

For Sale

710 Denbigh Boulevard
Suite 3A & 3B
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 201

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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/LEASE
710 Denbigh Boulevard
Suite 3A & 3B
Newport News, Virginia

- Location:** Colony Square of Denbigh
710 Denbigh Boulevard, Suite 3A & 3B
Newport News, Virginia
- Description:** Centrally located in Newport News, Virginia. Colony Square of Denbigh combines location with professional office space in a setting catering to small to mid-sized users. The office is in close proximity to Interstate 64, Oyster Point Business Park, the Newport News/Williamsburg Airport, and Mary Immaculate Hospital. The two unit office condominium offers a very functional layout.
- Building Size:** Approximately 3,096 Square Feet
- Sales Price:** \$355,000.00
- Lease Rate:** \$12.95 PSF – Modified Gross
- Parking:** Ample
- Built:** 1984
- Condominium Fees:** \$549.65/Month
- Real Estate Taxes:** \$3,525.84/Year
- Zoning:** O-1 Office District. Multiple allowable uses by right.
- General Information:**
- Rare opportunity
 - Well established area
 - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Aerial Maps
 - Location Map
 - Zoning Matrix
 - Demographic Information

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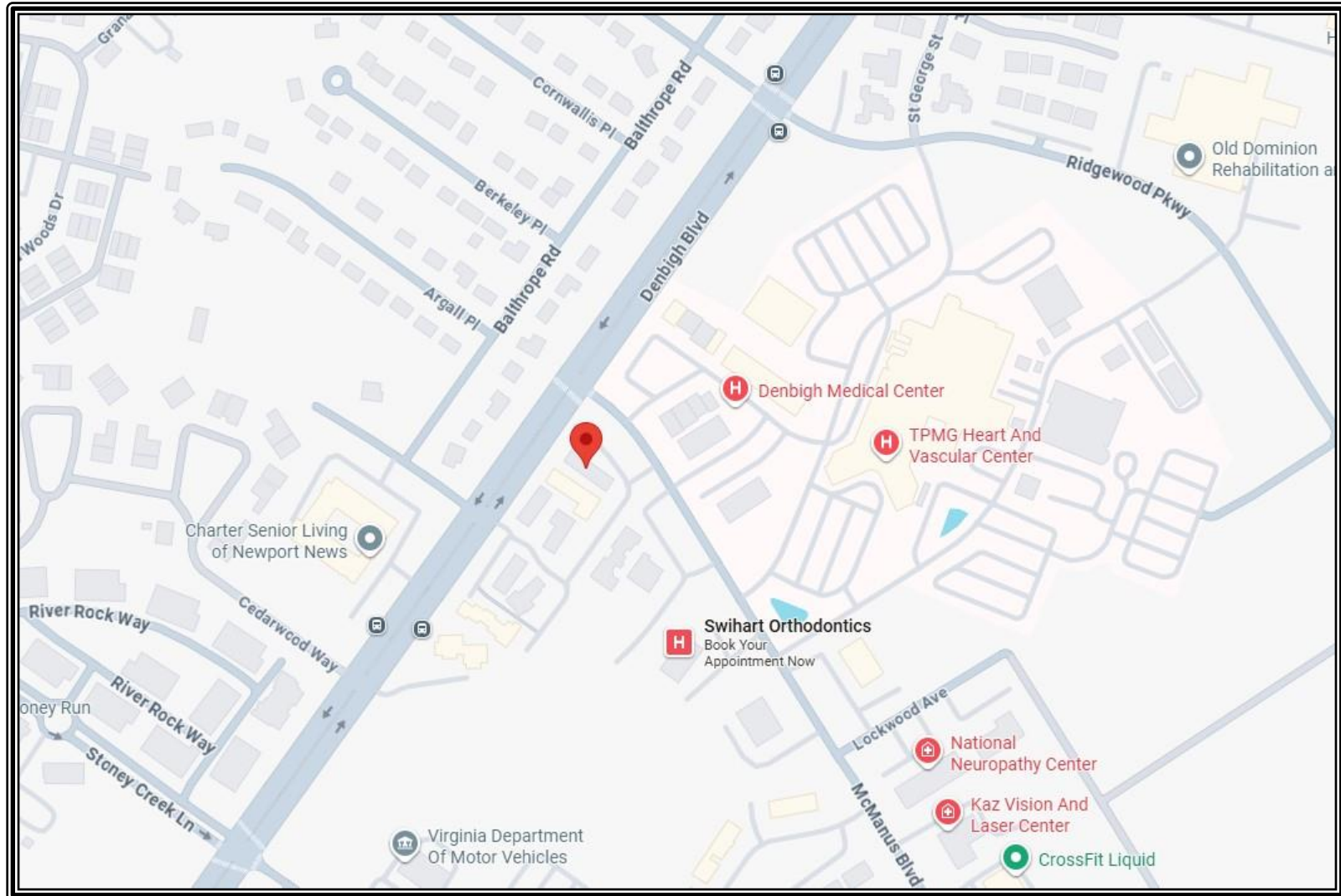
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ARTICLE IV. - SUMMARY OF USES BY DISTRICT

Sec. 45-401. - Coding and categorization system.

The uses permitted in each zoning district created by this chapter are listed in the "Summary of Uses by District," which follows in section 45-402, according to the following system:

CODE	INTERPRETATION
P	The use may be permitted by right in the zoning district subject to all applicable regulations of this chapter. Uses determined by the zoning administrator to be clearly similar to those listed are also permitted in the zoning district.
C	The use may be permitted in the zoning district with a conditional use permit issued by the city council in accordance with Article XXVII. The conditional use permit approved by the city council may stipulate conditions and safeguards that govern the use. Uses determined by the zoning administrator to be clearly similar to those listed also may be considered for conditional use permits in the zoning districts indicated.
BLANK	The use is not permitted in the zoning district.

The uses listed in the "Summary of Uses by District" are organized by the categories below:

- A. Agricultural
- B. Residential
- C. Health Services
- D. Utilities Warehousing
- E. Educational Services
- F. Community Facilities Development
- G. Business Services
- H. Personal Services
- I. Recreational Uses
- J. Retail Services
- K. Automotive/Marine Services
- L. Transportation
- M. Wholesaling and
- N. Office/Research and
- O. Open Industrial
- P. Limited Industrial
- Q. Heavy Industrial

(Ord. No. 5028-97, § 1)

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 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW MULTI-FAMILY	R6 MANFCT. HOMES	R7 MEDIUM MULTI-FAMILY	R8 HIGH MULTI-FAMILY	R9 MIXED USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS
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PERMITTED USES A. AGRICULTURAL

1. AGRICULTURE, FARM	C									P							
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* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVER

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.(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											
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								
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
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						

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
4. MEDICAL & DENTAL LABORATORY											P	P		P	P	P	P
5. NURSING HOME, CONVALESCENT HOME					C		P	P	P			P		P	P	P	C
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
14. FAMILY HOME ADULT DAY CARE FACILITY	P	P	P	P	P	P	P	P	P		P						
15. ASSISTED LIVING FACILITY, CONGREGATE					C		P	P	P		C	P		P	P	P	C

PERMITTED USES D. UTILITIES

1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	P	P	P	P	P	P	P	P	P								
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	C	C	C	C	C	C	C	C	C								
3. COMMERCIAL RADIO OR TV STATION									C		P	P		P	P	P	P
4. ELECTRICAL GENERATING PLANT																	
5. ELECTRICAL SUBSTATION	C	C	C	C	C	C	C	C	C	C		P	P	P	P	P	C
6. ELEVATED WATER STORAGE TANK	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C
7. LOCAL UTILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. COMMUNICATION TOWER GREATER THAN 50 FEET IN HEIGHT									C	C	C	C	C	C	C	C	C
9. COMMUNICATION TOWER NOT GREATER THAN 50 FEET IN HEIGHT									P	P	P	P	P	P	P	P	P
10. SANITARY LANDFILL										C							
11. SEWAGE TREATMENT PLANT										C							
12. SOLID WASTE TRANSFER STATION										C							
13. TRANSMISSION LINES	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
14. WATER RESERVOIR		P								P							
15. WATER TREATMENT PLANT										C							
16. ELECTRICAL GENERATION FROM LANDFILL GASES										C							

PERMITTED USES E. EDUCATIONAL SERVICES

1. CHILD CARE CENTER	C	C	C	C	C	C	C	C	P		C	P	C	P	P	P	P
2. COLLEGE, UNIVERSITY	C	C	C	C	C	C	C	C	P	P		P	P			P	P
3. FAMILY HOME CHILD CARE FACILITY	P	P	P	P	P	P	P	P	P								
4. OTHER EDUCATIONAL/GROUP INSTRUCTION									P			P	P	P	P	P	C
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	C	C	C	C	C	C	C	C	C		C	P		P	P	P	P
6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P	
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P	
8. VOCATIONAL SCHOOL									P		C	P	C	P	P	P	C
9. BUSINESS SCHOOL									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

PERMITTED USES F. COMMUNITY FACILITIES

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
2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C					C							
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL...)	C	C	C	C	P	P	P	P	P	P		P		P	P	P	C
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
6. FUNERAL HOME														P	P	P	
7. LIBRARY	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P

8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C		C			P	P	P	
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P				P	P	P	
10. POLICE STATION					P	P	P	P	P		P	P	P	P	P	P	P
10.1. POLICE K9 TRAINING FACILITY										P							
11. POST OFFICE/PARCEL PICK UP STATION									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	
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C		P	C	C		P	P	P	P
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

PERMITTED USES G. BUSINESS SERVICES

1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES									C		P	P	P	P	P	P	P
2. BANK, LOAN OFFICE OR CREDIT UNION									P		C	P	C	P	P	P	P
3. BUSINESS ADMIN. OFFICES									C		P	P	P	P	P	P	P
4. PARCEL DISTRIBUTION CENTER												C		C	C	P	
5. PROFESSIONAL OFFICE									P		P	P	P	P	P	P	P
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
2. BARBER/BEAUTY SHOP									P			P		P	P	P	P
3. CARPET/UPHOLSTERY CLEANING															P	P	C
4. COIN-OPERATED COMMERCIAL LAUNDRY									P					P	P	P	
4.1. DAY SERVICES CENTER											C			C	C	C	C

[illegible]

PERMITTED USES I. RECREATIONAL USES

[illegible]

PERMITTED USES J. RETAIL SERVICES

[illegible]

2. APPLIANCE SALES									P					P	P	P	
3. APPLIANCES SERVICES									P					P	P	P	
4. BAKERY (RETAIL)									P					P	P	P	P
5. BICYCLE SALES & SERVICE									P					P	P	P	
6. BOOK STORE									P					P	P	P	P
7. BUILDING SUPPLY - RETAIL														C	C	C	
8. CAMERA STORE									P					P	P	P	P
9. CEMETERY MONUMENT SALES														P	P	P	
10. COMPUTER SALES & SERVICE									P			P		P	P	P	P
11. CONCESSION STAND									P	P				P	P	P	C
12. CONVENIENCE STORE WITHOUT GASOLINE									P					P	P	P	C
13. CRAFT STORE														P	P	P	P
14. DEPARTMENT STORE									P					P	P	P	
15. DUPLICATING STORE									P			P	C	P	P	P	P
16. EXTENDED STAY MOTEL									P					P	P	P	C
17. FLORIST, HORTICULTURAL & NURSERY									P			p		P	P	P	P
18. FURNITURE & UPHOLSTERY STORE									P					P	P	P	P
19. GARDEN SUPPLY STORE									P					P	P	P	
20. GOLF PRO SHOP/CLUBHOUSE									P	C				P	P	P	P
21. GROCERY STORE									P					P	P	P	
22. HARDWARE STORE									P					P	P	P	
23. HOME ACCESSORY STORE									P					P	P	P	

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

34. FOOD TRUCK VENDORS ON PRIVATE PROPERTY

4. AUTOMOBILE BODY & PAINT SHOP

5. SMALL MOTOR VEHICLE REPAIR AND SERVICE FACILITY																C	C	
6. AUTOMOBILE SALES/NEW CAR DEALERSHIP															C	C	P	
7. AUTOMOBILE SALES, USED CAR DEALERSHIP																C	C	
8. CAR WASH															C	C	C	
9. AUTOMOBILE UPHOLSTERY															C	C	P	
10. AUTOMOBILE, LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL													C		C	C	C	
11. BOAT & YACHT SALES									C						C	C	P	
12. BOAT BASIN	C	C	C	C	C	C	C	C	C	P	P		P		P	P	P	
13. LARGE MOTOR VEHICLE SALES, REPAIR AND/OR SERVICE																C		
13.1. MANUFACTURED HOME SALES, SERVICE AND/OR LEASING																C		
14. MARINA											C				C	C	P	
15. SMALL BOAT REPAIR																C	P	
16. TOWING SERVICE																C	C	
PERMITTED USES L. TRANSPORTATION																		
1. AIRPORT																		
2. BUS STOP, BUS SHELTER OR TAXI STAND	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
3. COMMERCIAL PARKING LOT—SMALL MOTOR VEHICLES																P	P	C
3.1. COMMERCIAL PARKING LOT—LARGE MOTOR OR RECREATIONAL VEHICLES																		
3.2. TRUCK STOP																		
4. FREIGHT TERMINAL																	C	
5. HELISTOP OR HELIPORT									C				C	C	C	C	C	C
6. OFF-SITE PARKING LOT OR GARAGE							C	C	P		C	P	C	P	P	P	P	C

7. SEAPORT																P	
8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE															C		
9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT					C	C	C	C	C	C	C	C	C	C	C	P	C

PERMITTED USES M. WHOLESALE & WAREHOUSE

1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION															C	P	
2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER														C	C	P	
3. DISTRIBUTION WAREHOUSE														C	C	P	
4. DOCUMENT STORAGE WAREHOUSE																P	
5. FOOD PREPARATION, STORAGE & DISTRIBUTION															C	P	
6. HEATING OIL STORAGE & DISTRIBUTION																P	
7. MINI-STORAGE WAREHOUSE															C	P	
7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE														C	C	P	
8. MOVING & STORAGE																P	
9. PLUMBING SUPPLIES WHOLESALE & DISTRIBUTION															C	P	
10. PROPANE STORAGE & DISTRIBUTION																	
11. SEAFOOD WHOLESALE DISTRIBUTION & RECEIVING															C	P	

PERMITTED USES N. OFFICE/RESEARCH DEVELOP.

1. COMPUTER CENTERS												P	P			P	P
2. LASER, MATERIAL SCIENCE, ELECTRONICS PROD. FIRMS												P	P			P	P
3. LIBRARIES, AUDITORIUMS, LECTURE & CONFERENCE CNTR.												P	P			P	P
4. NONPROFIT PROFESSIONAL OR TECH. EDUCATIONAL INSTITUTE												P	P			P	P

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3. CHEMICAL MANUFACTURING																	
4. DISTILLERY																	
5. GLUE, FERTILIZER MANUFACTURING																	
6. INDOOR RECYCLING CENTER																	
7. IRON, STEEL, COPPER, ALUMINUM, & OTHER METALWORK PLANT																	
8. PAPER PLANT																	
9. REFINERY																	
10. SEAFOOD PACKING & PROCESSING																	
11. SHIPBUILDING, SHIPYARD MANUFACTURE OR REPAIR																	
12. SLAUGHTERHOUSE, RENDERING PLANT ABATTOIR																	
13. TANNING OR CURING OF HIDES																	
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVER																	
** 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; 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)

Secs. 45-403—45-500. - Reserved.

ARTICLE XVII. - O1 OFFICE DISTRICT REGULATIONS

Sec. 45-1701. - General.

The purpose of this article is to establish small scale office settings. Uses appropriate to this district generally include business and professional offices serving localized areas which do not generate high volumes of vehicular traffic.

(Ord. No. 5028-97, § 1)

Sec. 45-1702. - Permitted uses.

- (a) *Principal uses.* Uses permitted in an O1 Office District are set forth in Article IV, [section 45-402](#).
- (b)

Accessory uses and structures. Generally, accessory uses and structures accessory to principal uses allowed in the district are permitted. However, certain accessory areas may have special requirements or need a special exception because of their impact. See Article V and Article XXXII to determine what special requirements may apply.

(Ord. No. 5028-97, § 1)

Sec. 45-1703. - 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:* 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).
 - (5) *Maximum lot coverage:* Eighty (80) 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. 45-1704. - Single-family area and dimensional regulations.

- (a) *Maximum density:* Six and six-tenths (6.6) dwelling units per acre.
- (b) *Minimum lot requirements:*
 - (1) *Minimum lot area:* Six thousand six hundred (6,600) square feet.
 - (2) *Minimum lot width:*
 - a. *Interior lot:* Sixty (60) feet.
 - b. *Corner lot:* Eighty (80) feet.
 - (3) *Minimum lot frontage:*
 - a. *On straight or curvilinear street:* Sixty (60) feet.
 - b. *On a cul-de-sac:* Thirty (30) feet.
- (c) *Requirements for main building:*
 - (1) *Minimum setback requirements:*
 - a. *Front yard:* Thirty (30) feet.
 - b. *Rear yard:* Twenty (20) feet.
 - c. *Side yard:*
 - 1. *Interior lot:* Ten (10) percent of lot width; but, no more than ten (10) feet shall be required.
 - 2. *Corner lot:* Thirty (30) feet for the side yard along the street.
 - (2) *Maximum height:* Thirty-five (35) feet.
- (d) *Requirements for accessory buildings and structures.*
 - (1) *Minimum setback requirements:*
 - a. *Front yard:* Prohibited in front yard (See Article XXVIII).
 - b. *Rear yard:* Twelve (12) feet.
 - c. *Side yard:*
 - 1. *Interior lot:* Six (6) feet.

2. *Corner lot*: Thirty (30) feet for the side yard along the street.

(2) *Maximum height*: Height of main building, not to exceed one and one-half (1½) stories.

(3) *Maximum floor area*: Ground floor area of main building.

(4) For special exception to height and floor area requirements, see Article XXXII, section 45-3204.E.1.

(5) For modifications and adjustments to regulations, see Article XXVIII.

(Ord. No. 5028-97, § 1; Ord. No. 6741-10)

Sec. 45-1705. - Medium density multiple-family area and dimensional regulations.

(a) *Maximum density*: Twenty-four (24) dwelling units per acre.

(b) *Minimum requirements*:

(1) For multiple attached single-family dwellings excluding two-family dwellings:

a. *Minimum site area*: Twelve thousand (12,000) square [feet].

b. *Minimum site width*:

1. *Interior*: One hundred (100) feet.

2. *Corner*: One hundred twenty (120) feet.

c. *Minimum site frontage*: One hundred (100) feet.

d. *Minimum site depth*: One hundred twenty (120) feet.

e. *Minimum lot area*: One thousand five hundred (1,500) square feet per unit.

f. *Minimum building separation*: Twenty (20) feet.

g. *Minimum separation from the front of main buildings*: Fifty (50) feet.

h. *Minimum separation from the rear of main building*: Forty (40) feet.

i. *Minimum separation from the side of main buildings*: Twenty (20) feet.

(2) *Minimum open space*:

a. *Open lot area*: One thousand five hundred (1,500) square feet per unit.

b. *Recreational/landscaped area*: Eighty (80) percent of total dwelling unit floor area.

c. *Recreational open space*: Twenty (20) percent of the recreational/landscaped area.

d. *Minimum size of active recreational open space areas*:

1. *One to two hundred (200) units*: Twenty-five-foot diameter

2. *Two hundred one (201) plus units*: Fifty-foot diameter.

e. *All recreational/landscaped areas, recreational open space areas, and active recreational areas* shall be shown on the site plan.

(c) *Requirements for main buildings*:

(1) *Minimum setback yard requirements*:

a. *Front yard*: Thirty (30) feet.

b. *Rear yard*: Twenty (20) feet.

c. *Side yard*:

1. *Interior lot*: Twenty (20) feet for multiple-family dwellings.

2. *Corner lot*: Thirty (30) feet for the side yard along the street.

(2) *Maximum height*: Multiple-family dwellings: forty-five (45) feet; however, buildings may be higher than forty-five (45) feet provided the building is set back from the required side and rear yard one (1) foot for each foot of height above forty-five (45) feet.

(3) *Minimum buffer area*: Twenty (20) feet in width when abutting any single-family zoning district.

(4) *Maximum floor area*: Fifty (50) percent of lot area

(d) *Requirements for accessory buildings and structures*:

(1) *Minimum setback requirements*:

a. *Front yard*: Thirty (30) feet.

b. *Rear yard*: Ten (10) feet.

c. *Side yard*: Same as main building.

(2) *Maximum height*: Height of main buildings.

(3) *Maximum floor area*: None.

(4) *For special exception to height and floor area requirement*, see Article XXXII.

(5) For modifications and adjustments to regulations, see Article XXVIII, section 45-2806.

(Ord. No. 5028-97, § 1)

Sec. 45-1706. - Off-street parking requirements.

See Article XXX, section 45-3004.

(Ord. No. 5028-97, § 1)

Sec. 45-1707. - Sign regulations.

See City Code Chapter 33.01.

(Ord. No. 5028-97, § 1)

Sec. 45-1708. - Landscaping.

A landscaping 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, parking spaces and aisles, and plantings.

(Ord. No. 5028-97, § 1)

Secs. 45-1709—45-1800. - Reserved.

Traffic Count Report

Building 3

710 Denbigh Blvd, Newport News, VA 23608

Building Type: **Class C Office**

Class: **C**

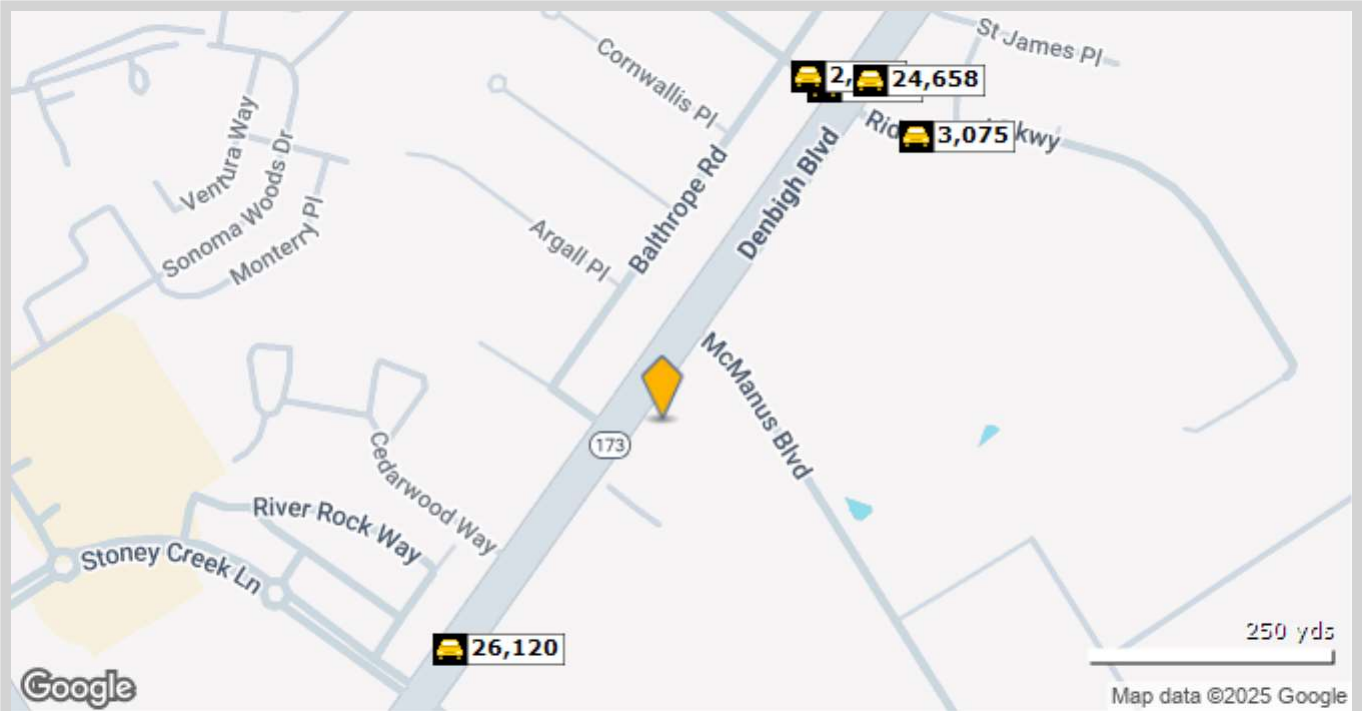
RBA: **3,096 SF**

Typical Floor: **3,096 SF**

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	Denbigh Blvd	Patrick Henry Dr	0.03 SW	2025	25,992	MPSI	.18
2	Denbigh Blvd	Patrick Henry Dr	0.03 SW	2018	30,056	MPSI	.18
3	Denbigh Blvd	Patrick Henry Dr	0.03 SW	2024	26,120	MPSI	.18
4	Ridgewood Pkwy	Denbigh Blvd	0.01 SE	2025	2,690	MPSI	.22
5	Ridgewood Pkwy	Balthrope Rd	0.02 NW	2022	2,902	MPSI	.22
6	Ridgewood Pkwy	Balthrope Rd	0.02 NW	2025	2,950	MPSI	.22
7	Ridgewood Pkwy	Denbigh Blvd	0.04 NW	2025	3,075	MPSI	.23
8	Denbigh Boulevard	Denbigh Blvd	0.02 SW	2025	23,881	MPSI	.24
9	Denbigh Boulevard	Jefferson Ave	0.05 NE	2021	25,000	ADT	.24
10	Denbigh Blvd	Jefferson Ave	0.05 NE	2023	24,658	MPSI	.24

Building 3

710 Denbigh Blvd, Newport News, VA 23608

Building Type: **Class C Office**Total Available: **0 SF**Class: **C**% Leased: **100%**RBA: **3,096 SF**Rent/SF/Yr: **-**Typical Floor: **3,096 SF**

Description	2020		2024		2029	
Population	11,274		11,245		11,129	
Age 0 - 4	657	5.83%	758	6.74%	747	6.71%
Age 5 - 9	650	5.77%	699	6.22%	722	6.49%
Age 10 - 14	634	5.62%	618	5.50%	666	5.98%
Age 15 - 19	637	5.65%	605	5.38%	616	5.54%
Age 20 - 24	863	7.65%	764	6.79%	641	5.76%
Age 25 - 29	1,023	9.07%	899	7.99%	741	6.66%
Age 30 - 34	983	8.72%	988	8.79%	853	7.66%
Age 35 - 39	809	7.18%	965	8.58%	917	8.24%
Age 40 - 44	702	6.23%	741	6.59%	854	7.67%
Age 45 - 49	552	4.90%	585	5.20%	715	6.42%
Age 50 - 54	616	5.46%	565	5.02%	598	5.37%
Age 55 - 59	715	6.34%	584	5.19%	552	4.96%
Age 60 - 64	599	5.31%	604	5.37%	545	4.90%
Age 65 - 69	546	4.84%	557	4.95%	530	4.76%
Age 70 - 74	380	3.37%	426	3.79%	464	4.17%
Age 75 - 79	306	2.71%	333	2.96%	369	3.32%
Age 80 - 84	248	2.20%	261	2.32%	269	2.42%
Age 85+	352	3.12%	292	2.60%	330	2.97%
Age 15+	9,331	82.77%	9,169	81.54%	8,994	80.82%
Age 20+	8,694	77.12%	8,564	76.16%	8,378	75.28%
Age 65+	1,832	16.25%	1,869	16.62%	1,962	17.63%
Median Age	36		37		38	
Average Age	38.70		38.50		39.10	
Population By Race	11,274		11,245		11,129	
White	4,462	39.58%	4,618	41.07%	4,589	41.23%
Black	4,305	38.19%	3,989	35.47%	3,930	35.31%
Am. Indian & Alaskan	61	0.54%	29	0.26%	28	0.25%
Asian	489	4.34%	480	4.27%	475	4.27%
Hawaiian & Pacific Islander	52	0.46%	182	1.62%	180	1.62%
Other	1,892	16.78%	1,946	17.31%	1,928	17.32%

Building 3

710 Denbigh Blvd, Newport News, VA 23608

Description	2020	2024	2029
Population by Race (Hispanic)	1,537	1,540	1,526
White	262 17.05%	172 11.17%	170 11.14%
Black	139 9.04%	31 2.01%	30 1.97%
Am. Indian & Alaskan	16 1.04%	0 0.00%	0 0.00%
Asian	12 0.78%	4 0.26%	4 0.26%
Hawaiian & Pacific Islander	3 0.20%	0 0.00%	0 0.00%
Other	1,105 71.89%	1,333 86.56%	1,322 86.63%
Household by Household Income	4,964	4,964	4,911
<\$25,000	1,038 20.91%	824 16.60%	795 16.19%
\$25,000 - \$50,000	890 17.93%	1,070 21.56%	1,115 22.70%
\$50,000 - \$75,000	1,087 21.90%	1,114 22.44%	1,077 21.93%
\$75,000 - \$100,000	731 14.73%	655 13.20%	619 12.60%
\$100,000 - \$125,000	556 11.20%	528 10.64%	490 9.98%
\$125,000 - \$150,000	263 5.30%	333 6.71%	368 7.49%
\$150,000 - \$200,000	312 6.29%	363 7.31%	372 7.57%
\$200,000+	87 1.75%	77 1.55%	75 1.53%
Average Household Income	\$72,729	\$74,735	\$74,949
Median Household Income	\$63,155	\$63,380	\$62,809

Demographic Summary Report

Building 3

710 Denbigh Blvd, Newport News, VA 23608

Building Type: **Class C Office**

Class: **C**

RBA: **3,096 SF**

Typical Floor: **3,096 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



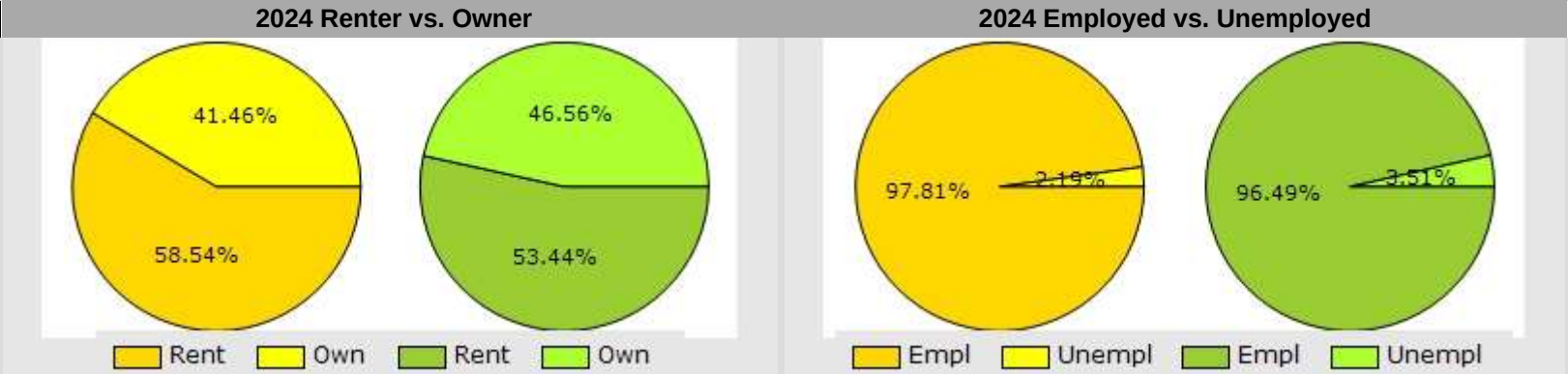
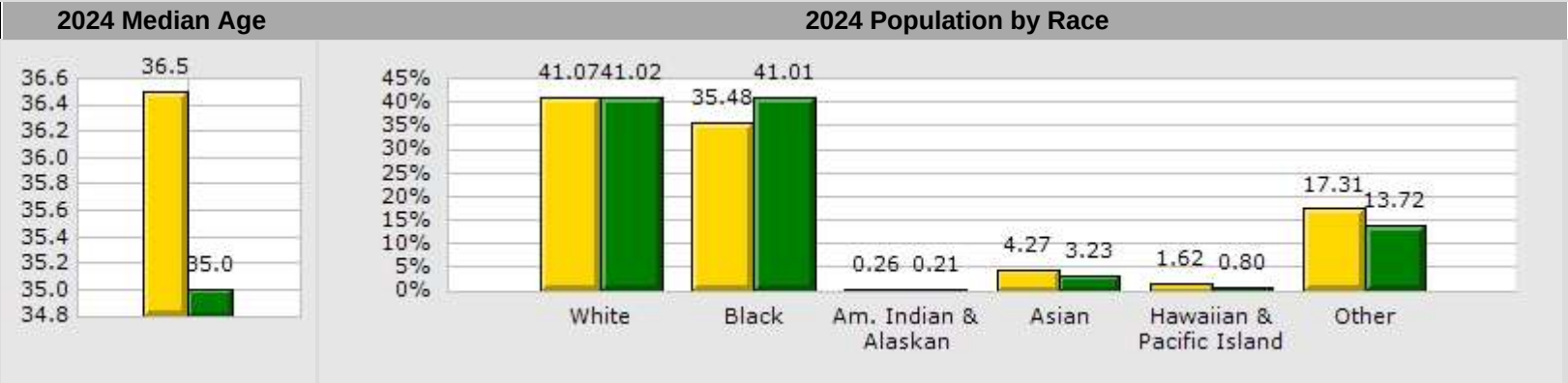
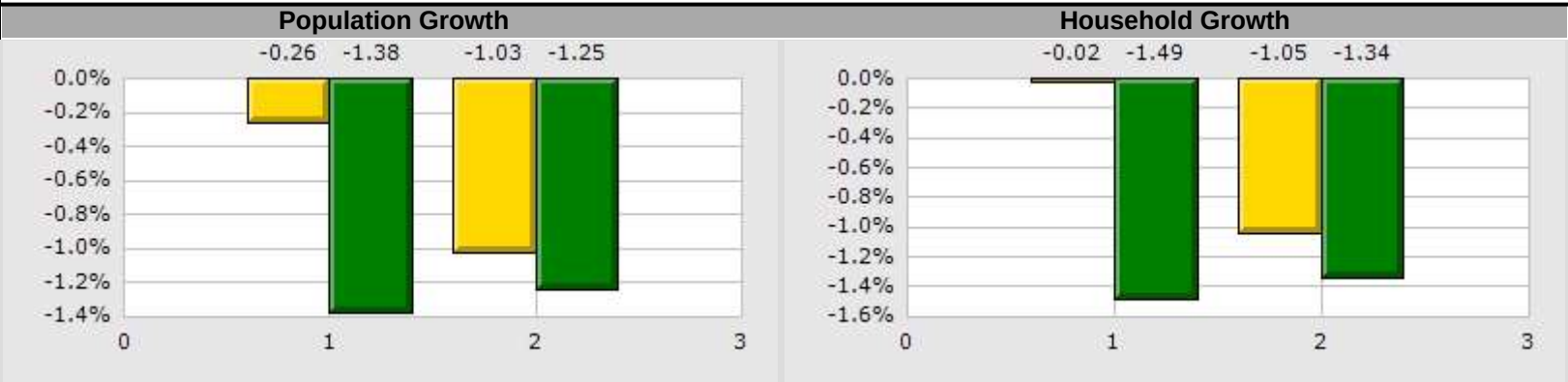
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	11,129		72,848		140,419	
2024 Estimate	11,245		73,729		140,727	
2020 Census	11,274		75,588		143,904	
Growth 2024 - 2029	-1.03%		-1.19%		-0.22%	
Growth 2020 - 2024	-0.26%		-2.46%		-2.21%	
2024 Population by Hispanic Origin	1,540		9,004		15,533	
2024 Population	11,245		73,729		140,727	
White	4,618	41.07%	29,796	40.41%	70,508	50.10%
Black	3,989	35.47%	27,458	37.24%	40,356	28.68%
Am. Indian & Alaskan	29	0.26%	151	0.20%	273	0.19%
Asian	480	4.27%	3,651	4.95%	7,030	5.00%
Hawaiian & Pacific Island	182	1.62%	729	0.99%	1,146	0.81%
Other	1,946	17.31%	11,945	16.20%	21,414	15.22%
U.S. Armed Forces	301		2,476		7,096	
Households						
2029 Projection	4,912		30,009		56,645	
2024 Estimate	4,964		30,395		56,832	
2020 Census	4,965		31,200		58,199	
Growth 2024 - 2029	-1.05%		-1.27%		-0.33%	
Growth 2020 - 2024	-0.02%		-2.58%		-2.35%	
Owner Occupied	2,058	41.46%	15,340	50.47%	30,388	53.47%
Renter Occupied	2,906	58.54%	15,054	49.53%	26,443	46.53%
2024 Households by HH Income	4,964		30,394		56,832	
Income: <\$25,000	824	16.60%	4,110	13.52%	6,547	11.52%
Income: \$25,000 - \$50,000	1,070	21.56%	7,222	23.76%	11,880	20.90%
Income: \$50,000 - \$75,000	1,114	22.44%	6,790	22.34%	11,748	20.67%
Income: \$75,000 - \$100,000	655	13.20%	3,955	13.01%	7,424	13.06%
Income: \$100,000 - \$125,000	528	10.64%	3,205	10.54%	6,839	12.03%
Income: \$125,000 - \$150,000	333	6.71%	2,141	7.04%	4,709	8.29%
Income: \$150,000 - \$200,000	363	7.31%	1,987	6.54%	4,717	8.30%
Income: \$200,000+	77	1.55%	984	3.24%	2,968	5.22%
2024 Avg Household Income	\$74,735		\$79,233		\$89,415	
2024 Med Household Income	\$63,380		\$65,125		\$71,327	

Building 3

710 Denbigh Blvd, Newport News, VA 23608

Type: Class C Office
County: Newport News

1 Mile
County



Demographic Market Comparison Report

1 mile radius

Building 3					
710 Denbigh Blvd, Newport News, VA 23608					
Type:	Class C Office				
County:	Newport News				
		1 Mile		County	
Population Growth					
Growth 2020 - 2024		-0.26%		-1.38%	
Growth 2024 - 2029		-1.03%		-1.25%	
Empl		5,769	97.81%	86,476	96.49%
Unempl		129	2.19%	3,145	3.51%
2024 Population by Race		11,244		183,671	
White		4,618	41.07%	75,348	41.02%
Black		3,989	35.48%	75,330	41.01%
Am. Indian & Alaskan		29	0.26%	385	0.21%
Asian		480	4.27%	5,939	3.23%
Hawaiian & Pacific Island		182	1.62%	1,474	0.80%
Other		1,946	17.31%	25,195	13.72%
Household Growth					
Growth 2020 - 2024		-0.02%		-1.49%	
Growth 2024 - 2029		-1.05%		-1.34%	
Renter Occupied		2,906	58.54%	39,816	53.44%
Owner Occupied		2,058	41.46%	34,687	46.56%
2024 Households by Household Income		4,964		74,503	
Income <\$25K		824	16.60%	13,132	17.63%
Income \$25K - \$50K		1,070	21.56%	18,184	24.41%
Income \$50K - \$75K		1,114	22.44%	15,308	20.55%
Income \$75K - \$100K		655	13.20%	8,550	11.48%
Income \$100K - \$125K		528	10.64%	7,283	9.78%
Income \$125K - \$150K		333	6.71%	5,124	6.88%
Income \$150K - \$200K		363	7.31%	4,082	5.48%
Income \$200K+		77	1.55%	2,840	3.81%
2024 Med Household Inc		\$63,380		\$59,993	
2024 Median Age		36.50		35.00	

Demographic Detail Report

Building 3

710 Denbigh Blvd, Newport News, VA 23608

Building Type: **Class C Office**

Class: **C**

RBA: **3,096 SF**

Typical Floor: **3,096 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	11,129		72,848		140,419	
2024 Estimate	11,245		73,729		140,727	
2020 Census	11,274		75,588		143,904	
Growth 2024 - 2029	-1.03%		-1.19%		-0.22%	
Growth 2020 - 2024	-0.26%		-2.46%		-2.21%	
2024 Population by Age	11,245		73,729		140,727	
Age 0 - 4	758	6.74%	5,195	7.05%	9,238	6.56%
Age 5 - 9	699	6.22%	5,077	6.89%	9,280	6.59%
Age 10 - 14	618	5.50%	4,640	6.29%	8,632	6.13%
Age 15 - 19	605	5.38%	4,344	5.89%	8,295	5.89%
Age 20 - 24	764	6.79%	4,972	6.74%	10,008	7.11%
Age 25 - 29	899	7.99%	5,530	7.50%	10,503	7.46%
Age 30 - 34	988	8.79%	6,011	8.15%	10,841	7.70%
Age 35 - 39	965	8.58%	5,984	8.12%	10,644	7.56%
Age 40 - 44	741	6.59%	4,694	6.37%	8,838	6.28%
Age 45 - 49	585	5.20%	3,930	5.33%	7,587	5.39%
Age 50 - 54	565	5.02%	3,895	5.28%	7,774	5.52%
Age 55 - 59	584	5.19%	4,051	5.49%	8,267	5.87%
Age 60 - 64	604	5.37%	4,224	5.73%	8,216	5.84%
Age 65 - 69	557	4.95%	3,765	5.11%	7,372	5.24%
Age 70 - 74	426	3.79%	2,826	3.83%	5,596	3.98%
Age 75 - 79	333	2.96%	2,090	2.83%	4,304	3.06%
Age 80 - 84	261	2.32%	1,391	1.89%	2,943	2.09%
Age 85+	292	2.60%	1,109	1.50%	2,388	1.70%
Age 65+	1,869	16.62%	11,181	15.16%	22,603	16.06%
Median Age	36.50		35.90		36.70	
Average Age	38.50		37.40		38.20	

Demographic Detail Report

Building 3 710 Denbigh Blvd, Newport News, VA 23608					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	11,245		73,729		140,727
White	4,618	41.07%	29,796	40.41%	70,508 50.10%
Black	3,989	35.47%	27,458	37.24%	40,356 28.68%
Am. Indian & Alaskan	29	0.26%	151	0.20%	273 0.19%
Asian	480	4.27%	3,651	4.95%	7,030 5.00%
Hawaiian & Pacific Island	182	1.62%	729	0.99%	1,146 0.81%
Other	1,946	17.31%	11,945	16.20%	21,414 15.22%
Population by Hispanic Origin	11,245		73,729		140,727
Non-Hispanic Origin	9,705	86.31%	64,725	87.79%	125,194 88.96%
Hispanic Origin	1,540	13.69%	9,004	12.21%	15,533 11.04%
2024 Median Age, Male	34.80		34.50		35.30
2024 Average Age, Male	36.50		36.00		37.00
2024 Median Age, Female	38.20		37.30		38.00
2024 Average Age, Female	40.20		38.60		39.30
2024 Population by Occupation Classification	9,050		57,948		111,915
Civilian Employed	5,769	63.75%	36,516	63.02%	67,214 60.06%
Civilian Unemployed	129	1.43%	1,055	1.82%	1,934 1.73%
Civilian Non-Labor Force	2,844	31.43%	17,873	30.84%	35,705 31.90%
Armed Forces	308	3.40%	2,504	4.32%	7,062 6.31%
Households by Marital Status					
Married	1,598		11,482		24,287
Married No Children	1,047		7,322		15,358
Married w/Children	551		4,160		8,929
2024 Population by Education	8,408		53,898		102,607
Some High School, No Diploma	518	6.16%	4,017	7.45%	6,139 5.98%
High School Grad (Incl Equivalency)	2,260	26.88%	13,424	24.91%	23,560 22.96%
Some College, No Degree	2,663	31.67%	17,521	32.51%	31,633 30.83%
Associate Degree	608	7.23%	4,398	8.16%	7,332 7.15%
Bachelor Degree	1,404	16.70%	9,495	17.62%	20,491 19.97%
Advanced Degree	955	11.36%	5,043	9.36%	13,452 13.11%

Demographic Detail Report

Building 3						
710 Denbigh Blvd, Newport News, VA 23608						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	10,612		67,007		123,936	
Real Estate & Finance	188	1.77%	1,199	1.79%	2,972	2.40%
Professional & Management	2,841	26.77%	17,770	26.52%	36,576	29.51%
Public Administration	532	5.01%	3,145	4.69%	5,978	4.82%
Education & Health	1,405	13.24%	8,158	12.17%	15,959	12.88%
Services	1,263	11.90%	7,628	11.38%	12,227	9.87%
Information	37	0.35%	314	0.47%	670	0.54%
Sales	1,313	12.37%	7,570	11.30%	13,301	10.73%
Transportation	80	0.75%	664	0.99%	945	0.76%
Retail	636	5.99%	4,007	5.98%	6,496	5.24%
Wholesale	138	1.30%	751	1.12%	1,454	1.17%
Manufacturing	576	5.43%	4,214	6.29%	8,109	6.54%
Production	553	5.21%	4,516	6.74%	7,222	5.83%
Construction	514	4.84%	3,317	4.95%	6,057	4.89%
Utilities	314	2.96%	1,503	2.24%	2,312	1.87%
Agriculture & Mining	37	0.35%	140	0.21%	195	0.16%
Farming, Fishing, Forestry	27	0.25%	151	0.23%	233	0.19%
Other Services	158	1.49%	1,960	2.93%	3,230	2.61%
2024 Worker Travel Time to Job	5,713		36,900		69,739	
<30 Minutes	3,967	69.44%	25,136	68.12%	48,268	69.21%
30-60 Minutes	1,390	24.33%	8,852	23.99%	17,272	24.77%
60+ Minutes	356	6.23%	2,912	7.89%	4,199	6.02%
2020 Households by HH Size	4,965		31,200		58,198	
1-Person Households	1,830	36.86%	9,543	30.59%	16,968	29.16%
2-Person Households	1,571	31.64%	10,141	32.50%	19,400	33.33%
3-Person Households	727	14.64%	5,251	16.83%	9,716	16.69%
4-Person Households	504	10.15%	3,536	11.33%	7,032	12.08%
5-Person Households	204	4.11%	1,672	5.36%	3,227	5.54%
6-Person Households	85	1.71%	653	2.09%	1,197	2.06%
7 or more Person Households	44	0.89%	404	1.29%	658	1.13%
2024 Average Household Size	2.20		2.40		2.40	
Households						
2029 Projection	4,912		30,009		56,645	
2024 Estimate	4,964		30,395		56,832	
2020 Census	4,965		31,200		58,199	
Growth 2024 - 2029	-1.05%		-1.27%		-0.33%	
Growth 2020 - 2024	-0.02%		-2.58%		-2.35%	

Demographic Detail Report

Building 3				
710 Denbigh Blvd, Newport News, VA 23608				
Radius	1 Mile		3 Mile	
2024 Households by HH Income	4,964		30,394	
<\$25,000	824	16.60%	4,110	13.52%
\$25,000 - \$50,000	1,070	21.56%	7,222	23.76%
\$50,000 - \$75,000	1,114	22.44%	6,790	22.34%
\$75,000 - \$100,000	655	13.20%	3,955	13.01%
\$100,000 - \$125,000	528	10.64%	3,205	10.54%
\$125,000 - \$150,000	333	6.71%	2,141	7.04%
\$150,000 - \$200,000	363	7.31%	1,987	6.54%
\$200,000+	77	1.55%	984	3.24%
2024 Avg Household Income	\$74,735		\$79,233	
2024 Med Household Income	\$63,380		\$65,125	
2024 Occupied Housing	4,964		30,394	
Owner Occupied	2,058	41.46%	15,340	50.47%
Renter Occupied	2,906	58.54%	15,054	49.53%
2020 Housing Units	5,279		32,049	
1 Unit	2,543	48.17%	19,108	59.62%
2 - 4 Units	379	7.18%	2,111	6.59%
5 - 19 Units	1,987	37.64%	8,248	25.74%
20+ Units	370	7.01%	2,582	8.06%
2024 Housing Value	2,058		15,340	
<\$100,000	274	13.31%	1,261	8.22%
\$100,000 - \$200,000	682	33.14%	3,890	25.36%
\$200,000 - \$300,000	951	46.21%	7,105	46.32%
\$300,000 - \$400,000	91	4.42%	2,305	15.03%
\$400,000 - \$500,000	47	2.28%	499	3.25%
\$500,000 - \$1,000,000	13	0.63%	183	1.19%
\$1,000,000+	0	0.00%	97	0.63%
2024 Median Home Value	\$207,676		\$235,454	
2024 Housing Units by Yr Built	5,418		33,326	
Built 2010+	230	4.25%	2,472	7.42%
Built 2000 - 2010	658	12.14%	3,426	10.28%
Built 1990 - 1999	647	11.94%	7,423	22.27%
Built 1980 - 1989	1,821	33.61%	6,785	20.36%
Built 1970 - 1979	1,335	24.64%	7,385	22.16%
Built 1960 - 1969	531	9.80%	4,173	12.52%
Built 1950 - 1959	196	3.62%	1,366	4.10%
Built <1949	0	0.00%	296	0.89%
2024 Median Year Built	1983		1984	

AGENCY DISCLOSURE

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

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

Buyer/Tenant:

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

Buyer and Seller (Acting as a Dual Agent):

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

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

Acknowledged by:

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