

For Sale

704 Thimble Shoals Boulevard
Suites 400 A&C
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202

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Campana
Waltz **WEST**
Commercial Real Estate

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This offer subject to errors and omissions, or withdrawal, without notice.*

FOR SALE
704 Thimble Shoals Boulevard, Suites 400 A&C
Newport News, Virginia

Location: 700 Thimble Shoals Boulevard
Suites 400 A&C
Newport News, Virginia

Description: Rare purchase opportunity!
Centrally located in the heart of City Center in Newport News.
Property consists of approximately 2,264 square feet (two condominiums 1,605 square feet and 659 square feet). This office is in close proximity to Interstate 64 and all of Oyster Point. The space is ideal for almost any professional office need.

Available: Suite 400A – 1,605 Sq. Ft.
Suite 400C – 659 Sq. Ft.
Total 2,264 Sq. Ft.

Sale Price: ~~\$350,000.00~~ **\$295,000.00 Priced To Move!**

Zoning: C-4

Real Estate Taxes: \$4,017.28 (2025)

Additional Information:

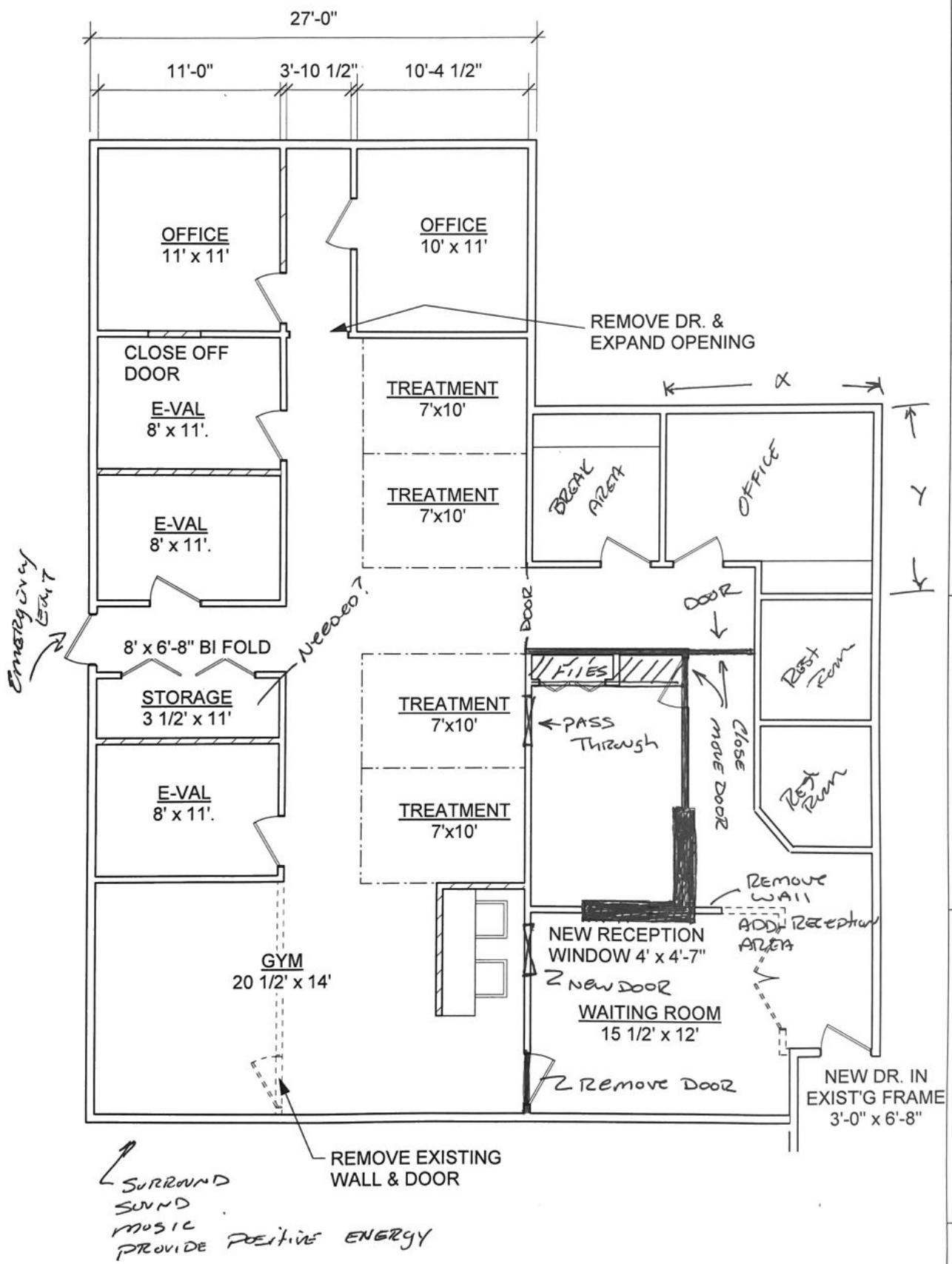
- Additional Photos
- Plat
- Aerial
- Location Maps
- Zoning Matrix
- Demographics

For additional information please contact:



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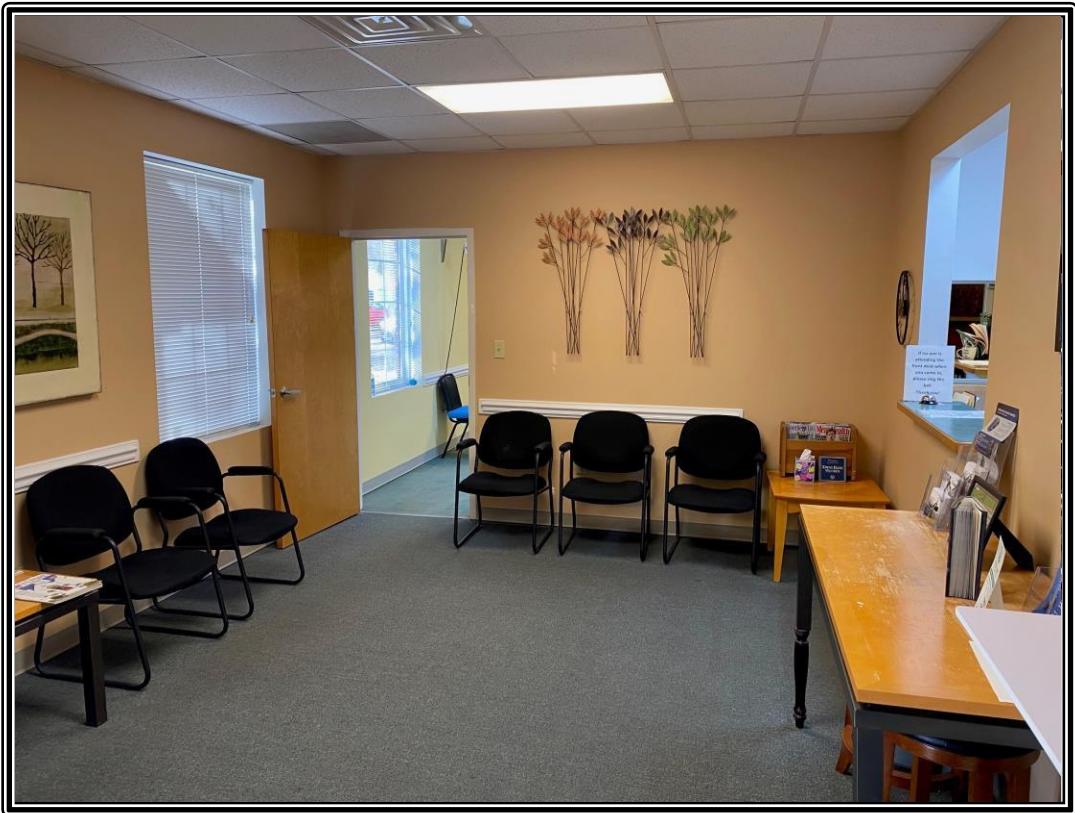


stuart mcfeely, architect

date

owner

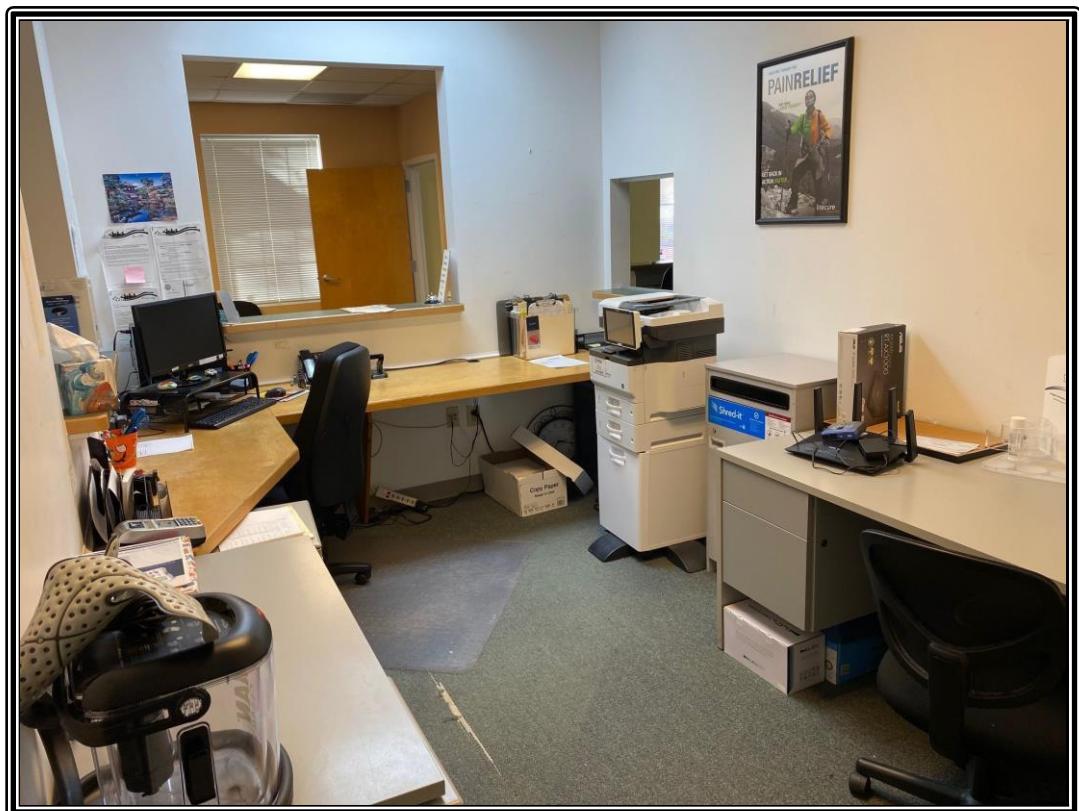
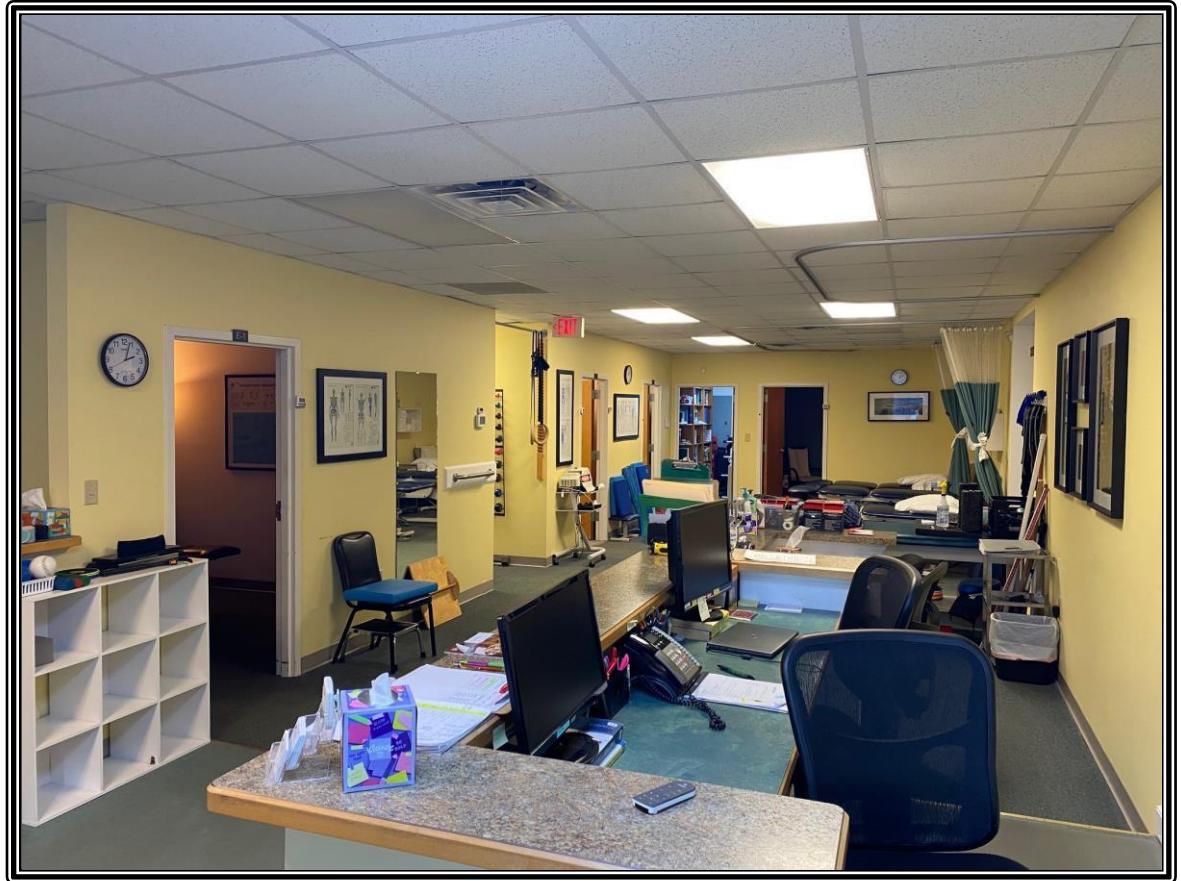
704 Thimble Shoals Blvd., Stes. 400 A&C, Newport News, VA



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704 Thimble Shoals Blvd., Stes. 400 A&C, Newport News, VA



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704 Thimble Shoals Blvd., Stes. 400 A&C, Newport News, VA



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704 Thimble Shoals Blvd., Stes. 400 A&C, Newport News, Virginia



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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 LOW	R6 MANU	R7 MEDIUM	R8 HIGH	R9 MIXED	P1 PARK	O1 OFFICE	O2 OFFICE	O3 OFFICE	C1 RETAIL	C2 GENERAL	C3 REGIONAL	C4 DOWNT	C5 DOWNT	M1 LIGHT	M2 HEAVY	ART.	REF.	ERE.	INC.	ES.
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.(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											

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10. HOME OCCUPATION	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										
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	P			
7. OUTPATIENT CARE CLINIC						C	C	P			P	P	P	P	P	P	P	P			
8. PHARMACY/DRUG STORE								P			P			P	P	P	P	P			
9. PHYSICAL THERAPY						C	C	P			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	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	P	C					

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7. PUBLIC OR PRIVATE SECONDARY SCHOOL	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	P		
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P						P	C	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	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	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	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					V	45-520
10. POLICE STATION					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		45-535
11. POST OFFICE/PARCEL PICK UP STATION									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					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				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		
2. BANK, LOAN OFFICE OR CREDIT UNION									P		C	P	C	P	P	P	P	C	C		

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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	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	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	C						
9. MINIATURE GOLF COURSE							C				P	P										
10. PUBLIC CAMPGROUNDS							C				C	C	C			C	C	V	45- 511			
11. SKATEBOARD RAMP							P				C	C	C									

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12. SKATING RINK							P	P				C	P	P					
13. STADIUM, ARENA OR AMPHITHEATRE								C					P	C	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				
9. CEMETERY MONUMENT SALES											P	P	P				V	45-522	
10. COMPUTER SALES & SERVICE						P		P			P	P	P	P	P				
11. CONCESSION STAND						P	P				P	P	P	C	C				
12. CONVENIENCE STORE WITHOUT GASOLINE						P					P	P	P	C	C				
13. CRAFT STORE											P	P	P	P					
14. DEPARTMENT STORE						P					P	P	P				V	45-522	
15. DUPLICATING STORE						P		P	C	P	P	P	P	P	P				
16. EXTENDED STAY MOTEL						P					P	P	P	C	C				
17. FLORIST, HORTICULTURAL & NURSERY						P		P			P	P	P	P					
18. FURNITURE & UPHOLSTERY STORE						P					P	P	P	P			V	45-522	
19. GARDEN SUPPLY STORE						P					P	P	P				V	45-522	
20. GOLF PRO SHOP/CLUBHOUSE						P	C				P	P	P	P					

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21. GROCERY STORE							P					P	P	P				V	45-522
22. HARDWARE STORE							P					P	P	P				V	45-522
23. HOME ACCESSORY STORE							P					P	P	P				V	45-522
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	C	C	V	45-522
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	P			
32. MOTEL/HOTEL							P		C			P	P	P	C	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	P		
39. RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY							P	C		P		P	P	P	P	P	C	C	
40. RESTAURANT/CAFETERIA/DELICATESSEN WITHOUT DRIVE THROUGH SERVICE							P	C	P	P		P	P	P	P	P	C	C	

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40.1. RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY								C	C		C		C	C	C	C	C	C	C	C			
41. RETAIL SALES BY WHOLESALER OF SAME GOODS								C					P	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			
PERMITTED USES K. AUTO & MARINE SERVICES																							
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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9. AUTOMOBILE UPHOLSTERY													C	C	P							
10. AUTOMOBILE, LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL													C	C	C	P	P		V	45-522		
11. BOAT & YACHT SALES								C					C	C	P				V	45-522		
12. BOAT BASIN	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	P					
13. LARGE MOTOR VEHICLE SALES, REPAIR AND/OR SERVICE														C			C					
13.1. MANUFACTURED HOME SALES, SERVICE AND/OR LEASING														C			C					
14. MARINA									C				C	C	P		P	P	V	45-522		
15. SMALL BOAT REPAIR													C	P								
16. TOWING SERVICE													C	C			C					
PERMITTED USES L. TRANSPORTATION																						
1. AIRPORT																	P	P				
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	P	P		
3. COMMERCIAL PARKING LOT—SMALL MOTOR VEHICLES															P	P	C	C				
3.1. COMMERCIAL PARKING LOT— LARGE MOTOR OR RECREATIONAL VEHICLES																		C	P			
3.2. TRUCK STOP																			C			
4. FREIGHT TERMINAL															C		C	P	P			
5. HELISTOP OR HELIPORT									C				C	C	C	C	C	C	P	P		
6. OFF-SITE PARKING LOT OR GARAGE						C	C	P		C	P	C	P	P	P	C	C	C	P	P		
7. SEAPORT															P			P	P			
8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE													C					P	P			
9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT			C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	P			
PERMITTED USES M. WHOLESALE & WAREHOUSE																						
1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION															C	P		C	P	P		
2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER														C	C	P		P	P	P		
3. DISTRIBUTION WAREHOUSE														C	C	P		P	P	P		
4. DOCUMENT STORAGE WAREHOUSE														P		P	P	P	P			

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5. FOOD PREPARATION, STORAGE & DISTRIBUTION										C	P		P	P	P		
6. HEATING OIL STORAGE & DISTRIBUTION											P			C	C		
7. MINI-STORAGE WAREHOUSE										C	P		C	P			
7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE										C	C	P		C	P		
8. MOVING & STORAGE											P		C	P			
9. PLUMBING SUPPLIES WHOLESALE & DISTRIBUTION										C	P		C	P	P		
10. PROPANE STORAGE & DISTRIBUTION												C					
11. SEAFOOD WHOLESALE DISTRIBUTION & RECEIVING										C	P		P	P	P		
PERMITTED USES N. OFFICE/RESEARCH DEVELOP.																	
1. COMPUTER CENTERS										P	P		P	P	P	P	
2. LASER, MATERIAL SCIENCE, ELECTRONICS PROD. FIRMS										P	P		P	P	P	P	
3. LIBRARIES, AUDITORIUMS, LECTURE & CONFERENCE CNTR.										P	P		P	P	P	P	
4. NONPROFIT PROFESSIONAL OR TECH. EDUCATIONAL INSTITUTE										P	P		P	P	P	P	
5. PILOT PLANTS FOR PRODUCTION OF PROTOTYPES										P		P	C	P	P		
6. RESEARCH LABORATORIES, OFFICES AND FACILITIES										P	P		P	P	P	P	
PERMITTED USES O. OPEN INDUSTRIAL																	
1. BRICK MFG./BRICKYARD LUMBER MILL													C	C			
2. CONCRETE, BITUMINOUS MFG. & ASPHALT PLANT													C	P			
3. HEAVY EQUIPMENT STORAGE													C	P			
4. OUTSIDE COAL STORAGE														C			
5. OUTSIDE COMPOST FACILITY														C			
6. OUTSIDE STORAGE AS MAIN USE														P			
7. SAND & GRAVEL PROCESSING OR STORAGE													C	P			
8. SMALL REPAIR, SMALL CONSTRUCTION SHOP & SMALL CONTRACTORS OFFICE										C	P	P		P	P	P	

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9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS																P		
PERMITTED USES P. LIMITED INDUSTRIAL																		
1. BOTTLING PLANT															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 XVIII 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; 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)

(Supp. No. 75)

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Traffic Count Report

Bldg 400

704 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class C Office**

Class: **C**

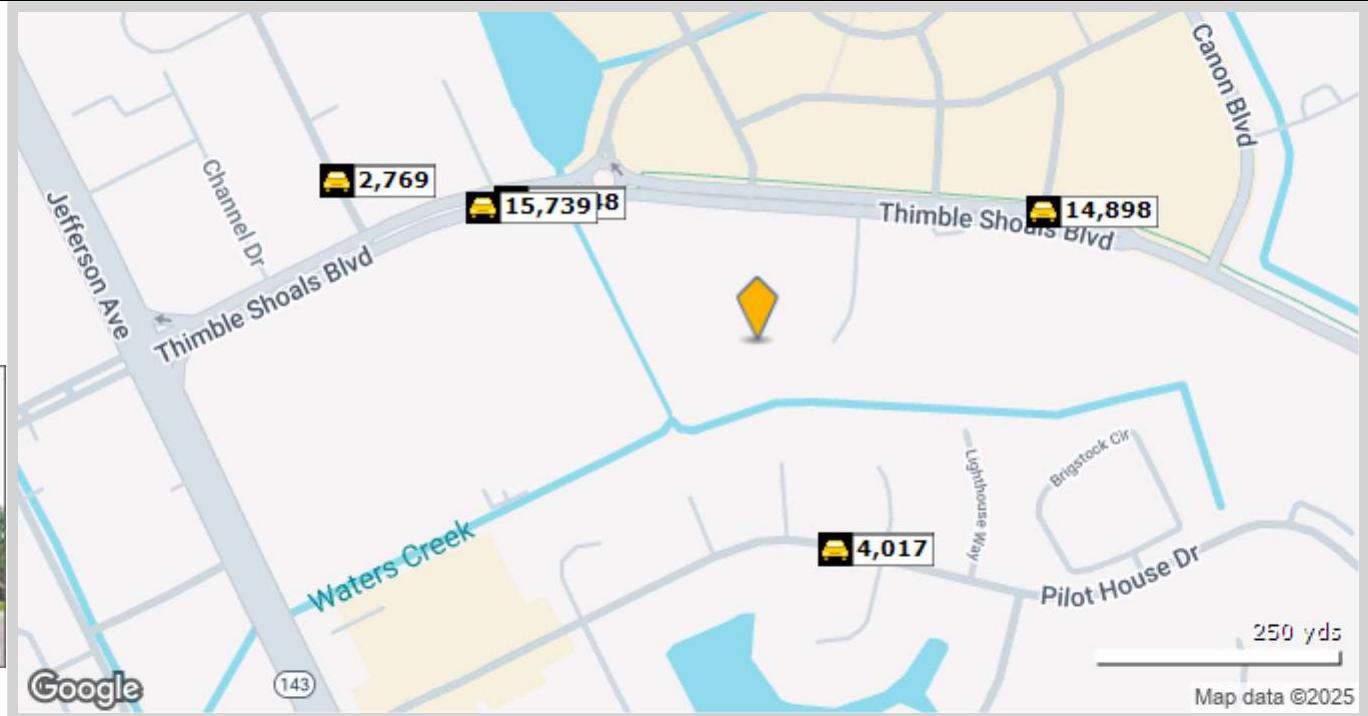
RBA: **5,662 SF**

Typical Floor: **5,662 SF**

Total Available: **2,264 SF**

% Leased: **100%**

Rent/SF/Yr: **Negotiable**



Map data ©2025

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Pilot House Dr	Ships Lndg	0.03 W	2022	3,905	MPSI	.13
2	Pilot House Dr	Ships Lndg	0.03 W	2018	4,488	MPSI	.13
3	Pilot House Dr	Ships Lndg	0.03 W	2020	4,017	MPSI	.13
4	Thimble Shoals Blvd	Town Center Dr	0.06 E	2022	13,797	MPSI	.17
5	Thimble Shoals Blvd	Town Center Dr	0.06 E	2020	14,248	MPSI	.17
6	Thimble Shoals Blvd	Fishing Point Dr	0.07 W	2022	15,633	MPSI	.18
7	Thimble Shoals Blvd	Fishing Point Dr	0.07 W	2021	15,739	MPSI	.18
8	Thimble Shoals Boulevard	Fountain Way	0.06 W	2022	14,898	MPSI	.19
9	Fishing Point Dr	Thimble Shoals Blvd	0.04 SE	2018	1,306	MPSI	.27
10	Fishing Point Dr	Thimble Shoals Blvd	0.04 SE	2020	2,769	MPSI	.27

Bldg 400

704 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class C Office**
 Class: **C**
 RBA: **5,662 SF**
 Typical Floor: **5,662 SF**

Total Available: **2,264 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Description	2020	2024	2029
Population	10,595	9,911	9,681
Age 0 - 4	631 5.96%	725 7.32%	713 7.36%
Age 5 - 9	590 5.57%	607 6.12%	658 6.80%
Age 10 - 14	550 5.19%	499 5.03%	567 5.86%
Age 15 - 19	533 5.03%	470 4.74%	491 5.07%
Age 20 - 24	1,211 11.43%	813 8.20%	558 5.76%
Age 25 - 29	1,328 12.53%	1,073 10.83%	760 7.85%
Age 30 - 34	1,054 9.95%	1,089 10.99%	923 9.53%
Age 35 - 39	726 6.85%	909 9.17%	942 9.73%
Age 40 - 44	623 5.88%	629 6.35%	801 8.27%
Age 45 - 49	497 4.69%	487 4.91%	616 6.36%
Age 50 - 54	515 4.86%	452 4.56%	483 4.99%
Age 55 - 59	564 5.32%	442 4.46%	424 4.38%
Age 60 - 64	531 5.01%	467 4.71%	408 4.21%
Age 65 - 69	404 3.81%	417 4.21%	392 4.05%
Age 70 - 74	315 2.97%	313 3.16%	338 3.49%
Age 75 - 79	222 2.10%	235 2.37%	260 2.69%
Age 80 - 84	141 1.33%	155 1.56%	177 1.83%
Age 85+	159 1.50%	129 1.30%	170 1.76%
Age 15+	8,823 83.28%	8,080 81.53%	7,743 79.98%
Age 20+	8,290 78.24%	7,610 76.78%	7,252 74.91%
Age 65+	1,241 11.71%	1,249 12.60%	1,337 13.81%
Median Age	32	34	36
Average Age	35.70	35.80	36.80

Population By Race	10,595	9,911	9,681
White	4,364 41.19%	4,351 43.90%	4,283 44.24%
Black	4,010 37.85%	3,477 35.08%	3,366 34.77%
Am. Indian & Alaskan	51 0.48%	13 0.13%	13 0.13%
Asian	440 4.15%	416 4.20%	406 4.19%
Hawaiian & Pacific Islander	17 0.16%	40 0.40%	39 0.40%
Other	1,700 16.05%	1,614 16.28%	1,573 16.25%

Demographic Trend Report

1 Mile Radius

Bldg 400

704 Thimble Shoals Blvd, Newport News, VA 23606

Description	2020	2024	2029
Population by Race (Hispanic)	1,411	1,302	1,270
White	198 14.03%	121 9.29%	119 9.37%
Black	89 6.31%	17 1.31%	17 1.34%
Am. Indian & Alaskan	30 2.13%	0 0.00%	0 0.00%
Asian	12 0.85%	4 0.31%	4 0.31%
Hawaiian & Pacific Islander	6 0.43%	0 0.00%	0 0.00%
Other	1,077 76.33%	1,159 89.02%	1,129 88.90%
Household by Household Income	5,215	4,912	4,801
<\$25,000	1,011 19.39%	771 15.70%	708 14.75%
\$25,000 - \$50,000	1,323 25.37%	1,411 28.73%	1,423 29.64%
\$50,000 - \$75,000	1,358 26.04%	1,151 23.43%	1,066 22.20%
\$75,000 - \$100,000	518 9.93%	447 9.10%	420 8.75%
\$100,000 - \$125,000	397 7.61%	442 9.00%	445 9.27%
\$125,000 - \$150,000	253 4.85%	318 6.47%	346 7.21%
\$150,000 - \$200,000	238 4.56%	231 4.70%	240 5.00%
\$200,000+	117 2.24%	141 2.87%	153 3.19%
Average Household Income	\$66,208	\$71,039	\$73,132
Median Household Income	\$53,661	\$54,667	\$55,046

Demographic Summary Report

Bldg 400

704 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: Class C Office	Total Available: 2,264 SF		
Class: C	% Leased: 100%		
RBA: 5,662 SF	Rent/SF/Yr: Negotiable		
Typical Floor: 5,662 SF			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	9,681	85,765	175,142
2024 Estimate	9,911	86,106	174,479
2020 Census	10,595	88,413	177,226
Growth 2024 - 2029	-2.32%	-0.40%	0.38%
Growth 2020 - 2024	-6.46%	-2.61%	-1.55%
2024 Population by Hispanic Origin	1,301	8,292	16,509
2024 Population	9,911	86,106	174,479
White	4,351 43.90%	44,691 51.90%	87,218 49.99%
Black	3,477 35.08%	24,927 28.95%	54,423 31.19%
Am. Indian & Alaskan	13 0.13%	137 0.16%	302 0.17%
Asian	416 4.20%	4,240 4.92%	7,951 4.56%
Hawaiian & Pacific Island	40 0.40%	411 0.48%	839 0.48%
Other	1,614 16.28%	11,701 13.59%	23,746 13.61%
U.S. Armed Forces	296	3,022	6,339
Households			
2029 Projection	4,801	34,936	72,059
2024 Estimate	4,911	35,154	71,901
2020 Census	5,215	36,169	73,132
Growth 2024 - 2029	-2.24%	-0.62%	0.22%
Growth 2020 - 2024	-5.83%	-2.81%	-1.68%
Owner Occupied	1,051 21.40%	18,285 52.01%	37,758 52.51%
Renter Occupied	3,861 78.62%	16,869 47.99%	34,142 47.48%
2024 Households by HH Income	4,912	35,154	71,900
Income: <\$25,000	771 15.70%	4,101 11.67%	9,161 12.74%
Income: \$25,000 - \$50,000	1,411 28.73%	7,172 20.40%	14,723 20.48%
Income: \$50,000 - \$75,000	1,151 23.43%	7,264 20.66%	14,785 20.56%
Income: \$75,000 - \$100,000	447 9.10%	4,429 12.60%	9,406 13.08%
Income: \$100,000 - \$125,000	442 9.00%	4,268 12.14%	7,956 11.07%
Income: \$125,000 - \$150,000	318 6.47%	2,893 8.23%	5,637 7.84%
Income: \$150,000 - \$200,000	231 4.70%	3,076 8.75%	5,950 8.28%
Income: \$200,000+	141 2.87%	1,951 5.55%	4,282 5.96%
2024 Avg Household Income	\$71,039	\$90,495	\$89,797
2024 Med Household Income	\$54,667	\$71,643	\$70,129

Demographic Market Comparison Report

1 mile radius

Bldg 400

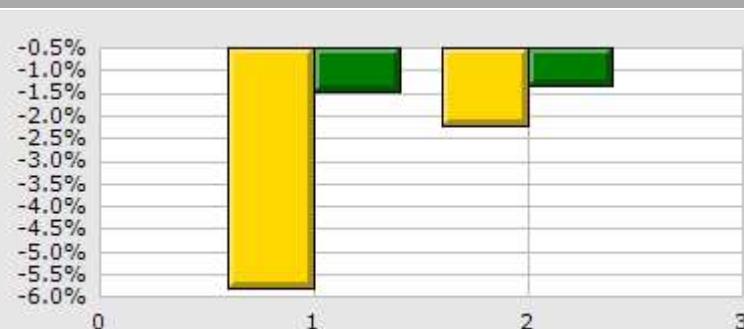
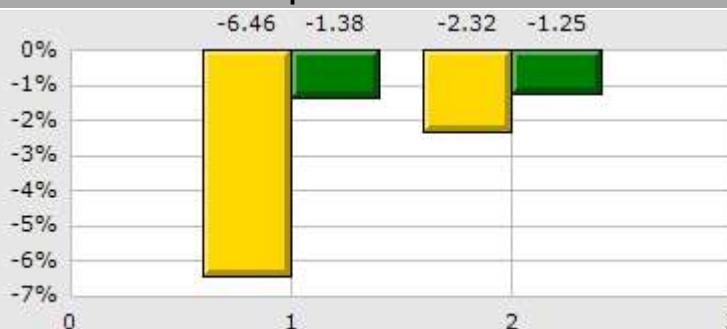
704 Thimble Shoals Blvd, Newport News, VA 23606

Type: Class C Office/Medical
County: Newport News

1 Mile
County

Population Growth

Household Growth



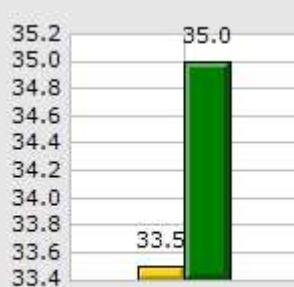
2024 Med Household Inc



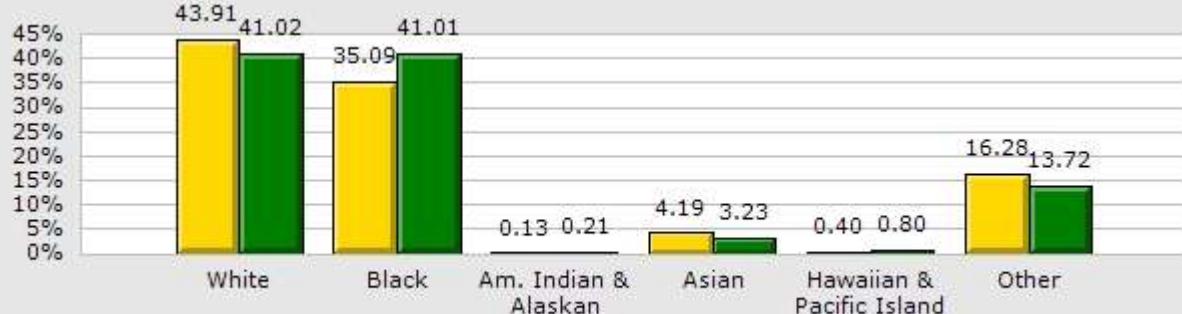
2024 Households by Household Income



2024 Median Age



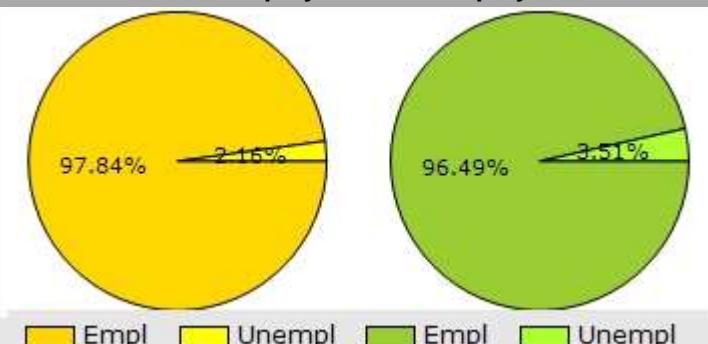
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Bldg 400

704 Thimble Shoals Blvd, Newport News, VA 23606

Type: Class C Office/Medical				
County: Newport News				
	1 Mile		County	
Population Growth				
Growth 2020 - 2024		-6.46%		-1.38%
Growth 2024 - 2029		-2.32%		-1.25%
Empl	5,082	97.84%	86,476	96.49%
Unempl	112	2.16%	3,145	3.51%
2024 Population by Race	9,909		183,671	
White	4,351	43.91%	75,348	41.02%
Black	3,477	35.09%	75,330	41.01%
Am. Indian & Alaskan	13	0.13%	385	0.21%
Asian	415	4.19%	5,939	3.23%
Hawaiian & Pacific Island	40	0.40%	1,474	0.80%
Other	1,613	16.28%	25,195	13.72%
Household Growth				
Growth 2020 - 2024		-5.83%		-1.49%
Growth 2024 - 2029		-2.24%		-1.34%
Renter Occupied	3,861	78.60%	39,816	53.44%
Owner Occupied	1,051	21.40%	34,687	46.56%
2024 Households by Household Income	4,912		74,503	
Income <\$25K	771	15.70%	13,132	17.63%
Income \$25K - \$50K	1,411	28.73%	18,184	24.41%
Income \$50K - \$75K	1,151	23.43%	15,308	20.55%
Income \$75K - \$100K	447	9.10%	8,550	11.48%
Income \$100K - \$125K	442	9.00%	7,283	9.78%
Income \$125K - \$150K	318	6.47%	5,124	6.88%
Income \$150K - \$200K	231	4.70%	4,082	5.48%
Income \$200K+	141	2.87%	2,840	3.81%
2024 Med Household Inc	\$54,667		\$59,993	
2024 Median Age	33.50		35.00	

Demographic Detail Report

Bldg 400

704 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class C Office**

Total Available: **2,264 SF**

Class: **C**

% Leased: **100%**

RBA: **5,662 SF**

Rent/SF/Yr: **Negotiable**

Typical Floor: **5,662 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection			
2029 Projection	9,681	85,765	175,142
2024 Estimate	9,911	86,106	174,479
2020 Census	10,595	88,413	177,226
Growth 2024 - 2029	-2.32%	-0.40%	0.38%
Growth 2020 - 2024	-6.46%	-2.61%	-1.55%
2024 Population by Age			
	9,911	86,106	174,479
Age 0 - 4	725 7.32%	5,426 6.30%	11,092 6.36%
Age 5 - 9	607 6.12%	5,304 6.16%	11,027 6.32%
Age 10 - 14	499 5.03%	4,885 5.67%	10,272 5.89%
Age 15 - 19	470 4.74%	5,556 6.45%	10,629 6.09%
Age 20 - 24	813 8.20%	6,942 8.06%	13,117 7.52%
Age 25 - 29	1,073 10.83%	6,633 7.70%	13,420 7.69%
Age 30 - 34	1,089 10.99%	6,486 7.53%	13,300 7.62%
Age 35 - 39	909 9.17%	6,359 7.39%	12,859 7.37%
Age 40 - 44	629 6.35%	5,318 6.18%	10,904 6.25%
Age 45 - 49	487 4.91%	4,520 5.25%	9,177 5.26%
Age 50 - 54	452 4.56%	4,607 5.35%	9,462 5.42%
Age 55 - 59	442 4.46%	4,924 5.72%	10,240 5.87%
Age 60 - 64	467 4.71%	5,151 5.98%	10,527 6.03%
Age 65 - 69	417 4.21%	4,674 5.43%	9,471 5.43%
Age 70 - 74	313 3.16%	3,550 4.12%	7,105 4.07%
Age 75 - 79	235 2.37%	2,642 3.07%	5,330 3.05%
Age 80 - 84	155 1.56%	1,714 1.99%	3,516 2.02%
Age 85+	129 1.30%	1,418 1.65%	3,031 1.74%
Age 65+	1,249 12.60%	13,998 16.26%	28,453 16.31%
Median Age	33.50	36.40	36.70
Average Age	35.80	38.20	38.40

Demographic Detail Report

Bldg 400

704 Thimble Shoals Blvd, Newport News, VA 23606

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	9,911	86,106	174,479
White	4,351 43.90%	44,691 51.90%	87,218 49.99%
Black	3,477 35.08%	24,927 28.95%	54,423 31.19%
Am. Indian & Alaskan	13 0.13%	137 0.16%	302 0.17%
Asian	416 4.20%	4,240 4.92%	7,951 4.56%
Hawaiian & Pacific Island	40 0.40%	411 0.48%	839 0.48%
Other	1,614 16.28%	11,701 13.59%	23,746 13.61%
Population by Hispanic Origin	9,911	86,106	174,479
Non-Hispanic Origin	8,608 86.85%	77,814 90.37%	157,970 90.54%
Hispanic Origin	1,302 13.14%	8,292 9.63%	16,509 9.46%
2024 Median Age, Male	32.20	34.60	35.10
2024 Average Age, Male	34.00	36.70	37.10
2024 Median Age, Female	35.00	38.20	38.20
2024 Average Age, Female	37.50	39.70	39.60
2024 Population by Occupation Classification	7,985	69,381	139,965
Civilian Employed	5,082 63.64%	42,868 61.79%	86,410 61.74%
Civilian Unemployed	112 1.40%	1,219 1.76%	2,748 1.96%
Civilian Non-Labor Force	2,486 31.13%	22,345 32.21%	44,638 31.89%
Armed Forces	305 3.82%	2,949 4.25%	6,169 4.41%
Households by Marital Status			
Married	1,182	14,655	29,833
Married No Children	795	9,321	18,973
Married w/Children	387	5,334	10,860
2024 Population by Education	7,336	61,899	126,138
Some High School, No Diploma	574 7.82%	3,359 5.43%	7,320 5.80%
High School Grad (Incl Equivalency)	1,809 24.66%	14,557 23.52%	30,535 24.21%
Some College, No Degree	1,874 25.55%	17,991 29.07%	37,976 30.11%
Associate Degree	540 7.36%	3,906 6.31%	7,797 6.18%
Bachelor Degree	1,238 16.88%	12,561 20.29%	24,581 19.49%
Advanced Degree	1,301 17.73%	9,525 15.39%	17,929 14.21%

Demographic Detail Report

Bldg 400

704 Thimble Shoals Blvd, Newport News, VA 23606

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	9,517	79,696	161,104
Real Estate & Finance	291 3.06%	2,357 2.96%	4,123 2.56%
Professional & Management	2,764 29.04%	24,298 30.49%	47,891 29.73%
Public Administration	353 3.71%	3,520 4.42%	7,524 4.67%
Education & Health	1,504 15.80%	11,126 13.96%	20,995 13.03%
Services	1,001 10.52%	6,755 8.48%	14,248 8.84%
Information	38 0.40%	597 0.75%	946 0.59%
Sales	952 10.00%	9,462 11.87%	17,964 11.15%
Transportation	67 0.70%	196 0.25%	716 0.44%
Retail	304 3.19%	3,386 4.25%	8,046 4.99%
Wholesale	145 1.52%	1,016 1.27%	1,841 1.14%
Manufacturing	792 8.32%	5,608 7.04%	11,247 6.98%
Production	660 6.93%	4,549 5.71%	9,975 6.19%
Construction	315 3.31%	3,340 4.19%	7,387 4.59%
Utilities	152 1.60%	1,534 1.92%	3,554 2.21%
Agriculture & Mining	93 0.98%	222 0.28%	446 0.28%
Farming, Fishing, Forestry	5 0.05%	146 0.18%	379 0.24%
Other Services	81 0.85%	1,584 1.99%	3,822 2.37%
2024 Worker Travel Time to Job	4,995	42,369	86,117
<30 Minutes	3,521 70.49%	30,457 71.89%	60,976 70.81%
30-60 Minutes	1,352 27.07%	9,992 23.58%	20,929 24.30%
60+ Minutes	122 2.44%	1,920 4.53%	4,212 4.89%
2020 Households by HH Size	5,215	36,169	73,132
1-Person Households	2,219 42.55%	11,374 31.45%	22,678 31.01%
2-Person Households	1,607 30.81%	12,085 33.41%	24,392 33.35%
3-Person Households	741 14.21%	5,780 15.98%	11,746 16.06%
4-Person Households	378 7.25%	4,142 11.45%	8,489 11.61%
5-Person Households	175 3.36%	1,806 4.99%	3,734 5.11%
6-Person Households	67 1.28%	643 1.78%	1,381 1.89%
7 or more Person Households	28 0.54%	339 0.94%	712 0.97%
2024 Average Household Size	2.00	2.30	2.30
Households			
2029 Projection	4,801	34,936	72,059
2024 Estimate	4,911	35,154	71,901
2020 Census	5,215	36,169	73,132
Growth 2024 - 2029	-2.24%	-0.62%	0.22%
Growth 2020 - 2024	-5.83%	-2.81%	-1.68%

Demographic Detail Report

Bldg 400						
704 Thimble Shoals Blvd, Newport News, VA 23606						
Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	4,912		35,154		71,900	
<\$25,000	771	15.70%	4,101	11.67%	9,161	12.74%
\$25,000 - \$50,000	1,411	28.73%	7,172	20.40%	14,723	20.48%
\$50,000 - \$75,000	1,151	23.43%	7,264	20.66%	14,785	20.56%
\$75,000 - \$100,000	447	9.10%	4,429	12.60%	9,406	13.08%
\$100,000 - \$125,000	442	9.00%	4,268	12.14%	7,956	11.07%
\$125,000 - \$150,000	318	6.47%	2,893	8.23%	5,637	7.84%
\$150,000 - \$200,000	231	4.70%	3,076	8.75%	5,950	8.28%
\$200,000+	141	2.87%	1,951	5.55%	4,282	5.96%
2024 Avg Household Income	\$71,039		\$90,495		\$89,797	
2024 Med Household Income	\$54,667		\$71,643		\$70,129	
2024 Occupied Housing	4,912		35,154		71,900	
Owner Occupied	1,051	21.40%	18,285	52.01%	37,758	52.51%
Renter Occupied	3,861	78.60%	16,869	47.99%	34,142	47.49%
2020 Housing Units	5,355		37,302		75,764	
1 Unit	1,606	29.99%	23,522	63.06%	47,799	63.09%
2 - 4 Units	643	12.01%	2,903	7.78%	5,366	7.08%
5 - 19 Units	1,577	29.45%	6,561	17.59%	15,537	20.51%
20+ Units	1,529	28.55%	4,316	11.57%	7,062	9.32%
2024 Housing Value	1,050		18,285		37,759	
<\$100,000	54	5.14%	614	3.36%	1,799	4.76%
\$100,000 - \$200,000	320	30.48%	3,712	20.30%	8,601	22.78%
\$200,000 - \$300,000	450	42.86%	6,629	36.25%	12,624	33.43%
\$300,000 - \$400,000	180	17.14%	4,355	23.82%	7,827	20.73%
\$400,000 - \$500,000	34	3.24%	1,919	10.49%	3,984	10.55%
\$500,000 - \$1,000,000	1	0.10%	828	4.53%	2,641	6.99%
\$1,000,000+	11	1.05%	228	1.25%	283	0.75%
2024 Median Home Value	\$233,555		\$272,657		\$267,169	
2024 Housing Units by Yr Built	5,371		38,072		77,738	
Built 2010+	410	7.63%	3,403	8.94%	6,751	8.68%
Built 2000 - 2010	1,664	30.98%	4,572	12.01%	9,112	11.72%
Built 1990 - 1999	815	15.17%	8,722	22.91%	14,795	19.03%
Built 1980 - 1989	920	17.13%	6,565	17.24%	14,908	19.18%
Built 1970 - 1979	657	12.23%	5,200	13.66%	11,168	14.37%
Built 1960 - 1969	559	10.41%	4,726	12.41%	10,307	13.26%
Built 1950 - 1959	300	5.59%	3,817	10.03%	7,788	10.02%
Built <1949	46	0.86%	1,067	2.80%	2,909	3.74%
2024 Median Year Built	1991		1985		1983	

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