For Lease

12492 Warwick Boulevard Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC Vince Campana

11832 Fishing Point Drive, Suite 400 Newport News, Virginia 23606 757.327.0333

> Vince@CampanaWaltz.com www.CampanaWaltz.com



FOR LEASE 12492 Warwick Boulevard Newport News, Virginia

Location: 12492 Warwick Boulevard Newport News, Virginia

Description: This offering consists of a <u>stunning</u> retail suite that was built out for a

long standing Credit Union. The suite is located in between Ace

Hardware and Pivot Physical Therapy and is front and center from the main ingress into the shopping center. There have been numerous improvements made to the space & the shopping center's parking area

to provide patrons ease of entry off Warwick Boulevard. Situated across the street from Todd Stadium and less than a mile from the Christopher Newport University campus it is ideal for a variety of retail

and service oriented businesses. A truly **Must See** location!

Suite Size: 1,825 square feet

Rental Rate: \$3,250.00/month, Triple Net

Parking: There is ample parking at the center for most retail applications.

For Additional Information, Please Contact:

Vince Campana

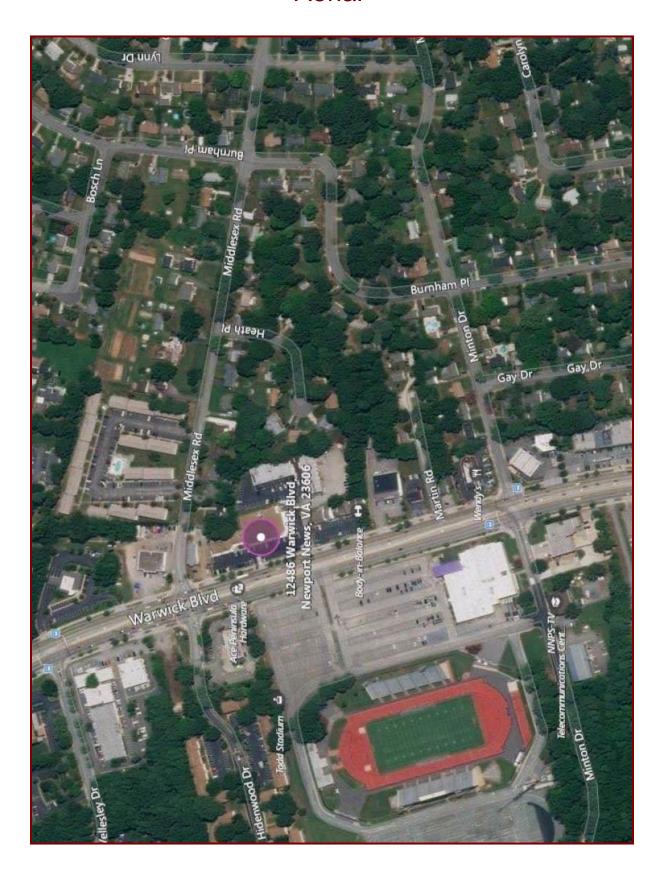
Campana Waltz Commercial Real Estate, LLC 11832 Fishing Point Drive, Suite 400

Newport News, Virginia, 23606

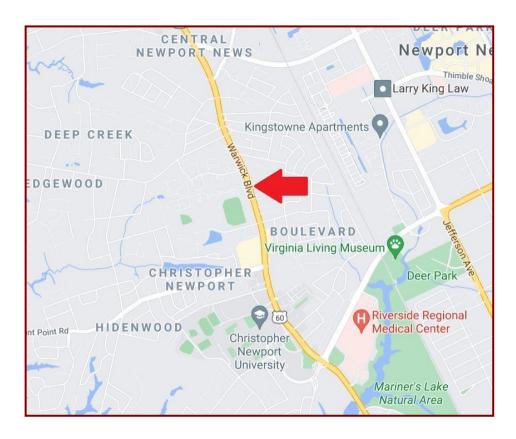
757.327.0333

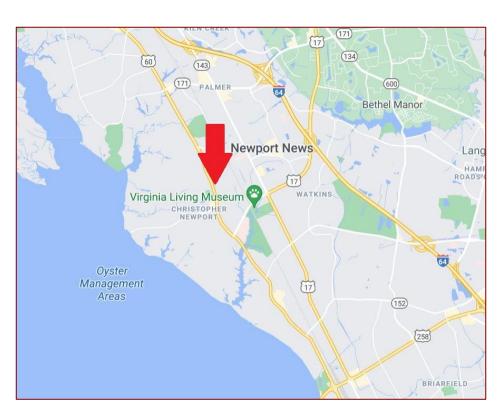
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Aerial



Maps





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

P = PERMITTED USE

C = CONDITIONAL USE

BLANK = NOT PERMITTED

SUMMARY OF USES BY DISTRICT*

ZONING DISTRICTS																						
	R1	R2	R3	R4	R5	R6	R7	R8	R9	—P1	01	02	G	17 2	C2	უ 	4	₹ -	₹ 5	Α Α		물 <u>원</u> 업 EC.
PERMITTED USES A. AGRICULTURAL																						
1. AGRICULTURE, FARM	С									Р												
* ARTICLES XXVIII AND XXXI SHOULD BE C REGULATIONS.	ONSU	LTED F	OR AI	NY MC	DIFIC	ATION	OR A	DJUST	MENT	S OF [DISTRI	CT RE	GULA	ΓIONS	OR AI	NY SPI	ECIAL	OVER	LAY ZO	ONING		
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						
2.2. HOUSING FOR OLDER PERSONS -					Р		Р	Р	Р		С			С		Р	С					
SINGLE-FAMILY ATTACHED																						
3. MULTIPLE-FAMILY					Р		Р	Р	Р		С					Р	С					
3.1. HOUSING FOR OLDER PERSONS -					Р		Р	Р	Р		С			С		Р	С					
MULTIPLE FAMILY																						
4. HIGH RISE APARTMENT									Р							Р	р					
5. MANUFACTURED HOME & MANFCT. HOME PARK						Р															C. CODE XIII	
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					С	С	С						

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10. HOME OCCUPATION	P	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						
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						
PERMITTED USES C. HEALTH																					
1. HOSPICE											Р		Р	Р							
2. MEDICAL CENTER COMPLEX											Р		Р	Р							
3. HOSPITAL							С	С	С		Р		Р	Р	Р	Р				V	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				V	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					

						_															T	1
14. FAMILY HOME ADULT DAY CARE FACILITY	Р	Р	Р	Р	P	P	Р	Р	Р		Р											
15. ASSISTED LIVING FACILITY,					С		Р	Р	Р		С	Р		Р	Р	Р	С					
CONGREGATE																						
PERMITTED USES D. UTILITIES																						
1. AMATEUR RADIO TOWER/ANT. 70 FT.	Р	Р	Р	Р	Р	Р	Р	Р	Р													
OR UNDER IN HEIGHT																						
2. AMATEUR RADIO TOWER/ANT. OVER	С	С	С	С	С	С	С	С	С													
70 FT. IN HEIGHT																						
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									С	С	С	С	С	С	С	С	С	С	С	С		
THAN 50 FEET IN HEIGHT																						
9. COMMUNICATION TOWER NOT									Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
GREATER THAN 50 FEET IN HEIGHT																						
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										С												
LANDFILL GASES																						
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			V	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	С	С	С	С	С	С	С	С	С		С	Р		Р	Р	Р	Р				l	
OR WITHOUT CHILD CARE CENTER, PART																Ī						
OF A COMMUNITY FACILITY																						
6. PUBLIC OR PRIVATE ELEMENTARY	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р					V	45-
SCHOOL																						520
7. PUBLIC OR PRIVATE SECONDARY	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р					V	45-
SCHOOL																						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	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	С	С				
LESS THAN 200 STUDENTS																						
PERMITTED USES F. COMMUNITY FACILITY	ΓIES																					
1. CEMETERY	С	С	С	С	С	С	С	С	С													
2. CHURCH, SYNAGOGUE/OTHER	Р	Р	Р	Р	Р	Р	Р	Р	Р	С	С	С	С	Р	Р	Р	С	С	С	С	V	45-
PLACES OF WORSHIP																						520
2.1 OFF-SITE CHURCH PARKING LOT	С	С	С	С	С					С											V	45-
																						527
3. COMMUNITY REC. CENTER (TENNIS,	С	С	С	С	Р	Р	Р	Р	Р	Р		Р		Р	Р	Р	С	С	С	С	V	45-
RACQUET BALL)																						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	V	45-
																						520
6. FUNERAL HOME														Р	Р	Р			С			
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					V	45-
																						520
9. NEIGHBORHOOD SWIMMING POOL	С	С	С	С	Р	Р	Р	Р	Р	Р				Р	Р	Р					٧	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	I		I						Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
STATION																						
12. PUBLIC/PRIVATE GOLF COURSE	С	С	С	С	Р	Р	Р	Р	Р	Р		Р		Р	Р	Р					V	45-
				ľ	'		,			•						-						520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR	С	С	С	С	С	С	С	С		Р	С	С		Р	Р	Р	Р				V	45-
ART GALLERY																						520
14. PUBLIC PARK	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			V	45-
																						520
PERMITTED USES G. BUSINESS SERVICES																						
1. ADMIN. SUPPORT OFFICES									С		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
INFORMATIONAL OFFICES																						
2. BANK, LOAN OFFICE OR CREDIT									Р		С	Р	С	Р	Р	Р	Р	Р	С	С		
UNION																						
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									Р		Р	Р	Р	Р	Р	Р	Р	Р	С			
6. OFFICE AND TWO-FAMILY											Р											
RESIDENTIAL USE WITHIN ONE																						
BUILDING																						
PERMITTED USES H. PERSONAL SERVICE	S																					
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									Р					Р	Р	Р						
LAUNDRY																						
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														1	С		1	1				

DEDMITTED LICECT DECDEATIONAL LICEC																						
PERMITTED USES I. RECREATIONAL USES 1. AMUSEMENT PARK OR THEME PARK	l	1	I	1	l		l	l	l	l	l	l	l	1	l	Р	I	I	С	С		I
2. BILLIARD PARLOR									P					С	P	P						
3. BINGO PARLOR									Р					С	P	P					С	
									_							_					C	
4. BOWLING ALLEY		-		-					Р					С	P	P						
5. AMUSEMENT ESTABLISHMENT		<u> </u>		<u> </u>					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										С						Р	С	С	С	С		
AMPHITHEATRE																						
14. THEATRE OR STAGE									Р	Р				Р	Р	Р	С	С				
15. SHOOTING RANGE																			С			
PERMITTED USES J. RETAIL SERVICES																						1
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					V	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				٧	45- 522
10. COMPUTER SALES & SERVICE				Р		Р		Р	Р	Р	Р	Р			322
11. CONCESSION STAND				Р	Р			Р	Р	Р	С	С			1
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			٧	45- 522
19. GARDEN SUPPLY STORE				Р				Р	Р	Р				٧	45- 522
20. GOLF PRO SHOP/CLUBHOUSE				Р	С			Р	Р	Р	Р				1
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				1322
25. INTERIOR DECORATING STORE				Р				Р	Р	Р	Р				
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	٧	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			1
32. MOTEL/HOTEL				Р		С		Р	Р	Р	С	С			1

								•						_			
33. NEEDLEWORK & PIECE GOODS				Р					Р	Р	Р	Р					
STORE																	
33.1. NIGHTCLUB—TYPE 1									Р	Р	Р	Р					<u> </u>
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				С					С	С	С	С					
AN ESTABLISHMENT OF LESS THAN																	
1,600 SQ.FT.																	<u> </u>
36. PAWN SHOP									С	С	С						
37. PET CARE SERVICE WITHOUT				Р					Р	Р	Р						
OUTSIDE CAGES OR RUNS																	
37a. PET CARE SERVICE WITH OUTSIDE									С	С	С						
CAGES AND RUNS																	
38. PRINTING ENGRAVING,				С				С	Р	Р	Р	Р	Р				
BLUEPRINTING & COPYING																	<u> </u>
39.				Р	С		Р		Р	Р	Р	Р	Р	С	С		
RESTAURANT/CAFETERIA/DELICATESSEN																	
WITH DRIVE THROUGH SERVICE NOT																	
ADJACENT TO RESIDENTIAL PROPERTY																	$oldsymbol{ol}}}}}}}}}}}}}}}}}}$
40.				Р	С	Р	Р		Р	Р	Р	Р	Р	С	С		
RESTAURANT/CAFETERIA/DELICATESSEN																	
WITHOUT DRIVE THROUGH SERVICE																	<u> </u>
40.1.				С	С		С		С	С	С	С	С	С	С		
RESTAURANT/CAFETERIA/DELICATESSEN																	
WITH DRIVE-THROUGH SERVICE																	
ADJACENT TO RESIDENTIAL PROPERTY																	—
41. RETAIL SALES BY WHOLESALER OF				С					Р	Р	Р	Р	Р	Р		V	45-
SAME GOODS																	522
41.1. SELF-SERVICE ICE VENDING UNIT									Р	Р				Р	Р		<u> </u>
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					٧	45-
																	522

					1			1			т	T	T	T	T	T	T		1	T		
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-									Р					Р	Р	Р	Р	Р	Р			
WINERY																						
53. MICRO/CRAFT BREWERY									Р					Р	Р	Р	Р	Р	Р			
54. FOOD TRUCK VENDORS ON PRIVATE									Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
PROPERTY																						
PERMITTED USES K. AUTO & MARINE SER	RVICES	S																				
1. AUTO PARTS STORE (NO SERVICE)									Р					Р	Р	Р						
2. AUTOMOBILE FUEL & KEROSENE									С					С	С	С						
SALES (SUPPLEMENTAL)																						
3. AUTOMOBILE GASOLINE SUPPLY									С					С	С	С						
STATION																						
3.1. AUTOMOBILE GASOLINE SUPPLY																			С	С		
STATION - UNMANNED																						
4. AUTOMOBILE BODY & PAINT SHOP															С	С			С			
5. SMALL MOTOR VEHICLE REPAIR AND															С	С			С			
SERVICE FACILITY																						
6. AUTOMOBILE SALES/NEW CAR														С	С	Р			Р	С	V	45-
DEALERSHIP																						522
7. AUTOMOBILE SALES, USED CAR															С	С					V	45-
DEALERSHIP																						522
8. CAR WASH														С	С	С						
9. AUTOMOBILE UPHOLSTERY														С	С	Р						
10. AUTOMOBILE, LIMOUSINE, VAN,												С		С	С	С		Р	Р		V	45-
MOTORCYCLE LEASING/RENTAL																						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		
13. LARGE MOTOR VEHICLE SALES,															С				С			
REPAIR AND/OR SERVICE																						

																						_
13.1. MANUFACTURED HOME SALES,															С				С			
SERVICE AND/OR LEASING																						
14. MARINA										С				С	С	Р			Р	Р	V	45- 522
15. SMALL BOAT REPAIR															С	Р						
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 OR GARAGE															Р	Р	С	С				
4. FREIGHT TERMINAL																С		С	Р	Р		
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,															С				Р	Р		
MAINTENANCE OR STORAGE																						
9. TRANSIT TERMINAL FOR BUS, RAIL					С	С	С	С	С	С	С	С	С	С	С	Р	С	Р	Р	Р		
BOAT, SHIP, OR OTHER MASS TRANSIT																						
PERMITTED USES M. WHOLESALE & WAR	REHOL	JSE																				
1. BUILDING SUPPLIES WHOLESALE &															С	Р		С	Р	Р		
DISTRIBUTION																						
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															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											С	Р		Р	Р	Р	
DISTRIBUTION & RECEIVING																	
PERMITTED USES N. OFFICE/RESEARCH D	EVELC	P.															
1. COMPUTER CENTERS								Р	Р			Р	Р	Р	Р		
2. LASER, MATERIAL SCIENCE,								Р	Р			Р	Р	Р	Р		
ELECTRONICS PROD. FIRMS																	
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								Р	Р			Р	Р	Р	Р		
AND FACILITIES																	
PERMITTED USES O. OPEN INDUSTRIAL																	
1. BRICK MFG./BRICKYARD LUMBER															С	С	
MILL																	
2. CONCRETE, BITUMINOUS MFG. &															С	Р	
ASPHALT PLANT																	
3. HEAVY EQUIPMENT STORAGE															С	Р	<u> </u>
4. OUTSIDE COAL STORAGE																С	<u> </u>
5. OUTSIDE COMPOST FACILITY																С	<u> </u>
6. OUTSIDE STORAGE AS MAIN USE																Р	<u> </u>
7. SAND & GRAVEL PROCESSING OR STORAGE															С	Р	
8. SMALL REPAIR, SMALL										С	Р	Р		Р	Р	Р	
CONSTRUCTION SHOP & SMALL																	1
CONTRACTORS OFFICE																	
9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS																Р	
PETROLEUIVI PRODUCTS	<u> </u>			<u> </u>	<u> </u>	<u> </u>	<u> </u>		<u> </u>						<u> </u>		L

1. BOTTLING PLANT									Р		Р	Р	Р	
2. BUYBACK COLLECTION					С			Р	С			С	С	
CENTER/GLASS, PAPER & ALUMINUM														
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 CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.

(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. 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. 5407-00, § 1; Ord. No. 5407-00,

^{**} SIZE LIMITED TO 20,000 SQUARE FEET IN FLOOR AREA, UNLESS USE IS CONTAINED IN A MULTI-TENANT STRUCTURE.

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. 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. 5966-03, § 1; Ord. No. 6174-05, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6193-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6197-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 1; Ord. No. 6334-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6336-07, § 1; Ord. No. 6352-07, § 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. 7001-13, § 1; Ord. No. 7006-14, § 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)

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ARTICLE XX. C1 RETAIL COMMERCIAL DISTRICT REGULATIONS1

Sec. 45-2001. General.

The intent of this article is to establish district regulations for business uses including offices, retail sales, retail services, business services and similar commercial activities.

(Ord. No. 5028-97, § 1)

Sec. 45-2002. Permitted uses.

- (a) Principal uses. Principal uses permitted in this district are set forth in Article IV, section 45-402
- (b) Accessory uses. Generally, uses accessory to principal uses allowed in this district are permitted. However, certain accessory uses may have special requirements or require a special exception. See Article V and Article XXXII to determine what special requirements may apply.

(Ord. No. 5028-97, § 1)

Sec. 45-2003. Area and dimensional regulations.

- (a) Minimum lot requirements: None
- (b) Requirements for main buildings:
 - (1) Minimum setback requirements:
 - a. Front yard: Twenty-five (25) feet.
 - b. Rear yard: Twelve (12) feet.
 - c. Side yard:
 - 1. Interior lot: Five (5) feet.
 - 2. Corner lot: Twenty-five (25) feet for the side yard along the street.
 - (2) Maximum height:
 - a. All uses: Forty (40) feet.
 - b. Buildings may be higher than forty (40) feet provided the building is set back from the required side and rear yard one (1) foot for each foot of additional height above forty (40) feet.
 - (3) Minimum buffer area:
 - a. When abutting any single-family dwelling district: Thirty (30) feet.
 - b. When abutting any multiple-family dwelling district: Twenty (20) feet.
 - (4) Maximum floor area: Seventy-five (75) percent of lot area (Article XXVIII).

¹Cross reference(s)—Article XXXI, Overlay Zoning Districts, Hilton Village.

- (5) Maximum lot coverage: Fifty (50) percent of lot area.
- (c) Requirements for accessory buildings and structures:
 - (1) Minimum yard setbacks: Same as for main building
 - (2) Maximum height: Same as for main building.
 - (3) See also Article XXVIII.

(Ord. No. 5028-97, § 1)

Sec. 45-2004. Off-street parking requirements.

See Article XXX, section 45-3004.

(Ord. No. 5028-97, § 1)

Sec. 45-2005. Sign regulations.

See City Code Chapter 33.01.

(Ord. No. 5028-97, § 1)

Sec. 45-2006. Landscaping.

A landscape plan shall be filed with the site plan required by the site plan ordinance of the City Code and shall show all required green areas, buffer areas, trees and plantings.

(Ord. No. 5028-97, § 1)

Sec. 45-2007. Traffic impact.

A traffic impact study shall be filed with the site plan for any new development in this district if it is estimated that all uses in the development would collectively generate more than five thousand (5,000) trips per day, based on the most current ITE manual.

(Ord. No. 5028-97, § 1)

Secs. 45-2008—45-2100. Reserved.

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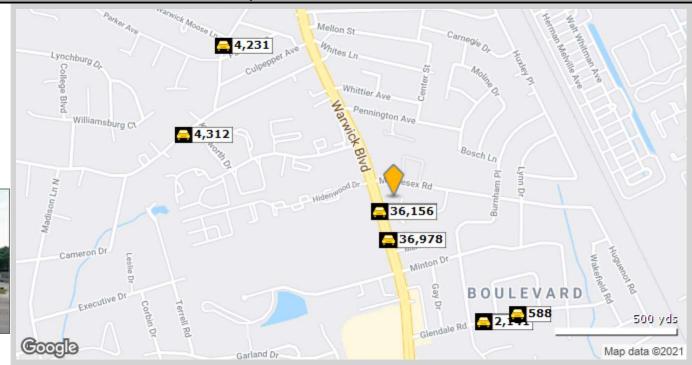
Traffic Count Report

Ace Center 12486-12494 Warwick Blvd, Newport News, VA 23606

Building Type: General Retail
Secondary: Freestanding
GLA: 19,209 SF

Year Built: 1986
Total Available: 0 SF
% Leased: 100%
Rent/SF/Yr: -





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Warwick Blvd	Middlesex Rd	0.07 N	2020	36,179	MPSI	.04
2	Warwick Blvd	Middlesex Rd	0.07 N	2018	36,156	MPSI	.04
3	Warwick Blvd	Martin Rd	0.03 SE	2018	30,941	MPSI	.10
4	Warwick Blvd	Martin Rd	0.03 SE	2020	36,978	MPSI	.10
5	Glendale Rd	Carolyn Dr	0.03 E	2018	1,663	MPSI	.36
6	Glendale Rd	Carolyn Dr	0.03 E	2020	2,141	MPSI	.36
7	Glendale Rd	Carolyn Dr	0.05 W	2020	588	MPSI	.40
8	Deep Creek Rd	Kenilworth Dr	0.05 NE	2018	4,588	MPSI	.52
9	Deep Creek Rd	Kenilworth Dr	0.05 NE	2020	4,312	MPSI	.52
10	Turlington Rd	Warwick Moose Ln	0.01 NE	2015	4,231	AADT	.54

6/25/2021

Ace Center

12486-12494 Warwick Blvd, Newport News, VA 23606

Building Type: General Retail
Secondary: Freestanding
GLA: 19,209 SF
Year Built: 1986

Total Available: **0 SF**% Leased: **100%**Rent/SF/Yr: -



Description	2010		2021		2026	
Population	15,324		15,696		15,689	
Age 0 - 4	792	5.17%	1,342	8.55%	1,364	8.69%
Age 5 - 9	684	4.46%	926	5.90%	1,182	7.53%
Age 10 - 14	670	4.37%	706	4.50%	923	5.88%
Age 15 - 19	2,186	14.27%	970	6.18%	826	5.26%
Age 20 - 24	2,844	18.56%	1,766	11.25%	1,095	6.98%
Age 25 - 29	1,262	8.24%	2,095	13.35%	1,530	9.75%
Age 30 - 34	839	5.48%	1,614	10.28%	1,676	10.68%
Age 35 - 39	696	4.54%	1,062	6.77%	1,432	9.13%
Age 40 - 44	695	4.54%	690	4.40%	1,039	6.62%
Age 45 - 49	864	5.64%	605	3.85%	748	4.77%
Age 50 - 54	830	5.42%	621	3.96%	613	3.91%
Age 55 - 59	731	4.77%	757		616	3.93%
Age 60 - 64	591	3.86%	717		645	
Age 65 - 69	445	2.90%	557		601	3.83%
Age 70 - 74	317		438		489	
Age 75 - 79	334		323		366	
Age 80 - 84	235	1.53%	235		253	
Age 85+	308	2.01%	272	1.73%	293	1.87%
Age 15+	13,177	85.99%	12,722	81.05%	12,222	77.90%
Age 20+	•	71.72%	•	74.87%		72.64%
Age 65+	•	10.70%	1,825	11.63%	•	12.76%
Median Age	27		30		33	
Average Age	33.80		34.10		34.70	
Population By Race	15,324		15,696		15,689	
White	10,996	71.76%	11,011	70.15%	10,854	69.18%
Black	3,403	22.21%	3,580	22.81%	3,689	23.51%
Am. Indian & Alaskan	48	0.31%	52	0.33%	56	0.36%
Asian	366	2.39%	466	2.97%	468	2.98%
Hawaiian & Pacific Islander	13	0.08%	18	0.11%	16	0.10%
Other	481	3.14%	570	3.63%	606	3.86%

6/25/2021

Ace Center								
12486-12494 Warwick Blvd, Newport News, VA 23606								
Description	2010		2021		2026			
Population by Race (Hispanic)	821		1,004		1,066			
White	569	69.31%	726	72.31%	775	72.70%		
Black	163	19.85%	164	16.33%	170	15.95%		
Am. Indian & Alaskan	10	1.22%	12	1.20%	18	1.69%		
Asian	16	1.95%	21	2.09%	19	1.78%		
Hawaiian & Pacific Islander	2	0.24%	5	0.50%	3	0.28%		
Other	60	7.31%	76	7.57%	82	7.69%		
Household by Household Income	5,652		5,759		5,749			
<\$25,000	1,087	19.23%	873	15.16%	860	14.96%		
\$25,000 - \$50,000	1,670	29.55%	1,632	28.34%	1,637	28.47%		
\$50,000 - \$75,000	1,055	18.67%	1,288	22.36%	1,296	22.54%		
\$75,000 - \$100,000	983	17.39%	599	10.40%	537	9.34%		
\$100,000 - \$125,000	283	5.01%	542	9.41%	572	9.95%		
\$125,000 - \$150,000	177	3.13%	368	6.39%	385	6.70%		
\$150,000 - \$200,000	201	3.56%	275	4.78%	283	4.92%		
\$200,000+	196	3.47%	182	3.16%	179	3.11%		
Average Household Income	\$67,109		\$73,731		\$74,185			
Median Household Income	\$51,582		\$57,257		\$57,301			

Demographic Summary Report

Ace Center

12486-12494 Warwick Blvd, Newport News, VA 23606

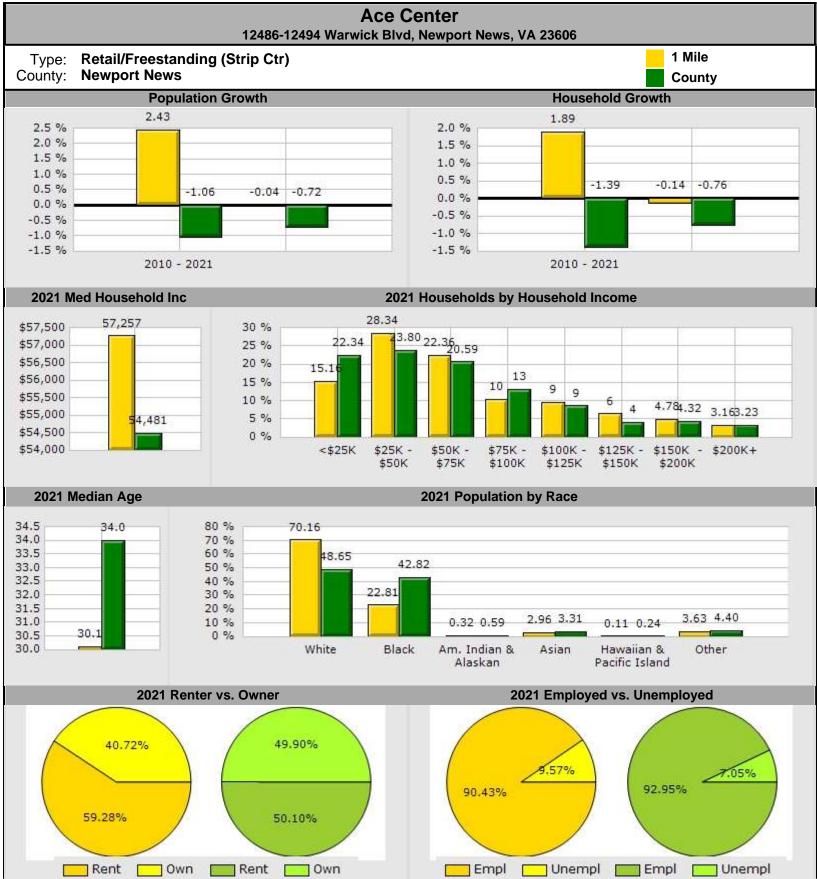
Building Type: General Retail Total A
Secondary: Freestanding %
GLA: 19,209 SF Re

Year Built: 1986

Total Available: **0 SF**% Leased: **100%**Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	15,689		69,098		147,620	
2021 Estimate	15,696		69,287		148,224	
2010 Census	15,324		68,476		148,380	
Growth 2021 - 2026	-0.04%		-0.27%		-0.41%	
Growth 2010 - 2021	2.43%		1.18%		-0.11%	
2021 Population by Hispanic Origin	1,004		6,068		12,906	
2021 Population	15,696		69,287		148,224	
White	11,011	70.15%	44,471	64.18%	87,952	59.34%
Black	3,580	22.81%	19,198	27.71%	45,892	30.96%
Am. Indian & Alaskan	52	0.33%	363	0.52%	831	0.56%
Asian	466	2.97%	2,278	3.29%	6,605	4.46%
Hawaiian & Pacific Island	18	0.11%	158	0.23%	350	0.24%
Other	570	3.63%	2,818	4.07%	6,593	4.45%
U.S. Armed Forces	196		1,387		4,004	
Households						
2026 Projection	5,750		28,059		58,233	
2021 Estimate	5,758		28,142		58,513	
2010 Census	5,651		27,881		58,824	
Growth 2021 - 2026	-0.14%		-0.29%		-0.48%	
Growth 2010 - 2021	1.89%		0.94%		-0.53%	
Owner Occupied	2,345	40.73%	14,828	52.69%	33,217	56.77%
Renter Occupied	3,414	59.29%	13,315	47.31%	25,296	43.23%
2021 Households by HH Income	5,759		28,142		58,512	
Income: <\$25,000	873	15.16%	4,964	17.64%	9,444	16.14%
Income: \$25,000 - \$50,000	1,632	28.34%	6,099	21.67%	11,505	19.66%
Income: \$50,000 - \$75,000	1,288	22.36%	5,903	20.98%	12,006	20.52%
Income: \$75,000 - \$100,000	599	10.40%	4,143	14.72%	9,363	16.00%
Income: \$100,000 - \$125,000	542	9.41%	2,771	9.85%	5,710	9.76%
Income: \$125,000 - \$150,000	368	6.39%	1,369	4.86%	3,653	6.24%
Income: \$150,000 - \$200,000	275	4.78%	1,571	5.58%	3,394	5.80%
Income: \$200,000+	182	3.16%	1,322	4.70%	3,437	5.87%
2021 Avg Household Income	\$73,731		\$78,923		\$84,665	
2021 Med Household Income	\$57,257		\$63,024		\$67,514	



Ace Center 12486-12494 Warwick Blvd, Newport News, VA 23606							
Type: Retail/Freestanding (Strip Ctr) County: Newport News	•						
	1 Mile		County				
Population Growth							
Growth 2010 - 2021	2.43%		-1.06%				
Growth 2021 - 2026	-0.04%		-0.72%				
Empl	6,826	90.43%	81,553	92.95%			
Unempl	722	9.57%	6,189	7.05%			
2021 Population by Race	15,696		178,871				
White	11,012	70.16%	87,026	48.65%			
Black	3,580	22.81%	76,586	42.82%			
Am. Indian & Alaskan	51	0.32%	1,054	0.59%			
Asian	465	2.96%	5,912	3.31%			
Hawaiian & Pacific Island	18	0.11%	431	0.24%			
Other	570	3.63%	7,862	4.40%			
Household Growth							
Growth 2010 - 2021	1.89%		-1.39%				
Growth 2021 - 2026	-0.14%		-0.76%				
Renter Occupied	3,414	59.28%	34,919	50.10%			
Owner Occupied	2,345	40.72%	34,783	49.90%			
2021 Households by Household Income	5,759		69,702				
Income <\$25K	873	15.16%	15,573	22.34%			
Income \$25K - \$50K	1,632	28.34%	16,592	23.80%			
Income \$50K - \$75K	1,288	22.36%	14,352	20.59%			
Income \$75K - \$100K	599	10.40%	9,096	13.05%			
Income \$100K - \$125K	542	9.41%	5,982	8.58%			
Income \$125K - \$150K	368	6.39%	2,843	4.08%			
Income \$150K - \$200K	275	4.78%	3,013	4.32%			
Income \$200K+	182	3.16%	2,251	3.23%			
2021 Med Household Inc	\$57,257		\$54,481				
2021 Median Age	30.10		34.00				

Ace Center

12486-12494 Warwick Blvd, Newport News, VA 23606

Building Type: General Retail
Secondary: Freestanding
GLA: 19,209 SF
Year Built: 1986

Total Available: **0 SF**% Leased: **100%**Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	15,689		69,098		147,620	
2021 Estimate	15,696		69,287		148,224	
2010 Census	15,324		68,476		148,380	
Growth 2021 - 2026	-0.04%		-0.27%		-0.41%	
Growth 2010 - 2021	2.43%		1.18%		-0.11%	
2021 Population by Age	15,696		69,287		148,224	
Age 0 - 4	1,342	8.55%	5,040	7.27%	10,093	6.81%
Age 5 - 9	926		4,195	6.05%	9,350	6.31%
Age 10 - 14	706		3,764	5.43%	8,864	5.98%
Age 15 - 19	970		4,291	6.19%	9,645	6.51%
Age 20 - 24		11.25%	5,660	8.17%	11,387	7.68%
Age 25 - 29	·	13.35%	6,484	9.36%	12,321	8.31%
Age 30 - 34	•	10.28%	5,780	8.34%	11,385	7.68%
Age 35 - 39		6.77%	4,686	6.76%	10,144	6.84%
Age 40 - 44	690		3,652	5.27%	8,288	5.59%
Age 45 - 49	605		3,512	5.07%	7,988	5.39%
Age 50 - 54	621		3,698	5.34%	8,449	5.70%
Age 55 - 59	757		4,425	6.39%	10,071	6.79%
Age 60 - 64	717		4,073	5.88%	9,100	6.14%
Age 65 - 69	557	3.55%	3,109	4.49%	6,837	4.61%
Age 70 - 74	438	2.79%	2,476	3.57%	5,389	3.64%
Age 75 - 79	323	2.06%	1,825	2.63%	3,836	2.59%
Age 80 - 84	235	1.50%	1,277	1.84%	2,559	1.73%
Age 85+	272	1.73%	1,341	1.94%	2,517	1.70%
Age 65+	1,825	11.63%	10,028	14.47%	21,138	14.26%
Median Age	30.10		34.50		35.50	
Average Age	34.10		37.30		37.50	

12486-12494		Center	Jews VA 236	506		
12460-12494 Radius	1 Mile	u, Newport i	3 Mile	000	5 Mile	
2021 Population By Race	15,696		69,287		148,224	
White	•	70.15%	•	64.18%	87,952	59.349
Black	3,580	22.81%	19,198	27.71%	45,892	
Am. Indian & Alaskan	52	0.33%	363	0.52%	831	0.569
Asian	466	2.97%	2,278	3.29%	6,605	4.469
Hawaiian & Pacific Island	18	0.11%	158	0.23%	350	0.24
Other	570	3.63%	2,818	4.07%	6,593	4.45
Population by Hispanic Origin	15,696		69,287		148,224	
Non-Hispanic Origin	14,692	93.60%	63,220	91.24%	135,318	91.29
Hispanic Origin	1,004	6.40%	6,068	8.76%	12,906	8.71
2021 Median Age, Male	29.50		33.10		33.90	
2021 Average Age, Male	32.90		35.80		36.10	
2021 Median Age, Female	30.90		36.00		37.20	
2021 Average Age, Female	35.30		38.70		38.80	
2021 Population by Occupation Classification	12,529		55,428		117,984	
Civilian Employed	6,826	54.48%	33,299	60.08%	71,489	60.59
Civilian Unemployed	722	5.76%	2,207	3.98%	4,753	4.03
Civilian Non-Labor Force	4,781	38.16%	18,532	33.43%	37,811	32.05
Armed Forces	200	1.60%	1,390	2.51%	3,931	3.33
Households by Marital Status						
Married	2,110		11,744		27,008	
Married No Children	1,360		7,173		15,595	
Married w/Children	750		4,571		11,414	
2021 Population by Education	10,789		49,493		105,535	
Some High School, No Diploma	798		·	8.08%	7,635	
High School Grad (Incl Equivalency)	·	21.31%		23.34%	24,172	
Some College, No Degree	•	33.43%	•	31.91%	34,301	
Associate Degree		7.45%	•	6.38%	6,650	
Bachelor Degree	,	16.10%	•	17.62%	18,702	
Advanced Degree	1,544	14.31%	6,269	12.67%	14,075	13.34

Ace Center 12486-12494 Warwick Blvd, Newport News, VA 23606								
12400-12494 adius	1 Mile	u, Newport i	3 Mile	000	5 Mile			
2021 Population by Occupation	12,627		61,876		133,450			
Real Estate & Finance	•	2.27%	1,684	2.72%	3,533	2.65%		
Professional & Management		25.52%	•	27.08%	· ·	27.81%		
Public Administration	•	2.71%	•	3.89%	•	5.09%		
Education & Health		17.64%	,	13.61%	,	12.62%		
Services	,	10.42%	•	9.25%	12,080	9.05%		
Information	160		613		1,060	0.79%		
Sales		13.23%		12.35%		11.65%		
Transportation	18		265		909	0.68%		
Retail	735	5.82%	3,704		7,681	5.76%		
Wholesale	143	1.13%	880	1.42%	1,483	1.11%		
Manufacturing	863	6.83%	4,638	7.50%	9,361	7.01%		
Production	718		3,836	6.20%	8,711	6.53%		
		3.81%	•		•			
Construction	481		2,770	4.46% 1.84%	6,227			
Utilities	209	1.66%	1,140		2,525	1.89%		
Agriculture & Mining	10	0.08%	60	0.10%	193	0.14%		
Farming, Fishing, Forestry	7	0.06%	32	0.05%	118	0.09%		
Other Services	216	1.71%	1,311	2.12%	3,266	2.45%		
2021 Worker Travel Time to Job	6,833		33,667		73,286			
<30 Minutes	5,128	75.05%	24,327	72.26%	52,965	72.27%		
30-60 Minutes	1,460	21.37%	7,814	23.21%	16,815	22.94%		
60+ Minutes	245	3.59%	1,526	4.53%	3,506	4.78%		
2010 Households by HH Size	5,652		27,883		58,824			
1-Person Households	1,904	33.69%	8,527	30.58%	16,004	27.21%		
2-Person Households	1,920	33.97%	9,362	33.58%	19,547	33.23%		
3-Person Households	936	16.56%	4,762	17.08%	10,705	18.20%		
4-Person Households	586	10.37%	3,292	11.81%	7,840	13.33%		
5-Person Households	222	3.93%	1,301	4.67%	3,197	5.43%		
6-Person Households	61	1.08%	428	1.53%	1,048	1.78%		
7 or more Person Households	23	0.41%	211	0.76%	483	0.82%		
2021 Average Household Size	2.20		2.30		2.50			
Households			00.055					
2026 Projection	5,750		28,059		58,233			
2021 Estimate	5,758		28,142		58,513			
2010 Census	5,651		27,881		58,824			
Growth 2021 - 2026 Growth 2010 - 2021	-0.14%		-0.29%		-0.48%			
	1.89%		0.94%		-0.53%			

49490 494		Center	14 Nowe 1/4 224	206				
Radius 12486-12494 Warwick Blvd, Newport News, VA 23606 Radius 1 Mile 3 Mile 5 Mile								
2021 Households by HH Income	5,759		28,142	17 6 4 0 /	58,512	16 1 10		
<\$25,000 for one for one		15.16%	,	17.64%		16.149		
\$25,000 - \$50,000	•	28.34%	·	21.67%	11,505			
\$50,000 - \$75,000		22.36%	•	20.98%	12,006			
\$75,000 - \$100,000		10.40%	•	14.72%	•	16.00%		
\$100,000 - \$125,000		9.41%	,	9.85%	•	9.769		
\$125,000 - \$150,000	368		1,369		3,653			
\$150,000 - \$200,000	275		1,571		3,394			
\$200,000+	182	3.16%	1,322	4.70%	3,437	5.87%		
2021 Avg Household Income	\$73,731		\$78,923		\$84,665			
2021 Med Household Income	\$57,257		\$63,024		\$67,514			
2021 Occupied Housing	5,759		28,143		58,513			
Owner Occupied	· ·	40.72%	•	52.69%	33,217	56.779		
Renter Occupied	·	59.28%	·	47.31%	25,296			
2010 Housing Units	6,292		30,168		63,475			
1 Unit	•	49.40%	•	59.80%	41,667	65.649		
2 - 4 Units	•	14.18%	•	9.61%	•	8.129		
5 - 19 Units		27.34%	,	19.51%	11,576			
20+ Units	·	9.09%	•	11.07%	·	8.00%		
2021 Housing Value	2,344		14,828		33,218			
<\$100,000	•	3.16%	•	6.84%	•	7.159		
\$100,000 - \$200,000		26.88%	•	33.21%	11,284			
\$200,000 - \$300,000		48.89%	·	40.61%	11,212			
\$300,000 - \$400,000	•	13.27%	•	12.02%		15.269		
\$400,000 - \$500,000		6.31%	•	4.46%	· ·	5.519		
\$500,000 - \$1,000,000	26		266		1,150			
\$1,000,000+	9	0.38%	159		297	0.899		
2021 Median Home Value	\$240,837		\$224,510		\$226,302			
2021 Housing Units by Yr Built	6,315		30,871		64,858			
Built 2010+		5.49%	•	4.97%	2,828	4.369		
Built 2000 - 2010		11.64%	•	8.15%		8.609		
Built 1990 - 1999		10.93%	•	17.06%	12,935			
Built 1980 - 1989 Built 1980 - 1989		24.85%	•	18.31%	12,935			
	·	16.34%	·		·			
Built 1970 - 1979	•		•	16.50%	10,917			
Built 1960 - 1969	•	18.04%	•	17.84%	11,260			
Built 1950 - 1959		10.20%	•	12.40%	·	10.679		
Built <1949 2021 Median Year Built	159 1980	2.52%	1,4/1 1978	4.76%	3,244 1979	5.009		
ZUZ I WIEGIAN TEAT BUILT	1980		19/8		19/9			

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 <u>only</u> if the scope of the agency is limited by a written agreement and <u>only</u> with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller <u>must disclose</u> all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party folly and exclusively. The Agent <u>must not disclose</u> 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 Dual Agent for the property submitted in this information	 Buyer Broker,
Acknowledged by:	