

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

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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.

FOR LEASE
12492 Warwick Boulevard
Newport News, Virginia

- Location:** 12492 Warwick Boulevard Newport News, Virginia
- Description:** This offering consists of a stunning 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.

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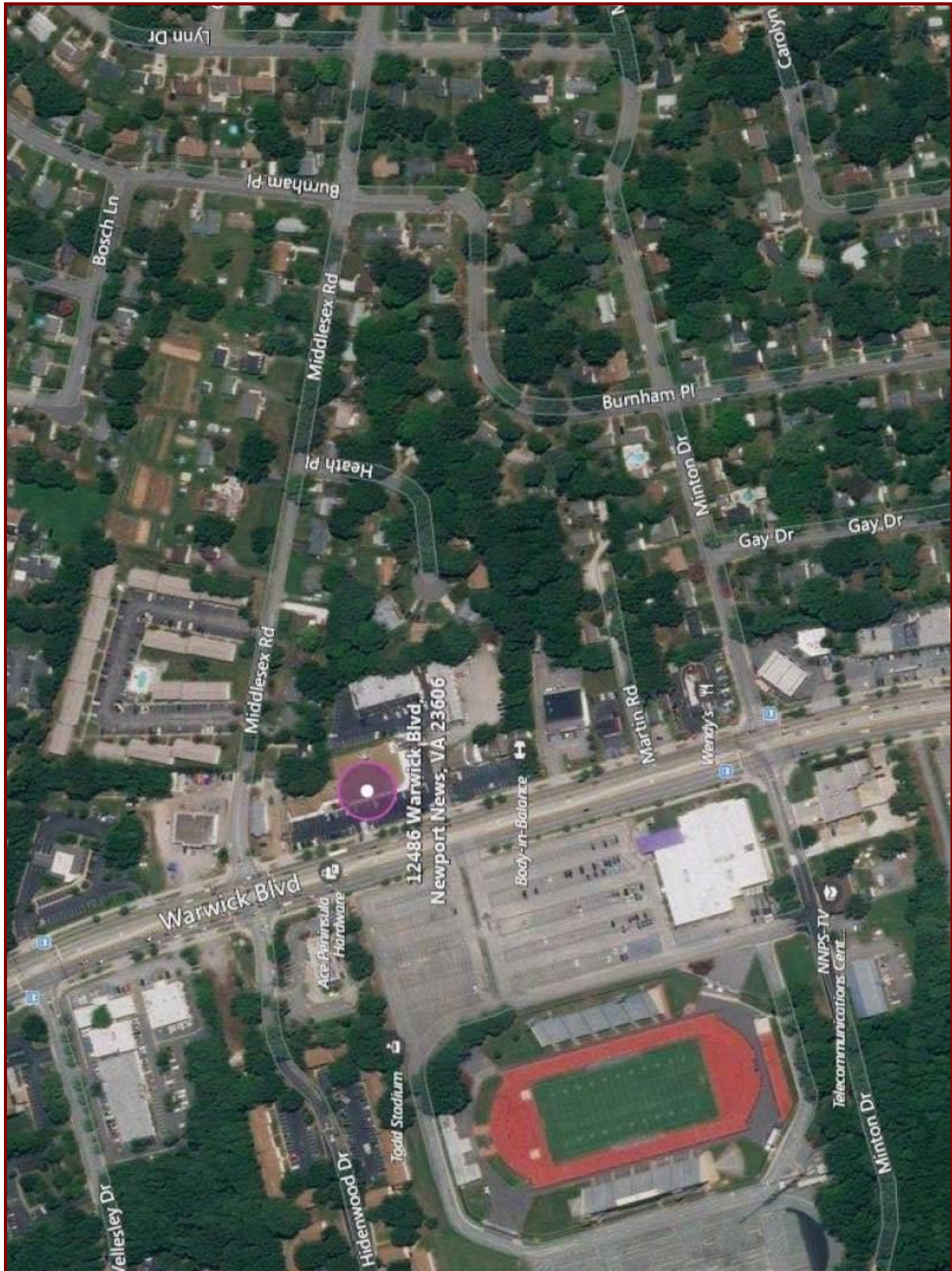
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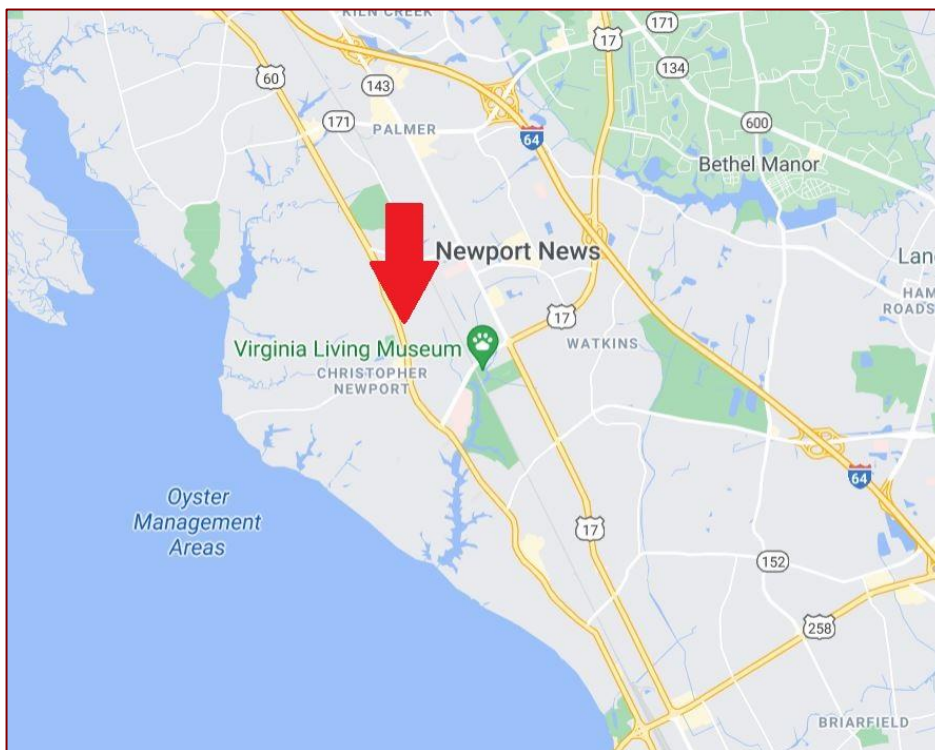
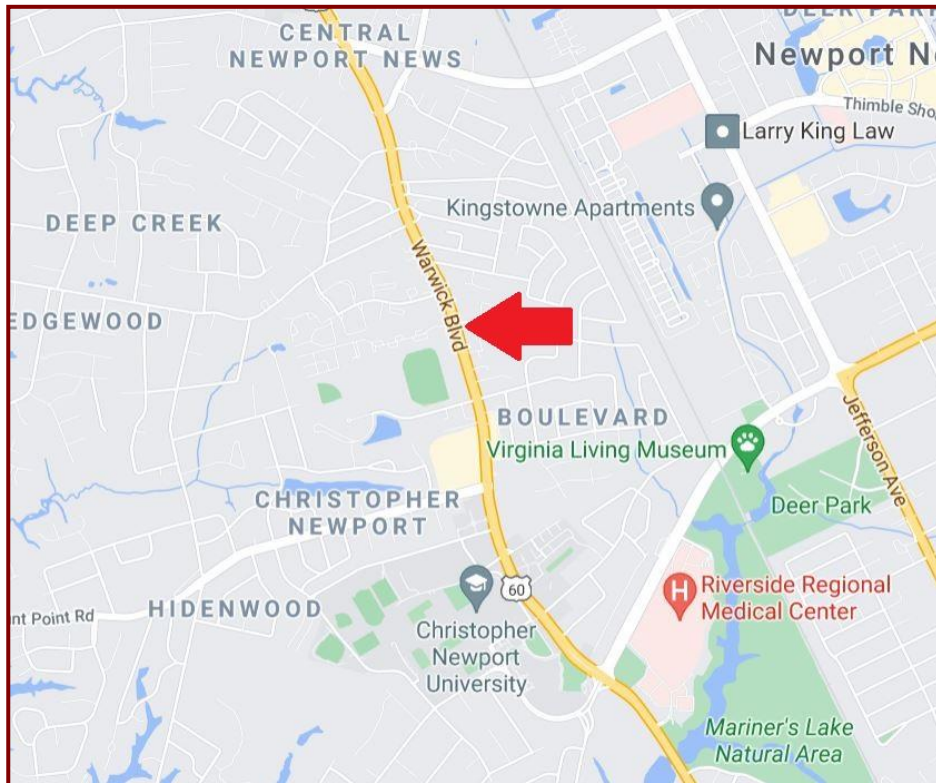
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Aerial



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Maps



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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	O1	O2	O3	C1	C2	C3	C4	C5	M	M	ART.	SEC.
PERMITTED USES A. AGRICULTURAL																						
1. AGRICULTURE, FARM	C									P												
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																						
PERMITTED USES B. RESIDENTIAL																						
1. SINGLE-FAMILY	P	P	P	P	P						P											
2. TWO-FAMILY					P		P	P									P					
2.1. SINGLE-FAMILY ATTACHED					P		P	P			C					P						
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					P		P	P	P		C			C		P	C					
3. MULTIPLE-FAMILY					P		P	P	P		C					P	C					
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					P		P	P	P		C			C		P	C					
4. HIGH RISE APARTMENT									P							P	p					
5. MANUFACTURED HOME & MANFCT. HOME PARK						P															C. CODE XIII	
6. PLANNED RESIDENTIAL DEVELOPMENT	P	P	P	P	P	P	P	P	P							P						
7. DORMITORY	C	C	C	C	C	C	C	C	C	C		P	C			P						
8. GROUP HOME	C	C	C	C	C		C	C	C		C	P		C	C	C						
9. HALFWAY HOUSE					C		C	C	C					C	C	C						

10. HOME OCCUPATION	P	P	P	P	P	P	P	P	P												X	45-518	
11. BED & BREAKFAST	C	C	C	C	C		C	C	C				P	P	P								
12. BOARDING HOUSE							C	C							C								
13. ASSISTED LIVING FACILITY	P	P	P	P	P						P												
14. CUSTODIAN APARTMENT													P	P	P	P	P	P	P				
15. SPECIAL RESIDENTIAL FACILITY	P	P	P	P	P																		
16. CAMPUS MINISTRY HOUSE	C	C	C	C	C																		
17. HOMELESS SHELTERS							C	C															
18. CONGREGATE HOUSING FOR CHILDREN	C	C	C	C	C		C	C	C				C	C									
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	P	P	P	P	P						P												
20. ADAPTIVE RE-USE	C	C	C	C	C								C	C									
21. RECOVERY HOME	C	C	C	C	C		C	C	C		C	P		C	C	C							
PERMITTED USES C. HEALTH																							
1. HOSPICE												P		P	P								
2. MEDICAL CENTER COMPLEX												P		P	P								
3. HOSPITAL							C	C	C			P		P	P	P	P				V	45-520	
4. MEDICAL & DENTAL LABORATORY											P	P		P	P	P	P	P	P				
5. NURSING HOME, CONVALESCENT HOME					C		P	P	P			P		P	P	P	C				V	45-520	
6. OPTICIAN									P		P	P	P	P	P	P	P						
7. OUTPATIENT CARE CLINIC							C	C	P		P	P	P	P	P	P	P						
8. PHARMACY/DRUG STORE									P			P		P	P	P	P						
9. PHYSICAL THERAPY							C	C	P		P	P	P	P	P	P	P						
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE							C	C	P		P	P	P	P	P	P	P						
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS											C			C	C	C							
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS									P		P			P	P	P							
13. ADULT DAY CARE FACILITY									P		P	P		P	P	P	C						

11. POST OFFICE/PARCEL PICK UP STATION									P		P	P	P	P	P	P	P	P	P	P		
12. PUBLIC/PRIVATE GOLF COURSE	C	C	C	C	P	P	P	P	P	P		P		P	P	P					V	45-520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C		P	C	C		P	P	P	P				V	45-520
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			V	45-520
PERMITTED USES G. BUSINESS SERVICES																						
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES									C		P	P	P	P	P	P	P	P	P	P		
2. BANK, LOAN OFFICE OR CREDIT UNION									P		C	P	C	P	P	P	P	P	C	C		
3. BUSINESS ADMIN. OFFICES									C		P	P	P	P	P	P	P	P	P	P		
4. PARCEL DISTRIBUTION CENTER												C		C	C	P		P	P	P		
5. PROFESSIONAL OFFICE									P		P	P	P	P	P	P	P	P	C			
6. OFFICE AND TWO-FAMILY RESIDENTIAL USE WITHIN ONE BUILDING											P											
PERMITTED USES H. PERSONAL SERVICES																						
1. ARTIST OR PHOTOGRAPHY STUDIO									P		P			P	P	P	P	P				
2. BARBER/BEAUTY SHOP									P			P		P	P	P	P					
3. CARPET/UPHOLSTERY CLEANING														P	P	C	P	P	C			
4. COIN-OPERATED COMMERCIAL LAUNDRY									P					P	P	P						
4.1. DAY SERVICES CENTER											C			C	C	C	C					
5. DIAPER SERVICE/LINEN SUPPLY															P	P	C	P	P	P		
6. DRY CLEANING PICKUP									P					P	P	P	P	P				
7. DRY CLEANING PLANT														P	P	P	C	P	P	P		
8. RECORDING STUDIO									P		C			P	P	P	P	P	P			
9. SHOE REPAIR									P					P	P	P	P					
10. TAILOR SHOP									P					P	P	P	P					
11. TRAVEL AGENCY											P	P		P	P	P	P					
12. TATTOO ESTABLISHMENT															C							

PERMITTED USES I. RECREATIONAL USES																											
1. AMUSEMENT PARK OR THEME PARK																		P			C	C					
2. BILLIARD PARLOR									P									C	P	P							
3. BINGO PARLOR																		C	P						C		
4. BOWLING ALLEY									P									C	P	P							
5. AMUSEMENT ESTABLISHMENT									C									C	P	P							
6. COUNTRY/YACHT CLUB	C	C	C	C	C	C	C	C	C	C		P					P		P	C							
7. GOLF DRIVING RANGE										P									P				C	C			
8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM									P			P	C	P	P	P	P	P	P	P	P	C					
9. MINIATURE GOLF COURSE										C									P	P							
10. PUBLIC CAMPGROUND										C																	
11. SKATEBOARD RAMP										P								C	C	C				C	C	V	45-511
12. SKATING RINK									P	P								C	P	P							
13. STADIUM, ARENA OR AMPHITHEATRE										C										P	C	C	C	C			
14. THEATRE OR STAGE									P	P								P	P	P	C	C					
15. SHOOTING RANGE																									C		
PERMITTED USES J. RETAIL SERVICES																											
1. ADULT USE																			C	C	C					V	45-2502
2. APPLIANCE SALES									P										P	P	P					V	45-522
3. APPLIANCES SERVICES									P										P	P	P					V	45-522
4. BAKERY (RETAIL)									P										P	P	P	P	P				
5. BICYCLE SALES & SERVICE									P										P	P	P					V	45-522
6. BOOK STORE									P										P	P	P	P	P				
7. BUILDING SUPPLY - RETAIL																			C	C	C				P	P	
8. CAMERA STORE									P										P	P	P	P	P				

PERMITTED USES P. LIMITED INDUSTRIAL																						
1. BOTTLING PLANT																P		P	P	P		
2. BUYBACK COLLECTION CENTER/GLASS, PAPER & ALUMINUM								C							P	C			C	C		
3. INDOOR MANUFACTURING AND ASSEMBLY												P				P	C	P	P	P		
4. INDOOR COMPOST FACILITY																					C	
5. MACHINE SHOP																P		P	P	P		
6. BREWERY SHOP																					P	
PERMITTED USES Q. HEAVY INDUSTRIAL																						
1. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY																		P	P	P		
2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING																				P		
3. CHEMICAL MANUFACTURING																					C	
4. DISTILLERY																					C	
5. GLUE, FERTILIZER MANUFACTURING																					C	
6. INDOOR RECYCLING CENTER																			C	P		
7. IRON, STEEL, COPPER, ALUMINUM, & OTHER METALWORK PLANT																					C	
8. PAPER PLANT																					C	
9. REFINERY																					C	
10. SEAFOOD PACKING & PROCESSING																					P	
11. SHIPBUILDING, SHIPYARD MANUFACTURE OR REPAIR																					P	
12. SLAUGHTERHOUSE, RENDERING PLANT ABATTOIR																					C	
13. TANNING OR CURING OF HIDES																					C	
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																						
** SIZE LIMITED TO 20,000 SQUARE FEET IN FLOOR AREA, UNLESS USE IS CONTAINED IN A MULTI-TENANT STRUCTURE.																						

(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. 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. 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. 6995-13, § 1; Ord. No. 7001-13, § 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)

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)

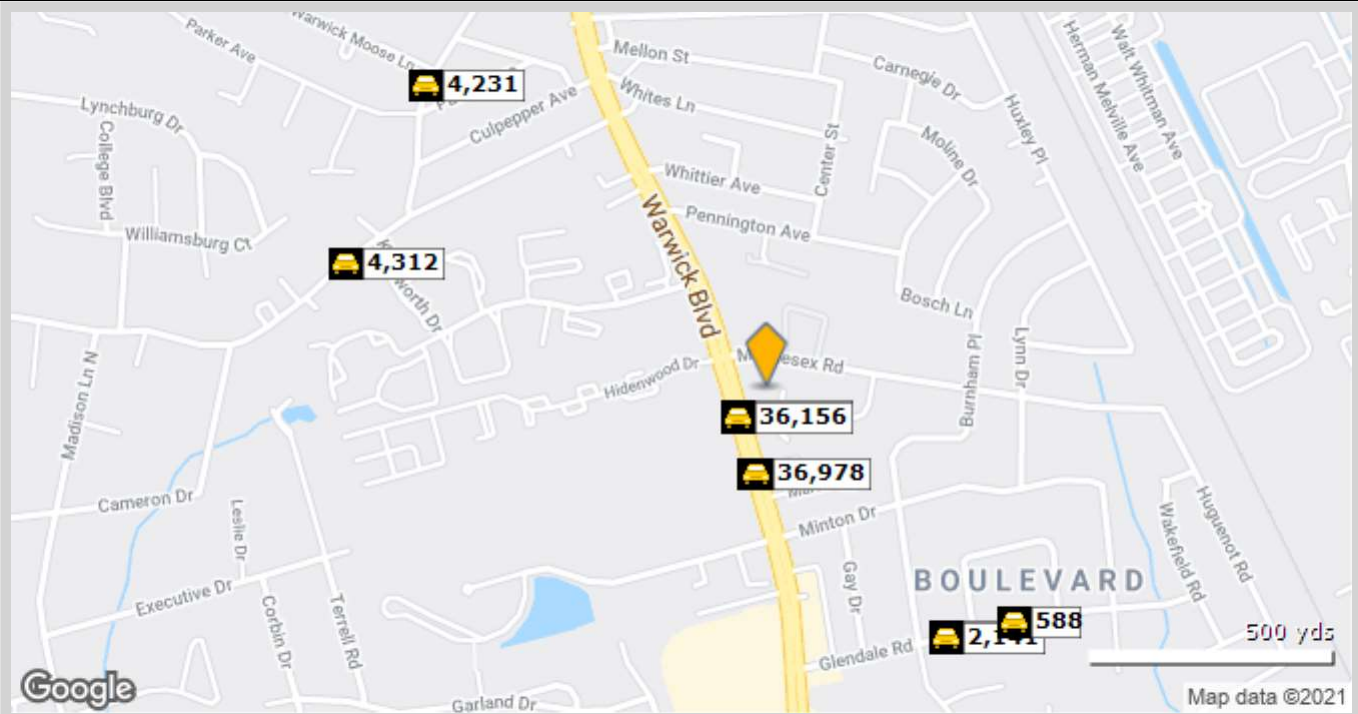
Secs. 45-2008—45-2100. Reserved.

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

Ace Center
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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 4.82%	616 3.93%
Age 60 - 64	591 3.86%	717 4.57%	645 4.11%
Age 65 - 69	445 2.90%	557 3.55%	601 3.83%
Age 70 - 74	317 2.07%	438 2.79%	489 3.12%
Age 75 - 79	334 2.18%	323 2.06%	366 2.33%
Age 80 - 84	235 1.53%	235 1.50%	253 1.61%
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+	10,991 71.72%	11,752 74.87%	11,396 72.64%
Age 65+	1,639 10.70%	1,825 11.63%	2,002 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%

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 Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **19,209 SF** Rent/SF/Yr: **-**
 Year Built: **1986**



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

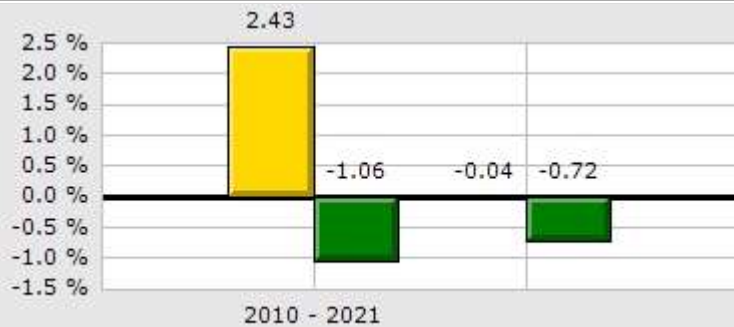
Ace Center

12486-12494 Warwick Blvd, Newport News, VA 23606

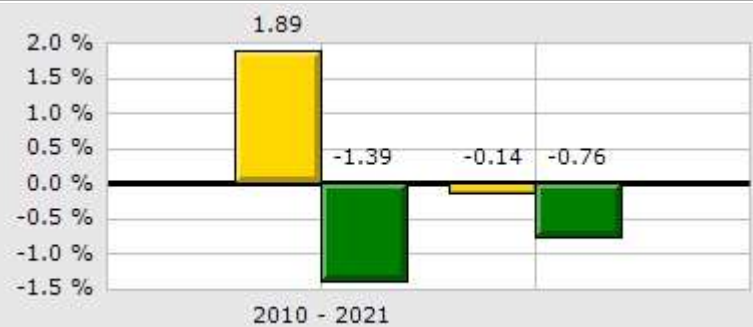
Type: **Retail/Freestanding (Strip Ctr)**
 County: **Newport News**

1 Mile (Yellow)
County (Green)

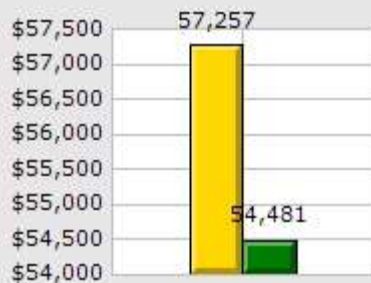
Population Growth



Household Growth



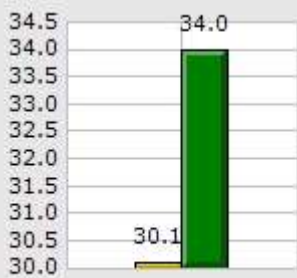
2021 Med Household Inc



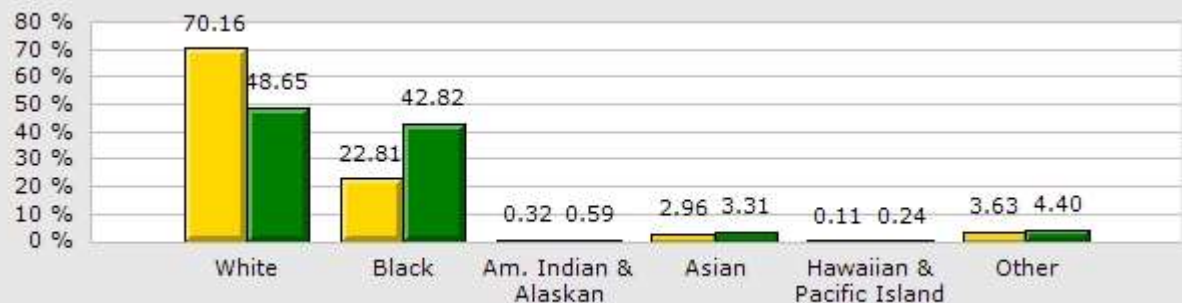
2021 Households by Household Income



2021 Median Age



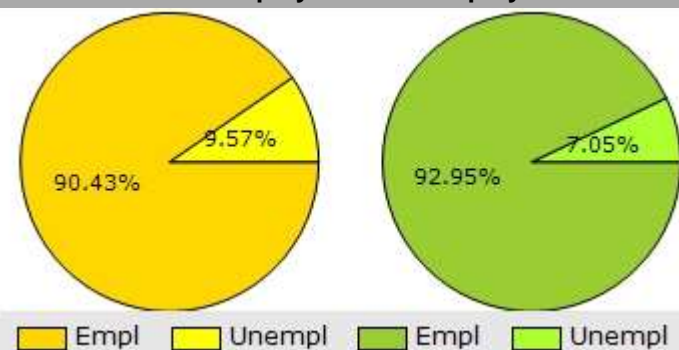
2021 Population by Race



2021 Renter vs. Owner



2021 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

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	

Demographic Detail Report

Ace Center

12486-12494 Warwick Blvd, Newport News, VA 23606

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **19,209 SF** Rent/SF/Yr: **-**
 Year Built: **1986**



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 5.90%	4,195 6.05%	9,350 6.31%
Age 10 - 14	706 4.50%	3,764 5.43%	8,864 5.98%
Age 15 - 19	970 6.18%	4,291 6.19%	9,645 6.51%
Age 20 - 24	1,766 11.25%	5,660 8.17%	11,387 7.68%
Age 25 - 29	2,095 13.35%	6,484 9.36%	12,321 8.31%
Age 30 - 34	1,614 10.28%	5,780 8.34%	11,385 7.68%
Age 35 - 39	1,062 6.77%	4,686 6.76%	10,144 6.84%
Age 40 - 44	690 4.40%	3,652 5.27%	8,288 5.59%
Age 45 - 49	605 3.85%	3,512 5.07%	7,988 5.39%
Age 50 - 54	621 3.96%	3,698 5.34%	8,449 5.70%
Age 55 - 59	757 4.82%	4,425 6.39%	10,071 6.79%
Age 60 - 64	717 4.57%	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

Demographic Detail Report

Ace Center							
12486-12494 Warwick Blvd, Newport News, VA 23606							
Radius	1 Mile		3 Mile		5 Mile		
2021 Population By Race	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%	
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	7.40%	3,999	8.08%	7,635	7.23%	
High School Grad (Incl Equivalency)	2,299	21.31%	11,553	23.34%	24,172	22.90%	
Some College, No Degree	3,607	33.43%	15,795	31.91%	34,301	32.50%	
Associate Degree	804	7.45%	3,156	6.38%	6,650	6.30%	
Bachelor Degree	1,737	16.10%	8,721	17.62%	18,702	17.72%	
Advanced Degree	1,544	14.31%	6,269	12.67%	14,075	13.34%	

Demographic Detail Report

Ace Center						
12486-12494 Warwick Blvd, Newport News, VA 23606						
Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	12,627		61,876		133,450	
Real Estate & Finance	287	2.27%	1,684	2.72%	3,533	2.65%
Professional & Management	3,223	25.52%	16,755	27.08%	37,109	27.81%
Public Administration	342	2.71%	2,405	3.89%	6,795	5.09%
Education & Health	2,228	17.64%	8,419	13.61%	16,848	12.62%
Services	1,316	10.42%	5,722	9.25%	12,080	9.05%
Information	160	1.27%	613	0.99%	1,060	0.79%
Sales	1,671	13.23%	7,642	12.35%	15,551	11.65%
Transportation	18	0.14%	265	0.43%	909	0.68%
Retail	735	5.82%	3,704	5.99%	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	5.69%	3,836	6.20%	8,711	6.53%
Construction	481	3.81%	2,770	4.48%	6,227	4.67%
Utilities	209	1.66%	1,140	1.84%	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						
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%	

Demographic Detail Report

Ace Center						
12486-12494 Warwick Blvd, Newport News, VA 23606						
Radius	1 Mile		3 Mile		5 Mile	
2021 Households by HH Income	5,759		28,142		58,512	
<\$25,000	873	15.16%	4,964	17.64%	9,444	16.14%
\$25,000 - \$50,000	1,632	28.34%	6,099	21.67%	11,505	19.66%
\$50,000 - \$75,000	1,288	22.36%	5,903	20.98%	12,006	20.52%
\$75,000 - \$100,000	599	10.40%	4,143	14.72%	9,363	16.00%
\$100,000 - \$125,000	542	9.41%	2,771	9.85%	5,710	9.76%
\$125,000 - \$150,000	368	6.39%	1,369	4.86%	3,653	6.24%
\$150,000 - \$200,000	275	4.78%	1,571	5.58%	3,394	5.80%
\$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	2,345	40.72%	14,828	52.69%	33,217	56.77%
Renter Occupied	3,414	59.28%	13,315	47.31%	25,296	43.23%
2010 Housing Units	6,292		30,168		63,475	
1 Unit	3,108	49.40%	18,041	59.80%	41,667	65.64%
2 - 4 Units	892	14.18%	2,900	9.61%	5,152	8.12%
5 - 19 Units	1,720	27.34%	5,887	19.51%	11,576	18.24%
20+ Units	572	9.09%	3,340	11.07%	5,080	8.00%
2021 Housing Value	2,344		14,828		33,218	
<\$100,000	74	3.16%	1,014	6.84%	2,376	7.15%
\$100,000 - \$200,000	630	26.88%	4,924	33.21%	11,284	33.97%
\$200,000 - \$300,000	1,146	48.89%	6,022	40.61%	11,212	33.75%
\$300,000 - \$400,000	311	13.27%	1,782	12.02%	5,068	15.26%
\$400,000 - \$500,000	148	6.31%	661	4.46%	1,831	5.51%
\$500,000 - \$1,000,000	26	1.11%	266	1.79%	1,150	3.46%
\$1,000,000+	9	0.38%	159	1.07%	297	0.89%
2021 Median Home Value	\$240,837		\$224,510		\$226,302	
2021 Housing Units by Yr Built	6,315		30,871		64,858	
Built 2010+	347	5.49%	1,534	4.97%	2,828	4.36%
Built 2000 - 2010	735	11.64%	2,516	8.15%	5,579	8.60%
Built 1990 - 1999	690	10.93%	5,266	17.06%	12,935	19.94%
Built 1980 - 1989	1,569	24.85%	5,654	18.31%	11,174	17.23%
Built 1970 - 1979	1,032	16.34%	5,093	16.50%	10,917	16.83%
Built 1960 - 1969	1,139	18.04%	5,508	17.84%	11,260	17.36%
Built 1950 - 1959	644	10.20%	3,829	12.40%	6,921	10.67%
Built <1949	159	2.52%	1,471	4.76%	3,244	5.00%
2021 Median Year Built	1980		1978		1979	

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC