

For Sale

Income Producing Property

Poplar Creek Business Center
7505 Richmond Road
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

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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.*

**PROFESSIONAL OFFICE COMPLEX
FOR SALE
POPLAR CREEK BUSINESS PARK
INCOME PRODUCING
7505 Richmond Road
Williamsburg, Virginia**

Location: Poplar Creek Business Park
7505 Richmond Road
Williamsburg, Virginia, 23188

Description: Income Producing Office Complex which is located in the Norge corridor of Williamsburg, Virginia. Poplar Creek Business Center consists of 3 office buildings, ample parking, and an outdoor eating area. The buildings are nestled in a private setting on busy Route 60 (Richmond Road) in a high growth area.

Poplar Creek is the largest office park on the west end of Greater Williamsburg. Interstate 64, Route 199, Food Lion, Norge Dental Office, Williamsburg Pottery, and many more all within minutes from the office park.

Land Area: **Approximately 5.94 Acres**

Building Size: **Approximately 42,900 Square Feet**

Buildings: **Building 1: 16,400 Square Feet**
Building 2: 11,600 Square Feet
Building 3: 14,900 Square Feet (1,050 SF of this building is storage area)
Total Square Footage = 42,900 Square Feet

Sale Price: **\$6,000,000.00** (\$139.86/square foot)

CAP Rate: **6.8%** (full financial information available with a signed confidentiality agreement)

Real Estate Taxes: \$18,323.08 per year.

Zoning: M1 – Limited Business/Industrial

Year Built: Buildings Built from late 1980's-early 1990's.

General Information:

- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also Included:

- Aerial Maps
- Location Map
- Zoning Matrix
- Demographics

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Poplar Creek Business Park
7505 Richmond Road
Williamsburg, Virginia



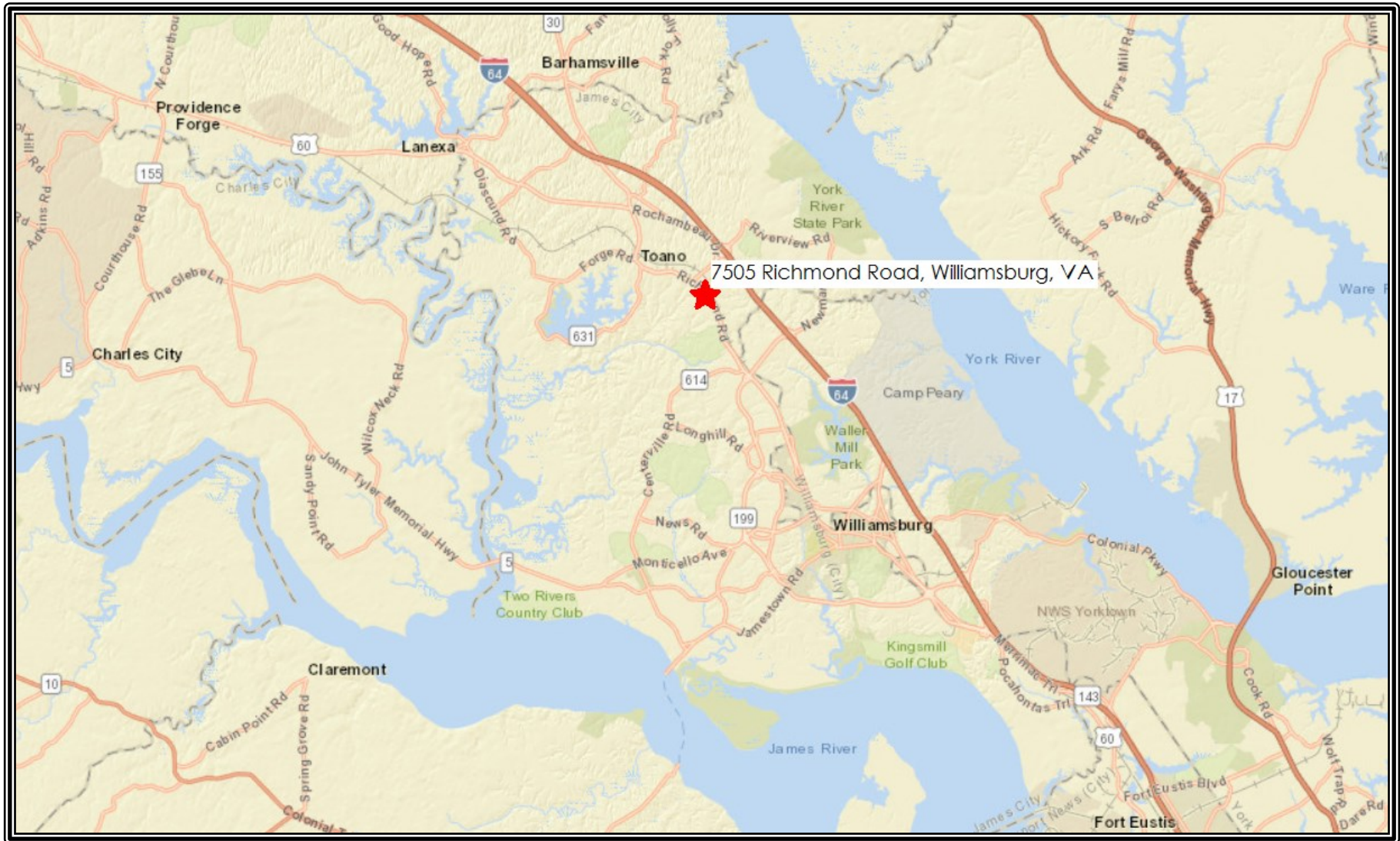
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7505 Richmond Road, Williamsburg, VA



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7505 Richmond Road, Williamsburg, Virginia



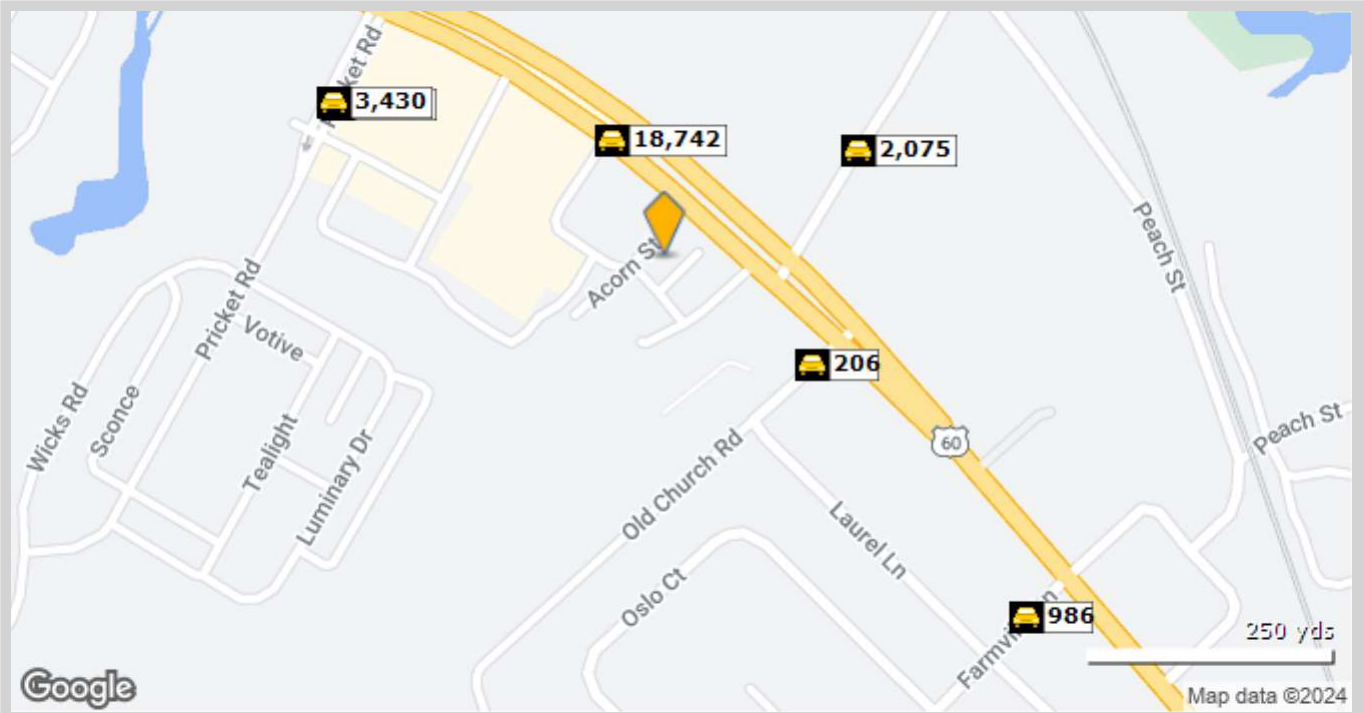
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Traffic Count Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**
 Class: **C**
 RBA: **14,268 SF**
 Typical Floor: **6,430 SF**
 Total Available: **732 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$16.56**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Richmond Rd	Acorn St	0.01 NW	2018	16,829	MPSI	.08
2	Richmond Rd	Acorn St	0.01 NW	2020	19,949	MPSI	.08
3	Richmond Rd	Acorn St	0.01 NW	2022	18,742	MPSI	.08
4	Old Church Rd	Richmond Rd	0.02 NE	2022	206	MPSI	.11
5	Norge Ln	Richmond Rd	0.08 SW	2018	2,100	MPSI	.13
6	Norge Ln	Richmond Rd	0.08 SW	2020	2,116	MPSI	.13
7	Norge Ln	Richmond Rd	0.08 SW	2022	2,075	MPSI	.13
8	Prickett Road		0.00	2022	3,355	MPSI	.21
9	Not Available	Not Available	0.00 No	2020	3,430	MPSI	.21
10	Farmville Ln	Laurel Ln	0.03 SW	2022	986	MPSI	.30

Poplar Creek Business Center

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Description	2010	2023	2028
Population	1,923	2,812	3,003
Age 0 - 4	108 5.62%	128 4.55%	137 4.56%
Age 5 - 9	114 5.93%	143 5.09%	144 4.80%
Age 10 - 14	121 6.29%	160 5.69%	158 5.26%
Age 15 - 19	113 5.88%	159 5.65%	168 5.59%
Age 20 - 24	83 4.32%	138 4.91%	165 5.49%
Age 25 - 29	98 5.10%	127 4.52%	152 5.06%
Age 30 - 34	93 4.84%	133 4.73%	145 4.83%
Age 35 - 39	126 6.55%	156 5.55%	153 5.09%
Age 40 - 44	130 6.76%	167 5.94%	167 5.56%
Age 45 - 49	148 7.70%	164 5.83%	176 5.86%
Age 50 - 54	149 7.75%	171 6.08%	179 5.96%
Age 55 - 59	147 7.64%	187 6.65%	185 6.16%
Age 60 - 64	143 7.44%	202 7.18%	196 6.53%
Age 65 - 69	136 7.07%	210 7.47%	205 6.83%
Age 70 - 74	98 5.10%	213 7.57%	208 6.93%
Age 75 - 79	61 3.17%	170 6.05%	188 6.26%
Age 80 - 84	31 1.61%	107 3.81%	142 4.73%
Age 85+	24 1.25%	77 2.74%	135 4.50%
Age 15+	1,580 82.16%	2,381 84.67%	2,564 85.38%
Age 20+	1,467 76.29%	2,222 79.02%	2,396 79.79%
Age 65+	350 18.20%	777 27.63%	878 29.24%
Median Age	44	48	48
Average Age	41.30	45.30	46.00
Population By Race	1,923	2,812	3,003
White	1,528 79.46%	2,204 78.38%	2,357 78.49%
Black	317 16.48%	459 16.32%	487 16.22%
Am. Indian & Alaskan	8 0.42%	16 0.57%	17 0.57%
Asian	26 1.35%	47 1.67%	50 1.67%
Hawaiian & Pacific Islander	1 0.05%	1 0.04%	1 0.03%
Other	43 2.24%	85 3.02%	91 3.03%

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Description	2010	2023	2028
Population by Race (Hispanic)	82	181	194
White	72 87.80%	153 84.53%	164 84.54%
Black	6 7.32%	14 7.73%	15 7.73%
Am. Indian & Alaskan	1 1.22%	3 1.66%	3 1.55%
Asian	0 0.00%	1 0.55%	1 0.52%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	4 4.88%	9 4.97%	10 5.15%
Household by Household Income	771	1,131	1,208
<\$25,000	116 15.05%	184 16.27%	197 16.31%
\$25,000 - \$50,000	182 23.61%	59 5.22%	53 4.39%
\$50,000 - \$75,000	163 21.14%	177 15.65%	184 15.23%
\$75,000 - \$100,000	112 14.53%	151 13.35%	159 13.16%
\$100,000 - \$125,000	79 10.25%	129 11.41%	138 11.42%
\$125,000 - \$150,000	66 8.56%	136 12.02%	148 12.25%
\$150,000 - \$200,000	46 5.97%	164 14.50%	181 14.98%
\$200,000+	7 0.91%	131 11.58%	148 12.25%
Average Household Income	\$73,698	\$117,006	\$119,534
Median Household Income	\$64,316	\$99,088	\$101,993

Demographic Summary Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

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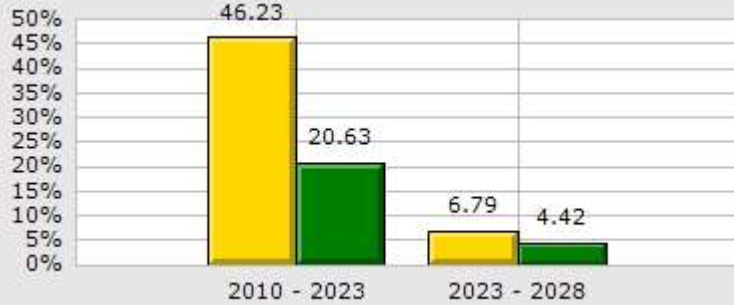
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	3,003	15,277	35,344
2023 Estimate	2,812	14,411	33,717
2010 Census	1,923	10,563	27,304
Growth 2023 - 2028	6.79%	6.01%	4.83%
Growth 2010 - 2023	46.23%	36.43%	23.49%
2023 Population by Hispanic Origin	180	915	2,285
2023 Population	2,812	14,411	33,717
White	2,204 78.38%	11,375 78.93%	26,006 77.13%
Black	459 16.32%	2,239 15.54%	5,569 16.52%
Am. Indian & Alaskan	16 0.57%	81 0.56%	185 0.55%
Asian	47 1.67%	270 1.87%	803 2.38%
Hawaiian & Pacific Island	1 0.04%	10 0.07%	32 0.09%
Other	85 3.02%	437 3.03%	1,122 3.33%
U.S. Armed Forces	23	121	336
Households			
2028 Projection	1,209	5,976	13,921
2023 Estimate	1,132	5,635	13,279
2010 Census	772	4,117	10,753
Growth 2023 - 2028	6.80%	6.05%	4.83%
Growth 2010 - 2023	46.63%	36.87%	23.49%
Owner Occupied	931 82.24%	4,669 82.86%	10,240 77.11%
Renter Occupied	201 17.76%	967 17.16%	3,040 22.89%
2023 Households by HH Income	1,131	5,637	13,279
Income: <\$25,000	184 16.27%	762 13.52%	1,507 11.35%
Income: \$25,000 - \$50,000	59 5.22%	389 6.90%	1,555 11.71%
Income: \$50,000 - \$75,000	177 15.65%	928 16.46%	2,064 15.54%
Income: \$75,000 - \$100,000	151 13.35%	859 15.24%	2,221 16.73%
Income: \$100,000 - \$125,000	129 11.41%	690 12.24%	1,836 13.83%
Income: \$125,000 - \$150,000	136 12.02%	687 12.19%	1,434 10.80%
Income: \$150,000 - \$200,000	164 14.50%	734 13.02%	1,397 10.52%
Income: \$200,000+	131 11.58%	588 10.43%	1,265 9.53%
2023 Avg Household Income	\$117,006	\$114,313	\$109,054
2023 Med Household Income	\$99,088	\$96,521	\$92,036

Poplar Creek Business Center
7505 Richmond Rd, Williamsburg, VA 23188

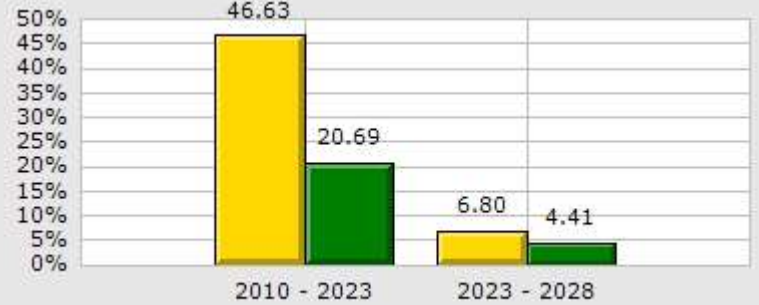
Type: **Class C Office**
County: **James City**

1 Mile
County

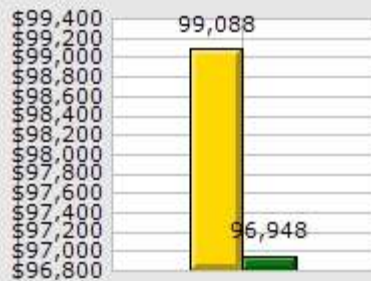
Population Growth



Household Growth



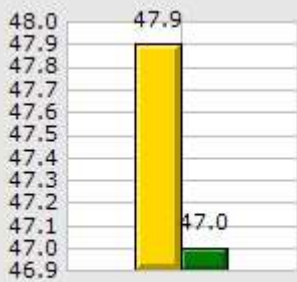
2023 Med Household Inc



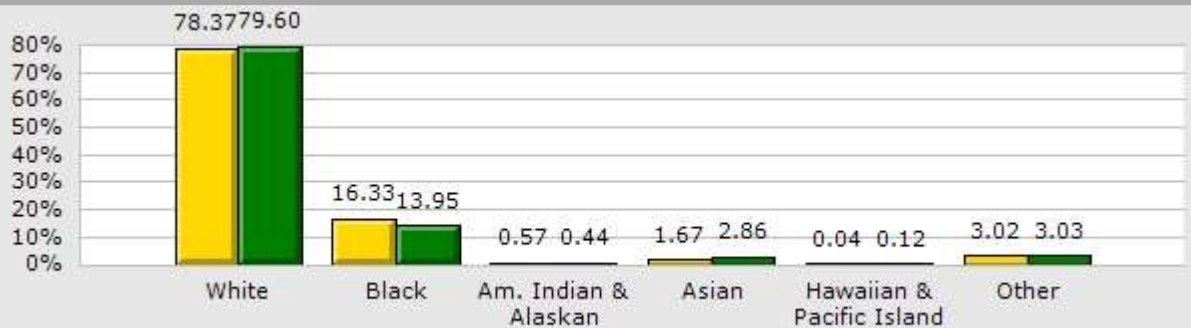
2023 Households by Household Income



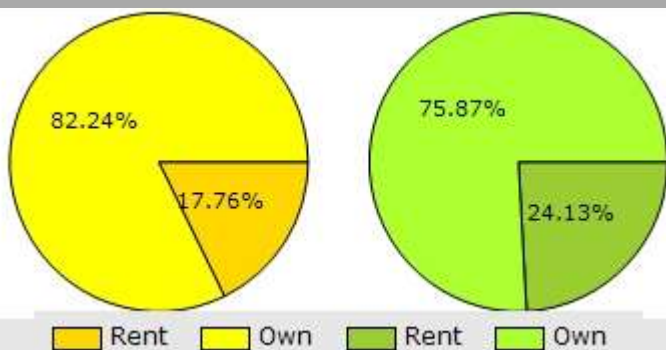
2023 Median Age



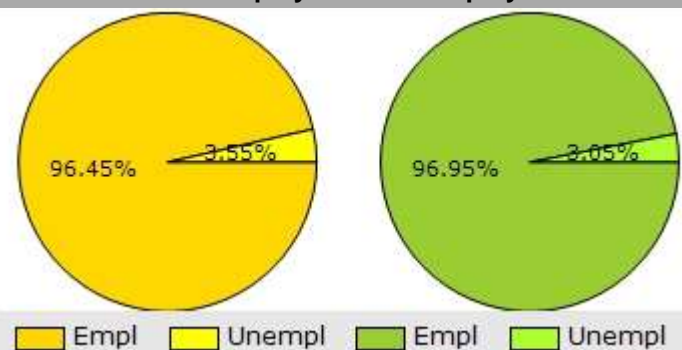
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Poplar Creek Business Center 7505 Richmond Rd, Williamsburg, VA 23188				
Type: Class C Office County: James City				
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	46.23%		20.63%	
Growth 2023 - 2028	6.79%		4.42%	
Empl	1,442	96.45%	38,209	96.95%
Unempl	53	3.55%	1,202	3.05%
2023 Population by Race				
	2,811		80,835	
White	2,203	78.37%	64,342	79.60%
Black	459	16.33%	11,279	13.95%
Am. Indian & Alaskan	16	0.57%	358	0.44%
Asian	47	1.67%	2,308	2.86%
Hawaiian & Pacific Island	1	0.04%	95	0.12%
Other	85	3.02%	2,453	3.03%
Household Growth				
Growth 2010 - 2023	46.63%		20.69%	
Growth 2023 - 2028	6.80%		4.41%	
Renter Occupied	201	17.76%	7,821	24.13%
Owner Occupied	931	82.24%	24,595	75.87%
2023 Households by Household Income				
	1,131		32,416	
Income <\$25K	184	16.27%	3,088	9.53%
Income \$25K - \$50K	59	5.22%	3,820	11.78%
Income \$50K - \$75K	177	15.65%	4,373	13.49%
Income \$75K - \$100K	151	13.35%	5,612	17.31%
Income \$100K - \$125K	129	11.41%	4,631	14.29%
Income \$125K - \$150K	136	12.02%	3,773	11.64%
Income \$150K - \$200K	164	14.50%	3,758	11.59%
Income \$200K+	131	11.58%	3,361	10.37%
2023 Med Household Inc	\$99,088		\$96,948	
2023 Median Age	47.90		47.00	

Demographic Detail Report

Poplar Creek Business Center

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Building Type: **Class C Office** Total Available: **732 SF**
 Class: **C** % Leased: **100%**
 RBA: **14,268 SF** Rent/SF/Yr: **\$16.56**
 Typical Floor: **6,430 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	3,003	15,277	35,344
2023 Estimate	2,812	14,411	33,717
2010 Census	1,923	10,563	27,304
Growth 2023 - 2028	6.79%	6.01%	4.83%
Growth 2010 - 2023	46.23%	36.43%	23.49%
2023 Population by Age			
	2,812	14,411	33,717
Age 0 - 4	128 4.55%	662 4.59%	1,635 4.85%
Age 5 - 9	143 5.09%	740 5.13%	1,815 5.38%
Age 10 - 14	160 5.69%	837 5.81%	2,016 5.98%
Age 15 - 19	159 5.65%	850 5.90%	2,057 6.10%
Age 20 - 24	138 4.91%	745 5.17%	1,818 5.39%
Age 25 - 29	127 4.52%	673 4.67%	1,640 4.86%
Age 30 - 34	133 4.73%	687 4.77%	1,689 5.01%
Age 35 - 39	156 5.55%	797 5.53%	1,948 5.78%
Age 40 - 44	167 5.94%	858 5.95%	2,044 6.06%
Age 45 - 49	164 5.83%	856 5.94%	1,978 5.87%
Age 50 - 54	171 6.08%	902 6.26%	2,049 6.08%
Age 55 - 59	187 6.65%	993 6.89%	2,234 6.63%
Age 60 - 64	202 7.18%	1,055 7.32%	2,352 6.98%
Age 65 - 69	210 7.47%	1,059 7.35%	2,338 6.93%
Age 70 - 74	213 7.57%	1,033 7.17%	2,279 6.76%
Age 75 - 79	170 6.05%	801 5.56%	1,788 5.30%
Age 80 - 84	107 3.81%	499 3.46%	1,145 3.40%
Age 85+	77 2.74%	362 2.51%	894 2.65%
Age 65+	777 27.63%	3,754 26.05%	8,444 25.04%
Median Age	47.90	47.10	45.50
Average Age	45.30	44.60	43.80

Demographic Detail Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Radius	1 Mile	3 Mile	5 Mile
2023 Population By Race	2,812	14,411	33,717
White	2,204 78.38%	11,375 78.93%	26,006 77.13%
Black	459 16.32%	2,239 15.54%	5,569 16.52%
Am. Indian & Alaskan	16 0.57%	81 0.56%	185 0.55%
Asian	47 1.67%	270 1.87%	803 2.38%
Hawaiian & Pacific Island	1 0.04%	10 0.07%	32 0.09%
Other	85 3.02%	437 3.03%	1,122 3.33%
Population by Hispanic Origin	2,812	14,411	33,717
Non-Hispanic Origin	2,631 93.56%	13,496 93.65%	31,432 93.22%
Hispanic Origin	181 6.44%	916 6.36%	2,286 6.78%
2023 Median Age, Male	45.90	45.50	43.90
2023 Average Age, Male	44.00	43.60	42.70
2023 Median Age, Female	49.70	48.60	47.00
2023 Average Age, Female	46.40	45.50	44.80
2023 Population by Occupation Classification	2,349	12,002	27,839
Civilian Employed	1,442 61.39%	7,372 61.42%	16,466 59.15%
Civilian Unemployed	53 2.26%	268 2.23%	483 1.73%
Civilian Non-Labor Force	833 35.46%	4,248 35.39%	10,571 37.97%
Armed Forces	21 0.89%	114 0.95%	319 1.15%
Households by Marital Status			
Married	667	3,433	7,904
Married No Children	464	2,289	5,211
Married w/Children	203	1,144	2,692
2023 Population by Education	2,358	11,806	26,947
Some High School, No Diploma	84 3.56%	530 4.49%	1,349 5.01%
High School Grad (Incl Equivalency)	522 22.14%	2,526 21.40%	5,399 20.04%
Some College, No Degree	657 27.86%	3,227 27.33%	7,103 26.36%
Associate Degree	273 11.58%	1,229 10.41%	2,570 9.54%
Bachelor Degree	487 20.65%	2,556 21.65%	5,905 21.91%
Advanced Degree	335 14.21%	1,738 14.72%	4,621 17.15%

Demographic Detail Report

Poplar Creek Business Center

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Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation	2,554	13,177	29,472
Real Estate & Finance	105 4.11%	479 3.64%	841 2.85%
Professional & Management	740 28.97%	3,909 29.67%	9,173 31.12%
Public Administration	87 3.41%	558 4.23%	1,266 4.30%
Education & Health	282 11.04%	1,530 11.61%	3,922 13.31%
Services	329 12.88%	1,615 12.26%	3,318 11.26%
Information	1 0.04%	3 0.02%	143 0.49%
Sales	336 13.16%	1,693 12.85%	3,531 11.98%
Transportation	14 0.55%	63 0.48%	117 0.40%
Retail	176 6.89%	890 6.75%	1,759 5.97%
Wholesale	32 1.25%	144 1.09%	424 1.44%
Manufacturing	97 3.80%	522 3.96%	1,179 4.00%
Production	170 6.66%	741 5.62%	1,478 5.01%
Construction	79 3.09%	473 3.59%	970 3.29%
Utilities	53 2.08%	272 2.06%	618 2.10%
Agriculture & Mining	1 0.04%	8 0.06%	69 0.23%
Farming, Fishing, Forestry	1 0.04%	6 0.05%	44 0.15%
Other Services	51 2.00%	271 2.06%	620 2.10%
2023 Worker Travel Time to Job	1,371	7,001	15,840
<30 Minutes	918 66.96%	4,522 64.59%	10,388 65.58%
30-60 Minutes	359 26.19%	1,949 27.84%	4,076 25.73%
60+ Minutes	94 6.86%	530 7.57%	1,376 8.69%
2010 Households by HH Size	772	4,117	10,752
1-Person Households	154 19.95%	769 18.68%	2,138 19.88%
2-Person Households	336 43.52%	1,725 41.90%	4,448 41.37%
3-Person Households	127 16.45%	710 17.25%	1,808 16.82%
4-Person Households	96 12.44%	571 13.87%	1,498 13.93%
5-Person Households	38 4.92%	216 5.25%	560 5.21%
6-Person Households	13 1.68%	77 1.87%	189 1.76%
7 or more Person Households	8 1.04%	49 1.19%	111 1.03%
2023 Average Household Size	2.50	2.50	2.50
Households			
2028 Projection	1,209	5,976	13,921
2023 Estimate	1,132	5,635	13,279
2010 Census	772	4,117	10,753
Growth 2023 - 2028	6.80%	6.05%	4.83%
Growth 2010 - 2023	46.63%	36.87%	23.49%

Demographic Detail Report

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\$200,000+	131 11.58%	588 10.43%	1,265 9.53%
2023 Avg Household Income	\$117,006	\$114,313	\$109,054
2023 Med Household Income	\$99,088	\$96,521	\$92,036
2023 Occupied Housing	1,132	5,636	13,280
Owner Occupied	931 82.24%	4,669 82.84%	10,240 77.11%
Renter Occupied	201 17.76%	967 17.16%	3,040 22.89%
2010 Housing Units	1,137	5,710	14,163
1 Unit	1,041 91.56%	5,311 93.01%	11,704 82.64%
2 - 4 Units	36 3.17%	158 2.77%	556 3.93%
5 - 19 Units	55 4.84%	216 3.78%	1,530 10.80%
20+ Units	5 0.44%	25 0.44%	373 2.63%
2023 Housing Value	930	4,669	10,239
<\$100,000	0 0.00%	15 0.32%	97 0.95%
\$100,000 - \$200,000	35 3.76%	301 6.45%	998 9.75%
\$200,000 - \$300,000	398 42.80%	1,789 38.32%	3,249 31.73%
\$300,000 - \$400,000	410 44.09%	1,726 36.97%	3,082 30.10%
\$400,000 - \$500,000	67 7.20%	412 8.82%	1,335 13.04%
\$500,000 - \$1,000,000	20 2.15%	426 9.12%	1,478 14.44%
\$1,000,000+	0 0.00%	0 0.00%	0 0.00%
2023 Median Home Value	\$307,805	\$313,297	\$325,162
2023 Housing Units by Yr Built	1,177	5,878	14,398
Built 2010+	352 29.91%	1,457 24.79%	2,073 14.40%
Built 2000 - 2010	345 29.31%	1,690 28.75%	4,732 32.87%
Built 1990 - 1999	126 10.71%	704 11.98%	2,454 17.04%
Built 1980 - 1989	150 12.74%	873 14.85%	2,350 16.32%
Built 1970 - 1979	105 8.92%	600 10.21%	1,570 10.90%
Built 1960 - 1969	42 3.57%	219 3.73%	586 4.07%
Built 1950 - 1959	28 2.38%	167 2.84%	312 2.17%
Built <1949	29 2.46%	168 2.86%	321 2.23%
2023 Median Year Built	2002	2000	1997

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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the ___ Listing Broker, ___ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West