

# For Sale

13191 Warwick Boulevard  
Newport News, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

1313 Jamestown Road, Suite 202

Williamsburg, VA 23185

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*This information was obtained from sources deemed to be reliable but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*



## **FOR SALE**

### **Office/Warehouse/Showroom**

**Location:** 13191 Warwick Boulevard  
Newport News, Virginia

**Description:** **Rare Sale Opportunity!**  
This freestanding 6,000 square foot industrial flex building is centrally located in Newport News, Virginia. The breakdown is approximately 1,000 square feet of office/showroom and 5,000 square feet of warehouse. The property has fenced in outside storage. This well-maintained property offers numerous upgrades/amenities (see below). A lease back opportunity is also available. This property is located in close proximity to Interstate 64, Oyster Point, and Newport News-Williamsburg International Airport.

**Improvements:** 6,000 Square foot freestanding building on .45 acres

**Sale Price:** \$1,100,000

**Real Estate Taxes:** \$8,538.48/Year

**Year Built:** 2007

**Zoning:** O1

**Additional Amenities:**

- Ceiling height of 20 feet in center and 14 feet in the corners.
- 3 – 10x10 feet grade doors
- Inferred tubular heat in ceiling
- 2 HVAC units
- Monument and building signage available
- Sprinkler system in place
- Drive through auto paint booth in unit
- 11 parking spaces (including 1 handicap space)

**Additional Information:**

- Additional Photographs
- Aerial
- Location Map
- Zoning Matrix
- Demographics

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13191 Warwick Boulevard, Newport News, VA



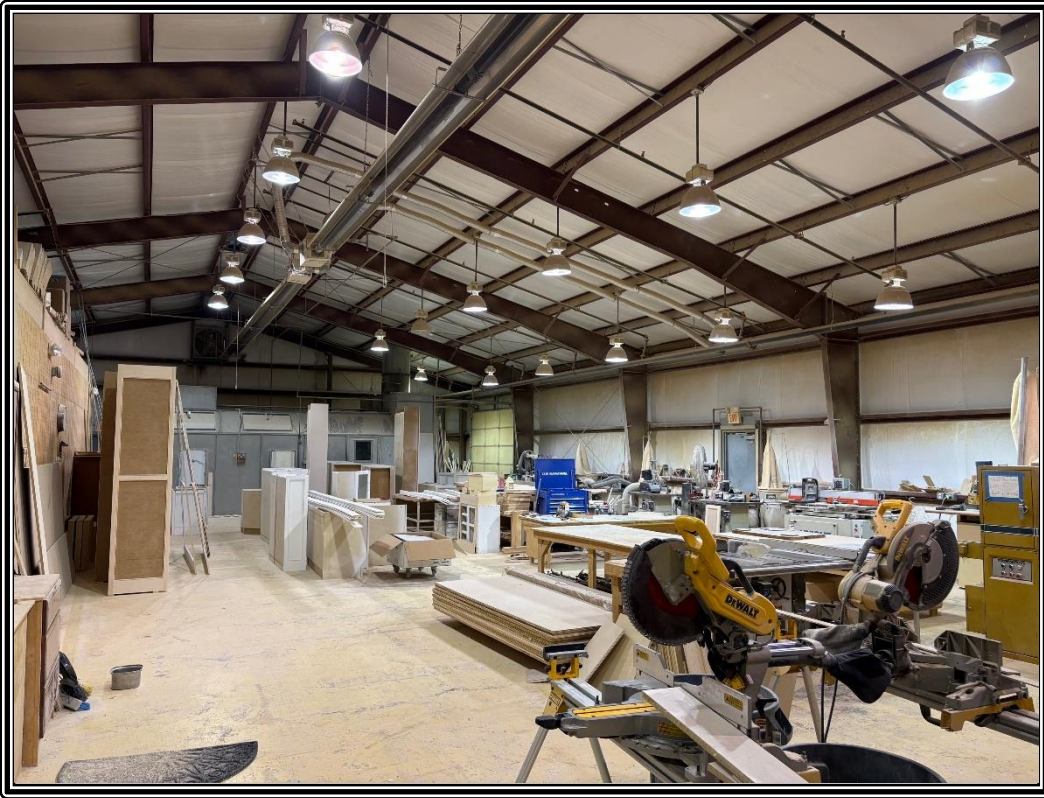
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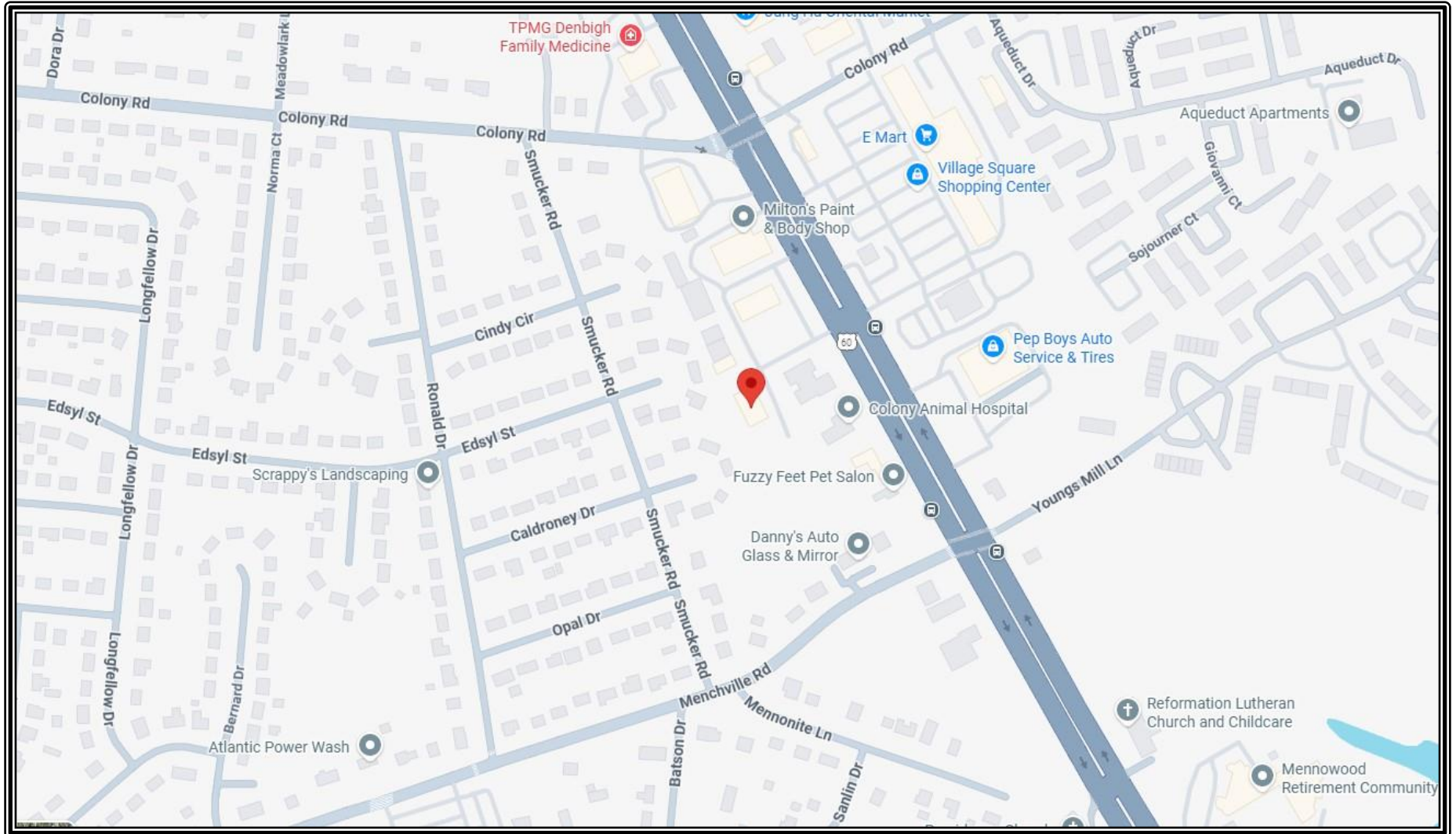
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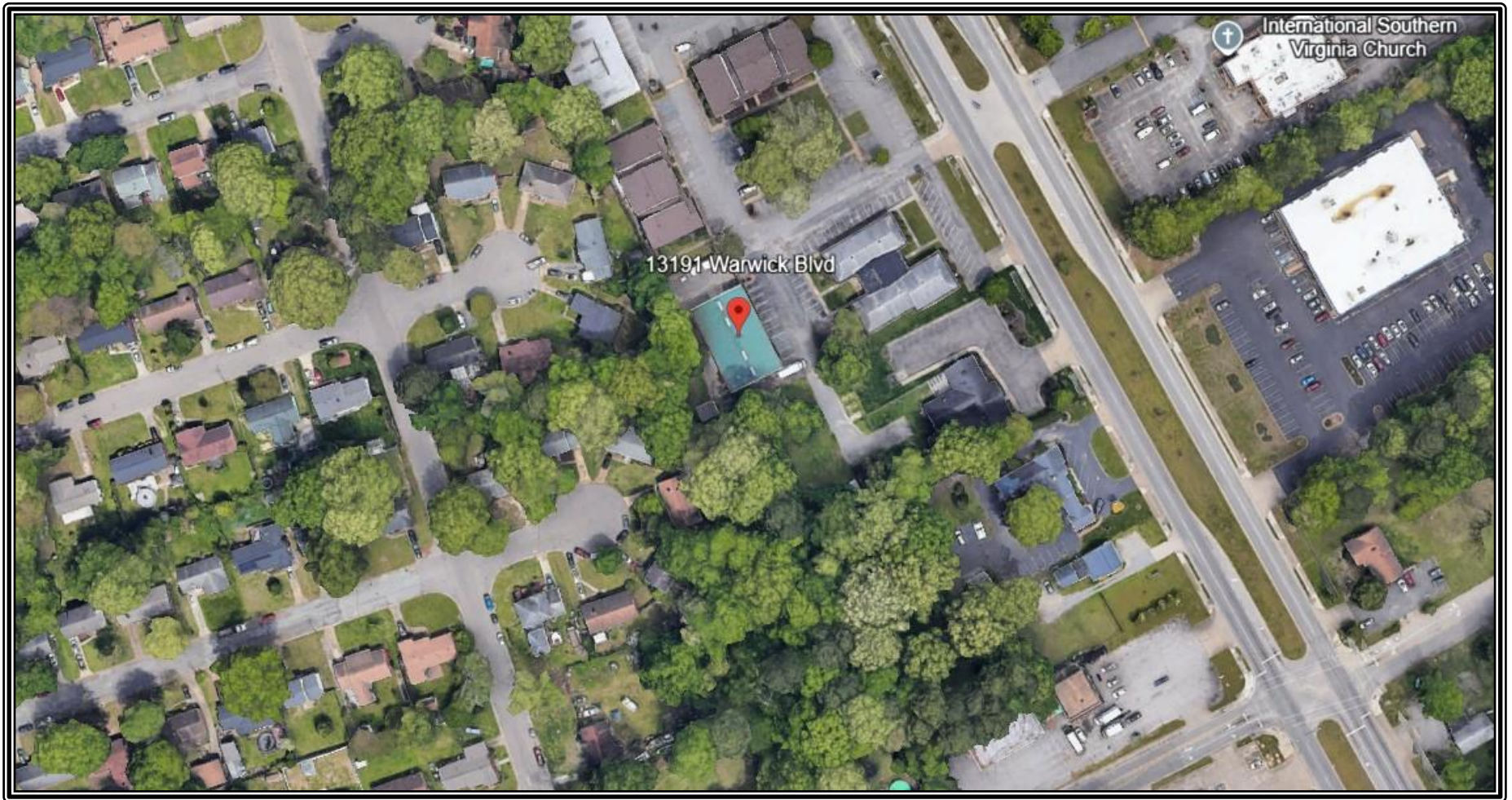
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**Sec. 45-402. Summary of uses by district.**

P = PERMITTED USE

C = CONDITIONAL USE

BLANK = NOT PERMITTED

**SUMMARY OF USES BY DISTRICT\***

ZONING DISTRICTS																									
	R1 SINGL	R2 SINGL	R3 SINGL	R4 SINGL	R5 SINGL	LOW	R6 MANS	R7 MEDIUM	R8 HIGH	R9 MIXED	P1 PARK	O1 OFFICE	O2 OFFICE	O3 OFFICE	C1 RETAIL	C2 GENERAL	C3 REGIONAL	C4 OYSTERS	C5 OYSTERS	M1 LIGHT	M2 HEAVY	REF ART.	IND	ES	
<b>PERMITTED USES A. AGRICULTURAL</b>																									
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.																									
<b>PERMITTED USES B. RESIDENTIAL</b>																									
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.(a) FAMILY DAY HOME CHILD CARE FACILITY (LESS THAN FIVE (5) CHILDREN)	P	P	P	P	P	P	P	P	P		P					P									
3.(b) FAMILY DAY HOME CHILD CARE FACILITY (AT LEAST FIVE (5) NOT MORE THAN TWELVE (12) CHILDREN)	C	C	C	C	C	C	C	C	C		C					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												
13.1. CONTINUING CARE FACILITY	P	P	P	P	P		P	P	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							
22. SHORT-TERM RENTAL	P	P	P	P	P		P	P	P		P					P							
23. ACCESSORY DWELLING UNIT	P	P	P	P	P						P												
<b>PERMITTED USES C. HEALTH</b>																							
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						



7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					V	45-520
8. VOCATIONAL SCHOOL									P		C	P	C	P	P	P	C	P	P	P		
9. BUSINESS SCHOOL									P		P	P	P	P	P	P	P	P	P			
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P	P						P	C	C				
<b>PERMITTED USES F. COMMUNITY FACILITIES</b>																						
1. CEMETERY	C	C	C	C	C	C	C	C	C													
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	P	P	P	P	P	P	P	P	P	C	C	C	C	P	P	P	C	C	C	C	V	45-520
2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C					C											V	45-527
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL...)	C	C	C	C	P	P	P	P	P	P		P		P	P	P	C	C	C	C	V	45-520
4. CORRECTION FACILITIES										P						P						
5. FIRE STATION	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	V	45-520
6. FUNERAL HOME														P	P	P				C		
7. LIBRARY	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				V	45-520
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C		C			P	P	P					V	45-520
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P				P	P	P					V	45-520
10. POLICE STATION					P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	V	45-520
10.1. POLICE K9 TRAINING FACILITY										P										P	P	V
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
<b>PERMITTED USES G. BUSINESS SERVICES</b>																						
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES										C		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														
<b>PERMITTED USES H. PERSONAL SERVICES</b>																										
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										
<b>PERMITTED USES I. RECREATIONAL USES</b>																										
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	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	C					
9. MINIATURE GOLF COURSE											C					P	P									
10. PUBLIC CAMPGROUND											C															
11. SKATEBOARD RAMP											P					C	C	C				C	C	V		45-511





40.1. RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY										C	C					C	C	C	C	C	C					
41. RETAIL SALES BY WHOLESALER OF SAME GOODS										C							P	P	P	P	P	P		V	45-522	
41.1. SELF-SERVICE ICE VENDING UNIT																P	P					P	P			
42. SPORTING GOODS										P						P	P	P	P							
43. STATIONERY STORE										P						P	P	P	P							
44. TENNIS PRO SHOP/CLUBHOUSE										P	C	P				P	P	P	P							
45. TOY OR HOBBY STORE										P						P	P	P								
46. USED MERCHANDISE SALES																P	P	P					V	45-522		
47. VARIETY STORE										P						P	P	P								
48. VIDEO RENTAL										P						P	P	P	P							
49. WEARING APPAREL/SHOE STORE										P						P	P	P	P							
51. BANQUET/FUNCTION HALL										C		C				C	C	C				C				
52. ANIMAL SHELTER																						P				
53. MICRO-DISTILLERY AND/OR MICRO-WINERY										P						P	P	P	P	P	P					
53. MICRO/CRAFT BREWERY										P						P	P	P	P	P	P					
54. FOOD TRUCK VENDORS ON PRIVATE PROPERTY										P	P	P	P	P	P	P	P	P	P	P	P	P				
<b>PERMITTED USES K. AUTO &amp; MARINE SERVICES</b>																										
1. AUTO PARTS STORE (NO SERVICE)										P						P	P	P								
2. AUTOMOBILE FUEL & KEROSENE SALES (SUPPLEMENTAL)										C						C	C	C								
3. AUTOMOBILE GASOLINE SUPPLY STATION										C						C	C	C								
3.1. AUTOMOBILE GASOLINE SUPPLY STATION - UNMANNED																						C	C			
4. AUTOMOBILE BODY & PAINT SHOP																	C	C				C				
5. SMALL MOTOR VEHICLE REPAIR AND SERVICE FACILITY																	C	C				C				
6. AUTOMOBILE SALES/NEW CAR DEALERSHIP																C	C	P				P	C	V	45-522	
7. AUTOMOBILE SALES, USED CAR DEALERSHIP																	C	C						V	45-522	
8. CAR WASH																C	C	C								









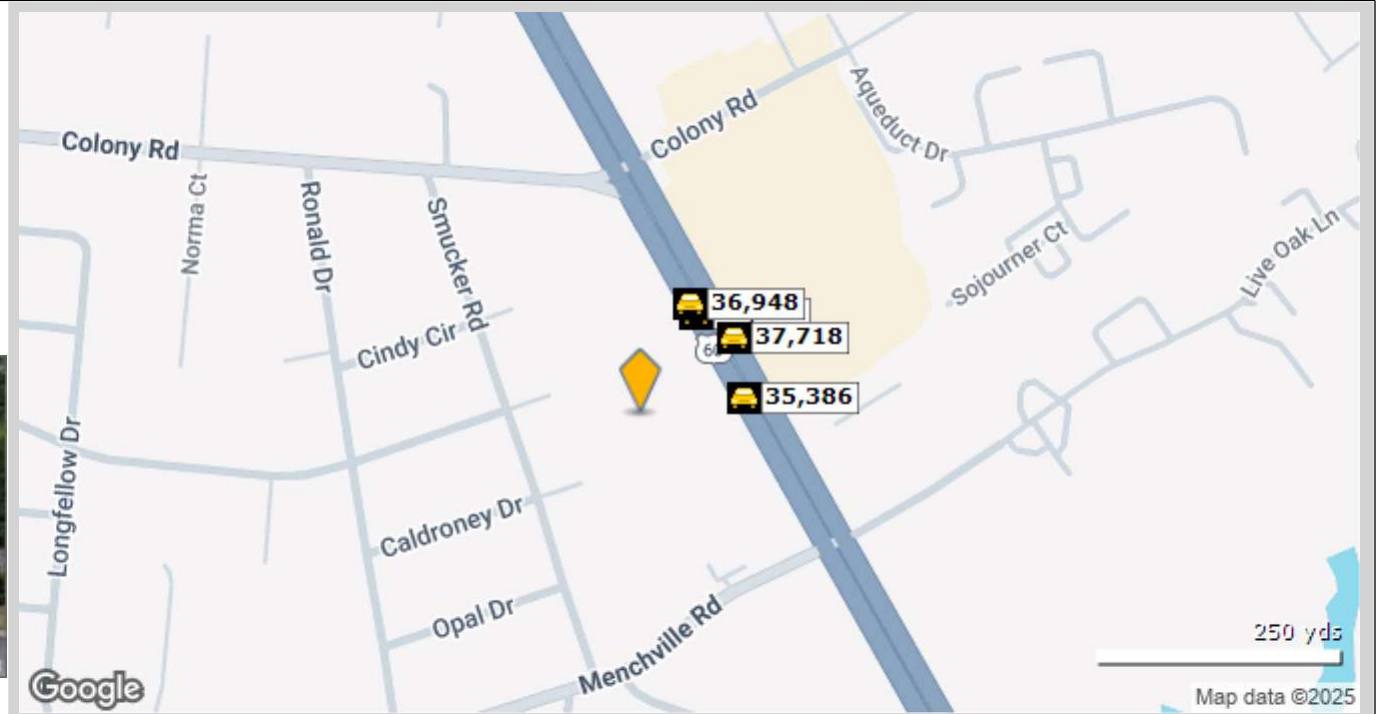
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§ 1; Ord. No. 5966-03, § 1; Ord. No. 6174-05, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6193-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6197-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 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; Ord. No. 7764-22, §§ 1—3; Ord. No. 7806-22, § 1; Ord. No. 7938-23, § 3; Ord. No. 7899-23, § 1; Ord. No. 7959-24, §§ 1, 2; Ord. No. 8018-24, § 1)

# Traffic Count Report

13191 Warwick Blvd, Newport News, VA 23602

Building Type: **Industrial**  
 RBA: **6,000 SF**  
 Land Area: **.45 AC**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % 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	Youngs Mill Ln	0.10 SE	2018	35,551	MPSI	.06
2	Warwick Blvd	Youngs Mill Ln	0.10 SE	2025	35,125	MPSI	.06
3	Warwick Blvd	Youngs Mill Ln	0.10 SE	2024	35,386	MPSI	.06
4	Warwick Blvd	Colony Rd	0.10 NW	2025	34,402	MPSI	.07
5	Warwick Blvd	Colony Rd	0.12 NW	2018	38,667	MPSI	.07
6	Warwick Blvd	Colony Rd	0.12 NW	2025	36,784	MPSI	.07
7	Warwick Boulevard	Warwick Blvd	0.00 SW	2021	37,000	ADT	.07
8	Warwick Boulevard	Colony Rd	0.12 NW	2025	40,095	MPSI	.07
9	Campbell Road	Warwick Blvd	0.00 SW	2023	37,718	MPSI	.07
10	Warwick Blvd	Campbell Rd	0.03 NW	2023	36,948	MPSI	.08

# Demographic Trend Report

1 Mile Radius

13191 Warwick Blvd, Newport News, VA 23602

Building Type: **Industrial**  
 RBA: **6,000 SF**  
 Land Area: **.45 AC**  
 Total Available: **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Description	2020		2024		2029	
<b>Population</b>	<b>12,961</b>		<b>12,416</b>		<b>12,188</b>	
Age 0 - 4	918	7.08%	911	7.34%	841	6.90%
Age 5 - 9	860	6.64%	881	7.10%	848	6.96%
Age 10 - 14	794	6.13%	763	6.15%	805	6.60%
Age 15 - 19	750	5.79%	708	5.70%	741	6.08%
Age 20 - 24	1,050	8.10%	882	7.10%	750	6.15%
Age 25 - 29	1,227	9.47%	1,033	8.32%	848	6.96%
Age 30 - 34	1,044	8.05%	1,068	8.60%	944	7.75%
Age 35 - 39	905	6.98%	1,019	8.21%	976	8.01%
Age 40 - 44	700	5.40%	752	6.06%	889	7.29%
Age 45 - 49	682	5.26%	627	5.05%	736	6.04%
Age 50 - 54	772	5.96%	657	5.29%	639	5.24%
Age 55 - 59	821	6.33%	666	5.36%	609	5.00%
Age 60 - 64	707	5.45%	675	5.44%	609	5.00%
Age 65 - 69	557	4.30%	585	4.71%	575	4.72%
Age 70 - 74	441	3.40%	444	3.58%	491	4.03%
Age 75 - 79	321	2.48%	340	2.74%	377	3.09%
Age 80 - 84	179	1.38%	221	1.78%	258	2.12%
Age 85+	231	1.78%	184	1.48%	252	2.07%
<b>Age 15+</b>	<b>10,387</b>	<b>80.14%</b>	<b>9,861</b>	<b>79.42%</b>	<b>9,694</b>	<b>79.54%</b>
<b>Age 20+</b>	<b>9,637</b>	<b>74.35%</b>	<b>9,153</b>	<b>73.72%</b>	<b>8,953</b>	<b>73.46%</b>
<b>Age 65+</b>	<b>1,729</b>	<b>13.34%</b>	<b>1,774</b>	<b>14.29%</b>	<b>1,953</b>	<b>16.02%</b>
<b>Median Age</b>	<b>34</b>		<b>35</b>		<b>37</b>	
<b>Average Age</b>	<b>36.70</b>		<b>36.70</b>		<b>37.70</b>	
<b>Population By Race</b>	<b>12,961</b>		<b>12,416</b>		<b>12,188</b>	
White	5,457	42.10%	5,449	43.89%	5,361	43.99%
Black	4,988	38.48%	4,520	36.40%	4,411	36.19%
Am. Indian & Alaskan	72	0.56%	25	0.20%	24	0.20%
Asian	497	3.83%	472	3.80%	466	3.82%
Hawaiian & Pacific Islander	15	0.12%	53	0.43%	52	0.43%
Other	1,922	14.83%	1,897	15.28%	1,874	15.38%

# Demographic Trend Report

1 Mile Radius

**13191 Warwick Blvd, Newport News, VA 23602**

Description	2020	2024	2029
<b>Population by Race (Hispanic)</b>	<b>1,408</b>	<b>1,387</b>	<b>1,371</b>
White	219 15.55%	140 10.09%	137 9.99%
Black	132 9.38%	29 2.09%	28 2.04%
Am. Indian & Alaskan	37 2.63%	0 0.00%	0 0.00%
Asian	10 0.71%	3 0.22%	3 0.22%
Hawaiian & Pacific Islander	1 0.07%	0 0.00%	0 0.00%
Other	1,010 71.73%	1,215 87.60%	1,203 87.75%
<b>Household by Household Income</b>	<b>5,588</b>	<b>5,350</b>	<b>5,249</b>
<\$25,000	1,075 19.24%	979 18.30%	972 18.52%
\$25,000 - \$50,000	1,314 23.51%	1,338 25.01%	1,338 25.49%
\$50,000 - \$75,000	952 17.04%	989 18.49%	979 18.65%
\$75,000 - \$100,000	857 15.34%	756 14.13%	688 13.11%
\$100,000 - \$125,000	665 11.90%	509 9.51%	441 8.40%
\$125,000 - \$150,000	254 4.55%	347 6.49%	372 7.09%
\$150,000 - \$200,000	279 4.99%	229 4.28%	239 4.55%
\$200,000+	192 3.44%	203 3.79%	220 4.19%
<b>Average Household Income</b>	<b>\$74,349</b>	<b>\$74,330</b>	<b>\$74,943</b>
<b>Median Household Income</b>	<b>\$59,059</b>	<b>\$59,017</b>	<b>\$58,254</b>

# Demographic Summary Report

13191 Warwick Blvd, Newport News, VA 23602

Building Type: **Industrial**  
 RBA: **6,000 SF**  
 Land Area: **.45 AC**  
 Total Available: **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	12,188	74,265	155,791
2024 Estimate	12,416	75,305	156,784
2020 Census	12,961	77,344	160,629
Growth 2024 - 2029	-1.84%	-1.38%	-0.63%
Growth 2020 - 2024	-4.20%	-2.64%	-2.39%
<b>2024 Population by Hispanic Origin</b>	1,387	8,698	17,216
<b>2024 Population</b>	12,416	75,305	156,784
White	5,449 43.89%	35,796 47.53%	76,008 48.48%
Black	4,520 36.40%	23,806 31.61%	48,236 30.77%
Am. Indian & Alaskan	25 0.20%	140 0.19%	289 0.18%
Asian	472 3.80%	3,476 4.62%	7,580 4.83%
Hawaiian & Pacific Island	53 0.43%	565 0.75%	1,269 0.81%
Other	1,897 15.28%	11,522 15.30%	23,403 14.93%
U.S. Armed Forces	372	2,289	7,626
<b>Households</b>			
2029 Projection	5,249	31,627	62,034
2024 Estimate	5,351	32,086	62,514
2020 Census	5,587	32,913	64,184
Growth 2024 - 2029	-1.91%	-1.43%	-0.77%
Growth 2020 - 2024	-4.22%	-2.51%	-2.60%
Owner Occupied	2,321 43.38%	15,926 49.64%	32,583 52.12%
Renter Occupied	3,030 56.62%	16,160 50.36%	29,931 47.88%
<b>2024 Households by HH Income</b>	5,350	32,087	62,516
Income: <\$25,000	979 18.30%	4,181 13.03%	7,753 12.40%
Income: \$25,000 - \$50,000	1,338 25.01%	6,965 21.71%	13,451 21.52%
Income: \$50,000 - \$75,000	989 18.49%	7,055 21.99%	13,141 21.02%
Income: \$75,000 - \$100,000	756 14.13%	3,647 11.37%	8,031 12.85%
Income: \$100,000 - \$125,000	509 9.51%	3,915 12.20%	7,068 11.31%
Income: \$125,000 - \$150,000	347 6.49%	2,715 8.46%	4,991 7.98%
Income: \$150,000 - \$200,000	229 4.28%	2,248 7.01%	4,993 7.99%
Income: \$200,000+	203 3.79%	1,361 4.24%	3,088 4.94%
<b>2024 Avg Household Income</b>	\$74,330	\$84,372	\$87,107
<b>2024 Med Household Income</b>	\$59,017	\$67,541	\$69,297



# Demographic Market Comparison Report

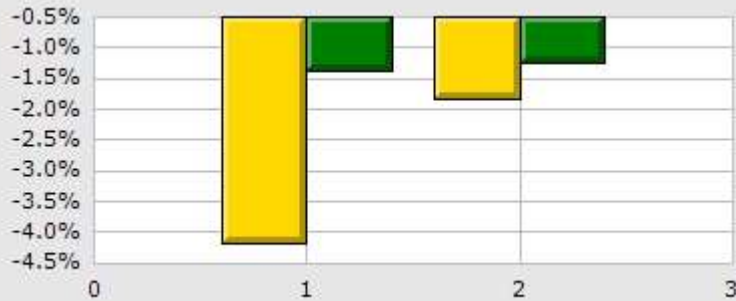
1 mile radius

13191 Warwick Blvd, Newport News, VA 23602

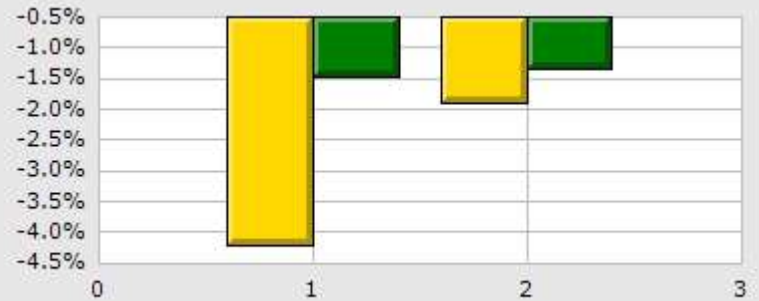
Type: **Industrial/Manufacturing**  
 County: **Newport News**

**1 Mile**  
**County**

## Population Growth



## Household Growth



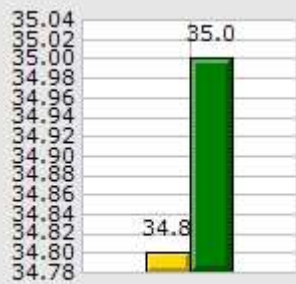
## 2024 Med Household Inc



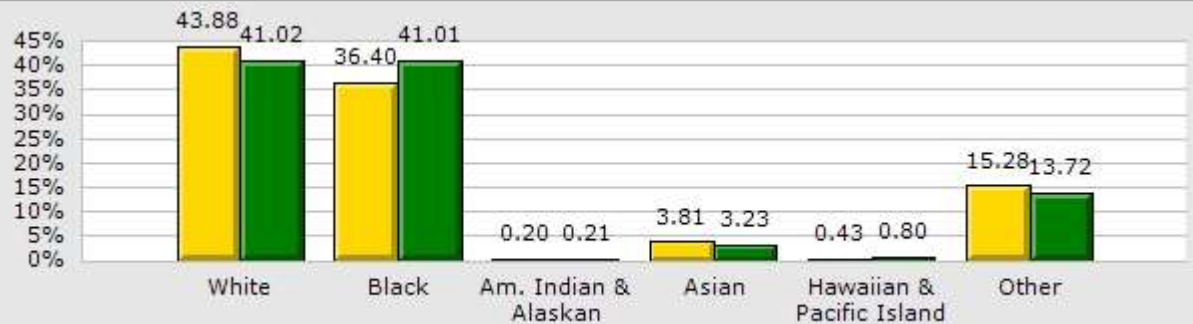
## 2024 Households by Household Income



## 2024 Median Age



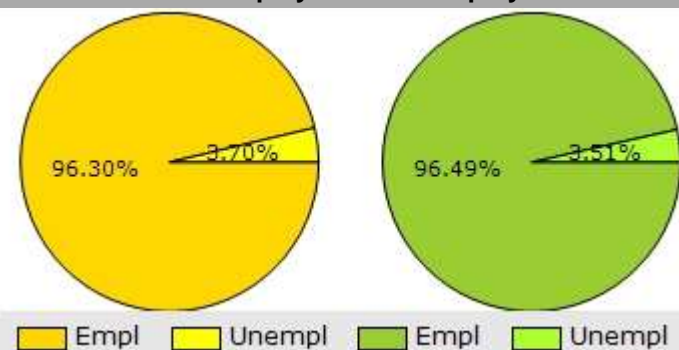
## 2024 Population by Race



## 2024 Renter vs. Owner



## 2024 Employed vs. Unemployed



# Demographic Market Comparison Report

1 mile radius

13191 Warwick Blvd, Newport News, VA 23602

Type: **Industrial/Manufacturing**  
 County: **Newport News**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2020 - 2024	-4.20%		-1.38%	
Growth 2024 - 2029	-1.84%		-1.25%	
Empl	6,083	96.30%	86,476	96.49%
Unempl	234	3.70%	3,145	3.51%
<b>2024 Population by Race</b>				
	<b>12,417</b>		<b>183,671</b>	
White	5,449	43.88%	75,348	41.02%
Black	4,520	36.40%	75,330	41.01%
Am. Indian & Alaskan	25	0.20%	385	0.21%
Asian	473	3.81%	5,939	3.23%
Hawaiian & Pacific Island	53	0.43%	1,474	0.80%
Other	1,897	15.28%	25,195	13.72%
<b>Household Growth</b>				
Growth 2020 - 2024	-4.22%		-1.49%	
Growth 2024 - 2029	-1.91%		-1.34%	
Renter Occupied	3,030	56.62%	39,816	53.44%
Owner Occupied	2,321	43.38%	34,687	46.56%
<b>2024 Households by Household Income</b>				
	<b>5,350</b>		<b>74,503</b>	
Income <\$25K	979	18.30%	13,132	17.63%
Income \$25K - \$50K	1,338	25.01%	18,184	24.41%
Income \$50K - \$75K	989	18.49%	15,308	20.55%
Income \$75K - \$100K	756	14.13%	8,550	11.48%
Income \$100K - \$125K	509	9.51%	7,283	9.78%
Income \$125K - \$150K	347	6.49%	5,124	6.88%
Income \$150K - \$200K	229	4.28%	4,082	5.48%
Income \$200K+	203	3.79%	2,840	3.81%
2024 Med Household Inc	\$59,017		\$59,993	
2024 Median Age	34.80		35.00	

# Demographic Detail Report

13191 Warwick Blvd, Newport News, VA 23602

Building Type: **Industrial**  
 RBA: **6,000 SF**  
 Land Area: **.45 AC**  
 Total **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	12,188	74,265	155,791
2024 Estimate	12,416	75,305	156,784
2020 Census	12,961	77,344	160,629
Growth 2024 - 2029	-1.84%	-1.38%	-0.63%
Growth 2020 - 2024	-4.20%	-2.64%	-2.39%
<b>2024 Population by Age</b>			
	<b>12,416</b>	<b>75,305</b>	<b>156,784</b>
Age 0 - 4	911 7.34%	5,066 6.73%	10,323 6.58%
Age 5 - 9	881 7.10%	4,873 6.47%	10,231 6.53%
Age 10 - 14	763 6.15%	4,408 5.85%	9,451 6.03%
Age 15 - 19	708 5.70%	4,203 5.58%	10,039 6.40%
Age 20 - 24	882 7.10%	5,100 6.77%	12,247 7.81%
Age 25 - 29	1,033 8.32%	5,689 7.55%	12,137 7.74%
Age 30 - 34	1,068 8.60%	6,120 8.13%	12,164 7.76%
Age 35 - 39	1,019 8.21%	6,056 8.04%	11,941 7.62%
Age 40 - 44	752 6.06%	4,700 6.24%	9,761 6.23%
Age 45 - 49	627 5.05%	3,949 5.24%	8,262 5.27%
Age 50 - 54	657 5.29%	3,999 5.31%	8,289 5.29%
Age 55 - 59	666 5.36%	4,162 5.53%	8,736 5.57%
Age 60 - 64	675 5.44%	4,474 5.94%	8,962 5.72%
Age 65 - 69	585 4.71%	4,051 5.38%	8,046 5.13%
Age 70 - 74	444 3.58%	3,140 4.17%	6,091 3.88%
Age 75 - 79	340 2.74%	2,387 3.17%	4,577 2.92%
Age 80 - 84	221 1.78%	1,607 2.13%	3,056 1.95%
Age 85+	184 1.48%	1,321 1.75%	2,474 1.58%
Age 65+	1,774 14.29%	12,506 16.61%	24,244 15.46%
<b>Median Age</b>	<b>34.80</b>	<b>36.80</b>	<b>35.80</b>
<b>Average Age</b>	<b>36.70</b>	<b>38.40</b>	<b>37.60</b>

# Demographic Detail Report

13191 Warwick Blvd, Newport News, VA 23602

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population By Race</b>	<b>12,416</b>	<b>75,305</b>	<b>156,784</b>
White	5,449 43.89%	35,796 47.53%	76,008 48.48%
Black	4,520 36.40%	23,806 31.61%	48,236 30.77%
Am. Indian & Alaskan	25 0.20%	140 0.19%	289 0.18%
Asian	472 3.80%	3,476 4.62%	7,580 4.83%
Hawaiian & Pacific Island	53 0.43%	565 0.75%	1,269 0.81%
Other	1,897 15.28%	11,522 15.30%	23,403 14.93%
<b>Population by Hispanic Origin</b>	<b>12,416</b>	<b>75,305</b>	<b>156,784</b>
Non-Hispanic Origin	11,029 88.83%	66,606 88.45%	139,567 89.02%
Hispanic Origin	1,387 11.17%	8,699 11.55%	17,217 10.98%
<b>2024 Median Age, Male</b>	<b>33.50</b>	<b>35.20</b>	<b>34.10</b>
<b>2024 Average Age, Male</b>	<b>35.30</b>	<b>37.00</b>	<b>36.20</b>
<b>2024 Median Age, Female</b>	<b>36.20</b>	<b>38.40</b>	<b>37.40</b>
<b>2024 Average Age, Female</b>	<b>38.00</b>	<b>39.70</b>	<b>38.90</b>
<b>2024 Population by Occupation Classification</b>	<b>9,717</b>	<b>60,116</b>	<b>124,772</b>
Civilian Employed	6,083 62.60%	37,131 61.77%	75,134 60.22%
Civilian Unemployed	234 2.41%	1,012 1.68%	2,169 1.74%
Civilian Non-Labor Force	3,020 31.08%	19,651 32.69%	39,900 31.98%
Armed Forces	380 3.91%	2,322 3.86%	7,569 6.07%
<b>Households by Marital Status</b>			
Married	1,741	12,228	26,005
Married No Children	1,135	8,072	16,311
Married w/Children	606	4,156	9,695
<b>2024 Population by Education</b>	<b>9,077</b>	<b>55,475</b>	<b>112,420</b>
Some High School, No Diploma	680 7.49%	3,364 6.06%	7,058 6.28%
High School Grad (Incl Equivalency)	2,292 25.25%	14,069 25.36%	26,732 23.78%
Some College, No Degree	2,793 30.77%	16,814 30.31%	35,052 31.18%
Associate Degree	805 8.87%	3,820 6.89%	7,926 7.05%
Bachelor Degree	1,892 20.84%	10,814 19.49%	21,440 19.07%
Advanced Degree	615 6.78%	6,594 11.89%	14,212 12.64%

## Demographic Detail Report

13191 Warwick Blvd, Newport News, VA 23602						
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population by Occupation</b>	<b>11,036</b>		<b>68,802</b>		<b>138,877</b>	
Real Estate & Finance	108	0.98%	1,701	2.47%	3,162	2.28%
Professional & Management	2,942	26.66%	19,470	28.30%	40,210	28.95%
Public Administration	346	3.14%	2,757	4.01%	6,365	4.58%
Education & Health	1,360	12.32%	9,017	13.11%	18,492	13.32%
Services	1,352	12.25%	6,812	9.90%	13,804	9.94%
Information	32	0.29%	327	0.48%	854	0.61%
Sales	1,042	9.44%	7,850	11.41%	15,267	10.99%
Transportation	168	1.52%	588	0.85%	1,050	0.76%
Retail	441	4.00%	3,774	5.49%	6,955	5.01%
Wholesale	204	1.85%	938	1.36%	1,641	1.18%
Manufacturing	908	8.23%	4,741	6.89%	9,230	6.65%
Production	747	6.77%	4,144	6.02%	8,626	6.21%
Construction	661	5.99%	3,252	4.73%	6,525	4.70%
Utilities	294	2.66%	1,409	2.05%	2,716	1.96%
Agriculture & Mining	6	0.05%	80	0.12%	349	0.25%
Farming, Fishing, Forestry	6	0.05%	154	0.22%	244	0.18%
Other Services	419	3.80%	1,788	2.60%	3,387	2.44%
<b>2024 Worker Travel Time to Job</b>	<b>6,022</b>		<b>36,974</b>		<b>77,500</b>	
<30 Minutes	3,952	65.63%	25,373	68.62%	54,436	70.24%
30-60 Minutes	1,503	24.96%	9,307	25.17%	18,612	24.02%
60+ Minutes	567	9.42%	2,294	6.20%	4,452	5.74%
<b>2020 Households by HH Size</b>	<b>5,588</b>		<b>32,912</b>		<b>64,183</b>	
1-Person Households	1,924	34.43%	10,626	32.29%	19,270	30.02%
2-Person Households	1,783	31.91%	10,985	33.38%	21,116	32.90%
3-Person Households	901	16.12%	5,158	15.67%	10,712	16.69%
4-Person Households	595	10.65%	3,550	10.79%	7,594	11.83%
5-Person Households	243	4.35%	1,613	4.90%	3,487	5.43%
6-Person Households	87	1.56%	610	1.85%	1,282	2.00%
7 or more Person Households	55	0.98%	370	1.12%	722	1.12%
<b>2024 Average Household Size</b>	<b>2.30</b>		<b>2.30</b>		<b>2.40</b>	
<b>Households</b>						
2029 Projection	5,249		31,627		62,034	
2024 Estimate	5,351		32,086		62,514	
2020 Census	5,587		32,913		64,184	
Growth 2024 - 2029	-1.91%		-1.43%		-0.77%	
Growth 2020 - 2024	-4.22%		-2.51%		-2.60%	

# Demographic Detail Report

13191 Warwick Blvd, Newport News, VA 23602						
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Households by HH Income</b>	<b>5,350</b>		<b>32,087</b>		<b>62,516</b>	
<\$25,000	979	18.30%	4,181	13.03%	7,753	12.40%
\$25,000 - \$50,000	1,338	25.01%	6,965	21.71%	13,451	21.52%
\$50,000 - \$75,000	989	18.49%	7,055	21.99%	13,141	21.02%
\$75,000 - \$100,000	756	14.13%	3,647	11.37%	8,031	12.85%
\$100,000 - \$125,000	509	9.51%	3,915	12.20%	7,068	11.31%
\$125,000 - \$150,000	347	6.49%	2,715	8.46%	4,991	7.98%
\$150,000 - \$200,000	229	4.28%	2,248	7.01%	4,993	7.99%
\$200,000+	203	3.79%	1,361	4.24%	3,088	4.94%
<b>2024 Avg Household Income</b>	<b>\$74,330</b>		<b>\$84,372</b>		<b>\$87,107</b>	
<b>2024 Med Household Income</b>	<b>\$59,017</b>		<b>\$67,541</b>		<b>\$69,297</b>	
<b>2024 Occupied Housing</b>	<b>5,351</b>		<b>32,086</b>		<b>62,514</b>	
Owner Occupied	2,321	43.38%	15,926	49.64%	32,583	52.12%
Renter Occupied	3,030	56.62%	16,160	50.36%	29,931	47.88%
<b>2020 Housing Units</b>	<b>5,672</b>		<b>34,138</b>		<b>66,234</b>	
1 Unit	2,801	49.38%	19,577	57.35%	41,613	62.83%
2 - 4 Units	369	6.51%	2,046	5.99%	4,608	6.96%
5 - 19 Units	1,738	30.64%	8,179	23.96%	13,665	20.63%
20+ Units	764	13.47%	4,336	12.70%	6,348	9.58%
<b>2024 Housing Value</b>	<b>2,321</b>		<b>15,927</b>		<b>32,583</b>	
<\$100,000	127	5.47%	1,132	7.11%	1,854	5.69%
\$100,000 - \$200,000	571	24.60%	3,348	21.02%	6,838	20.99%
\$200,000 - \$300,000	1,039	44.77%	6,624	41.59%	12,678	38.91%
\$300,000 - \$400,000	483	20.81%	3,339	20.96%	6,795	20.85%
\$400,000 - \$500,000	96	4.14%	1,093	6.86%	2,791	8.57%
\$500,000 - \$1,000,000	5	0.22%	335	2.10%	1,398	4.29%
\$1,000,000+	0	0.00%	56	0.35%	229	0.70%
<b>2024 Median Home Value</b>	<b>\$244,514</b>		<b>\$252,589</b>		<b>\$259,942</b>	
<b>2024 Housing Units by Yr Built</b>	<b>5,837</b>		<b>35,168</b>		<b>68,123</b>	
Built 2010+	389	6.66%	2,853	8.11%	5,655	8.30%
Built 2000 - 2010	802	13.74%	3,959	11.26%	8,146	11.96%
Built 1990 - 1999	807	13.83%	6,627	18.84%	13,548	19.89%
Built 1980 - 1989	1,137	19.48%	6,732	19.14%	13,396	19.66%
Built 1970 - 1979	1,394	23.88%	7,473	21.25%	12,619	18.52%
Built 1960 - 1969	900	15.42%	5,348	15.21%	9,034	13.26%
Built 1950 - 1959	282	4.83%	1,587	4.51%	4,509	6.62%
Built <1949	126	2.16%	589	1.67%	1,216	1.79%
<b>2024 Median Year Built</b>	<b>1981</b>		<b>1983</b>		<b>1984</b>	

## AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the: Seller/Landlord:

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

Buyer/Tenant:

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

Buyer and Seller (Acting as a Dual Agent):

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

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

Acknowledged by:

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