.682 AC. = 20% (2 LOADING SPACES)
  - d. GREEN - 46,420 S.F. = 1.070 AC. = 32%
  - e. BMP - 30,492 S.F. = 0.700 AC. = 20%
- PHASE II 1.306 ACRES (56,906 S.F.) - 14 UNITS**
- a. BUILDINGS - 21,000 S.F. = 0.482 AC. = 37%
  - b. PARKING - 12,250 S.F. = 0.281 AC. = 22% (62 SPACES)
  - c. ROADWAY - 13,845 S.F. = 0.318 AC. = 24% (1 LOADING SPACE)
  - d. GREEN - 9,801 S.F. = 0.225 AC. = 17%
- PHASE III 1.156 ACRES (50,350 S.F.) - 11 UNITS**
- a. BUILDINGS - 14,500 S.F. = 0.329 AC. = 33%
  - b. PARKING - 11,650 S.F. = 0.267 AC. = 23% (57 SPACES-3 BICYCLES)
  - c. ROADWAY - 12,375 S.F. = 0.281 AC. = 25% (1 LOADING SPACE)
  - d. GREEN - 9,568 S.F. = 0.219 AC. = 19%
- PHASE IV 1.968 ACRES (85,726 S.F.) - 12 UNITS**
- a. BUILDINGS - 21,000 S.F. = 0.482 AC. = 24%
  - b. PARKING - 9,400 S.F. = 0.216 AC. = 11% (52 SPACES-3 BICYCLES)
  - c. ROADWAY - 9,330 S.F. = 0.216 AC. = 11% (2 LOADING SPACES)
  - d. GREEN - 45,496 S.F. = 1.044 AC. = 54%
- TOTAL 7.846 ACRES (341,772 S.F.) - 55 UNITS**
- a. BUILDINGS - 85,500 S.F. = 1.963 AC. = 25%
  - b. PARKING - 48,300 S.F. = 1.109 AC. = 14% (245 SPACES, INCLUDING)
  - c. ROADWAY - 66,050 S.F. = 1.516 AC. = 19% (6 LOADING)
  - d. GREEN - 111,474 S.F. = 2.559 AC. = 33% (10 BICYCLES)
  - e. BMP - 30,492 S.F. = 0.700 AC. = 9%
- THERE ARE NO EXISTING IMPERVIOUS AREAS ON THIS SITE.





# Sodding — ONLY

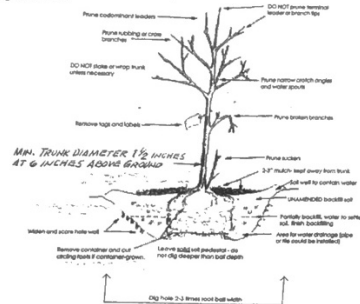
Soil preparation should be similar to that described for seeding. Take care not to disturb the prepared soil with deep footprints or wheel tracks. These depressions restrict root development and give an uneven appearance to the sodded area. During hot summer days, the soil should be dampened just prior to laying the sod. This avoids placing the turf roots in contact with an excessively dry and hot soil. Premium quality, certified sod is easier to transport and install than inferior grades. Such sod is light, does not tear apart easily, and quickly generates a root system into the prepared soil. Before ordering or obtaining sod, be sure you are prepared to install it. Sod is perishable, and should not remain on the pallet or stack longer than 36 hours. The presence of mildew and distinct yellowing of the leaves is usually evidence of reduced turf vigor.



To reduce the need for short pieces when installing sod, it is generally best to establish a straight line lengthwise through the lawn area. The sod can then be laid on either side of the line with the ends staggered as when laying bricks. A sharpened masonry trowel is very handy for cutting pieces, forcing the sod tight, and leveling small depressions. Immediately after the sod is laid, it should be rolled and kept very moist until it is well-rooted in the soil.

## Trees & Shrubs

### Planting Guidelines



### \*Landscape Layout Plan

A. Black Gum (NYSSA SYLVATICA) 3' 0" / 20'W	8 / 15 gal. pot*
B. American Fringe Tree (CHONANTHUS VIRGINICUS) 25' / 15'W	25 / 15 gal. pot*
C. Bald Cypress (TAXODIUM DISTICHUM) 50' / 20'W	5 / 15 gal. pot*
D. Eastern Red Bud (ERCO CANADENSIS) 25' / 10'W	2 / 15 gal. pot*
E. Wax Myrtle (MYRTICA CERIFERA) 15' / 10'W	82 / 3 gal. pot
F. Forsythia (FORSYTHIA INTERMEDIA) 6' / 6'W	79 / 3 gal. pot
G. Crape Myrtle (Lagerstemia indica) 15' / 15'W	17 / 15 gal. pot*

\*Shaded Area = Pine Bark Mulch or Equal

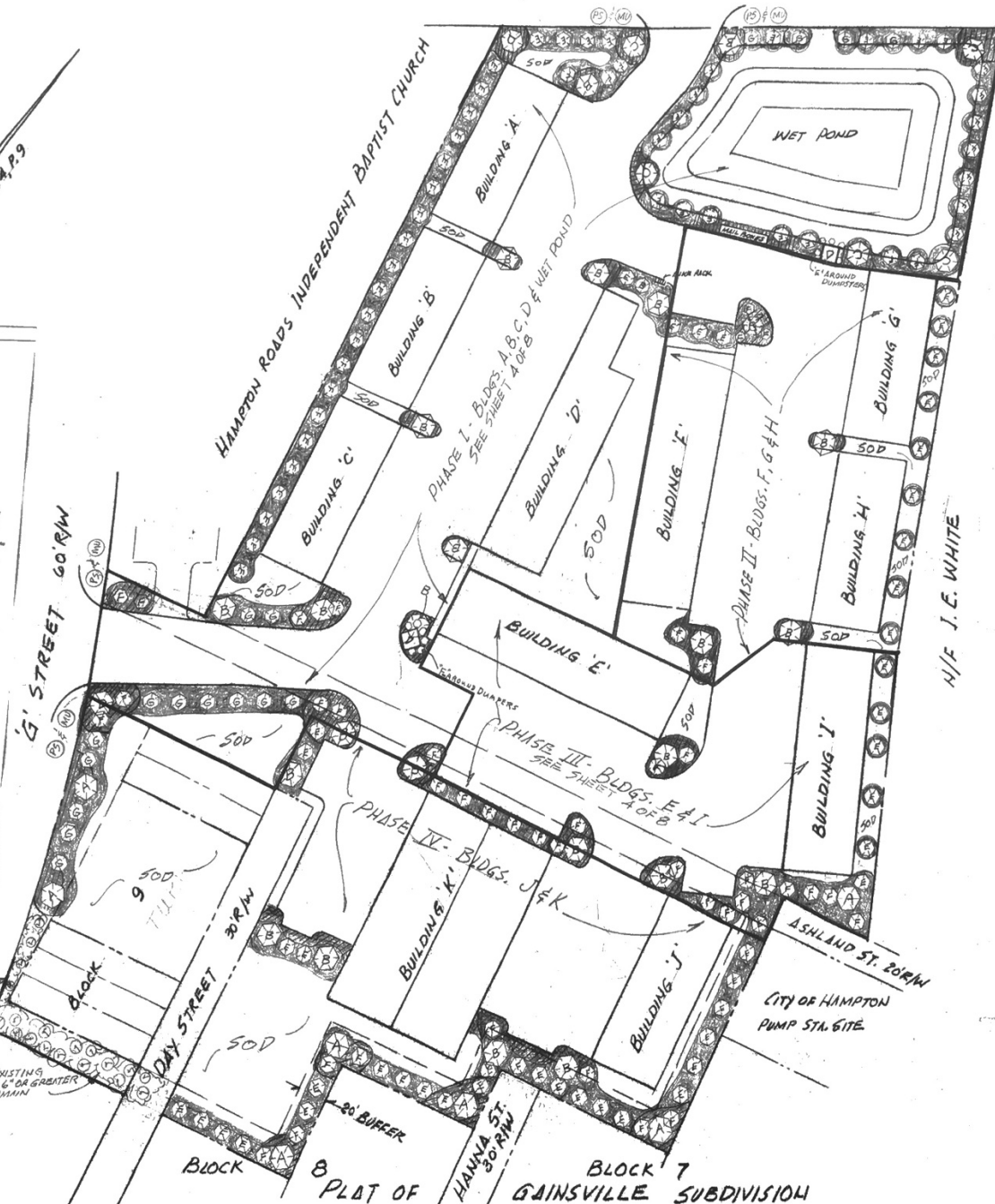
Quantity Size/Pot Container

\*Shaded Area w/ Lines = ASIATIC SNOW JASMINE GROUND COVER 3" - 4" W (Spreading 24" - 36") 90 / 1 gal. pot

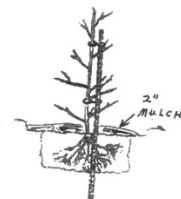
\*Turf Area Not Shaded/Sod only: Bermuda Grass Cynodon dactylon (mowing 1" - 2", 20lb./5-10-20 per 1000 sf, pH range 5-5)

Variegated Liriodendron (MUSCARI VARIEGATA) to be located in miscellaneous areas around Dump Stations  
Mail box area, entrance ways, etc.  
240 Spreading: 12" - 16" / 1 gal. pots  
8 trees, shrubs and plants to be in healthy condition and with good symmetry.  
Spacing on trees and shrubs are as per plan scale  
1 trees minimum height of 8' with trunk diameter 1 1/2" at 6" above grade. This may be in lieu of 15 pots if necessary

## WEST PEMBROKE AVENUE (RTE. 351)



- City of Hampton Landscape Guidelines Appendix A (25)-(28):
- Landscape Maintenance:** All new landscape improvements and existing trees to be retained as shown on the approved landscape plan shall be subject to regular maintenance consisting of, but not limited to, fertilization, pruning, replacement, insect and disease control, watering, mulching, and weed control.
  - Green Areas:** Green Areas shall consist of earth capable of sustaining plant material and providing natural percolation of water. Green Areas shall not be used to store materials, products or equipment. Where ornamental plants and/or turf grasses are to be established, topsoil or a prepared soil mixture shall be applied at depths not less than three inches for grasses, twelve inches for shrubs and eighteen inches for trees in areas where the subsoil or existing soil presents one or more of the following problems:
    - The texture, pH, or nutrient balance of the available soil cannot be modified by reasonable means to provide an adequate growth medium for the specified plants.
    - The soil material is too shallow to provide an adequate root zone and to supply necessary moisture and nutrients for plant growth.
    - The soil contains substances potentially toxic to plant growth.
- Otherwise, the existing soil shall be modified through the use of soil amendments (i.e. peat moss, perlite, lime, gypsum, etc.) to provide an adequate growing medium.
- Topsoil or prepared soil mixtures shall be friable and loamy. They shall be free of debris, trash, stumps, rocks, roots, noxious weeds, and substances potentially toxic to plants.
  - All topsoil and prepared soil mixtures shall meet or exceed the following minimum criteria:
    - SOIL SOLIDS shall consist of 40 percent sand, 40 percent silt, 10 percent clay, and 10 percent organic matter.
    - pH LEVEL shall be adjusted as necessary to match the specific pH needs of the proposed plants.
    - SOLUBLE SALTS shall not exceed 500 ppm.



Single Stake Support



Parallel Stake Support

1963 WEST PEMBROKE AVENUE

## LANDSCAPE PLAN

WHARTON CENTER OF COMMERCE  
PARCEL A-3  
PROFESSIONAL BUSINESS PARK  
A NEW DEVELOPMENT SITE  
CITY OF HAMPTON, VIRGINIA

T. J. SAVAGE JR. LS  
SURVEYOR AND PLANNER

TUSAVAGE & CO., INC.  
1796 CARRIAGE DRIVE, HAMPTON, VIRGINIA  
TEL. (757) 860-6450 ZIP: 23664

SCALE: 1" = 40'  
REVISED: AUG. 6, 2015  
APRIL 27, 2015  
SHEET 5 OF 8





JIM ASSOCIATES, INC.  
10000 Old Dominion Blvd.  
Suite 100  
Falls Church, VA 22041  
(703) 261-1000

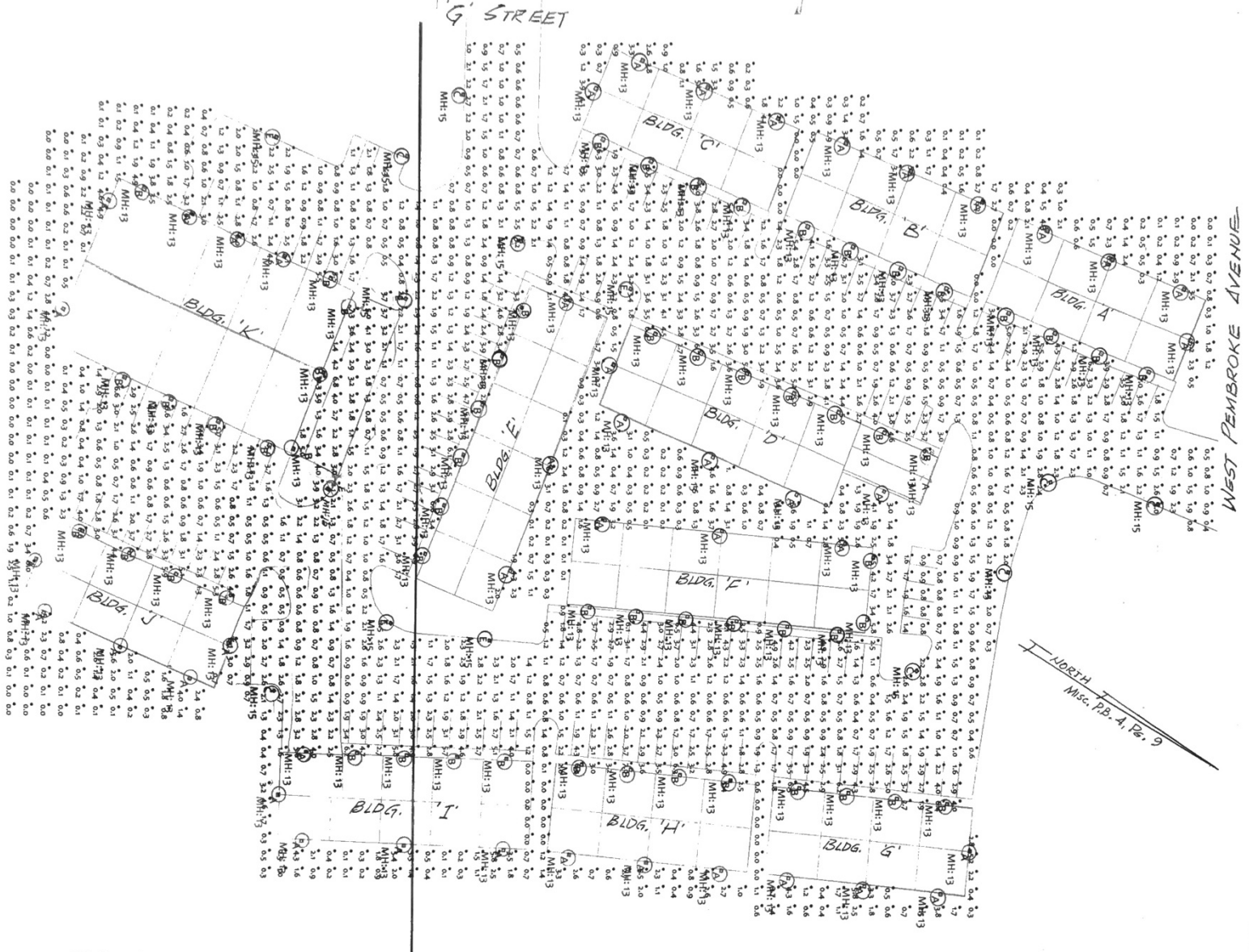


Rev	Date	Comments
1	11/13/14	Initial
2	11/13/14	Revised
3	11/13/14	Revised
4	11/13/14	Revised
5	11/13/14	Revised
6	11/13/14	Revised
7	11/13/14	Revised
8	11/13/14	Revised
9	11/13/14	Revised
10	11/13/14	Revised

Drawn By: J. Savage, Jr.  
Checked By: J. Savage, Jr.  
Reviewed By: J. Savage, Jr.  
Date: 11/13/14

WHARTON COMMERCE PARK

**LIGHTING LAYOUT PLAN**  
**WHARTON CENTER OF COMMERCE**  
**PARCELS A-3**  
**PROFESSIONAL BUSINESS PARK**  
**A NEW DEVELOPMENT SITE**  
**CITY OF HAMPTON, VIRGINIA**  
**T. J. SAVAGE, JR., LE**  
**SURVEYOR AND PLANNER**  
**TJSAVAGE1@COM.NET**  
**1796 CARRIAGE DRIVE, HAMPTON, VIRGINIA**  
**TEL (757) 850-6450**  
**SCALE: 1"=30'**  
**NOV. 7, 2014**  
**REVISION: MAR. 13, 2015**  
**NOV. 8, 2015**  
**SHEET 7 OF 8**



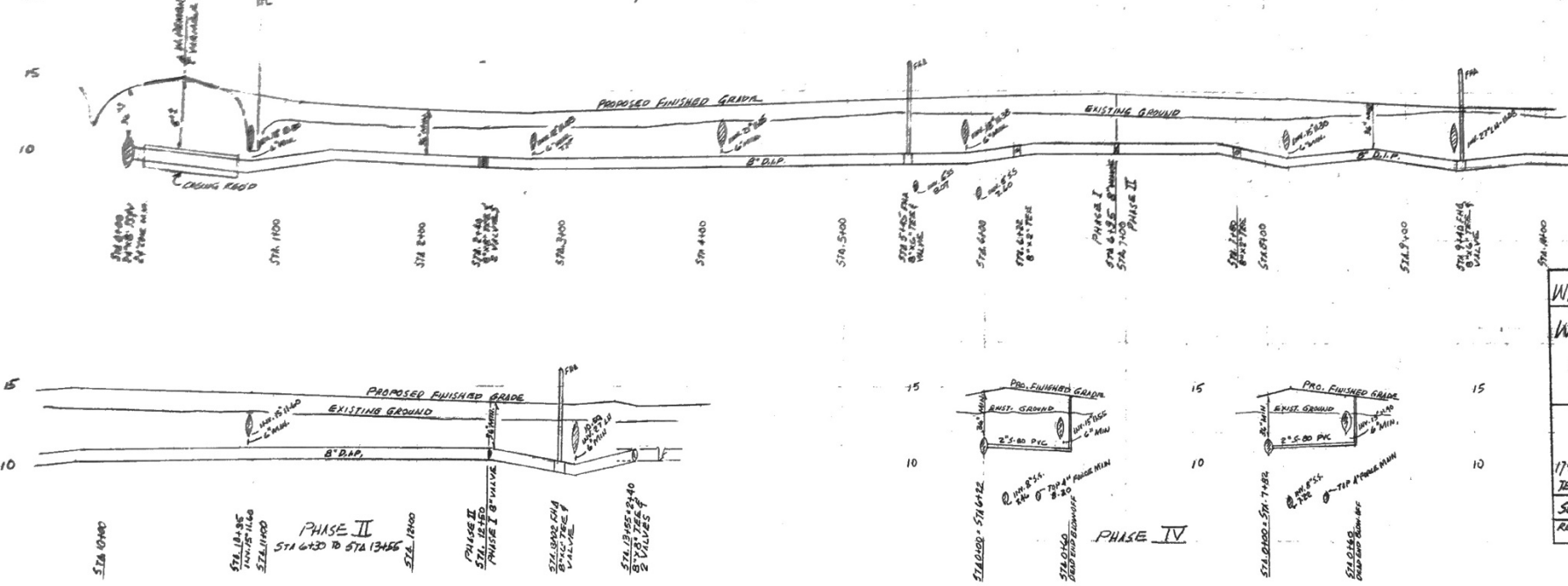
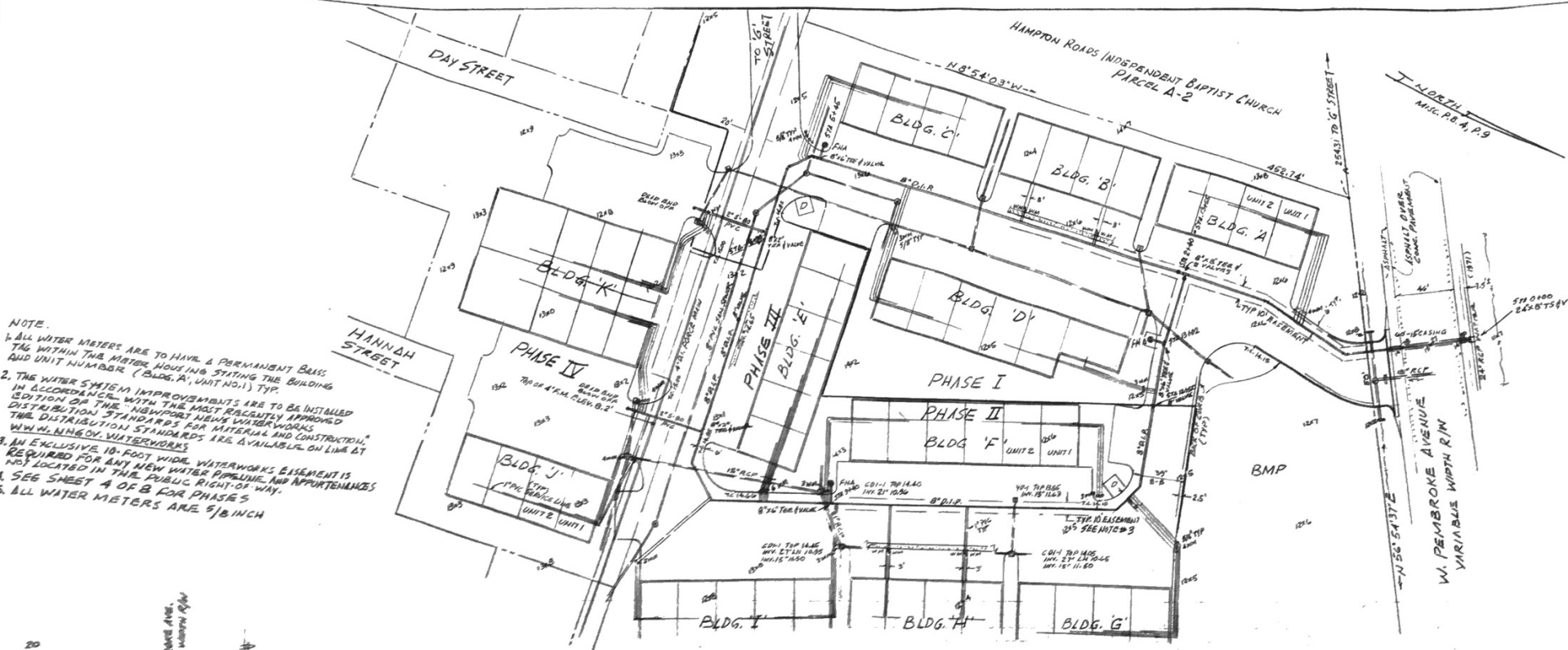
Calculation Summary

Label	CalcType	Units	Avg	Min	Max	AngleMin	AngleMax
at grade	Illuminance	Ft	1.73	7.0	8.0	N.A.	N.A.

Luminaire Schedule

Tag	Symbol	Qty	Manufacturer	Label	Description
A	[Symbol]	48	COOPER LIGHTING - LUMINAIRE	ST000A	Creator LED, pole
B	[Symbol]	36	COOPER LIGHTING - LUMINAIRE	ST000B	Creator Main LED, pole, reflective lens
C	[Symbol]	7	COOPER LIGHTING - INCANDESCENCE	GL000A-16-LED-16-16	GL000A-16-LED-16-16
D	[Symbol]	1	COOPER LIGHTING - LUMINAIRE	ST000D	Creator Main LED, pole, reflective lens
E	[Symbol]	7	COOPER LIGHTING - INCANDESCENCE	GL000A-16-LED-16-16	GL000A-16-LED-16-16

- NOTE:
1. ALL WATER METERS ARE TO HAVE A PERMANENT BRASS TAG WITHIN TWO FEET HAVING THE BUILDING AND UNIT NUMBER (BLDG. A, UNIT NO. 1) TYP.
  2. THE WATER SYSTEM IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MOST RECENTLY APPROVED EDITION OF THE "NEWPORT NEWS WATERWORKS DISTRIBUTION STANDARDS FOR MATERIAL AND CONSTRUCTION," WWW.NNEOV.WATERWORKS
  3. AN EXCLUSIVE 10-FOOT WIDE WATERWORKS EASEMENT IS REQUIRED FOR ANY NEW WATER PIPELINE AND APPURTENANCES NOT LOCATED IN THE PUBLIC RIGHT-OF-WAY.
  4. SEE SHEET 4 OF 8 FOR PHASE 5
  5. ALL WATER METERS ARE 8" INCH



WATER SERVICE PLAN & PROFILE SHEET

WHARTON CENTER OF COMMERCE  
PARCEL A-3  
PROFESSIONAL BUSINESS PARK  
A NEW DEVELOPMENT SITE  
CITY OF HAMPTON, VIRGINIA

T. J. SAVAGE, JR.  
SURVEYOR AND PLANNER  
1796 CARRIAGE DRIVE, HAMPTON, VA. 23664  
TEL (757) 850-1450 TJSavage1@cox.net

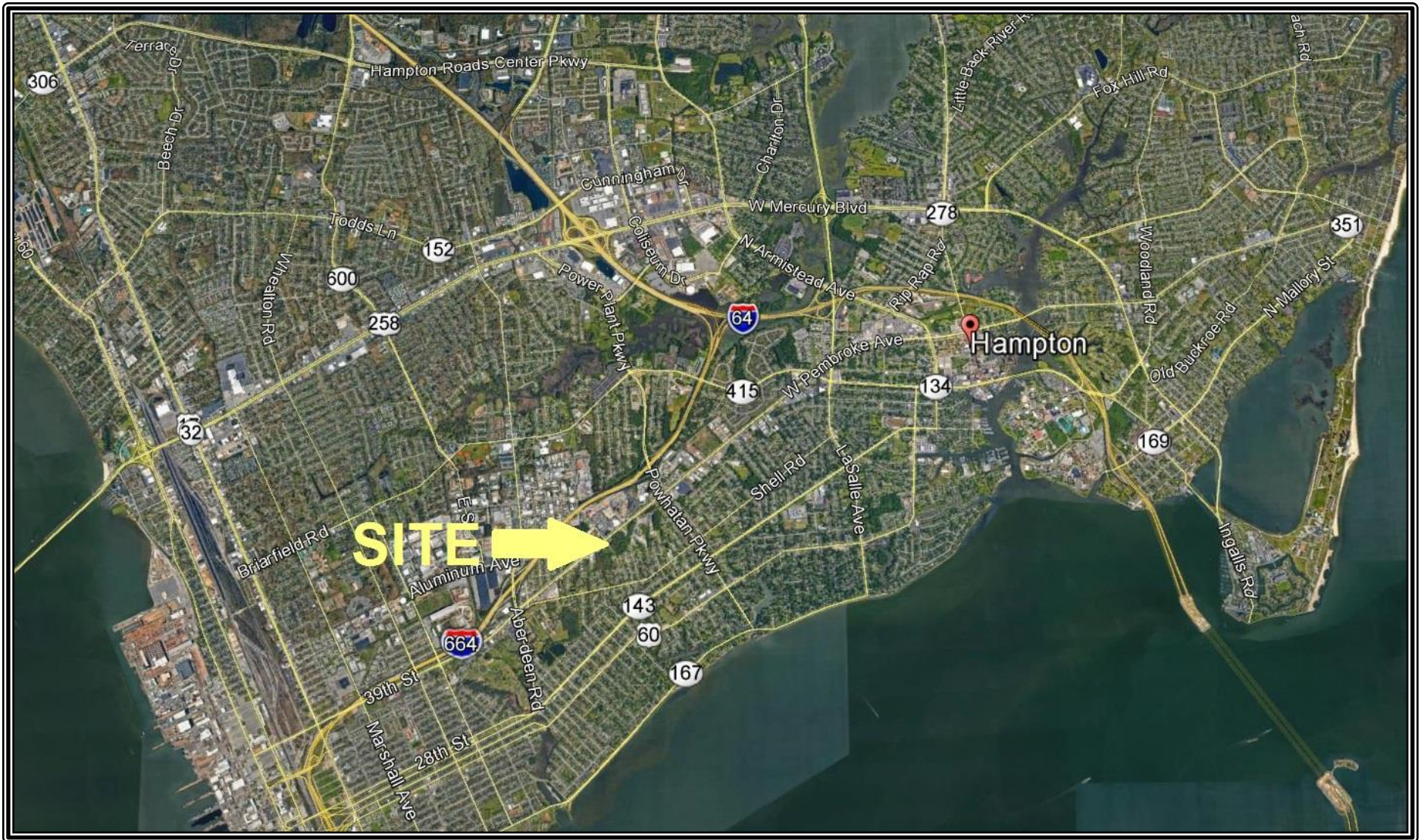
SCALE: HORIZ. 1"=40'  
VERT. 1"=4'

MAY 18, 2015

REVISION: SHEET 8 OF 8



# 1963 W Pembroke Avenue / Day Street Hampton, Virginia



*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.*

**Campana Waltz**  
Commercial Real Estate, LLC







	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	PH-1	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2													
office, taxicab																	P	P	P		P	P		P					P									P	P																					
outdoor dining 1																	ZA*	ZA*	ZA*		ZA*								ZA*			ZA*	ZA*	ZA*											ZA*	ZA*	ZA*	ZA*			Sec. 3-3(12)									
outdoor dining 2																	UP*	UP*	UP*		UP*								UP*			UP*	UP*	UP*														UP*	UP*	UP*	UP*			Sec. 3-3(13)						
outdoor dining, downtown																																									ZA*	ZA*									Sec. 3-3(14)									
outdoor dining, Phoebus																																																				Sec. 3-3(48)								
pawn shop																		UP	UP		UP																																							
print shop/private postal service, max. 500 sq. ft.																	P												P										P	P																				
print shop/private postal service, max. 3000 sq. ft.																		P																																										
print shop/private postal service, no max.																			P	P	P	P			P	P	P		P			P	P	P		P	P	P								P														
restaurant, without drive-through																	P	P	P	P	P				P				P			P	P	P		P	P	P	P							UP	UP	UP	P											
restaurant, with drive-through																	P	P	P	P	P				P				P			P	P	P		P	P	P	P																					
restaurant, drive-in																	P	P		P				P								P	P	P		P																								
restaurant, accessory, not to include drive-through																																				P																								
retail sales, general <sup>A</sup>																	P	P	P		P				P		P		P			P	P	P		P		P	P							UP	UP	UP	UP											
rummage sale, temporary																	P*	P*	P*		P*								P*									P*	P*								P*	P*					Sec. 3-3(15)							
second-hand store																		P*	P*		P*																																	Sec. 3-3(16)						
sign painting shop																	P	P		P			P	P																																				
storage facility																			UP		UP	UP	P	P			P		P																															
tattoo parlor																		UP		UP		UP																																						
tire sales																		P*	P*		P*			P	P																															Sec. 3-3(17)				
tire repair																		P*	P*		P*	P		P	P																															Sec. 3-3(17)				
Turkish bath																	P	P	P		P								P																															
upholstery shop																		P	P		P						P		P																															
vehicle repair, heavy																			P		P	P	P	P																																				
vehicle repair, light																	P	P	P		P	P	P	P																																				
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales																		P	P		P			P	P																																			
vehicle sales, of used vehicles																			P		P		UP	UP																																				
vehicle storage, including vehicle storage accessory to sales of new vehicles or gas station																		UP*																																							Sec. 3-3(42)			
vehicle storage, including vehicle storage accessory to heavy vehicle repair																			UP*		UP*	UP*	UP*	UP*																															Sec. 3-3(18)					
vending stand, food																																																										P		
INSTITUTIONAL																																																												
college/university, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P										P								P	P		P	P																			
college/university, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP										UP								P	P		UP	UP		UP	P	UP	P														
hospital			UP													UP	UP	UP	UP										UP										UP	UP		UP																		
library, public	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	UP																
library, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP						UP								P		UP	UP	UP		P	P	UP																
museum, public	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	UP																
museum, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP						UP								P		UP	UP	UP		P	P	UP																
post office																	P	P	P		P	P							P								P	P		P	P		P																	
religious facility	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										Sec. 3-3(24)						
religious facility, temporary tent revival			UP																P																																									
mental health/substance abuse treatment facility																			P																																									
school, business																	P	P	P										P								P	P		P	P		P	P	UP	P														
school, dance																	P	P	P										P																															
school, horse riding	UP*	UP*	UP*	UP*	UP*	UP*																																																			Sec. 3-3(19)			
school, public or private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP	UP									UP								P	P		UP	UP	UP		UP	P	UP	P													
RECREATIONAL																																																												
adult entertainment establishment																			P*		P*																																							Sec. 3-3(20)
amusement center																		UP	P		P		</																																					



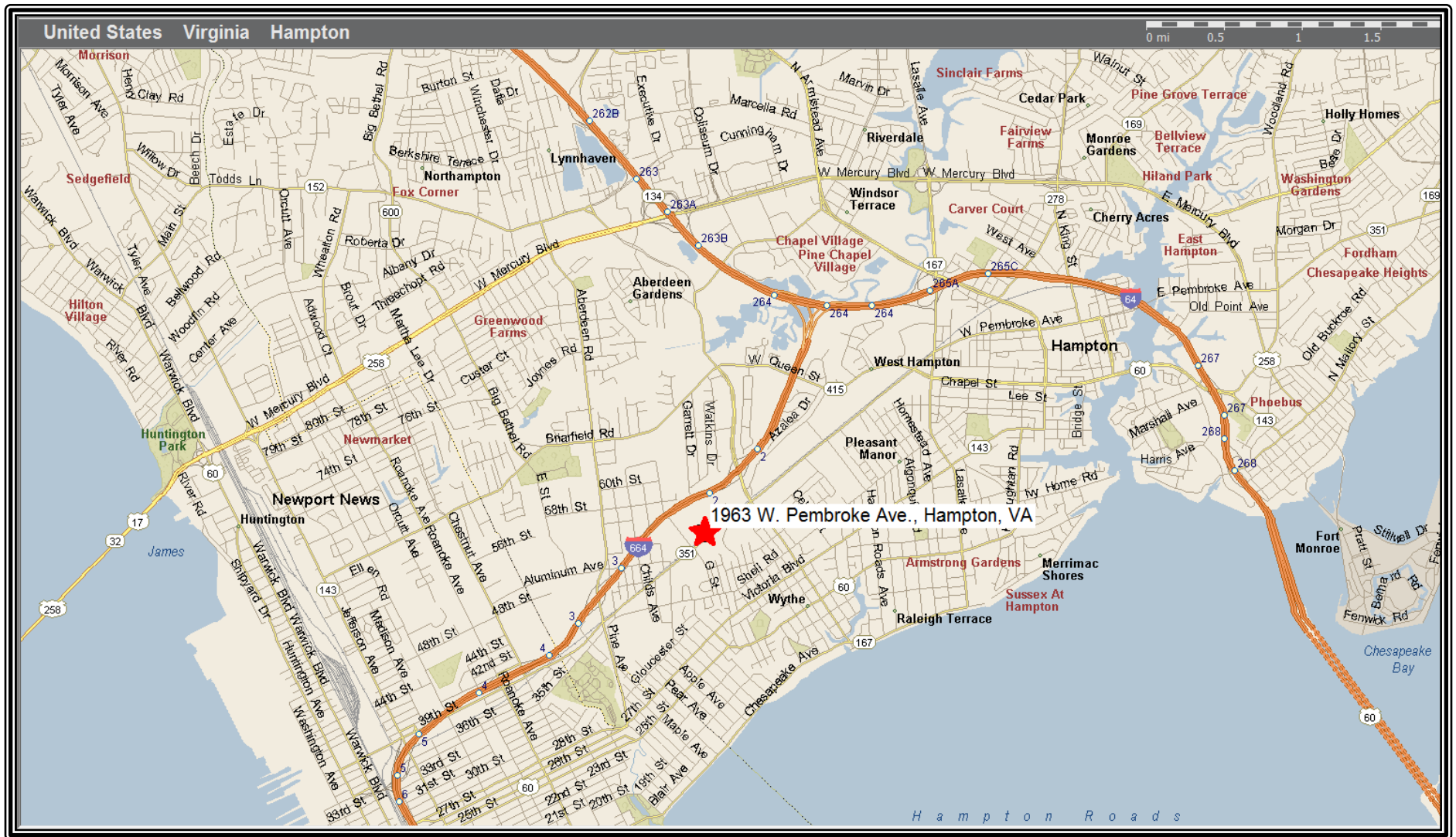
	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	PH-1	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2				
community center	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP										UP									UP	UP	UP	UP		UP		P	P					
coin-operated amusement devices, accessory dance hall																	P*	P*	P*										P*									P*	P*		P*								Sec. 3-3(21)		
golf course/country club	P	P	P	P	P	P											ZA*	ZA*	ZA*							UP	UP		UP							P	P								P	P					
live entertainment 1, in conjunction with a restaurant																	ZA*	ZA*	ZA*										ZA*			ZA*	ZA*	ZA*				ZA*	ZA*		ZA*	ZA*	ZA*	ZA*				Sec. 3-3(22)			
live entertainment 1, in conjunction with a micro-brewery/distillery/winery																				ZA*	ZA*	ZA*														ZA*	ZA*		ZA*	ZA*		ZA*	ZA*	ZA*				Sec. 3-3(22)			
live entertainment 2, in conjunction with a restaurant																	UP*	UP*	UP*										UP*			UP*	UP*	UP*				UP*	UP*		UP*	UP*	UP*	UP*				Sec. 3-3(23)			
live entertainment 2, in conjunction with a micro-brewery/distillery/winery																				UP*	UP*	UP*														UP*	UP*		UP*	UP*		UP*	UP*	UP*				Sec. 3-3(23)			
marina, including boat sales, rental, storage and fuel	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		
park/playground, active	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP							UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P	P		P	P			
park, passive/open space	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP				UP	UP		UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P	P		P	P	P		
recreation center																										P																		UP	P	P					
shooting range, indoor																				UP	UP	UP																													
shooting range, trap or skeet	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(25)	
skateboard ramp			SX*				SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	P										SX*																P	P			Sec. 3-3(26)		
skating rink, ice or roller																			P	P																								P	P						
swimming pool, commercial																			P	P																								P	P						
theater, indoor																	UP	P	P										P														P	P							
theater, outdoor																																												P							
AGRICULTURAL & ANIMAL-RELATED																																																			
agriculture/farming				P*																			P	P																								Sec. 3-3(37)			
animal boarding/stables																																																	Sec. 3-3(19)		
community garden	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*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(46)			
kennel				UP*																	P	P																										Sec. 3-3(38)			
silviculture/plant nursery, no retail sales				P																	P			P	P					P*																		Sec. 3-3(39)			
silviculture/plant nursery, including retail sales	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(27)			
slaughterhouse/stockyard																						UP																													
taxidermist																				P	P																														
veterinarian office/hospital				UP*															UP*	UP*		P	P							UP*																			Sec. 3-3(28)		
accessory use/structure for keeping of recreational animals	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*	P*	P*	P*											P*									P*	P*							Sec. 3-3(29)				
INDUSTRIAL																																																			
blacksmith																					P	P	P	P																											
blast furnace/boiler works																						P	UP	UP	UP		UP																								
brewery/distillery/winery, micro																				P	P	P		UP	UP	UP		UP																			Sec. 3-3(47)				
brewery/distillery																						P		UP	UP	UP		UP																							
cotton gin/oil mill																						P		UP	UP	UP		UP																							
drop forge/power hammer																							UP		UP	UP	UP		UP																						
elevator, coal, grain or flour																						P		UP	UP	UP		UP																							
foundry																							P		UP	UP	UP		UP																						
freezing plant for produce																					P	P	P	P																											
ice storage and distribution																						P	P	P	P																							Sec. 3-3(43)			
laundry and cleaning, commercial																						P	P	P	P																										
machine shop or light metal fabrication																					P	P	P	P	P																										
manufacturing of boats/sail-making																						P	P	P																											
manufacturing/processing/treatment of baked goods, dairy products																				P	P	P		UP	UP	UP		UP																							
manufacturing/processing/treatment of seafood																				P	P	P		UP	UP	UP		UP																							
manufacturing/processing/treatment 1 <sup>A</sup>																				P				UP	UP	UP		UP																							
manufacturing/processing/treatment 2 <sup>C</sup>																						UP		UP	UP	UP		UP																							
manufacturing/processing/treatment 3 <sup>D</sup>																						P		UP	UP	UP		UP																							
manufacturing/processing/treatment 4 <sup>E</sup>																						P	P		UP	UP	UP		UP																						
manufacturing/processing/treatment 5 <sup>F</sup>																						P	P		UP	UP	UP		UP																						
mill, lumber or saw; including lumberyard																							P	P	UP	UP	UP		UP																						
mixing plant, asphalt or concrete																						UP	P	UP	UP	UP		UP																							
motion picture studio																																																			



[illegible]



# 1963 W Pembroke Avenue / Day Street Hampton, Virginia



*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.*

**Campana Waltz**  
Commercial Real Estate, LLC





## Demographic and Income Profile

1963 W Pembroke Ave, Hampton, Virginia, 23661  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.00933

Longitude: -76.39052

Summary	Census 2010	2018	2023				
Population	23,195	22,600	22,189				
Households	9,298	9,055	8,889				
Families	5,927	5,711	5,575				
Average Household Size	2.48	2.48	2.48				
Owner Occupied Housing Units	5,183	4,830	4,897				
Renter Occupied Housing Units	4,115	4,225	3,992				
Median Age	38.1	39.6	40.6				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	-0.37%	0.83%	0.83%				
Households	-0.37%	0.78%	0.79%				
Families	-0.48%	0.70%	0.71%				
Owner HHs	0.28%	1.08%	1.16%				
Median Household Income	2.09%	2.81%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	1,415	15.6%	1,274	14.3%		
	\$15,000 - \$24,999	1,346	14.9%	1,205	13.6%		
	\$25,000 - \$34,999	1,167	12.9%	1,052	11.8%		
	\$35,000 - \$49,999	1,359	15.0%	1,265	14.2%		
	\$50,000 - \$74,999	1,756	19.4%	1,716	19.3%		
	\$75,000 - \$99,999	1,011	11.2%	1,098	12.4%		
	\$100,000 - \$149,999	721	8.0%	907	10.2%		
	\$150,000 - \$199,999	161	1.8%	202	2.3%		
	\$200,000+	119	1.3%	169	1.9%		
Median Household Income	\$40,421		\$44,825				
Average Household Income	\$52,057		\$60,067				
Per Capita Income	\$21,297		\$24,544				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,473	6.4%	1,317	5.8%	1,285	5.8%
	5 - 9	1,566	6.8%	1,392	6.2%	1,304	5.9%
	10 - 14	1,538	6.6%	1,490	6.6%	1,426	6.4%
	15 - 19	1,811	7.8%	1,430	6.3%	1,432	6.5%
	20 - 24	1,542	6.6%	1,385	6.1%	1,257	5.7%
	25 - 34	2,817	12.1%	3,024	13.4%	2,796	12.6%
	35 - 44	2,746	11.8%	2,636	11.7%	2,809	12.7%
	45 - 54	3,543	15.3%	2,774	12.3%	2,579	11.6%
	55 - 64	2,971	12.8%	3,156	14.0%	2,874	13.0%
	65 - 74	1,748	7.5%	2,394	10.6%	2,592	11.7%
	75 - 84	1,012	4.4%	1,130	5.0%	1,364	6.1%
	85+	429	1.8%	470	2.1%	471	2.1%
	Race and Ethnicity	Census 2010		2018		2023	
Number		Percent	Number	Percent	Number	Percent	
White Alone		4,000	17.2%	3,740	16.6%	3,521	15.9%
Black Alone		17,820	76.8%	17,260	76.4%	16,894	76.1%
American Indian Alone		94	0.4%	94	0.4%	95	0.4%
Asian Alone		282	1.2%	311	1.4%	327	1.5%
Pacific Islander Alone		14	0.1%	14	0.1%	15	0.1%
Some Other Race Alone		232	1.0%	272	1.2%	303	1.4%
Two or More Races		752	3.2%	906	4.0%	1,035	4.7%
Hispanic Origin (Any Race)		771	3.3%	931	4.1%	1,072	4.8%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

July 20, 2018



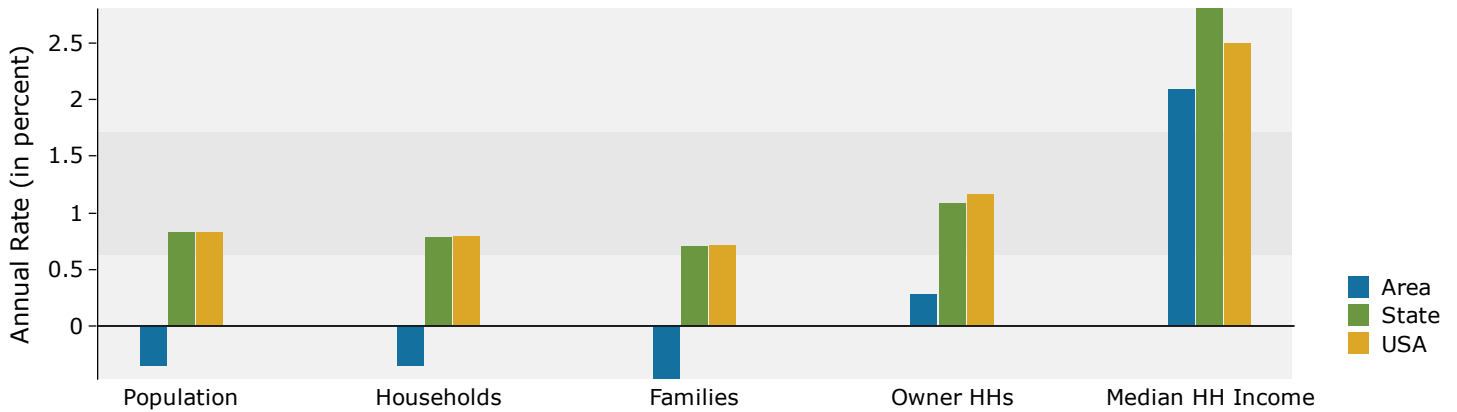
## Demographic and Income Profile

1963 W Pembroke Ave, Hampton, Virginia, 23661  
Drive Time: 5 minute radius

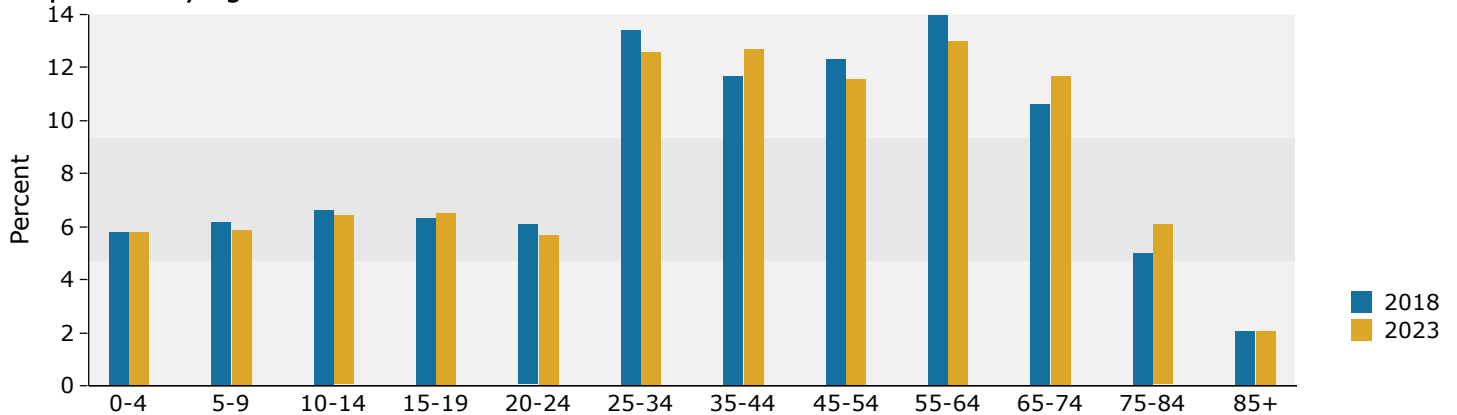
Prepared by Janice Lewis, CCIM

Latitude: 37.00933  
Longitude: -76.39052

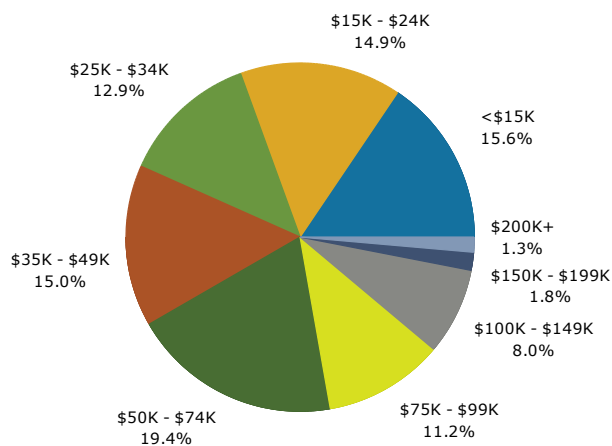
### Trends 2018-2023



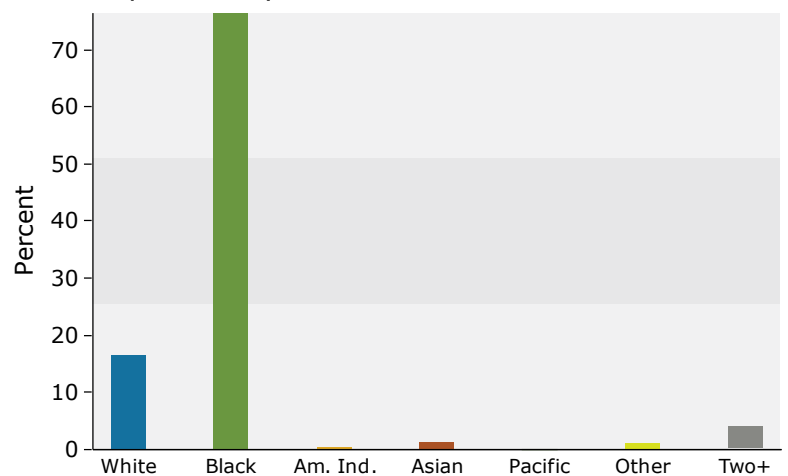
### Population by Age



### 2018 Household Income



### 2018 Population by Race



2018 Percent Hispanic Origin: 4.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

July 20, 2018



## Demographic and Income Profile

1963 W Pembroke Ave, Hampton, Virginia, 23661  
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.00933  
Longitude: -76.39052

Summary	Census 2010	2018	2023				
Population	109,187	109,364	108,297				
Households	45,093	45,075	44,631				
Families	27,007	26,573	26,138				
Average Household Size	2.36	2.36	2.36				
Owner Occupied Housing Units	22,448	20,875	21,151				
Renter Occupied Housing Units	22,645	24,201	23,480				
Median Age	35.2	36.5	37.4				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	-0.20%	0.83%	0.83%				
Households	-0.20%	0.78%	0.79%				
Families	-0.33%	0.70%	0.71%				
Owner HHs	0.26%	1.08%	1.16%				
Median Household Income	2.27%	2.81%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	6,708	14.9%	5,953	13.3%		
	\$15,000 - \$24,999	5,646	12.5%	5,018	11.2%		
	\$25,000 - \$34,999	5,610	12.4%	5,058	11.3%		
	\$35,000 - \$49,999	7,320	16.2%	6,879	15.4%		
	\$50,000 - \$74,999	8,967	19.9%	8,837	19.8%		
	\$75,000 - \$99,999	4,957	11.0%	5,394	12.1%		
	\$100,000 - \$149,999	4,054	9.0%	5,122	11.5%		
	\$150,000 - \$199,999	1,143	2.5%	1,432	3.2%		
	\$200,000+	671	1.5%	939	2.1%		
Median Household Income	\$43,154		\$48,287				
Average Household Income	\$55,006		\$63,712				
Per Capita Income	\$23,366		\$26,984				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	7,546	6.9%	6,875	6.3%	6,822	6.3%
	5 - 9	7,004	6.4%	6,705	6.1%	6,397	5.9%
	10 - 14	6,753	6.2%	6,624	6.1%	6,460	6.0%
	15 - 19	7,861	7.2%	6,717	6.1%	6,702	6.2%
	20 - 24	9,774	9.0%	8,725	8.0%	8,167	7.5%
	25 - 34	15,360	14.1%	16,912	15.5%	16,053	14.8%
	35 - 44	12,842	11.8%	12,863	11.8%	13,907	12.8%
	45 - 54	16,186	14.8%	13,234	12.1%	12,096	11.2%
	55 - 64	12,261	11.2%	13,879	12.7%	12,988	12.0%
	65 - 74	7,408	6.8%	9,906	9.1%	10,961	10.1%
	75 - 84	4,423	4.1%	4,859	4.4%	5,689	5.3%
	85+	1,772	1.6%	2,064	1.9%	2,055	1.9%
	Race and Ethnicity	Census 2010		2018		2023	
Number		Percent	Number	Percent	Number	Percent	
White Alone		33,445	30.6%	32,309	29.5%	30,747	28.4%
Black Alone		68,383	62.6%	68,202	62.4%	67,607	62.4%
American Indian Alone		495	0.5%	505	0.5%	514	0.5%
Asian Alone		1,698	1.6%	1,937	1.8%	2,064	1.9%
Pacific Islander Alone		98	0.1%	108	0.1%	114	0.1%
Some Other Race Alone		1,384	1.3%	1,701	1.6%	1,923	1.8%
Two or More Races		3,685	3.4%	4,602	4.2%	5,328	4.9%
Hispanic Origin (Any Race)		4,468	4.1%	5,757	5.3%	6,823	6.3%

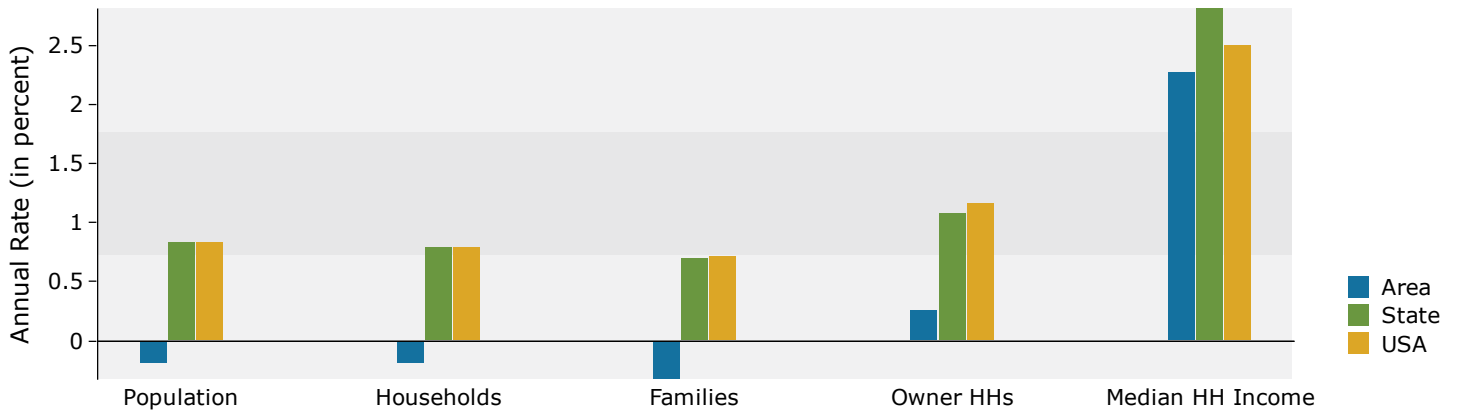
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

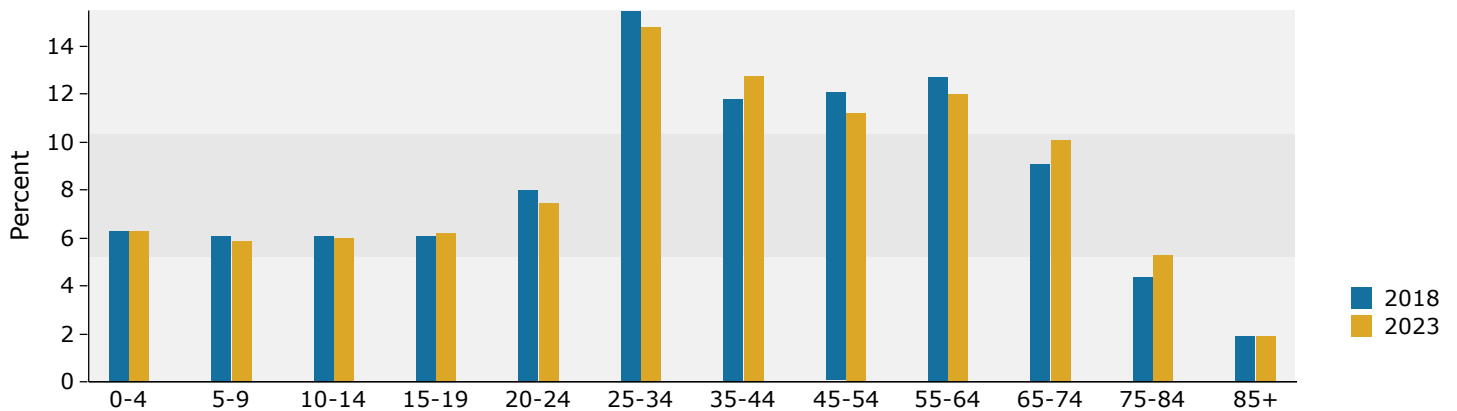
July 20, 2018



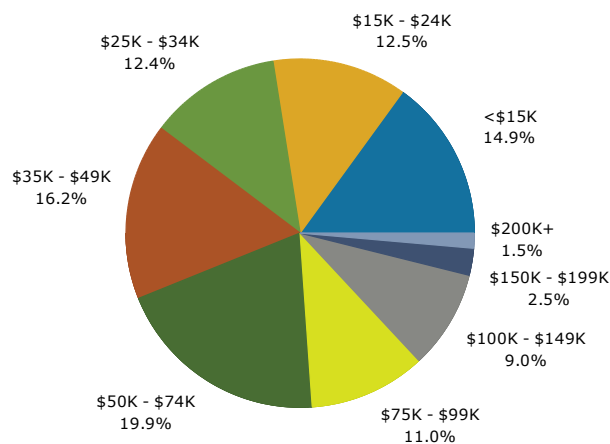
## Trends 2018-2023



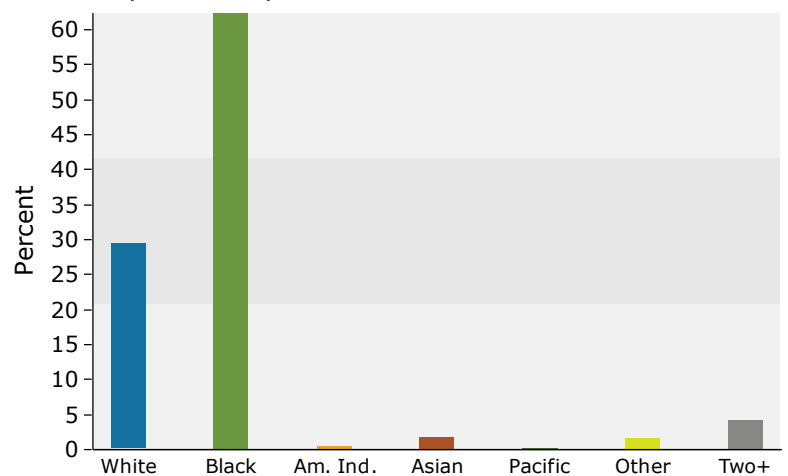
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 5.3%



## Demographic and Income Profile

1963 W Pembroke Ave, Hampton, Virginia, 23661  
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.00933  
Longitude: -76.39052

Summary	Census 2010	2018	2023				
Population	223,840	227,621	227,808				
Households	89,872	91,314	91,409				
Families	56,855	57,043	56,810				
Average Household Size	2.42	2.42	2.42				
Owner Occupied Housing Units	48,393	45,990	47,003				
Renter Occupied Housing Units	41,479	45,324	44,406				
Median Age	34.7	36.0	36.9				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	0.02%	0.83%	0.83%				
Households	0.02%	0.78%	0.79%				
Families	-0.08%	0.70%	0.71%				
Owner HHs	0.44%	1.08%	1.16%				
Median Household Income	1.88%	2.81%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	10,702	11.7%	9,403	10.3%		
	\$15,000 - \$24,999	9,485	10.4%	8,316	9.1%		
	\$25,000 - \$34,999	9,677	10.6%	8,585	9.4%		
	\$35,000 - \$49,999	13,988	15.3%	12,945	14.2%		
	\$50,000 - \$74,999	18,651	20.4%	18,211	19.9%		
	\$75,000 - \$99,999	11,345	12.4%	12,188	13.3%		
	\$100,000 - \$149,999	10,843	11.9%	13,296	14.5%		
	\$150,000 - \$199,999	3,926	4.3%	4,715	5.2%		
	\$200,000+	2,697	3.0%	3,750	4.1%		
Median Household Income	\$51,600		\$56,643				
Average Household Income	\$65,945		\$76,989				
Per Capita Income	\$26,856		\$31,274				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	15,604	7.0%	14,454	6.4%	14,515	6.4%
	5 - 9	14,524	6.5%	14,087	6.2%	13,647	6.0%
	10 - 14	14,141	6.3%	13,856	6.1%	13,620	6.0%
	15 - 19	16,627	7.4%	14,772	6.5%	14,777	6.5%
	20 - 24	19,874	8.9%	18,083	7.9%	16,885	7.4%
	25 - 34	32,127	14.4%	35,723	15.7%	34,362	15.1%
	35 - 44	26,919	12.0%	27,296	12.0%	30,192	13.3%
	45 - 54	33,888	15.1%	27,719	12.2%	25,197	11.1%
	55 - 64	24,215	10.8%	28,618	12.6%	27,141	11.9%
	65 - 74	14,233	6.4%	19,375	8.5%	22,005	9.7%
	75 - 84	8,408	3.8%	9,630	4.2%	11,338	5.0%
	85+	3,281	1.5%	4,005	1.8%	4,130	1.8%
Race and Ethnicity	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	97,032	43.3%	95,163	41.8%	92,207	40.5%
	Black Alone	107,534	48.0%	108,674	47.7%	108,391	47.6%
	American Indian Alone	976	0.4%	1,017	0.4%	1,040	0.5%
	Asian Alone	5,725	2.6%	6,852	3.0%	7,647	3.4%
	Pacific Islander Alone	259	0.1%	327	0.1%	366	0.2%
	Some Other Race Alone	3,800	1.7%	4,850	2.1%	5,660	2.5%
	Two or More Races	8,514	3.8%	10,736	4.7%	12,498	5.5%
	Hispanic Origin (Any Race)	11,190	5.0%	14,981	6.6%	18,192	8.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

July 20, 2018



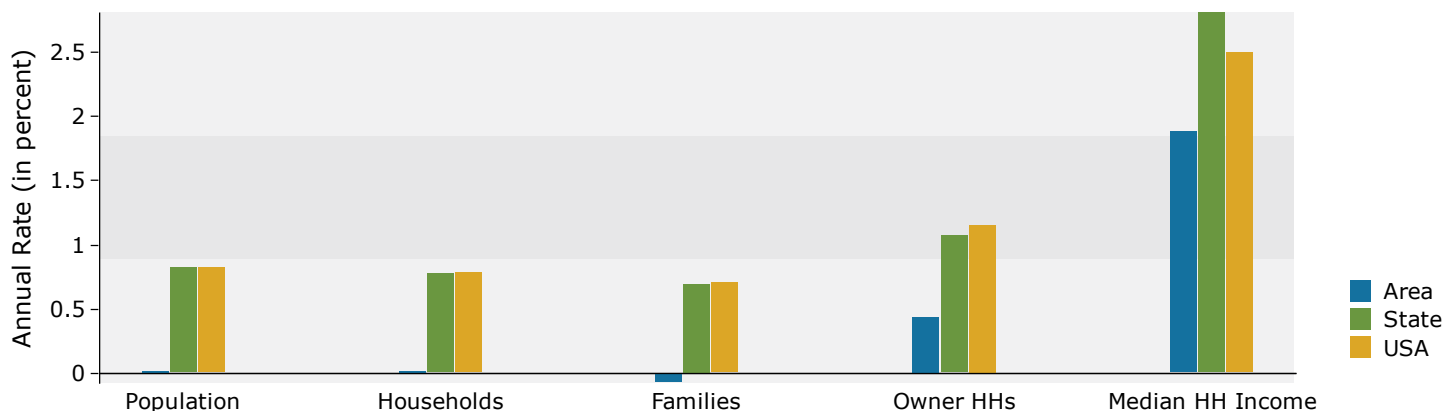
# Demographic and Income Profile

1963 W Pembroke Ave, Hampton, Virginia, 23661  
Drive Time: 15 minute radius

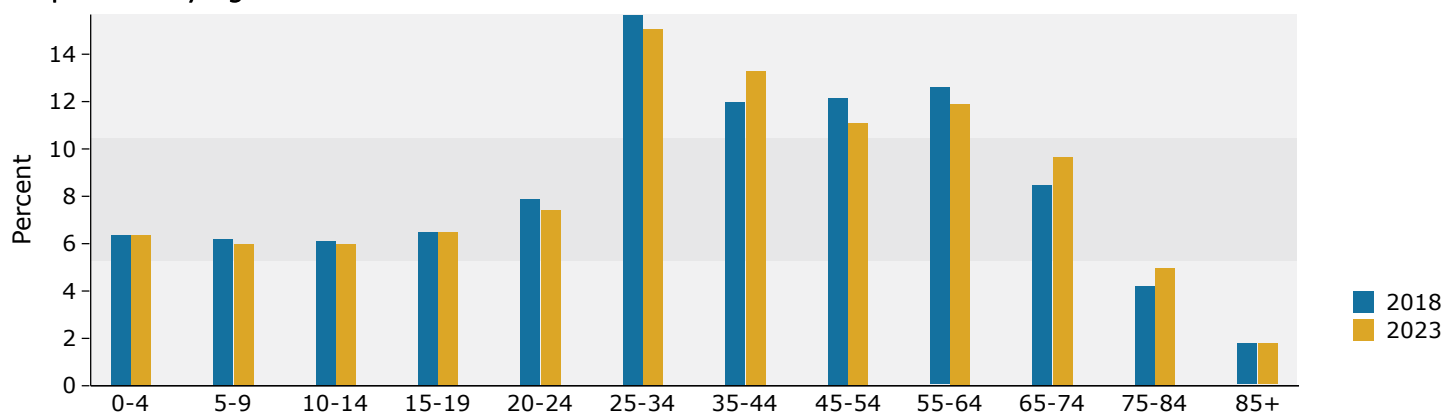
Prepared by Janice Lewis, CCIM

Latitude: 37.00933  
Longitude: -76.39052

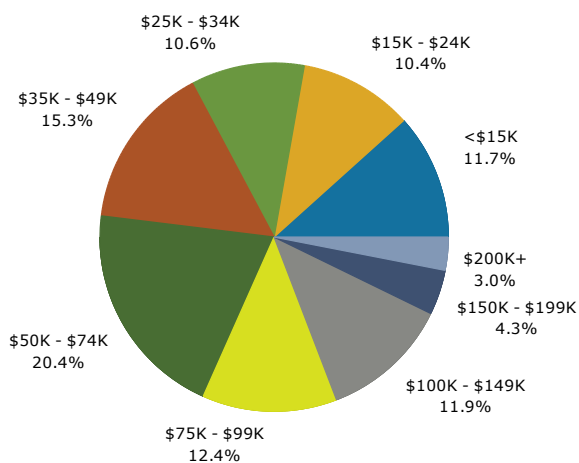
## Trends 2018-2023



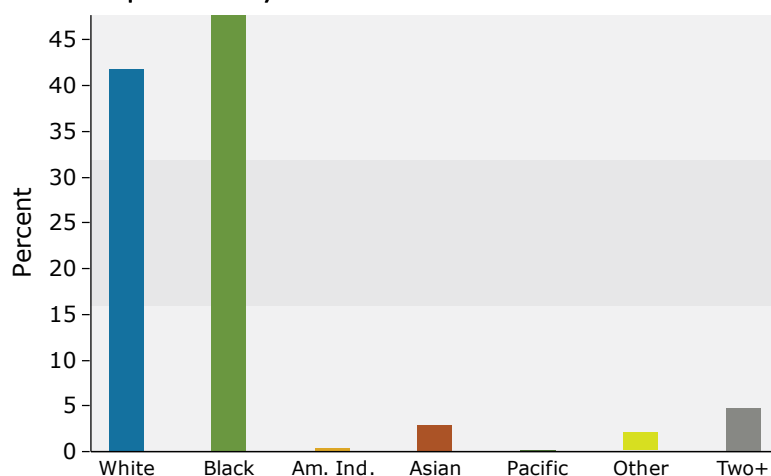
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 6.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

July 20, 2018



## 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:

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Campana Waltz Commercial Real Estate, LLC