

For Sale

Free Standing Retail Building

13665 Warwick Boulevard
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

C & W Real Estate, LLC.

d/b/a Campana Waltz Commercial Real Estate of Williamsburg

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

757.327.0333

Ron@CampanaWaltz.com

www.CampanaWaltz.com

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.



**FREE STANDING RETAIL CENTER
FOR SALE
13665 Warwick Boulevard
Newport News, Virginia**

Location: 13665 Warwick Boulevard
Newport News, Virginia

Description: Free Standing Retail Center which is located in the heart of the Newport News. 13665 Warwick Blvd offers a high visibility location with frontage on Warwick Blvd/Route 60 which connects the site with areas to the north such as Williamsburg and the Historic Triangle with points further south such as Hampton, Norfolk, and Virginia Beach.

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

Size: **Approximately 2,800 Square Feet**

Land: **Approximately .16 acres**

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

Real Estate Taxes: \$2,926.80/year

Storm Water: \$617.40/year

Zoning: C1 – Retail/Commercial District

General Information:

- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Aerial Maps
- Location Map
- Demographics

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Waltz**
Commercial Real Estate, LLC

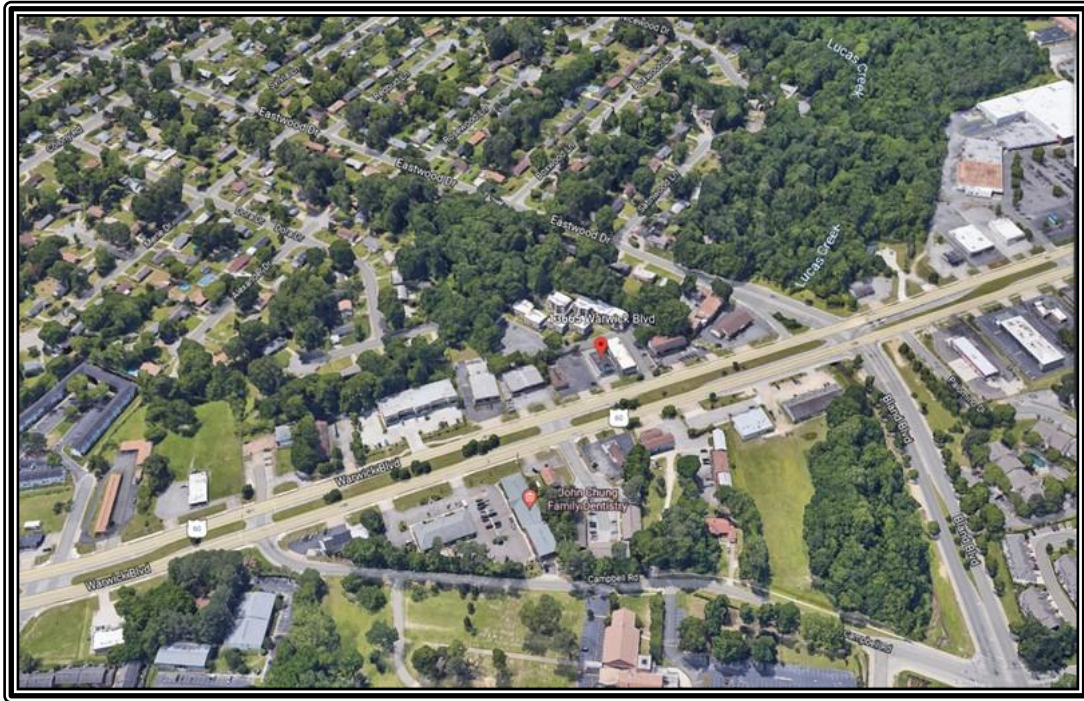
13665 Warwick Boulevard, Newport News, Virginia



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**Campana
Waltz**
Commercial Real Estate, LLC

13665 Warwick Boulevard Newport News, Virginia



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

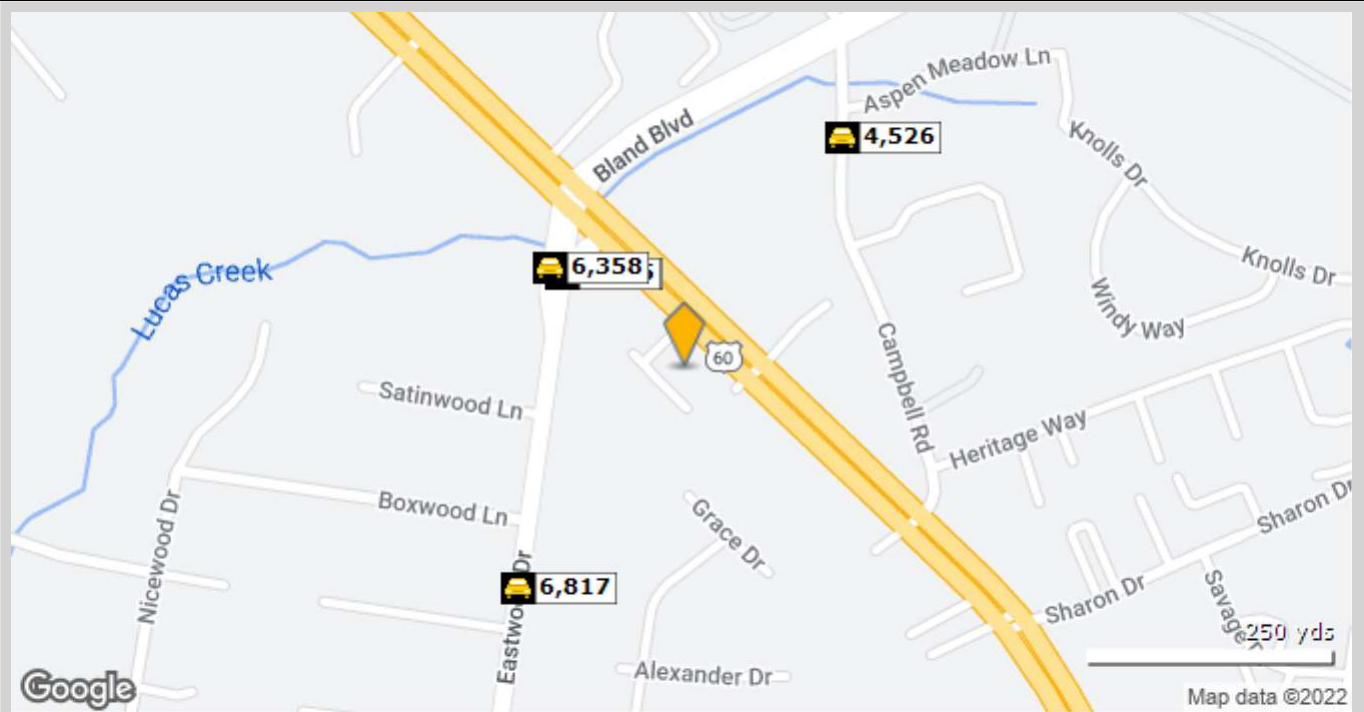
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Traffic Count Report

13665 Warwick Blvd, Newport News, VA 23602

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **2,800 SF**
 Year Built: **1960**
 Total Available: **2,800 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



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

Demographic Trend Report

1 Mile Radius

13665 Warwick Blvd, Newport News, VA 23602

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 GLA: **2,800 SF**
 Year Built: **1960**

Total Available: **2,800 SF**
 % Leased: **100%**
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Description	2010		2022		2027	
Population	14,503		15,124		15,220	
Age 0 - 4	1,243	8.57%	1,135	7.50%	1,065	7.00%
Age 5 - 9	1,030	7.10%	1,090	7.21%	1,077	7.08%
Age 10 - 14	960	6.62%	1,004	6.64%	1,041	6.84%
Age 15 - 19	982	6.77%	1,015	6.71%	1,002	6.58%
Age 20 - 24	1,418	9.78%	1,147	7.58%	1,030	6.77%
Age 25 - 29	1,431	9.87%	1,256	8.30%	1,112	7.31%
Age 30 - 34	1,027	7.08%	1,264	8.36%	1,183	7.77%
Age 35 - 39	909	6.27%	1,131	7.48%	1,171	7.69%
Age 40 - 44	900	6.21%	943	6.24%	1,067	7.01%
Age 45 - 49	1,007	6.94%	795	5.26%	915	6.01%
Age 50 - 54	972	6.70%	753	4.98%	795	5.22%
Age 55 - 59	735	5.07%	819	5.42%	750	4.93%
Age 60 - 64	613	4.23%	807	5.34%	746	4.90%
Age 65 - 69	454	3.13%	662	4.38%	695	4.57%
Age 70 - 74	327	2.25%	509	3.37%	578	3.80%
Age 75 - 79	255	1.76%	360	2.38%	430	2.83%
Age 80 - 84	170	1.17%	229	1.51%	285	1.87%
Age 85+	70	0.48%	205	1.36%	275	1.81%
Age 15+	11,270	77.71%	11,895	78.65%	12,034	79.07%
Age 20+	10,288	70.94%	10,880	71.94%	11,032	72.48%
Age 65+	1,276	8.80%	1,965	12.99%	2,263	14.87%
Median Age	31		34		35	
Average Age	33.40		35.70		36.90	
Population By Race	14,503		15,124		15,220	
White	6,282	43.32%	6,180	40.86%	6,133	40.30%
Black	6,850	47.23%	7,271	48.08%	7,356	48.33%
Am. Indian & Alaskan	119	0.82%	131	0.87%	142	0.93%
Asian	490	3.38%	621	4.11%	621	4.08%
Hawaiian & Pacific Islander	20	0.14%	25	0.17%	28	0.18%
Other	726	5.01%	895	5.92%	939	6.17%

Demographic Trend Report

1 Mile Radius

13665 Warwick Blvd, Newport News, VA 23602

Description	2010	2022	2027
Population by Race (Hispanic)	1,572	2,200	2,405
White	1,044 66.41%	1,489 67.68%	1,631 67.82%
Black	360 22.90%	461 20.95%	481 20.00%
Am. Indian & Alaskan	38 2.42%	56 2.55%	73 3.04%
Asian	16 1.02%	26 1.18%	23 0.96%
Hawaiian & Pacific Islander	4 0.25%	9 0.41%	13 0.54%
Other	109 6.93%	160 7.27%	183 7.61%
Household by Household Income	5,713	5,974	6,017
<\$25,000	1,529 26.76%	1,468 24.57%	1,487 24.71%
\$25,000 - \$50,000	1,472 25.77%	1,288 21.56%	1,288 21.41%
\$50,000 - \$75,000	1,290 22.58%	1,427 23.89%	1,430 23.77%
\$75,000 - \$100,000	769 13.46%	933 15.62%	945 15.71%
\$100,000 - \$125,000	365 6.39%	499 8.35%	505 8.39%
\$125,000 - \$150,000	167 2.92%	159 2.66%	158 2.63%
\$150,000 - \$200,000	90 1.58%	51 0.85%	48 0.80%
\$200,000+	31 0.54%	149 2.49%	156 2.59%
Average Household Income	\$54,462	\$62,447	\$62,643
Median Household Income	\$47,363	\$53,626	\$53,706

Demographic Summary Report

13665 Warwick Blvd, Newport News, VA 23602

Building Type: **General Retail** Total Available: **2,800 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **2,800 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1960**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	15,220	73,565	143,668
2022 Estimate	15,124	73,991	143,510
2010 Census	14,503	75,689	144,051
Growth 2022 - 2027	0.63%	-0.58%	0.11%
Growth 2010 - 2022	4.28%	-2.24%	-0.38%
2022 Population by Hispanic Origin	2,201	8,602	15,846
2022 Population	15,124	73,991	143,510
White	6,180 40.86%	39,416 53.27%	83,763 58.37%
Black	7,271 48.08%	26,519 35.84%	44,380 30.92%
Am. Indian & Alaskan	131 0.87%	468 0.63%	856 0.60%
Asian	621 4.11%	3,631 4.91%	7,136 4.97%
Hawaiian & Pacific Island	25 0.17%	178 0.24%	404 0.28%
Other	895 5.92%	3,779 5.11%	6,971 4.86%
U.S. Armed Forces	316	1,918	6,426
Households			
2027 Projection	6,019	28,965	55,056
2022 Estimate	5,974	29,134	54,993
2010 Census	5,711	29,868	55,330
Growth 2022 - 2027	0.75%	-0.58%	0.11%
Growth 2010 - 2022	4.61%	-2.46%	-0.61%
Owner Occupied	2,539 42.50%	16,833 57.78%	30,723 55.87%
Renter Occupied	3,434 57.48%	12,300 42.22%	24,270 44.13%
2022 Households by HH Income	5,974	29,132	54,994
Income: <\$25,000	1,468 24.57%	5,132 17.62%	9,562 17.39%
Income: \$25,000 - \$50,000	1,288 21.56%	6,088 20.90%	11,361 20.66%
Income: \$50,000 - \$75,000	1,427 23.89%	6,327 21.72%	11,199 20.36%
Income: \$75,000 - \$100,000	933 15.62%	4,259 14.62%	8,011 14.57%
Income: \$100,000 - \$125,000	499 8.35%	3,322 11.40%	5,724 10.41%
Income: \$125,000 - \$150,000	159 2.66%	1,544 5.30%	3,031 5.51%
Income: \$150,000 - \$200,000	51 0.85%	1,413 4.85%	3,106 5.65%
Income: \$200,000+	149 2.49%	1,047 3.59%	3,000 5.46%
2022 Avg Household Income	\$62,447	\$76,587	\$81,925
2022 Med Household Income	\$53,626	\$62,627	\$64,336

Demographic Market Comparison Report

1 mile radius

13665 Warwick Blvd, Newport News, VA 23602

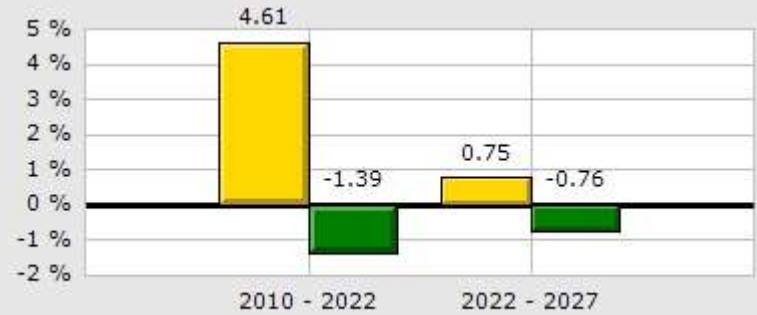
Type: **Retail/Freestanding**
 County: **Newport News**

1 Mile
County

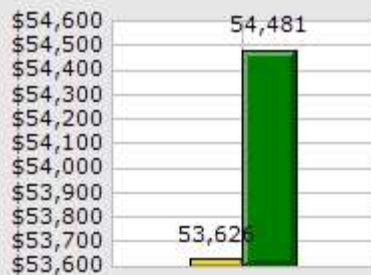
Population Growth



Household Growth



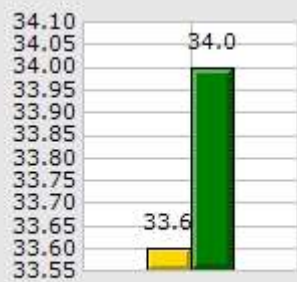
2022 Med Household Inc



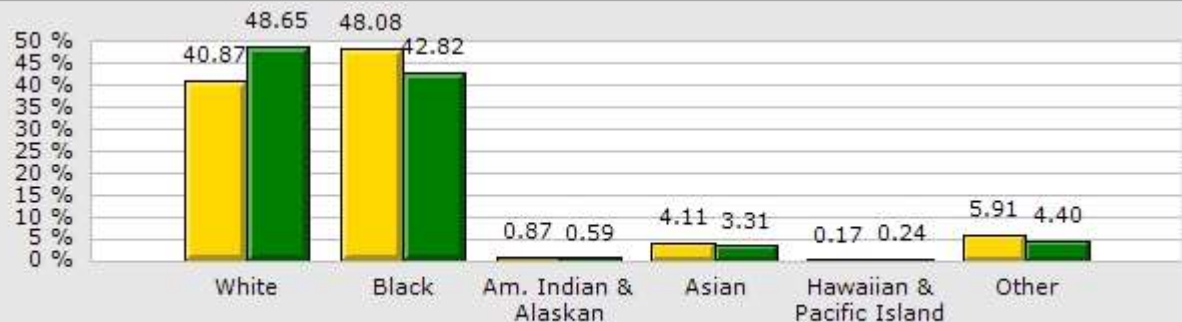
2022 Households by Household Income



2022 Median Age



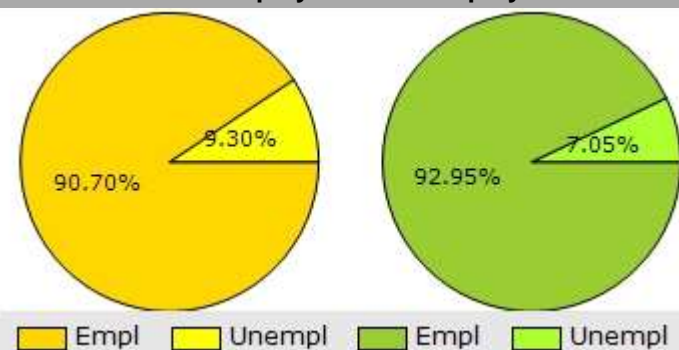
2022 Population by Race



2022 Renter vs. Owner



2022 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

13665 Warwick Blvd, Newport News, VA 23602

Type: **Retail/Freestanding**
 County: **Newport News**

	1 Mile		County	
Population Growth				
Growth 2010 - 2022	4.28%		-1.06%	
Growth 2022 - 2027	0.63%		-0.72%	
Empl	7,074	90.70%	81,553	92.95%
Unempl	725	9.30%	6,189	7.05%
2022 Population by Race				
	15,124		178,871	
White	6,181	40.87%	87,026	48.65%
Black	7,271	48.08%	76,586	42.82%
Am. Indian & Alaskan	132	0.87%	1,054	0.59%
Asian	621	4.11%	5,912	3.31%
Hawaiian & Pacific Island	25	0.17%	431	0.24%
Other	894	5.91%	7,862	4.40%
Household Growth				
Growth 2010 - 2022	4.61%		-1.39%	
Growth 2022 - 2027	0.75%		-0.76%	
Renter Occupied	3,434	57.49%	34,919	50.10%
Owner Occupied	2,539	42.51%	34,783	49.90%
2022 Households by Household Income				
	5,974		69,702	
Income <\$25K	1,468	24.57%	15,573	22.34%
Income \$25K - \$50K	1,288	21.56%	16,592	23.80%
Income \$50K - \$75K	1,427	23.89%	14,352	20.59%
Income \$75K - \$100K	933	15.62%	9,096	13.05%
Income \$100K - \$125K	499	8.35%	5,982	8.58%
Income \$125K - \$150K	159	2.66%	2,843	4.08%
Income \$150K - \$200K	51	0.85%	3,013	4.32%
Income \$200K+	149	2.49%	2,251	3.23%
2022 Med Household Inc	\$53,626		\$54,481	
2022 Median Age	33.60		34.00	

Demographic Detail Report

13665 Warwick Blvd, Newport News, VA 23602

Building Type: **General Retail** Total Available: **2,800 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **2,800 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1960**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	15,220	73,565	143,668
2022 Estimate	15,124	73,991	143,510
2010 Census	14,503	75,689	144,051
Growth 2022 - 2027	0.63%	-0.58%	0.11%
Growth 2010 - 2022	4.28%	-2.24%	-0.38%
2022 Population by Age			
	15,124	73,991	143,510
Age 0 - 4	1,135 7.50%	5,096 6.89%	9,928 6.92%
Age 5 - 9	1,090 7.21%	4,850 6.55%	9,502 6.62%
Age 10 - 14	1,004 6.64%	4,518 6.11%	8,794 6.13%
Age 15 - 19	1,015 6.71%	4,727 6.39%	9,054 6.31%
Age 20 - 24	1,147 7.58%	5,436 7.35%	10,504 7.32%
Age 25 - 29	1,256 8.30%	5,827 7.88%	11,681 8.14%
Age 30 - 34	1,264 8.36%	5,727 7.74%	11,711 8.16%
Age 35 - 39	1,131 7.48%	5,142 6.95%	10,563 7.36%
Age 40 - 44	943 6.24%	4,441 6.00%	8,927 6.22%
Age 45 - 49	795 5.26%	3,948 5.34%	7,673 5.35%
Age 50 - 54	753 4.98%	3,914 5.29%	7,413 5.17%
Age 55 - 59	819 5.42%	4,398 5.94%	8,220 5.73%
Age 60 - 64	807 5.34%	4,459 6.03%	8,220 5.73%
Age 65 - 69	662 4.38%	3,755 5.07%	6,853 4.78%
Age 70 - 74	509 3.37%	2,944 3.98%	5,390 3.76%
Age 75 - 79	360 2.38%	2,129 2.88%	3,941 2.75%
Age 80 - 84	229 1.51%	1,367 1.85%	2,572 1.79%
Age 85+	205 1.36%	1,314 1.78%	2,564 1.79%
Age 65+	1,965 12.99%	11,509 15.55%	21,320 14.86%
Median Age	33.60	35.80	35.30
Average Age	35.70	37.70	37.30

Demographic Detail Report

13665 Warwick Blvd, Newport News, VA 23602

Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	15,124		73,991		143,510	
White	6,180	40.86%	39,416	53.27%	83,763	58.37%
Black	7,271	48.08%	26,519	35.84%	44,380	30.92%
Am. Indian & Alaskan	131	0.87%	468	0.63%	856	0.60%
Asian	621	4.11%	3,631	4.91%	7,136	4.97%
Hawaiian & Pacific Island	25	0.17%	178	0.24%	404	0.28%
Other	895	5.92%	3,779	5.11%	6,971	4.86%
Population by Hispanic Origin	15,124		73,991		143,510	
Non-Hispanic Origin	12,923	85.45%	65,390	88.38%	127,664	88.96%
Hispanic Origin	2,200	14.55%	8,602	11.63%	15,846	11.04%
2022 Median Age, Male	31.70		33.80		33.70	
2022 Average Age, Male	34.00		36.10		35.80	
2022 Median Age, Female	35.40		37.70		37.00	
2022 Average Age, Female	37.20		39.20		38.70	
2022 Population by Occupation Classification	11,694		58,588		113,483	
Civilian Employed	7,074	60.49%	35,468	60.54%	65,554	57.77%
Civilian Unemployed	725	6.20%	2,609	4.45%	4,970	4.38%
Civilian Non-Labor Force	3,583	30.64%	18,590	31.73%	36,584	32.24%
Armed Forces	312	2.67%	1,921	3.28%	6,375	5.62%
Households by Marital Status						
Married	2,092		13,085		25,148	
Married No Children	1,212		7,707		14,405	
Married w/Children	879		5,377		10,742	
2022 Population by Education	10,589		53,010		102,715	
Some High School, No Diploma	992	9.37%	3,983	7.51%	7,189	7.00%
High School Grad (Incl Equivalency)	3,089	29.17%	12,568	23.71%	23,161	22.55%
Some College, No Degree	3,550	33.53%	17,935	33.83%	33,964	33.07%
Associate Degree	855	8.07%	3,644	6.87%	6,986	6.80%
Bachelor Degree	1,461	13.80%	9,184	17.33%	18,526	18.04%
Advanced Degree	642	6.06%	5,696	10.75%	12,889	12.55%

Demographic Detail Report

13665 Warwick Blvd, Newport News, VA 23602

Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	13,077		65,848		121,754	
Real Estate & Finance	197	1.51%	1,307	1.98%	2,732	2.24%
Professional & Management	2,554	19.53%	17,271	26.23%	33,360	27.40%
Public Administration	305	2.33%	3,134	4.76%	6,084	5.00%
Education & Health	1,761	13.47%	8,162	12.40%	15,621	12.83%
Services	1,589	12.15%	6,680	10.14%	11,684	9.60%
Information	31	0.24%	347	0.53%	907	0.74%
Sales	1,510	11.55%	7,141	10.84%	13,634	11.20%
Transportation	150	1.15%	555	0.84%	1,278	1.05%
Retail	899	6.87%	4,176	6.34%	7,163	5.88%
Wholesale	99	0.76%	723	1.10%	1,458	1.20%
Manufacturing	1,049	8.02%	4,801	7.29%	8,228	6.76%
Production	1,352	10.34%	4,784	7.27%	8,028	6.59%
Construction	668	5.11%	3,348	5.08%	5,862	4.81%
Utilities	437	3.34%	1,352	2.05%	2,255	1.85%
Agriculture & Mining	9	0.07%	142	0.22%	199	0.16%
Farming, Fishing, Forestry	9	0.07%	110	0.17%	163	0.13%
Other Services	458	3.50%	1,815	2.76%	3,098	2.54%
2022 Worker Travel Time to Job	7,223		36,522		69,368	
<30 Minutes	4,795	66.39%	24,474	67.01%	49,060	70.72%
30-60 Minutes	2,014	27.88%	9,836	26.93%	16,614	23.95%
60+ Minutes	414	5.73%	2,212	6.06%	3,694	5.33%
2010 Households by HH Size	5,712		29,868		55,330	
1-Person Households	1,470	25.74%	7,696	25.77%	14,669	26.51%
2-Person Households	1,819	31.85%	9,874	33.06%	18,098	32.71%
3-Person Households	1,138	19.92%	5,572	18.66%	10,222	18.47%
4-Person Households	781	13.67%	4,075	13.64%	7,592	13.72%
5-Person Households	315	5.51%	1,732	5.80%	3,195	5.77%
6-Person Households	118	2.07%	603	2.02%	1,032	1.87%
7 or more Person Households	71	1.24%	316	1.06%	522	0.94%
2022 Average Household Size	2.50		2.50		2.50	
Households						
2027 Projection	6,019		28,965		55,056	
2022 Estimate	5,974		29,134		54,993	
2010 Census	5,711		29,868		55,330	
Growth 2022 - 2027	0.75%		-0.58%		0.11%	
Growth 2010 - 2022	4.61%		-2.46%		-0.61%	

Demographic Detail Report

13665 Warwick Blvd, Newport News, VA 23602

Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income	5,974	29,132	54,994
<\$25,000	1,468 24.57%	5,132 17.62%	9,562 17.39%
\$25,000 - \$50,000	1,288 21.56%	6,088 20.90%	11,361 20.66%
\$50,000 - \$75,000	1,427 23.89%	6,327 21.72%	11,199 20.36%
\$75,000 - \$100,000	933 15.62%	4,259 14.62%	8,011 14.57%
\$100,000 - \$125,000	499 8.35%	3,322 11.40%	5,724 10.41%
\$125,000 - \$150,000	159 2.66%	1,544 5.30%	3,031 5.51%
\$150,000 - \$200,000	51 0.85%	1,413 4.85%	3,106 5.65%
\$200,000+	149 2.49%	1,047 3.59%	3,000 5.46%
2022 Avg Household Income	\$62,447	\$76,587	\$81,925
2022 Med Household Income	\$53,626	\$62,627	\$64,336
2022 Occupied Housing	5,973	29,133	54,993
Owner Occupied	2,539 42.51%	16,833 57.78%	30,723 55.87%
Renter Occupied	3,434 57.49%	12,300 42.22%	24,270 44.13%
2010 Housing Units	6,319	31,092	58,948
1 Unit	3,057 48.38%	19,979 64.26%	37,193 63.09%
2 - 4 Units	647 10.24%	1,972 6.34%	4,215 7.15%
5 - 19 Units	1,962 31.05%	6,513 20.95%	12,414 21.06%
20+ Units	653 10.33%	2,628 8.45%	5,126 8.70%
2022 Housing Value	2,540	16,833	30,723
<\$100,000	325 12.80%	2,251 13.37%	3,073 10.00%
\$100,000 - \$200,000	1,497 58.94%	6,041 35.89%	9,828 31.99%
\$200,000 - \$300,000	570 22.44%	6,088 36.17%	10,421 33.92%
\$300,000 - \$400,000	95 3.74%	1,751 10.40%	4,629 15.07%
\$400,000 - \$500,000	30 1.18%	456 2.71%	1,787 5.82%
\$500,000 - \$1,000,000	21 0.83%	146 0.87%	712 2.32%
\$1,000,000+	2 0.08%	100 0.59%	273 0.89%
2022 Median Home Value	\$163,126	\$202,045	\$223,611
2022 Housing Units by Yr Built	6,486	32,473	60,851
Built 2010+	347 5.35%	1,063 3.27%	2,626 4.32%
Built 2000 - 2010	242 3.73%	1,934 5.96%	5,649 9.28%
Built 1990 - 1999	595 9.17%	6,982 21.50%	13,220 21.73%
Built 1980 - 1989	1,084 16.71%	7,103 21.87%	13,142 21.60%
Built 1970 - 1979	2,173 33.50%	7,715 23.76%	11,996 19.71%
Built 1960 - 1969	1,582 24.39%	5,777 17.79%	9,044 14.86%
Built 1950 - 1959	357 5.50%	1,410 4.34%	3,860 6.34%
Built <1949	106 1.63%	489 1.51%	1,314 2.16%
2022 Median Year Built	1975	1980	1982

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 of Williamsburg, 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 of Williamsburg