

For Sale Income Producing

6905 Mid County Drive
Gloucester, 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

www.CampanaWaltz.com

*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
INCOME PRODUCING
6905 Mid County Drive
Gloucester, Virginia

- Location:** 6905 Mid County Drive
Gloucester County
Hayes, Virginia 23072
- Description:** This income producing 5-unit multi-occupant warehouse building is located in the northern part of Hayes, Virginia. The property is a wood and steel constructed warehouse building, which has metal exterior walls and flat metal roofing.
- Building Size:** Approximately 7,200 square feet
- Land Area:** 5.89 Acres
- Sales Price:** \$450,000.00
- Projected CAP:** **9.1%** (full financial information available with a signed confidentiality agreement)
- Year Built:** 1975
- Zoning:** **B-1 Business District.**
- General Information:**
- Rare opportunity
 - Well established area
- Also included:**
- Additional Photographs
 - Aerial Maps
 - Location Map
 - Demographics

For Additional Information, Please Contact:

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For Sale
6905 Mid County Drive
Gloucester, Virginia



**Campana
Waltz**
Commercial Real Estate, LLC

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6905 Mid County Drive, Hayes, Virginia



The property is outlined in blue.
For illustration purposes only.

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**Campana
Waltz**
Commercial Real Estate, LLC

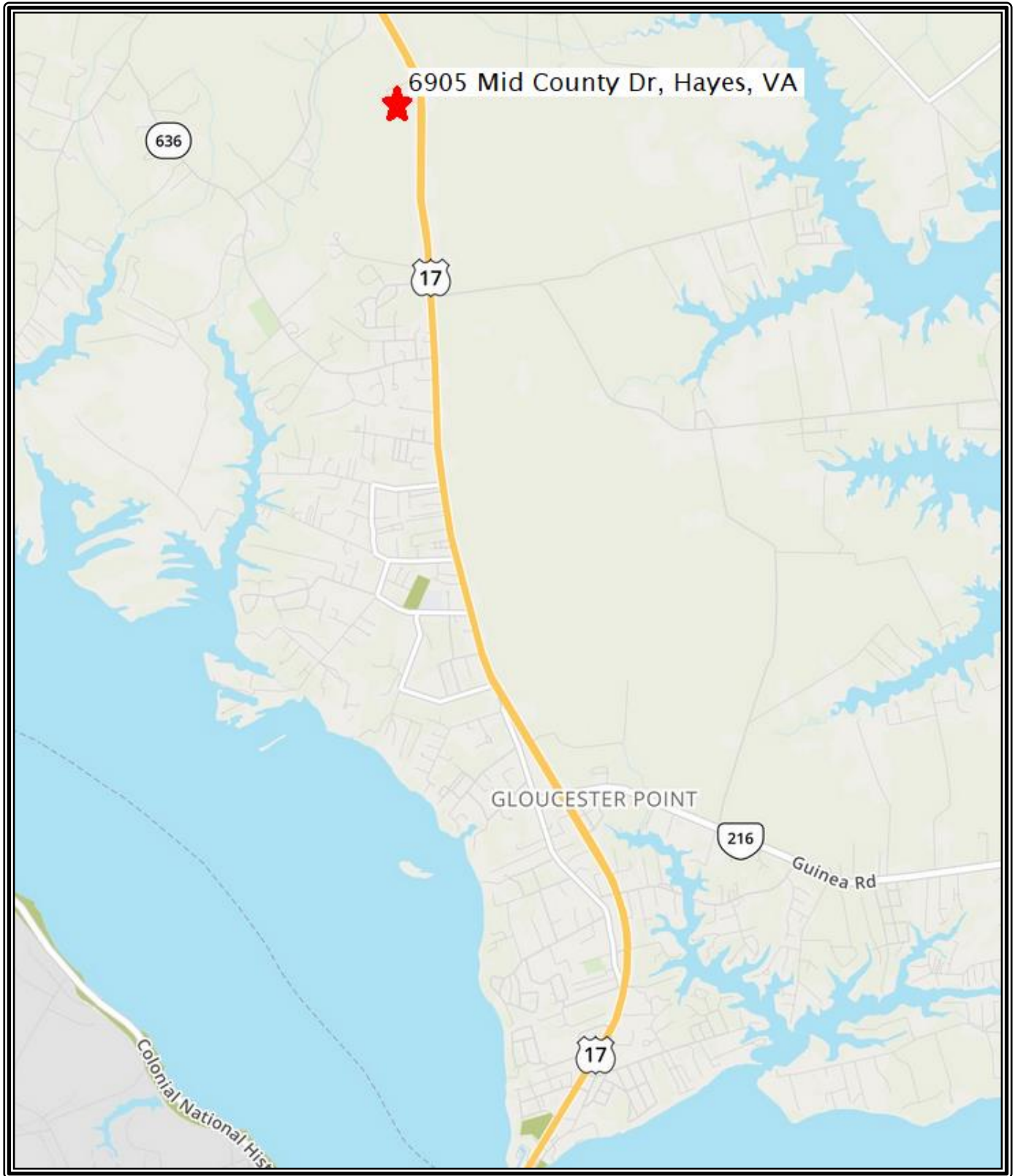
6905 Mid County Drive, Hayes, Virginia



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**Campana
Waltz**
Commercial Real Estate, LLC

6905 Mid County Drive, Hayes, Virginia



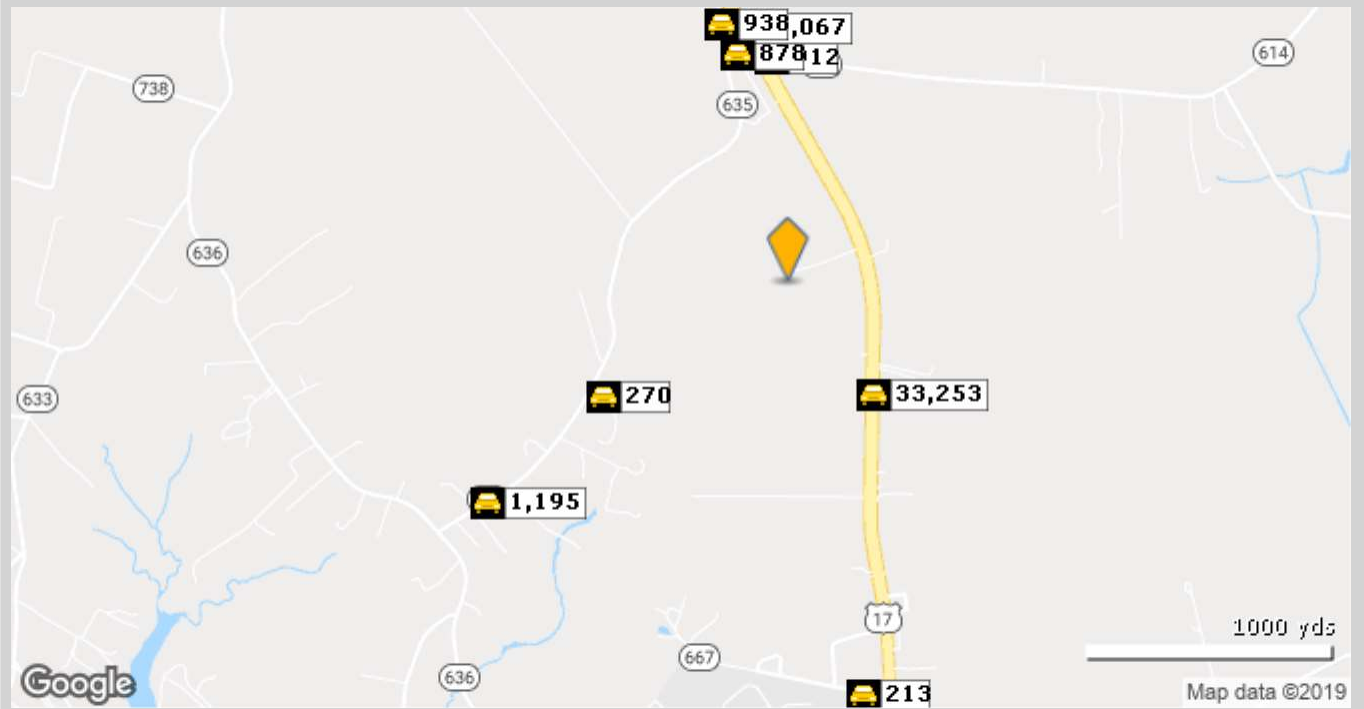
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**Campana
Waltz**
Commercial Real Estate, LLC

Traffic Count Report

6905 Mid County Dr, Gloucester, VA 23061

Building Type: **Industrial**
 RBA: **7,200 SF**
 Land Area: **5.89 AC**
 Total Available: **7,200 SF**
 Warehouse Avail: **7,200 SF**
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	George Washington Memorial Hwy	Mid Country Dr	0.32 N	2018	33,253	MPSI	.33
2	Marsh Ln	Piney Swamp Rd	0.04 NW	2018	270	MPSI	.50
3	Feather Bed Ln	Dead End Rd	0.99 E	2012	763	MPSI	.54
4	Feather Bed Ln	Brother Sam Rd	0.02 W	2016	610	MPSI	.54
5	Featherbed Ln	Dead End Rd	0.99 E	2018	912	MPSI	.54
6	Brother Sam Rd	Piney Swamp Rd	0.03 W	2018	878	MPSI	.56
7	George Washington Memorial Hwy	Brother Sam Rd	0.08 SE	2018	33,067	MPSI	.62
8	Piney Swamp Rd	Brother Sam Rd	0.07 S	2018	938	MPSI	.64
9	Piney Swamp Rd	Battle Rd	0.04 NE	2018	1,195	MPSI	.87

Traffic Count Report

6905 Mid County Dr, Gloucester, VA 23061

10	Ernest Ln	George Washington Memorial Hwy	0.06 E	2018	213	MPSI	.98
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Commercia lot
Mid County Dr, Hayes, VA 23072

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -

Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: -



Description	2010		2019		2024	
Population	571		590		599	
Age 0 - 4	32	5.60%	32	5.42%	34	5.68%
Age 5 - 9	38	6.65%	35	5.93%	34	5.68%
Age 10 - 14	41	7.18%	36	6.10%	35	5.84%
Age 15 - 19	44	7.71%	37	6.27%	36	6.01%
Age 20 - 24	29	5.08%	34	5.76%	36	6.01%
Age 25 - 29	30	5.25%	36	6.10%	35	5.84%
Age 30 - 34	32	5.60%	36	6.10%	36	6.01%
Age 35 - 39	41	7.18%	36	6.10%	36	6.01%
Age 40 - 44	43	7.53%	36	6.10%	36	6.01%
Age 45 - 49	54	9.46%	40	6.78%	37	6.18%
Age 50 - 54	46	8.06%	47	7.97%	40	6.68%
Age 55 - 59	40	7.01%	50	8.47%	44	7.35%
Age 60 - 64	34	5.95%	43	7.29%	44	7.35%
Age 65 - 69	25	4.38%	32	5.42%	38	6.34%
Age 70 - 74	17	2.98%	25	4.24%	30	5.01%
Age 75 - 79	12	2.10%	17	2.88%	21	3.51%
Age 80 - 84	8	1.40%	10	1.69%	14	2.34%
Age 85+	5	0.88%	8	1.36%	12	2.00%
Age 15+	460	80.56%	487	82.54%	495	82.64%
Age 20+	416	72.85%	450	76.27%	459	76.63%
Age 65+	67	11.73%	92	15.59%	115	19.20%
Median Age	40		42		42	
Average Age	37.90		40.20		41.30	
Population By Race	571		590		599	
White	501	87.74%	514	87.12%	520	86.81%
Black	50	8.76%	50	8.47%	50	8.35%
Am. Indian & Alaskan	2	0.35%	3	0.51%	3	0.50%
Asian	3	0.53%	4	0.68%	5	0.83%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	14	2.45%	19	3.22%	21	3.51%

Commercial lot			
Mid County Dr, Hayes, VA 23072			
Description	2010	2019	2024
Population by Race (Hispanic)	14	21	24
White	11 78.57%	16 76.19%	18 75.00%
Black	1 7.14%	1 4.76%	2 8.33%
Am. Indian & Alaskan	0 0.00%	1 4.76%	1 4.17%
Asian	0 0.00%	1 4.76%	1 4.17%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	1 7.14%	2 9.52%	3 12.50%
Household by Household Income	214	219	223
<\$25,000	25 11.68%	29 13.24%	32 14.35%
\$25,000 - \$50,000	67 31.31%	44 20.09%	40 17.94%
\$50,000 - \$75,000	48 22.43%	51 23.29%	52 23.32%
\$75,000 - \$100,000	34 15.89%	44 20.09%	45 20.18%
\$100,000 - \$125,000	24 11.21%	17 7.76%	17 7.62%
\$125,000 - \$150,000	9 4.21%	19 8.68%	21 9.42%
\$150,000 - \$200,000	3 1.40%	10 4.57%	11 4.93%
\$200,000+	4 1.87%	5 2.28%	5 2.24%
Average Household Income	\$66,914	\$77,043	\$78,031
Median Household Income	\$55,999	\$68,602	\$69,791

Demographic Summary Report

Commercia lot Mid County Dr, Hayes, VA 23072

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

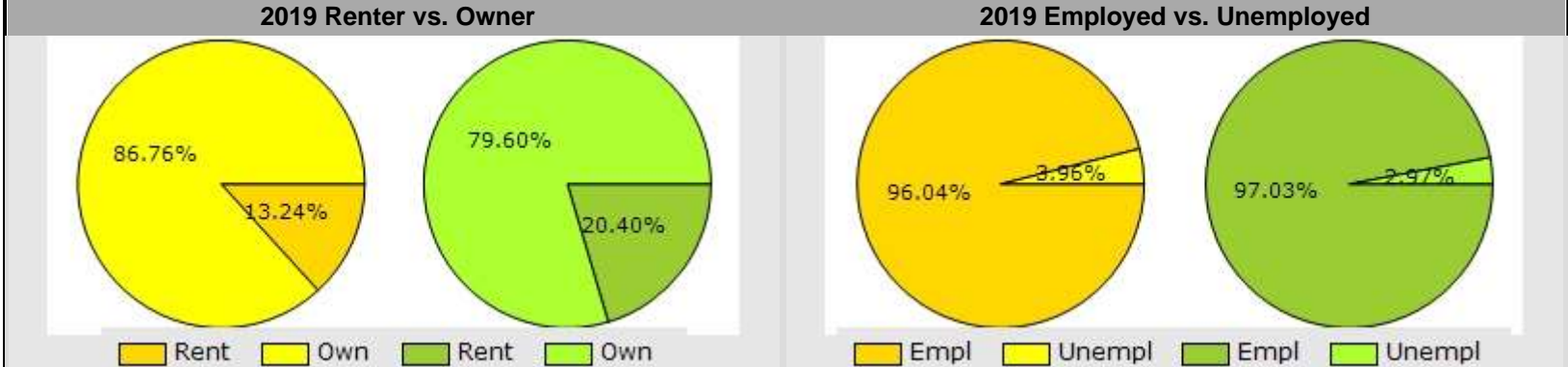
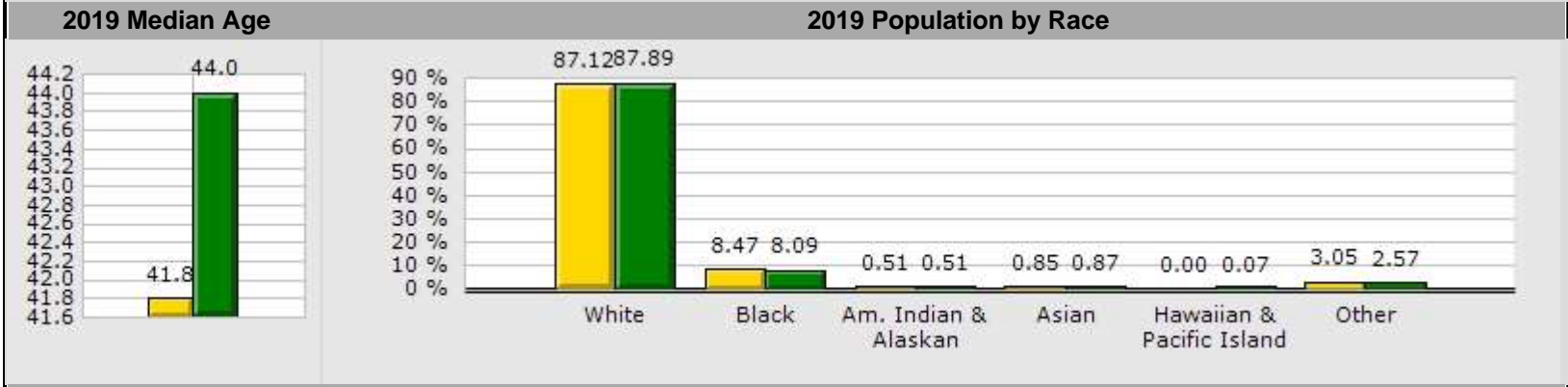
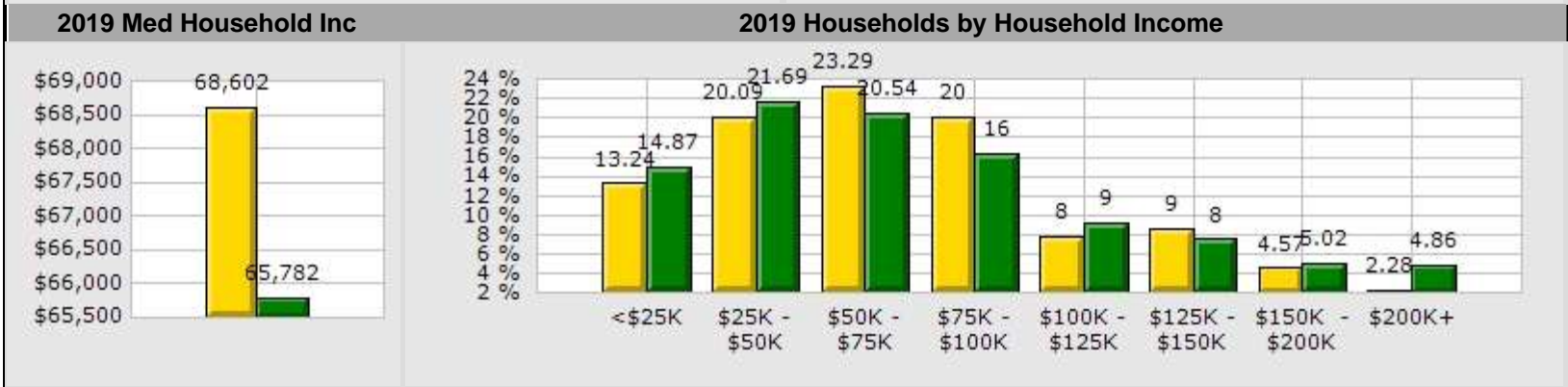
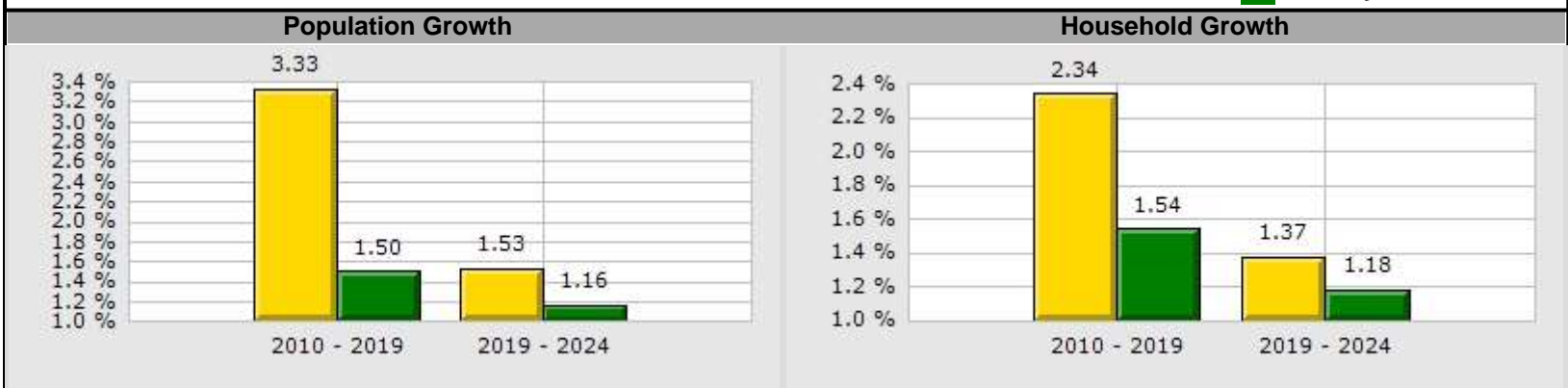


Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	599	5,953	14,705
2019 Estimate	590	5,857	14,442
2010 Census	571	5,624	13,733
Growth 2019 - 2024	1.53%	1.64%	1.82%
Growth 2010 - 2019	3.33%	4.14%	5.16%
2019 Population by Hispanic Origin	21	215	502
2019 Population	590	5,857	14,442
White	514 87.12%	5,091 86.92%	12,705 87.97%
Black	50 8.47%	498 8.50%	1,116 7.73%
Am. Indian & Alaskan	3 0.51%	22 0.38%	57 0.39%
Asian	4 0.68%	48 0.82%	137 0.95%
Hawaiian & Pacific Island	0 0.00%	3 0.05%	15 0.10%
Other	19 3.22%	194 3.31%	413 2.86%
U.S. Armed Forces	3	37	134
Households			
2024 Projection	222	2,280	5,843
2019 Estimate	219	2,246	5,741
2010 Census	214	2,168	5,471
Growth 2019 - 2024	1.37%	1.51%	1.78%
Growth 2010 - 2019	2.34%	3.60%	4.94%
Owner Occupied	190 86.76%	1,818 80.94%	4,420 76.99%
Renter Occupied	29 13.24%	428 19.06%	1,321 23.01%
2019 Households by HH Income	219	2,246	5,739
Income: <\$25,000	29 13.24%	303 13.49%	931 16.22%
Income: \$25,000 - \$50,000	44 20.09%	543 24.18%	1,387 24.17%
Income: \$50,000 - \$75,000	51 23.29%	554 24.67%	1,208 21.05%
Income: \$75,000 - \$100,000	44 20.09%	358 15.94%	863 15.04%
Income: \$100,000 - \$125,000	17 7.76%	179 7.97%	418 7.28%
Income: \$125,000 - \$150,000	19 8.68%	162 7.21%	469 8.17%
Income: \$150,000 - \$200,000	10 4.57%	92 4.10%	292 5.09%
Income: \$200,000+	5 2.28%	55 2.45%	171 2.98%
2019 Avg Household Income	\$77,043	\$74,136	\$75,226
2019 Med Household Income	\$68,602	\$63,770	\$61,870

Commercial lot
Mid County Dr, Hayes, VA 23072

Type: **Land**
County: **Gloucester**

■ 1 Mile
■ County



Demographic Market Comparison Report

1 mile radius

Commercia lot				
Mid County Dr, Hayes, VA 23072				
Type: Land				
County: Gloucester				
	1 Mile		County	
Population Growth				
Growth 2010 - 2019	3.33%		1.50%	
Growth 2019 - 2024	1.53%		1.16%	
Empl	291	96.04%	18,051	97.03%
Unempl	12	3.96%	553	2.97%
2019 Population by Race				
	590		37,410	
White	514	87.12%	32,878	87.89%
Black	50	8.47%	3,026	8.09%
Am. Indian & Alaskan	3	0.51%	192	0.51%
Asian	5	0.85%	326	0.87%
Hawaiian & Pacific Island	0	0.00%	27	0.07%
Other	18	3.05%	961	2.57%
Household Growth				
Growth 2010 - 2019	2.34%		1.54%	
Growth 2019 - 2024	1.37%		1.18%	
Renter Occupied	29	13.24%	2,960	20.40%
Owner Occupied	190	86.76%	11,553	79.60%
2019 Households by Household Income				
	219		14,513	
Income <\$25K	29	13.24%	2,158	14.87%
Income \$25K - \$50K	44	20.09%	3,148	21.69%
Income \$50K - \$75K	51	23.29%	2,981	20.54%
Income \$75K - \$100K	44	20.09%	2,361	16.27%
Income \$100K - \$125K	17	7.76%	1,340	9.23%
Income \$125K - \$150K	19	8.68%	1,091	7.52%
Income \$150K - \$200K	10	4.57%	729	5.02%
Income \$200K+	5	2.28%	705	4.86%
2019 Med Household Inc	\$68,602		\$65,782	
2019 Median Age	41.80		44.00	

Demographic Detail Report

Commercia lot Mid County Dr, Hayes, VA 23072

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	599	5,953	14,705
2019 Estimate	590	5,857	14,442
2010 Census	571	5,624	13,733
Growth 2019 - 2024	1.53%	1.64%	1.82%
Growth 2010 - 2019	3.33%	4.14%	5.16%

2019 Population by Age	590	5,857	14,442
Age 0 - 4	32 5.42%	320 5.46%	765 5.30%
Age 5 - 9	35 5.93%	340 5.81%	806 5.58%
Age 10 - 14	36 6.10%	350 5.98%	818 5.66%
Age 15 - 19	37 6.27%	354 6.04%	817 5.66%
Age 20 - 24	34 5.76%	335 5.72%	772 5.35%
Age 25 - 29	36 6.10%	361 6.16%	854 5.91%
Age 30 - 34	36 6.10%	367 6.27%	897 6.21%
Age 35 - 39	36 6.10%	354 6.04%	860 5.95%
Age 40 - 44	36 6.10%	346 5.91%	827 5.73%
Age 45 - 49	40 6.78%	386 6.59%	914 6.33%
Age 50 - 54	47 7.97%	460 7.85%	1,119 7.75%
Age 55 - 59	50 8.47%	497 8.49%	1,249 8.65%
Age 60 - 64	43 7.29%	429 7.32%	1,126 7.80%
Age 65 - 69	32 5.42%	318 5.43%	869 6.02%
Age 70 - 74	25 4.24%	261 4.46%	717 4.96%
Age 75 - 79	17 2.88%	179 3.06%	484 3.35%
Age 80 - 84	10 1.69%	110 1.88%	296 2.05%
Age 85+	8 1.36%	90 1.54%	250 1.73%
Age 65+	92 15.59%	958 16.36%	2,616 18.11%
Median Age	41.80	42.10	43.80
Average Age	40.20	40.60	41.70

Demographic Detail Report

Commercia lot						
Mid County Dr, Hayes, VA 23072						
Radius	1 Mile		3 Mile		5 Mile	
2019 Population By Race	590		5,857		14,442	
White	514	87.12%	5,091	86.92%	12,705	87.97%
Black	50	8.47%	498	8.50%	1,116	7.73%
Am. Indian & Alaskan	3	0.51%	22	0.38%	57	0.39%
Asian	4	0.68%	48	0.82%	137	0.95%
Hawaiian & Pacific Island	0	0.00%	3	0.05%	15	0.10%
Other	19	3.22%	194	3.31%	413	2.86%
Population by Hispanic Origin	590		5,857		14,442	
Non-Hispanic Origin	569	96.44%	5,640	96.30%	13,940	96.52%
Hispanic Origin	21	3.56%	217	3.70%	501	3.47%
2019 Median Age, Male	40.60		40.80		42.40	
2019 Average Age, Male	39.40		39.70		40.80	
2019 Median Age, Female	42.90		43.40		45.20	
2019 Average Age, Female	40.90		41.40		42.60	
2019 Population by Occupation Classification	478		4,776		11,889	
Civilian Employed	291	60.88%	2,822	59.09%	6,822	57.38%
Civilian Unemployed	12	2.51%	116	2.43%	239	2.01%
Civilian Non-Labor Force	172	35.98%	1,801	37.71%	4,697	39.51%
Armed Forces	3	0.63%	37	0.77%	131	1.10%
Households by Marital Status						
Married	130		1,252		3,195	
Married No Children	77		770		2,045	
Married w/Children	54		482		1,151	
2019 Population by Education	444		4,577		11,311	
Some High School, No Diploma	35	7.88%	356	7.78%	843	7.45%
High School Grad (Incl Equivalency)	181	40.77%	1,551	33.89%	3,672	32.46%
Some College, No Degree	123	27.70%	1,470	32.12%	3,724	32.92%
Associate Degree	29	6.53%	420	9.18%	847	7.49%
Bachelor Degree	55	12.39%	526	11.49%	1,496	13.23%
Advanced Degree	21	4.73%	254	5.55%	729	6.45%

Demographic Detail Report

Commercia lot Mid County Dr, Hayes, VA 23072							
Radius	1 Mile		3 Mile		5 Mile		
2019 Population by Occupation	533		5,022		12,237		
Real Estate & Finance	16	3.00%	127	2.53%	315	2.57%	
Professional & Management	90	16.89%	956	19.04%	2,481	20.27%	
Public Administration	38	7.13%	312	6.21%	672	5.49%	
Education & Health	38	7.13%	399	7.95%	1,179	9.63%	
Services	59	11.07%	705	14.04%	1,571	12.84%	
Information	0	0.00%	3	0.06%	27	0.22%	
Sales	76	14.26%	715	14.24%	1,808	14.77%	
Transportation	0	0.00%	3	0.06%	7	0.06%	
Retail	34	6.38%	407	8.10%	1,009	8.25%	
Wholesale	6	1.13%	33	0.66%	79	0.65%	
Manufacturing	44	8.26%	315	6.27%	716	5.85%	
Production	48	9.01%	363	7.23%	790	6.46%	
Construction	38	7.13%	302	6.01%	776	6.34%	
Utilities	25	4.69%	195	3.88%	323	2.64%	
Agriculture & Mining	7	1.31%	46	0.92%	84	0.69%	
Farming, Fishing, Forestry	7	1.31%	40	0.80%	64	0.52%	
Other Services	7	1.31%	101	2.01%	336	2.75%	
2019 Worker Travel Time to Job	291		2,821		6,760		
<30 Minutes	140	48.11%	1,523	53.99%	3,651	54.01%	
30-60 Minutes	132	45.36%	1,104	39.14%	2,665	39.42%	
60+ Minutes	19	6.53%	194	6.88%	444	6.57%	
2010 Households by HH Size	215		2,169		5,472		
1-Person Households	37	17.21%	437	20.15%	1,183	21.62%	
2-Person Households	77	35.81%	786	36.24%	2,077	37.96%	
3-Person Households	46	21.40%	433	19.96%	1,057	19.32%	
4-Person Households	34	15.81%	336	15.49%	755	13.80%	
5-Person Households	14	6.51%	121	5.58%	271	4.95%	
6-Person Households	5	2.33%	40	1.84%	89	1.63%	
7 or more Person Households	2	0.93%	16	0.74%	40	0.73%	
2019 Average Household Size	2.70		2.60		2.50		
Households							
2024 Projection	222		2,280		5,843		
2019 Estimate	219		2,246		5,741		
2010 Census	214		2,168		5,471		
Growth 2019 - 2024	1.37%		1.51%		1.78%		
Growth 2010 - 2019	2.34%		3.60%		4.94%		

Demographic Detail Report

Commercia lot				
Mid County Dr, Hayes, VA 23072				
Radius	1 Mile	3 Mile	5 Mile	
2019 Households by HH Income	219	2,246	5,739	
<\$25,000	29 13.24%	303 13.49%	931 16.22%	
\$25,000 - \$50,000	44 20.09%	543 24.18%	1,387 24.17%	
\$50,000 - \$75,000	51 23.29%	554 24.67%	1,208 21.05%	
\$75,000 - \$100,000	44 20.09%	358 15.94%	863 15.04%	
\$100,000 - \$125,000	17 7.76%	179 7.97%	418 7.28%	
\$125,000 - \$150,000	19 8.68%	162 7.21%	469 8.17%	
\$150,000 - \$200,000	10 4.57%	92 4.10%	292 5.09%	
\$200,000+	5 2.28%	55 2.45%	171 2.98%	
2019 Avg Household Income	\$77,043	\$74,136	\$75,226	
2019 Med Household Income	\$68,602	\$63,770	\$61,870	
2019 Occupied Housing	219	2,246	5,741	
Owner Occupied	190 86.76%	1,818 80.94%	4,420 76.99%	
Renter Occupied	29 13.24%	428 19.06%	1,321 23.01%	
2010 Housing Units	208	2,153	5,822	
1 Unit	206 99.04%	2,045 94.98%	5,205 89.40%	
2 - 4 Units	0 0.00%	47 2.18%	309 5.31%	
5 - 19 Units	2 0.96%	50 2.32%	272 4.67%	
20+ Units	0 0.00%	11 0.51%	36 0.62%	
2019 Housing Value	192	1,817	4,422	
<\$100,000	9 4.69%	142 7.82%	308 6.97%	
\$100,000 - \$200,000	66 34.38%	587 32.31%	1,255 28.38%	
\$200,000 - \$300,000	73 38.02%	628 34.56%	1,459 32.99%	
\$300,000 - \$400,000	28 14.58%	295 16.24%	892 20.17%	
\$400,000 - \$500,000	7 3.65%	78 4.29%	224 5.07%	
\$500,000 - \$1,000,000	7 3.65%	69 3.80%	235 5.31%	
\$1,000,000+	2 1.04%	18 0.99%	49 1.11%	
2019 Median Home Value	\$228,767	\$228,583	\$244,414	
2019 Housing Units by Yr Built	238	2,456	6,364	
Built 2010+	6 2.52%	75 3.05%	376 5.91%	
Built 2000 - 2010	11 4.62%	91 3.71%	296 4.65%	
Built 1990 - 1999	51 21.43%	476 19.38%	949 14.91%	
Built 1980 - 1989	76 31.93%	708 28.83%	1,743 27.39%	
Built 1970 - 1979	45 18.91%	515 20.97%	1,379 21.67%	
Built 1960 - 1969	16 6.72%	204 8.31%	537 8.44%	
Built 1950 - 1959	7 2.94%	125 5.09%	399 6.27%	
Built <1949	26 10.92%	262 10.67%	685 10.76%	
2019 Median Year Built	1982	1981	1980	

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