# For Sale/Lease

# Free Standing Retail Building

13665 Warwick Boulevard Newport News, Virginia



#### FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West Ron A. Campana, Jr.

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## FREE STANDING RETAIL CENTER FOR SALE/LEASE

## 13665 Warwick Boulevard Newport News, Virginia

**Location:** 13665 Warwick Boulevard

Newport News, Virginia

**Description:** Free Standing Retail Center which is located in the heart of the Newport

News. 13665 Warwick Blvd offers a high visibility location with

frontage on Warwick Blvd/Route 60 which connects the site with areas to the north such as Williamsburg and the Historic Triangle with points

further south such as Hampton, Norfolk, and Virginia Beach.

The site's versatile 2,800 square feet offers everything that a user requiring either retail or service-based office space in a high visibility location could desire. Space is ideally suited for a single user operation. Property offers monument signage on the front of the property for

maximum visibility.

Size: Approximately 2,800 Square Feet

Land: Approximately .16 acres

**Sale Price:** \$350,000.00 (\$147.48/ Square Foot)

Lease Price: \$2,600.00/month NNN

**Real Estate Taxes:** \$2,926.80/year

**Storm Water:** \$617.40/year

**Zoning:** C1 – Retail/Commercial District

**General Information:** 

➤ Well established area

> Surrounded by numerous retailers and solid residential

neighborhoods

Also included:

> Aerial Maps

➤ Location Map

Demographics

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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.

## 13665 Warwick Boulevard, Newport News, Virginia







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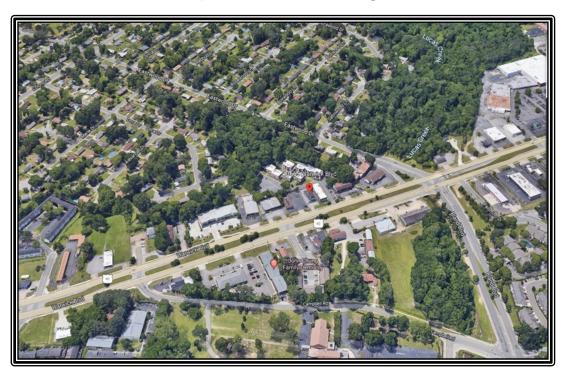


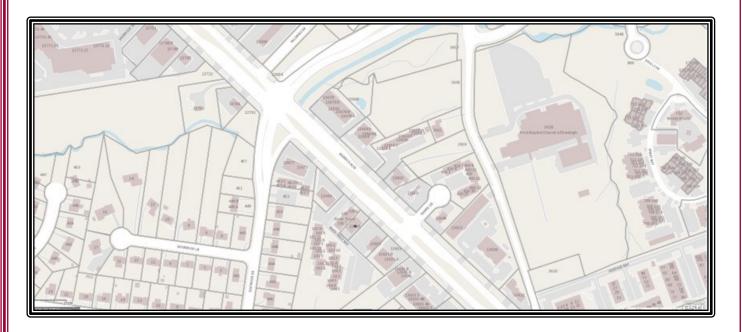






## 13665 Warwick Boulevard Newport News, Virginia





Property is highlighted in blue and outlined in red. For illustration purposes only.



## Sec. 45-402. Summary of uses by district.

P = PERMITTED USE

C = CONDITIONAL USE

BLANK = NOT PERMITTED

#### SUMMARY OF USES BY DISTRICT\*

ZONING DISTRICTS																						
ZONING DISTRICTS																						
		-	_	<u> </u>	:	Ü	=		R9	P1	100	22	33	C1 RET	2.5	3 3	4 5	5.	3 5	<u> </u>	M2 FEF	NC ES
	R1	R2	R3	R4	R5	R6	R7	88			Ť	Ť	Ĭ			Ì	Ĭ	Ĭ	· ( 2		ART.	SEC.
PERMITTED USES A. AGRICULTURAL	,	1 11 0	,	<u>,                                    </u>			- 4 -				L						L					
1. AGRICULTURE, FARM	С									Р												
* ARTICLES XXVIII AND XXXI SHOULD BE (	CONSUL	TED FO	OR ANY	MODI	ICATIO	N OR A	ADJUST	MENTS	OF DI	STRICT	REGU	LATIO	NS OR A	ANY SPECIA	AL OVE	RLAY Z	ONING	REC	GULAT	IONS.	,	
PERMITTED USES B. RESIDENTIAL														•								
1. SINGLE-FAMILY	Р	Р	Р	Р	Р						Р											
2. TWO-FAMILY					Р		Р	Р								Р						
2.1. SINGLE-FAMILY ATTACHED					Р		Р	Р			С					Р						Ī
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					Р		Р	Р	Р		С			С		Р	С					
3. MULTIPLE-FAMILY					Р		Р	Р	Р		С					Р	С					
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					Р		Р	Р	Р		С			С		Р	С					
4. HIGH RISE APARTMENT									Р							Р	р					
5. MANUFACTURED HOME & MANFCT. HOME PARK						Р															C. COI XIII	ÞΕ
6. PLANNED RESIDENTIAL DEVELOPMENT	Р	Р	Р	Р	Р	Р	Р	Р	Р							Р						
7. DORMITORY	С	С	С	С	С	С	С	С	С	С		Р	С			Р						
8. GROUP HOME	С	С	С	С	С		С	С	С		С	Р		С	С	С						
9. HALFWAY HOUSE					С		С	С	С			ĺ		С	С	С						
10. HOME OCCUPATION	Р	Р	Р	Р	Р	Р	Р	Р	Р												Х	45- 518
11. BED & BREAKFAST	С	С	С	С	С		С	С	С					Р	Р	Р						

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			1	T	T	T		T	1	1			T	1		1		1			T	
12. BOARDING HOUSE							С	С								С						
13. ASSISTED LIVING FACILITY	Р	Р	Р	Р	Р						Р											
14. CUSTODIAN APARTMENT														Р	Р	Р	Р	Р	Р	Р		
15. SPECIAL RESIDENTIAL FACILITY	Р	Р	Р	Р	Р																	
16. CAMPUS MINISTRY HOUSE	С	С	С	С	С																	
17. HOMELESS SHELTERS							С	С														
18. CONGREGATE HOUSING FOR CHILDREN	С	С	С	С	С		С	С	С					С	С							
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	Р	Р	Р	Р	Р						Р											
20. ADAPTIVE RE-USE	С	С	С	С	С									С	С							
21. RECOVERY HOME	С	С	С	С	С		С	С	С		С	Р		С	С	С						
22. SHORT-TERM RENTAL	Р	Р	Р	Р	Р		Р	Р	Р		Р					Р						
PERMITTED USES C. HEALTH														ı								
1. HOSPICE												Р		Р	Р							
2. MEDICAL CENTER COMPLEX												Р		Р	Р							
3. HOSPITAL							С	С	С			Р		Р	Р	Р	Р				٧	45- 520
4. MEDICAL & DENTAL LABORATORY											Р	Р		Р	Р	Р	Р	Р	Р			
5. NURSING HOME, CONVALESCENT HOME					С		Р	Р	Р			Р		Р	Р	Р	С				٧	45- 520
6. OPTICIAN									Р		Р	Р	Р	Р	Р	Р	Р					
7. OUTPATIENT CARE CLINIC							С	С	Р		Р	Р	Р	Р	Р	Р	Р					
8. PHARMACY/DRUG STORE									Р			Р		Р	Р	Р	Р					
9. PHYSICAL THERAPY							С	С	Р		Р	Р	Р	Р	Р	Р	Р					
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE							С	С	Р		Р	Р	Р	Р	Р	Р	Р					
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS											С			С	С	С						
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS									Р		Р			Р	Р	Р						
13. ADULT DAY CARE FACILITY									Р		Р	Р		Р	Р	Р	С					
14. FAMILY HOME ADULT DAY CARE FACILITY	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р											
15. ASSISTED LIVING FACILITY, CONGREGATE					С		Р	Р	Р		С	Р		Р	Р	Р	С					
PERMITTED USES D. UTILITIES																						

1. AMATEUR RADIO TOWER/ANT. 70	Р	Р	Р	Р	Р	Р	Р	Р	Р								1					
FT. OR UNDER IN HEIGHT																						
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	С	С	С	С	С	С	С	С	С													
3. COMMERCIAL RADIO OR TV STATION									С		Р	Р		Р	Р	Р	Р	Р	С			
4. ELECTRICAL GENERATING PLANT																			С	С		
5. ELECTRICAL SUBSTATION	С	С	С	С	С	С	С	С	С	С		Р	Р	Р	Р	Р	С	С	Р	Р		
6. ELEVATED WATER STORAGE TANK	С	С	С	С	С	С	С	С	С	С	С	С	Р	С	С	С	С	С	С	С		
7. LOCAL UTILITIES	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
8. COMMUNICATION TOWER GREATER THAN 50 FEET IN HEIGHT									С	С	С	С	С	С	С	С	С	С	С	С		
9. COMMUNICATION TOWER NOT GREATER THAN 50 FEET IN HEIGHT									Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
10. SANITARY LANDFILL										С									С	С		
11. SEWAGE TREATMENT PLANT										С									С	С		
12. SOLID WASTE TRANSFER STATION										С									С	С		
13. TRANSMISSION LINES	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	Р		
14. WATER RESERVOIR		Р								Р												
15. WATER TREATMENT PLANT										С									С	С		
16. ELECTRICAL GENERATION FROM LANDFILL GASES										С												
PERMITTED USES E. EDUCATIONAL SERVI	CES																					
1. CHILD CARE CENTER					С	С	С	С	Р		С	Р	С	Р	Р	Р	Р	Р	С	С		
2. COLLEGE, UNIVERSITY	С	С	С	С	С	С	С	С	Р	Р		Р	Р			Р	Р	С			>	45- 520
3. FAMILY HOME CHILD CARE FACILITY	Р	Р	Р	Р	Р	Р	Р	Р	Р												V	45- 523
4. OTHER EDUCATIONAL/GROUP INSTRUCTION									Р			Р	Р	Р	Р	Р	С	С				
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	С	С	С	С	С	С	С	С	С		С	Р		Р	Р	Р	Р					
6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р					٧	45- 520
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р					٧	45- 520
8. VOCATIONAL SCHOOL									Р		С	Р	С	Р	Р	Р	С	Р	Р	Р		
9. BUSINESS SCHOOL									Р		Р	Р	Р	Р	Р	Р	Р	Р	Р			

10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	С	С				
PERMITTED USES F. COMMUNITY FACILITY	ΓIES																					
1. CEMETERY	С	С	С	С	С	С	С	С	С													
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	Р	Р	Р	Р	Р	Р	Р	Р	Р	С	С	С	С	Р	Р	Р	С	С	С	С	V	45- 520
2.1 OFF-SITE CHURCH PARKING LOT	С	С	С	С	С					С											V	45- 527
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL)	С	С	С	С	Р	Р	Р	Р	Р	Р		Р		Р	Р	Р	С	С	С	С	٧	45- 520
4. CORRECTION FACILITIES										Р						Р						
5. FIRE STATION	С	С	С	С	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	٧	45- 520
6. FUNERAL HOME														Р	Р	Р			С			1
7. LIBRARY	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р				V	45- 520
8. PRIVATE CLUB	С	С	С	С	С	С	С	С	С		С			Р	Р	Р					٧	45- 520
9. NEIGHBORHOOD SWIMMING POOL	С	С	С	С	Р	Р	Р	Р	Р	Р				Р	Р	Р					V	45- 520
10. POLICE STATION					Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	V	45- 520
10.1. POLICE K9 TRAINING FACILITY										Р									Р	Р	٧	45- 535
11. POST OFFICE/PARCEL PICK UP STATION									Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
12. PUBLIC/PRIVATE GOLF COURSE	С	С	С	С	Р	Р	Р	Р	Р	Р		Р		Р	Р	Р					٧	45- 520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	С	С	С	С	С	С	С	С		Р	С	С		Р	Р	Р	Р				V	45- 520
14. PUBLIC PARK	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			٧	45- 520
PERMITTED USES G. BUSINESS SERVICES																						
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES									С		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
2. BANK, LOAN OFFICE OR CREDIT UNION									Р		С	Р	С	Р	Р	Р	Р	Р	С	С		
3. BUSINESS ADMIN. OFFICES									С		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
4. PARCEL DISTRIBUTION CENTER												С		С	С	Р		Р	Р	Р		
5. PROFESSIONAL OFFICE	l					l			Р		Р	Р	Р	Р	Р	Р	Р	Р	С	l		1

6. OFFICE AND TWO-FAMILY RESIDENTIAL USE WITHIN ONE BUILDING											Р											
PERMITTED USES H. PERSONAL SERVICES	<u> </u>																				_	
1. ARTIST OR PHOTOGRAPHY STUDIO									Р		Р			Р	Р	Р	Р	Р				
2. BARBER/BEAUTY SHOP									Р			Р		Р	Р	Р	Р					
3. CARPET/UPHOLSTERY CLEANING															Р	Р	С	Р	Р	С		
4. COIN-OPERATED COMMERCIAL LAUNDRY									Р					Р	Р	Р						
4.1. DAY SERVICES CENTER											С			С	С	С	С					
5. DIAPER SERVICE/LINEN SUPPLY															Р	Р	С	Р	Р	Р		
6. DRY CLEANING PICKUP									Р					Р	Р	Р	Р	Р				
7. DRY CLEANING PLANT														Р	Р	Р	С	Р	Р	Р		
8. RECORDING STUDIO									Р		С			Р	Р	Р	Р	Р	Р			
9. SHOE REPAIR									Р					Р	Р	Р	Р					
10. TAILOR SHOP									Р					Р	Р	Р	Р					
11. TRAVEL AGENCY											Р	Р		Р	Р	Р	Р					
12. TATTOO ESTABLISHMENT															С							
PERMITTED USES I. RECREATIONAL USES						1								1								
1. AMUSEMENT PARK OR THEME PARK																Р			С	С		
2. BILLIARD PARLOR									Р					С	Р	Р						
3. BINGO PARLOR														С	Р						С	
4. BOWLING ALLEY									Р					С	Р	Р						
5. AMUSEMENT ESTABLISHMENT									С					С	Р	Р						
6. COUNTRY/YACHT CLUB	С	С	С	С	С	С	С	С	С	С		Р		Р		Р	С					
7. GOLF DRIVING RANGE										Р					Р				С	С		
8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM									Р			Р	С	Р	Р	Р	Р	Р	С			
9. MINIATURE GOLF COURSE										С					Р	Р						
10. PUBLIC CAMPGROUND										С												
11. SKATEBOARD RAMP										Р				С	С	С			С	С	V	45- 511
12. SKATING RINK									Р	Р				С	Р	Р						
13. STADIUM, ARENA OR AMPHITHEATRE										С						Р	С	С	С	С		
14. THEATRE OR STAGE									Р	Р				Р	Р	Р	С	С				T

15. SHOOTING RANGE														С			
PERMITTED USES J. RETAIL SERVICES		•							•			•					
1. ADULT USE									С	С	С					V	45- 2502
2. APPLIANCE SALES					Р				Р	Р	Р					V	45- 522
3. APPLIANCES SERVICES					Р				Р	Р	Р					٧	45- 522
4. BAKERY (RETAIL)					Р				Р	Р	Р	Р	Р				
5. BICYCLE SALES & SERVICE					Р				Р	Р	Р					٧	45- 522
6. BOOK STORE					Р				Р	Р	Р	Р	Р				
7. BUILDING SUPPLY - RETAIL									С	С	С			Р	Р		
8. CAMERA STORE					Р				Р	Р	Р	Р	Р				
9. CEMETERY MONUMENT SALES									Р	Р	Р					V	45- 522
10. COMPUTER SALES & SERVICE	•				Р		Р		Р	Р	Р	Р	Р				1
11. CONCESSION STAND					Р	Р			Р	Р	Р	С	С				
12. CONVENIENCE STORE WITHOUT GASOLINE					Р				Р	Р	Р	С	С				
13. CRAFT STORE									Р	Р	Р	Р					
14. DEPARTMENT STORE					Р				Р	Р	Р					٧	45- 522
15. DUPLICATING STORE					Р		Р	С	Р	Р	Р	Р	Р				
16. EXTENDED STAY MOTEL					Р				Р	Р	Р	С	С				
17. FLORIST, HORTICULTURAL & NURSERY					Р		р		Р	Р	Р	Р					
18. FURNITURE & UPHOLSTERY STORE					Р				Р	Р	Р	Р				V	45- 522
19. GARDEN SUPPLY STORE					Р				Р	Р	Р					٧	45- 522
20. GOLF PRO SHOP/CLUBHOUSE					Р	С			Р	Р	Р	Р					+
21. GROCERY STORE					Р				Р	Р	Р					٧	45- 522
22. HARDWARE STORE					Р				Р	Р	Р					٧	45- 522
23. HOME ACCESSORY STORE					Р				Р	Р	Р					٧	45- 522

24. ICE CREAM/CANDY STORE					Р					Р	Р	Р	Р					Ī
25. INTERIOR DECORATING STORE					Р					Р	Р	Р	Р					1
26. JEWELRY SALES, SERVICE & REPAIR					Р					Р	Р	Р	Р					
27. KENNEL										С	С	С						
28. LIGHT EQUIPMENT RENTAL & LEASING										Р	Р	Р	С	С	С		V	45- 522
29. LIQUOR STORE					Р					Р	Р	Р	Р					
30. MALL/MALL BUILDING (ENCLOSED)					Р					Р	Р	Р						
31. MEDICAL SUPPLY SALES										Р	Р	Р	Р	Р				
32. MOTEL/HOTEL					Р			С		Р	Р	Р	С	С				
33. NEEDLEWORK & PIECE GOODS STORE					Р					Р	Р	Р	Р					
33.1. NIGHTCLUB—TYPE 1										Р	Р	Р	Р					
33.2. NIGHTCLUB—TYPE 2										С	С	Р	Р					
34. NOVELTY & SOUVENIR STORE					Р					Р	Р	Р	Р					
35. OFF-PREMISE SALE OF ALCOHOL IN AN ESTABLISHMENT OF LESS THAN 1,600 SQ.FT.					С					С	С	С	С					
36. PAWN SHOP										С	С	С						
37. PET CARE SERVICE WITHOUT OUTSIDE CAGES OR RUNS					Р					Р	Р	Р						
37a. PET CARE SERVICE WITH OUTSIDE CAGES AND RUNS										С	С	С						
38. PRINTING ENGRAVING, BLUEPRINTING & COPYING					С				С	Р	Р	Р	Р	Р				
39. RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY					Р	С		P		P	Р	Р	Р	Р	С	С		
40. RESTAURANT/CAFETERIA/DELICATESSEN WITHOUT DRIVE THROUGH SERVICE					Р	С	Р	Р		Р	Р	P	Р	Р	С	С		
40.1. RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY					С	С		С		С	С	С	С	С	С	С		
41. RETAIL SALES BY WHOLESALER OF SAME GOODS					С					Р	Р	Р	Р	Р	Р		V	45- 522
41.1. SELF-SERVICE ICE VENDING UNIT										Р	Р				Р	Р		

42. SPORTING GOODS									Р					Р	Р	Р	Р					
43. STATIONERY STORE									Р					Р	Р	Р	Р					
44. TENNIS PRO SHOP/CLUBHOUSE									Р	С	Р			Р	Р	Р	Р					
45. TOY OR HOBBY STORE									Р					Р	Р	Р						
46. USED MERCHANDISE SALES														Р	Р	Р					V	45- 522
47. VARIETY STORE									Р					Р	Р	Р						
48. VIDEO RENTAL									Р					Р	Р	Р	Р					
49. WEARING APPAREL/SHOE STORE									Р					Р	Р	Р	Р					
51. BANQUET/FUNCTION HALL									С		С			С	С	С			С			
52. ANIMAL SHELTER																			Р			
53. MICRO-DISTILLERY AND/OR MICRO- WINERY									Р					Р	Р	Р	Р	Р	Р			
53. MICRO/CRAFT BREWERY									Р					Р	Р	Р	Р	Р	Р			
54. FOOD TRUCK VENDORS ON PRIVATE PROPERTY									Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
PERMITTED USES K. AUTO & MARINE SER	RVICES					•				•	•	•		•	•	•				•		
1. AUTO PARTS STORE (NO SERVICE)									Р					Р	Р	Р						
2. AUTOMOBILE FUEL & KEROSENE SALES (SUPPLEMENTAL)									С					С	С	С						
3. AUTOMOBILE GASOLINE SUPPLY STATION									С					С	С	С						
3.1. AUTOMOBILE GASOLINE SUPPLY STATION - UNMANNED																			С	С		
4. AUTOMOBILE BODY & PAINT SHOP															С	С			С			
5. SMALL MOTOR VEHICLE REPAIR AND SERVICE FACILITY															С	С			С			
6. AUTOMOBILE SALES/NEW CAR DEALERSHIP														С	С	Р			Р	С	V	45- 522
7. AUTOMOBILE SALES, USED CAR DEALERSHIP															С	С					V	45- 522
8. CAR WASH														С	С	С						
9. AUTOMOBILE UPHOLSTERY														С	С	Р						
10. AUTOMOBILE, LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL												С		С	С	С		Р	Р		V	45- 522
11. BOAT & YACHT SALES									С					С	С	Р					V	45- 522
12. BOAT BASIN	С	С	С	С	С	С	С	С	Р	Р		Р		Р	Р	Р			Р	Р		

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13. LARGE MOTOR VEHICLE SALES,															С				С			
REPAIR AND/OR SERVICE  13.1. MANUFACTURED HOME SALES,															С				С			
SERVICE AND/OR LEASING															C				C			
14. MARINA										С				С	С	Р			Р	P	V	45-
14. IVIANINA										١						F			r	r	V	522
15. SMALL BOAT REPAIR															С	Р						322
16. TOWING SERVICE															С	С			С			
PERMITTED USES L. TRANSPORTATION																						
1. AIRPORT																			Р	Р		
2. BUS STOP, BUS SHELTER OR TAXI STAND	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
3. COMMERCIAL PARKING LOT—SMALL MOTOR VEHICLES															Р	Р	С	С				
3.1. COMMERCIAL PARKING LOT— LARGE MOTOR OR RECREATIONAL VEHICLES																			С	Р		
3.2. TRUCK STOP																				С		
4. FREIGHT TERMINAL																С		С	Р	Р		1
5. HELISTOP OR HELIPORT									С			С	С	С	С	С	С	С	Р	Р		
6. OFF-SITE PARKING LOT OR GARAGE							С	С	Р		С	Р	С	Р	Р	Р	С	С	Р	Р		
7. SEAPORT																Р			Р	Р		
8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE															С				Р	Р		
9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT					С	С	С	С	С	С	С	С	С	С	С	Р	С	Р	Р	Р		
PERMITTED USES M. WHOLESALE & WAR	EHOUS	SE																				
1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION															С	Р		С	Р	Р		
2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER														С	С	Р		Р	Р	Р		
3. DISTRIBUTION WAREHOUSE														С	С	Р		Р	Р	Р		
4. DOCUMENT STORAGE WAREHOUSE																Р		Р	Р	Р		
5. FOOD PREPARATION, STORAGE & DISTRIBUTION															С	Р		Р	Р	Р		
6. HEATING OIL STORAGE & DISTRIBUTION																Р			С	С		
7. MINI-STORAGE WAREHOUSE										Ì					С	Р		С	Р			

7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE									С	С	Р		С	Р		
8. MOVING & STORAGE											Р		С	Р		
9. PLUMBING SUPPLIES WHOLESALE & DISTRIBUTION										С	Р		С	Р	Р	
10. PROPANE STORAGE & DISTRIBUTION													С			
11. SEAFOOD WHOLESALE DISTRIBUTION & RECEIVING										С	Р		Р	Р	Р	
PERMITTED USES N. OFFICE/RESEARCH D	EVELO	P.														
1. COMPUTER CENTERS							Р	Р			Р	Р	Р	Р		
2. LASER, MATERIAL SCIENCE, ELECTRONICS PROD. FIRMS							Р	Р			Р	Р	Р	Р		
3. LIBRARIES, AUDITORIUMS, LECTURE & CONFERENCE CNTR.							Р	Р			Р	Р	Р	Р		
4. NONPROFIT PROFESSIONAL OR TECH. EDUCATIONAL INSTITUTE							Р	Р			Р	Р	Р	Р		
5. PILOT PLANTS FOR PRODUCTION OF PROTOTYPES								Р			Р	С	Р	Р		
6. RESEARCH LABORATORIES, OFFICES AND FACILITIES							Р	Р			Р	Р	Р	Р		
PERMITTED USES O. OPEN INDUSTRIAL																
1. BRICK MFG./BRICKYARD LUMBER MILL														С	С	
2. CONCRETE, BITUMINOUS MFG. & ASPHALT PLANT														С	Р	
3. HEAVY EQUIPMENT STORAGE														С	Р	
4. OUTSIDE COAL STORAGE															С	
5. OUTSIDE COMPOST FACILITY															С	
6. OUTSIDE STORAGE AS MAIN USE															Р	
7. SAND & GRAVEL PROCESSING OR STORAGE														С	Р	
8. SMALL REPAIR, SMALL CONSTRUCTION SHOP & SMALL CONTRACTORS OFFICE									С	Р	Р		Р	Р	Р	
9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS															Р	
PERMITTED USES P. LIMITED INDUSTRIAL																
1. BOTTLING PLANT											Р		Р	Р	Р	

2. BUYBACK COLLECTION CENTER/GLASS, PAPER & ALUMINUM									С						Р	С			С	С	
3. INDOOR MANUFACTURING AND ASSEMBLY													Р			Р	С	Р	Р	Р	
4. INDOOR COMPOST FACILITY																				С	
5. MACHINE SHOP																Р		Р	Р	Р	
6. BREWERY SHOP																				Р	
PERMITTED USES Q. HEAVY INDUSTRIAL																					
1. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY																		Р	Р	Р	
2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING																				Р	
3. CHEMICAL MANUFACTURING																				С	
4. DISTILLERY																				С	
5. GLUE, FERTILIZER MANUFACTURING																				С	
6. INDOOR RECYCLING CENTER																			С	Р	
7. IRON, STEEL, COPPER, ALUMINUM, & OTHER METALWORK PLANT																				С	
8. PAPER PLANT																				С	
9. REFINERY																				С	
10. SEAFOOD PACKING & PROCESSING																				Р	
11. SHIPBUILDING, SHIPYARD MANUFACTURE OR REPAIR																				Р	
12. SLAUGHTERHOUSE, RENDERING PLANT ABATTOIR																				С	
13. TANNING OR CURING OF HIDES																				С	
* ARTICLES XXVIII AND XXXI SHOULD BE CO													IS OR A	NY SPECIA	L OVE	RLAY Z	ONING	REGU	LATION	NS.	
** SIZE LIMITED TO 20,000 SQUARE FEET II	N FLOC	OR AREA	A, UNL	ESS USI	E IS CO	NTAINI	ED IN A	MULTI-	-TENAI	NT STR	UCTUR	RE.									

(Ord. No. 5028-97, § 1; Ord. No. 5094-98, § 1; Ord. No. 5200-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5203-98, § 1; Ord. No. 5210-98, § 1; Ord. No. 5264-99, § 1; Ord. No. 5264-99, § 1; Ord. No. 5265-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5274-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5395-00, § § 1—5; Ord. No. 5407-00, § 1; Ord. No. 5422-00, § 1; Ord. No. 5529-00, § 1; Ord. No. 5530-00, § 1; Ord. No. 5550-00, § 1; Ord. No. 5551-00, § 1; Ord. No. 5561-01, § 1; Ord. No. 5711-01, § 1; Ord. No. 5741-02, § 1; Ord. No. 5780-02, § 1; Ord. No. 5781-02, § 1; Ord. No. 5956-03, § 1; Ord. No. 5957-03, § 1; Ord. No. 5958-03, § 1; Ord. No. 5985-03, § 1; Ord. No. 6194-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6193-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6334-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6537-08, § 1; Ord. No. 6538-08, § 1; Ord. No. 6539-08, § 1; Ord. No. 6540-08, § 1; Ord. No. 6578-09, § 1; Ord. No. 6770-11, § 1; Ord. No. 6782-11, § 1; Ord. No. 6794-11, § 1; Ord. No. 6802-11, § 1; Ord. No. 6889-12, § 1; Ord. No. 6892-12, § 1; Ord. No. 6995-13, § 1; Ord. No. 7001-13,

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§ 1; Ord. No. 7066-14, § 1; Ord. No. 7103-14, § 1; Ord. No. 7181-15; § 1; Ord. No. 7246-16, § II; Ord. No. 7248-16, § 1; Ord. No. 7255-16, § II; Ord. No. 7316-16, § 1; Ord. No. 7366-17, § 1; Ord. No. 7534-19, §§ 1—3; Ord. No. 7543-19, § 1; Ord. No. 7647-20, § 1; Ord. No. 7764-22, §§ 1—3; Ord. No. 7806-22, § 1)	,

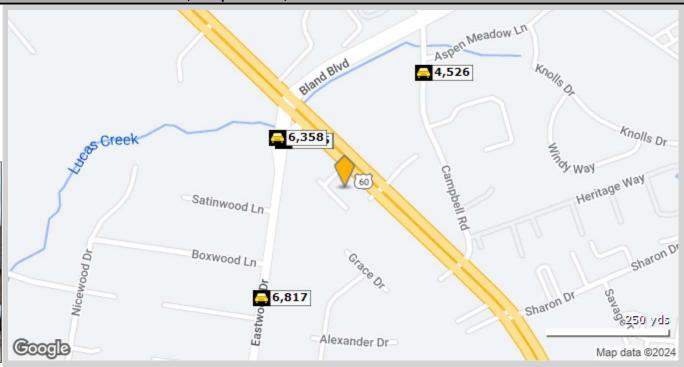
### **Traffic Count Report**

#### 13665 Warwick Blvd, Newport News, VA 23602

Building Type: **General Retail** Secondary: **Freestanding** 

GLA: **2,800 SF**Year Built: **1960**Total Available: **2,800 SF**% Leased: **100%**Rent/SF/Yr: **\$14.95** 





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Eastwood Dr	River Trace Way	0.01 S	2020	6,639	MPSI	.09
2	Eastwood Dr	River TrceWay	0.01 S	2022	6,535	MPSI	.09
3	Eastwood Dr	River Trace Way	0.02 S	2020	6,639	MPSI	.10
4	Eastwood Dr	River TrceWay	0.02 S	2022	6,535	MPSI	.10
5	Eastwood Drive	River TrceWay	0.02 S	2022	6,358	MPSI	.10
6	Eastwood Dr	Rosewood Ln	0.02 S	2018	6,978	MPSI	.16
7	Eastwood Dr	Rosewood Ln	0.02 S	2022	6,817	MPSI	.16
8	Campbell Rd	Bland Blvd	0.06 N	2018	4,665	MPSI	.17
9	Campbell Rd	Bland Blvd	0.06 N	2022	4,425	MPSI	.17
10	Campbell Rd	Bland Blvd	0.06 N	2020	4,526	MPSI	.17



1/15/2024

#### 13665 Warwick Blvd, Newport News, VA 23602

Building Type: General Retail Total Available: 2,800 SF Secondary: Freestanding % Leased: 100% Rent/SF/Yr: \$14.95

Year Built: 1960



			(//////////////////////////////////////			
Description	2010		2023		2028	
Population	14,746		15,640		16,158	
Age 0 - 4	1,263	8.57%	1,146	7.33%	1,117	6.91%
Age 5 - 9	1,045	7.09%	1,117	7.14%	1,129	6.99%
Age 10 - 14	975	6.61%	1,057	6.76%	1,103	6.83%
Age 15 - 19	997	6.76%	1,077	6.89%	1,079	6.68%
Age 20 - 24	1,448	9.82%	1,188	7.60%	1,107	6.85%
Age 25 - 29	1,456	9.87%	1,244	7.95%	1,174	7.27%
Age 30 - 34	1,044	7.08%	1,278	8.17%	1,224	7.58%
Age 35 - 39	923	6.26%	1,183	7.56%	1,226	7.59%
Age 40 - 44	915	6.21%	1,005	6.43%	1,137	7.04%
Age 45 - 49	1,025	6.95%	823	5.26%	988	6.11%
Age 50 - 54	988	6.70%	783	5.01%	849	5.25%
Age 55 - 59	747	5.07%	840	5.37%	796	4.93%
Age 60 - 64	625	4.24%	837	5.35%	789	4.88%
Age 65 - 69	462	3.13%	710	4.54%	746	4.62%
Age 70 - 74	332	2.25%	549	3.51%	629	3.89%
Age 75 - 79	259	1.76%	379	2.42%	470	2.91%
Age 80 - 84	172	1.17%	234	1.50%	311	1.92%
Age 85+	71	0.48%	190	1.21%	287	1.78%
Age 15+	11,464	77.74%	12,320	78.77%	12,812	79.29%
Age 20+	10,467	70.98%	11,243	71.89%	11,733	72.61%
Age 65+	1,296	8.79%	2,062	13.18%	2,443	15.12%
Median Age	31		34		36	
Average Age	33.40		35.80		37.00	
Population By Race	14,746		15,640		16,158	
White	•	43.46%	•	40.59%	•	40.55%
Black	·	47.10%		48.35%	•	48.38%
Am. Indian & Alaskan	120	0.81%	139		144	
Asian	498	3.38%	636		657	4.07%
Hawaiian & Pacific Islander	20	0.14%	27		26	0.16%
Other	737	5.00%	927	5.93%	961	5.95%
			3		30.	



Description	2010		2023		2028	
Population by Race (Hispanic)	1,598		2,311		2,398	
White	1,062	66.46%	1,562	67.59%	1,626	67.81%
Black	366	22.90%	493	21.33%	510	21.27%
Am. Indian & Alaskan	38	2.38%	62	2.68%	64	2.67%
Asian	17	1.06%	23	1.00%	23	0.96%
Hawaiian & Pacific Islander	5	0.31%	9	0.39%	9	0.38%
Other	111	6.95%	162	7.01%	167	6.96%
Household by Household Income	5,815		6,204		6,435	
<\$25,000	1,549	26.64%	1,403	22.61%	1,453	22.589
\$25,000 - \$50,000	1,502	25.83%	1,205	19.42%	1,224	19.029
\$50,000 - \$75,000	1,311	22.55%	1,545	24.90%	1,605	24.949
\$75,000 - \$100,000	780	13.41%	938	15.12%	973	15.129
\$100,000 - \$125,000	370	6.36%	501	8.08%	524	8.149
\$125,000 - \$150,000	171	2.94%	169	2.72%	174	2.70%
\$150,000 - \$200,000	97	1.67%	255	4.11%	280	4.35%
\$200,000+	35	0.60%	188	3.03%	202	3.149
Average Household Income	\$54,749		\$68,579		\$69,270	
Median Household Income	\$47,437		\$56,996		\$57,424	



## **Demographic Summary Report**

#### 13665 Warwick Blvd, Newport News, VA 23602

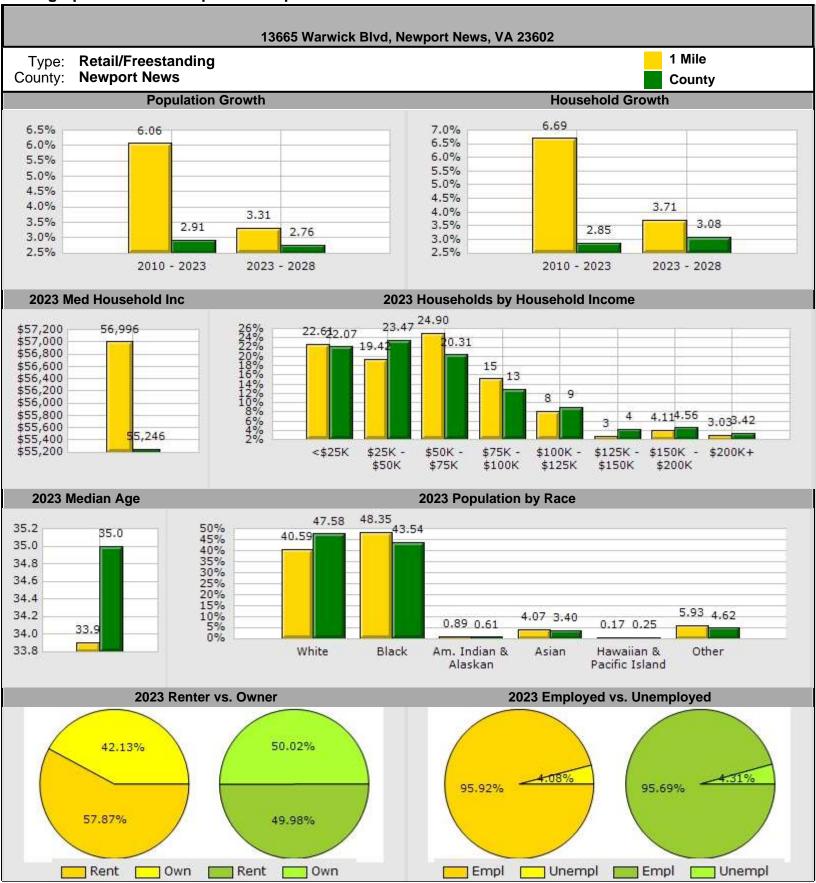
Building Type: General Retail Total Available: 2,800 SF
Secondary: Freestanding % Leased: 100%
GLA: 2,800 SF Rent/SF/Yr: \$14.95

Year Built: 1960



Radius	1 Mile		3 Mile		5 Mile	
Population			0 111110		0 110	
2028 Projection	16,158		78,522		153,223	
2023 Estimate	15,640		76,576		149,015	
2010 Census	14,746		75,359		144,074	
Growth 2023 - 2028	3.31%		2.54%		2.82%	
Growth 2010 - 2023	6.06%		1.61%		3.43%	
2023 Population by Hispanic Origin	2,311		9,029		16,744	
2023 Population	15,640		76,576		149,015	
White	6,349	40.59%	40,394	52.75%	85,728	57.53%
Black	7,562	48.35%	27,774	36.27%	47,134	31.63%
Am. Indian & Alaskan	139	0.89%	506	0.66%	911	0.61%
Asian	636	4.07%	3,782	4.94%	7,479	5.02%
Hawaiian & Pacific Island	27	0.17%	182	0.24%	414	0.28%
Other	927	5.93%	3,938	5.14%	7,349	4.93%
U.S. Armed Forces	456		2,292		7,691	
Households						
2028 Projection	6,434		31,128		59,040	
2023 Estimate	6,204		30,258		57,250	
2010 Census	5,815		29,727		55,337	
Growth 2023 - 2028	3.71%		2.88%		3.13%	
Growth 2010 - 2023	6.69%		1.79%		3.46%	
Owner Occupied	2,614	42.13%	17,502	57.84%	·	55.87%
Renter Occupied	3,590	57.87%	12,756	42.16%	25,265	44.13%
2023 Households by HH Income	6,204		30,258		57,252	
Income: <\$25,000	1,403	22.61%	5,207	17.21%	9,835	17.18%
Income: \$25,000 - \$50,000	1,205	19.42%	6,334	20.93%	11,782	20.58%
Income: \$50,000 - \$75,000	1,545	24.90%	6,357	21.01%	11,585	20.24%
Income: \$75,000 - \$100,000	938	15.12%	4,197	13.87%	8,206	14.33%
Income: \$100,000 - \$125,000	501	8.08%	•	11.77%	•	10.76%
Income: \$125,000 - \$150,000	169	2.72%	1,581	5.23%	3,266	5.70%
Income: \$150,000 - \$200,000	255	4.11%	1,916		3,488	6.09%
Income: \$200,000+	188	3.03%	1,106	3.66%	2,930	5.12%
2023 Avg Household Income	\$68,579		\$78,536		\$81,987	
2023 Med Household Income	\$56,996		\$63,456		\$65,040	







13665 Warwick Blvd	, Newport News, VA 2	3602		
Type: Retail/Freestanding County: Newport News				
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	6.06%		2.91%	
Growth 2023 - 2028	3.31%		2.76%	
Empl	7,354	95.92%	86,999	95.69%
Unempl	313	4.08%	3,921	4.31%
2023 Population by Race	15,640		185,970	
White	6,349	40.59%	88,479	47.58%
Black	7,562	48.35%	80,977	43.54%
Am. Indian & Alaskan	139	0.89%	1,136	0.61%
Asian	636	4.07%	6,330	3.40%
Hawaiian & Pacific Island	27	0.17%	462	0.25%
Other	927	5.93%	8,586	4.62%
Household Growth				
Growth 2010 - 2023	6.69%		2.85%	
Growth 2023 - 2028	3.71%		3.08%	
Renter Occupied	3,590	57.87%	36,323	49.98%
Owner Occupied	2,614	42.13%	36,358	50.02%
2023 Households by Household Income	6,204		72,681	
Income <\$25K	1,403	22.61%	16,044	22.07%
Income \$25K - \$50K	1,205	19.42%	17,061	23.47%
Income \$50K - \$75K	1,545	24.90%	14,765	20.31%
Income \$75K - \$100K	938	15.12%	9,354	12.87%
Income \$100K - \$125K	501	8.08%	6,546	9.01%
Income \$125K - \$150K	169	2.72%	3,110	4.28%
Income \$150K - \$200K	255	4.11%	3,314	4.56%
Income \$200K+	188	3.03%	2,487	3.42%
2023 Med Household Inc	\$56,996		\$55,246	
2023 Median Age	33.90		35.00	



#### 13665 Warwick Blvd, Newport News, VA 23602

Building Type: General Retail Total Available: 2,800 SF Secondary: Freestanding % Leased: 100%

GLA: **2,800 SF** Rent/SF/Yr: **\$14.95** 

Year Built: 1960



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	16,158		78,522		153,223	
2023 Estimate	15,640		76,576		149,015	
2010 Census	14,746		75,359		144,074	
Growth 2023 - 2028	3.31%		2.54%		2.82%	
Growth 2010 - 2023	6.06%		1.61%		3.43%	
2023 Population by Age	15,640		76,576		149,015	
Age 0 - 4	1,146	7.33%	5,137	6.71%	10,070	6.76%
Age 5 - 9	1,117	7.14%	4,965	6.48%	9,787	6.57%
Age 10 - 14	1,057	6.76%	4,770	6.23%	9,328	6.26%
Age 15 - 19	1,077	6.89%	5,024	6.56%	9,664	6.49%
Age 20 - 24	1,188	7.60%	5,621	7.34%	10,930	7.33%
Age 25 - 29	1,244	7.95%	5,769	7.53%	11,658	7.82%
Age 30 - 34	1,278	8.17%	5,759	7.52%	11,867	7.96%
Age 35 - 39	1,183	7.56%	5,373	7.02%	11,070	7.43%
Age 40 - 44	1,005	6.43%	4,741	6.19%	9,591	6.44%
Age 45 - 49	823	5.26%	4,090	5.34%	8,004	5.37%
Age 50 - 54	783	5.01%	4,074	5.32%	7,743	5.20%
Age 55 - 59	840	5.37%	4,518	5.90%	8,445	5.67%
Age 60 - 64	837	5.35%	4,640	6.06%	8,567	5.75%
Age 65 - 69	710	4.54%	4,031	5.26%	7,360	4.94%
Age 70 - 74	549	3.51%	3,177	4.15%	5,806	3.90%
Age 75 - 79	379	2.42%	2,234	2.92%	4,101	2.75%
Age 80 - 84	234	1.50%	1,398	1.83%	2,602	1.75%
Age 85+	190	1.21%	1,257	1.64%	2,422	1.63%
Age 65+	2,062	13.18%	12,097	15.80%	22,291	14.96%
Median Age	33.90		36.20		35.50	
Average Age	35.80		37.90		37.30	



Radius 13665 Warwick Blvd, Newport News, VA 23602  Radius 1 Mile 3 Mile 5 Mile							
2023 Population By Race	15,640		76,576		149,015		
White	•	40.59%	•	52.75%	85,728	57.53	
Black		48.35%	•	36.27%	47,134		
Am. Indian & Alaskan	,	0.89%	•	0.66%	•	0.61	
Asian	636		3,782		7,479		
Hawaiian & Pacific Island	27		182		•	0.28	
Other		5.93%		5.14%	7,349		
Population by Hispanic Origin	15,640		76,576		149,015		
Non-Hispanic Origin	13,329	85.22%	67,547	88.21%	132,272	88.76	
Hispanic Origin	2,311	14.78%	9,029	11.79%	16,743	11.24	
2023 Median Age, Male	32.00		34.30		34.10		
2023 Average Age, Male	34.30		36.30		36.00		
2023 Median Age, Female	35.50		37.90		37.10		
2023 Average Age, Female	37.20		39.20		38.60		
2023 Population by Occupation Classification	12,105		60,698		117,892		
Civilian Employed	7,354	60.75%	38,018	62.63%	70,027	59.40	
Civilian Unemployed	313	2.59%	1,391	2.29%	2,726	2.31	
Civilian Non-Labor Force	4,004	33.08%	19,065	31.41%	37,716	31.99	
Armed Forces	434	3.59%	2,224	3.66%	7,423	6.30	
Households by Marital Status							
Married	2,169		13,577		26,083		
Married No Children	1,253		7,980		14,890		
Married w/Children	916		5,598		11,193		
2023 Population by Education	10,950		54,919		106,666		
Some High School, No Diploma	1,025	9.36%	4,077		7,385		
High School Grad (Incl Equivalency)		29.02%	•	23.67%	24,162		
Some College, No Degree	•	33.53%	•	33.66%	35,128		
Associate Degree		8.17%	•	7.02%	7,430		
Bachelor Degree	•	13.81%	9,511	17.32%	19,186	17.99	
Advanced Degree	669	6.11%	5,992	10.91%	13,375	12.54	



adius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	13,597		70,710		130,216	
Real Estate & Finance	203		1,405	1.99%	2,900	
Professional & Management	2,694	19.81%	18,709	26.46%	35,623	27.36
Public Administration	326	2.40%	3,467	4.90%	6,558	5.04
Education & Health	1,845	13.57%	8,787	12.43%	16,735	12.85
Services	1,642	12.08%	7,106	10.05%	12,478	9.58
Information	35	0.26%	380	0.54%	1,018	0.78
Sales	1,568	11.53%	7,659	10.83%	14,628	11.23
Transportation	157	1.15%	606	0.86%	1,403	1.08
Retail	937	6.89%	4,440	6.28%	7,614	5.85
Wholesale	106	0.78%	782	1.11%	1,571	1.21
Manufacturing	1,069	7.86%	5,089	7.20%	8,770	6.73
Production	1,388	10.21%	5,018	7.10%	8,502	6.53
Construction	688	5.06%	3,570	5.05%	6,253	4.80
Utilities	450	3.31%	1,471	2.08%	2,460	1.89
Agriculture & Mining	10	0.07%	151	0.21%	211	0.16
Farming, Fishing, Forestry	10	0.07%	127	0.18%	185	0.14
Other Services	469	3.45%	1,943	2.75%	3,307	2.54
2023 Worker Travel Time to Job	7,614		39,314		74,710	
<30 Minutes	5,054	66.38%	26,324	66.96%	52,771	70.63
30-60 Minutes	2,122	27.87%	10,614	27.00%	17,918	23.98
60+ Minutes	438	5.75%	2,376	6.04%	4,021	5.38
2010 Households by HH Size	5,814		29,727		55,336	
1-Person Households	1,501	25.82%	7,649	25.73%	14,669	26.51
2-Person Households	1,854	31.89%	9,832	33.07%	18,099	32.71
3-Person Households	1,158	19.92%	5,548	18.66%	10,224	18.48
4-Person Households	792	13.62%	4,058	13.65%	7,595	13.73
5-Person Households	319	5.49%	1,724	5.80%	3,196	5.78
6-Person Households	119	2.05%	601	2.02%	1,031	1.86
7 or more Person Households	71	1.22%	315	1.06%	522	0.94
2023 Average Household Size	2.50		2.50		2.50	
Households						
2028 Projection	6,434		31,128		59,040	
2023 Estimate	6,204		30,258		57,250	
2010 Census	5,815		29,727		55,337	
Growth 2023 - 2028	3.71%		2.88%		3.13%	
Growth 2010 - 2023	6.69%		1.79%		3.46%	



	Narwick Blvd, N					
adius	1 Mile		3 Mile		5 Mile	
2023 Households by HH Income	6,204		30,258	47.040/	57,252	
<\$25,000	·	22.61%	•	17.21%	9,835	
\$25,000 - \$50,000		19.42%	•	20.93%	11,782	
\$50,000 - \$75,000		24.90%	•	21.01%	11,585	
\$75,000 - \$100,000		15.12%	•	13.87%	8,206	
\$100,000 - \$125,000	501			11.77%	6,160	
\$125,000 - \$150,000		2.72%	·	5.23%	3,266	
\$150,000 - \$200,000	255		1,916		3,488	
\$200,000+	188	3.03%	1,106	3.66%	2,930	5.12
2023 Avg Household Income	\$68,579		\$78,536		\$81,987	
2023 Med Household Income	\$56,996		\$63,456		\$65,040	
2023 Occupied Housing	6,204		30,258		57,250	
Owner Occupied	•	42.13%	•	57.84%	31,985	
Renter Occupied	·	57.87%	·	42.16%	25,265	
2010 Housing Units	6,851	01.01.70	32,826	1211070	62,220	
1 Unit	•	47.85%	•	64.22%	38,972	
2 - 4 Units		10.31%	•	6.28%	4,512	
5 - 19 Units		31.22%	•	21.02%	13,205	
20+ Units	·	10.63%	·	8.49%	5,531	
			_,,		-,	
2023 Housing Value	2,614		17,501		31,984	
<\$100,000	328	12.55%	•	12.28%	3,064	
\$100,000 - \$200,000	1,472	56.31%	6,130	35.03%	10,185	31.84
\$200,000 - \$300,000	594	22.72%	•	35.92%	10,603	
\$300,000 - \$400,000	161	6.16%	2,088	11.93%	5,349	16.72
\$400,000 - \$500,000	32	1.22%	527	3.01%	1,681	5.26
\$500,000 - \$1,000,000	23	0.88%	147	0.84%	792	2.48
\$1,000,000+	4	0.15%	173	0.99%	310	0.97
2023 Median Home Value	\$166,507		\$207,500		\$225,870	
2023 Housing Units by Yr Built	7,032		34,330		64,253	
Built 2010+	•	10.35%		8.02%	5,626	
Built 2000 - 2010		3.53%	•	5.67%	5,681	
Built 1990 - 1999		8.76%	•	20.47%	13,293	
Built 1980 - 1989		16.06%	•	20.81%	13,226	
Built 1970 - 1979	•	31.70%	•	22.63%	12,103	
Built 1960 - 1969	•	22.90%	•	16.90%	9,114	
Built 1950 - 1959	·	5.18%	•	4.10%	3,889	
Built <1949	108	1.54%	486		1,321	
2023 Median Year Built	1975		1981	-,-	1983	



#### **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 folly 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 Wa	
Broker,Buyer Broker, Dual Agent for the	he property submitted in this information package.
Acknowledged by:	
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C & W Real Estate, LLC., d//b/a Campana Waltz Commercial Real Estate West