

# 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

Williamsburg, Virginia 23185

757.209.2990

[Ron@cwcrew.net](mailto:Ron@cwcrew.net)

[www.cwcrew.net](http://www.cwcrew.net)



*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**  
**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:**



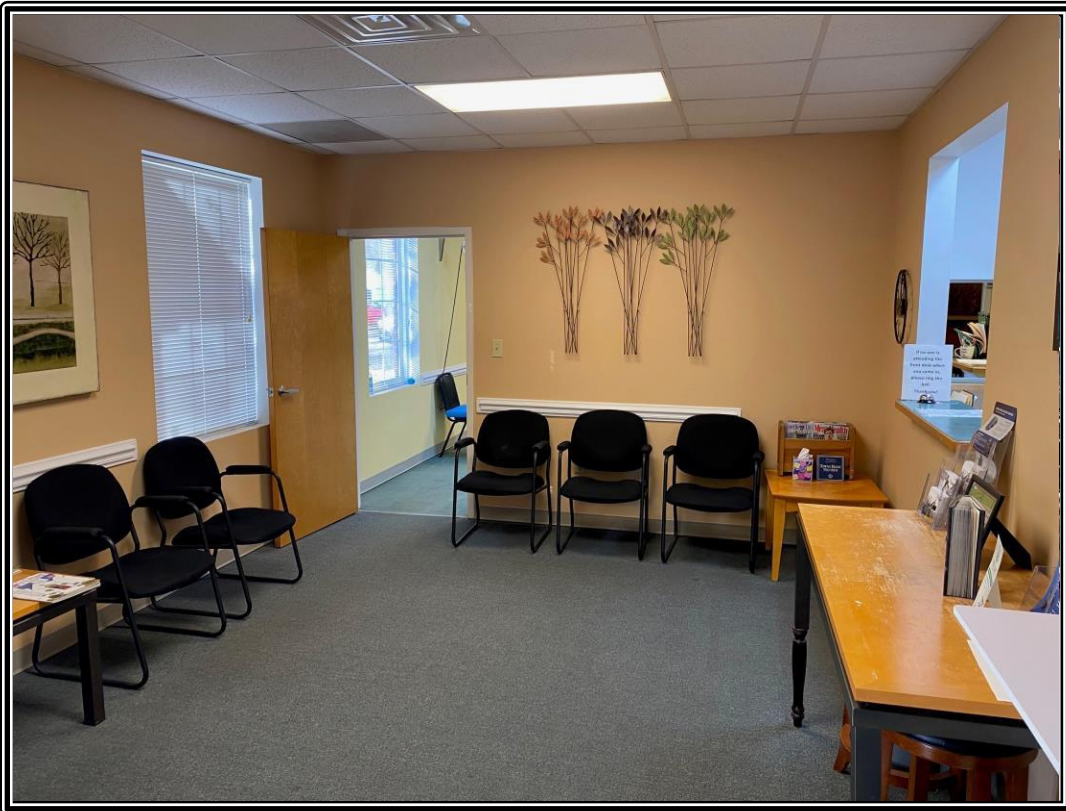
**Ron A. Campana, Jr.**  
Campana Waltz Commercial Real Estate West  
1313 Jamestown Road, Suite 202  
Williamsburg, Virginia 23185  
Phone (757) 209-2990  
[Ron@cwcrew.net](mailto:Ron@cwcrew.net)  
[www.cwcrew.net](http://www.cwcrew.net)

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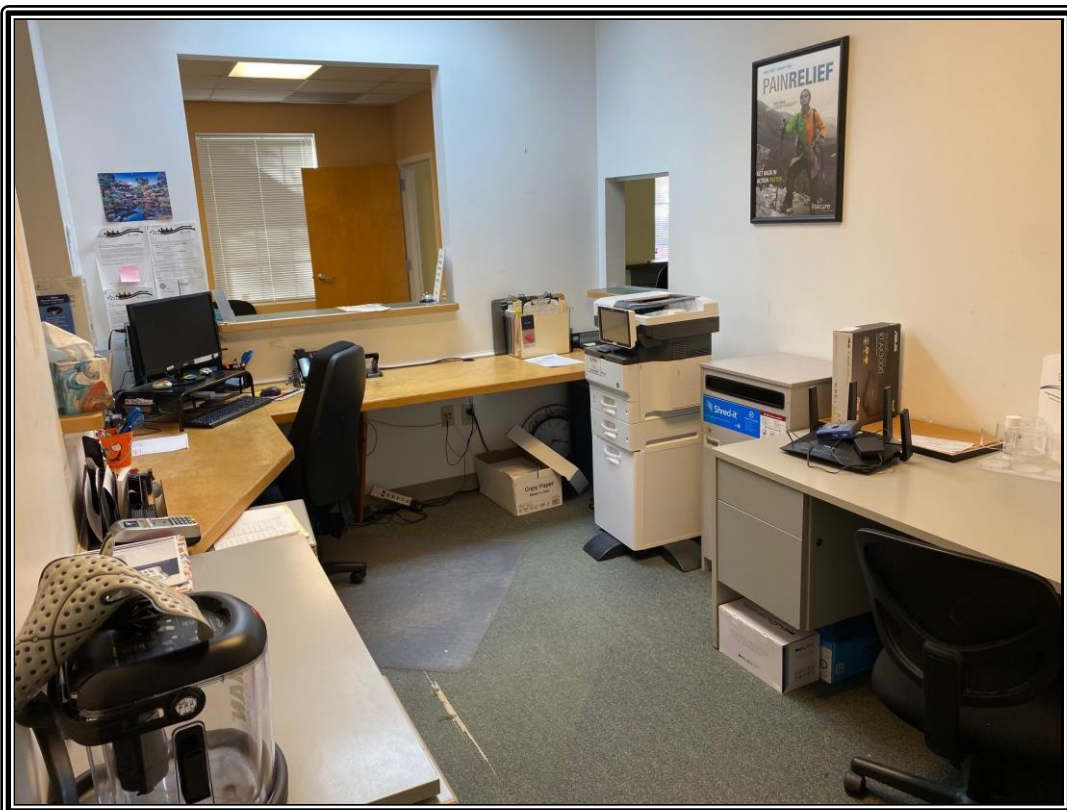


704 Thimble Shoals Blvd., Stes. 400 A&C, Newport News, VA



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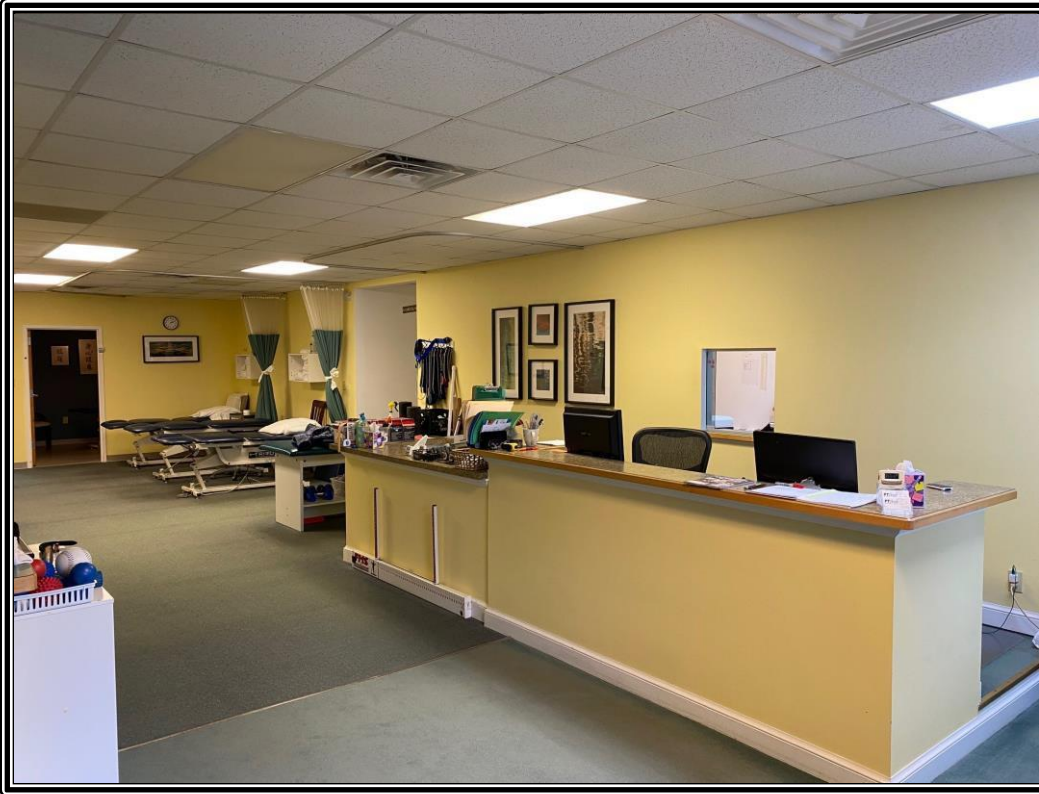
704 Thimble Shoals Blvd., Stes. 400 A&C, Newport News, VA



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704 Thimble Shoals Blvd., Stes. 400 A&C, Newport News, 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 MANE	R7 MEDIU	R8 HIGH	R9 MIXED	P1 PARK	O1 OFFICE	O2 OFFICE	O3 OFFICE	C1 RETAIL	C2 GENER	C3 REGIO	C4 OYSTE	C5 OYSTE	M1 LIGHT	M2 HEAVY	REF ART.	ERE SEC.	NC ES
<b>PERMITTED USES A. AGRICULTURAL</b>																							
1. AGRICULTURE, FARM	C									P													
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																							
<b>PERMITTED USES B. RESIDENTIAL</b>																							
1. SINGLE-FAMILY	P	P	P	P	P						P												
2. TWO-FAMILY					P		P	P								P							
2.1. SINGLE-FAMILY ATTACHED					P		P	P			C					P							
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					P		P	P	P		C			C		P	C						
3. MULTIPLE-FAMILY					P		P	P	P		C					P	C						
3.(a) FAMILY DAY HOME CHILD CARE FACILITY (LESS THAN FIVE (5) CHILDREN)	P	P	P	P	P	P	P	P	P		P					P							
3.(b) FAMILY DAY HOME CHILD CARE FACILITY (AT LEAST FIVE (5) NOT MORE THAN TWELVE (12) CHILDREN)	C	C	C	C	C	C	C	C	C		C					C							
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					P		P	P	P		C			C		P	C						
4. HIGH RISE APARTMENT									P							P	p						
5. MANUFACTURED HOME & MANFCT. HOME PARK						P															C. CODE XIII		
6. PLANNED RESIDENTIAL DEVELOPMENT	P	P	P	P	P	P	P	P	P							P							
7. DORMITORY	C	C	C	C	C	C	C	C	C	C		P	C			P							
8. GROUP HOME	C	C	C	C	C		C	C	C		C	P		C	C	C							
9. HALFWAY HOUSE					C		C	C	C					C	C	C							

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

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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					
<b>PERMITTED USES D. UTILITIES</b>																						
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	P	C			
4. ELECTRICAL GENERATING PLANT																			C	C		
5. ELECTRICAL SUBSTATION	C	C	C	C	C	C	C	C	C	C		P	P	P	P	P	C	C	P	P		
6. ELEVATED WATER STORAGE TANK	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C		
7. LOCAL UTILITIES	P	P	P	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	C	C	C		
9. COMMUNICATION TOWER NOT GREATER THAN 50 FEET IN HEIGHT									P	P	P	P	P	P	P	P	P	P	P	P		
10. SANITARY LANDFILL										C									C	C		
11. SEWAGE TREATMENT PLANT										C									C	C		
12. SOLID WASTE TRANSFER STATION										C									C	C		
13. TRANSMISSION LINES	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
14. WATER RESERVOIR		P									P											
15. WATER TREATMENT PLANT											C								C	C		
16. ELECTRICAL GENERATION FROM LANDFILL GASES											C											
<b>PERMITTED USES E. EDUCATIONAL SERVICES</b>																						
1. CHILD CARE CENTER	C	C	C	C	C	C	C	C	P		C	P	C	P	P	P	P	P	C	C		
2. COLLEGE, UNIVERSITY	C	C	C	C	C	C	C	C	P	P		P	P			P	P	C			V	45-520
3. FAMILY HOME CHILD CARE FACILITY	P	P	P	P	P	P	P	P	P												V	45-523
4. OTHER EDUCATIONAL/GROUP INSTRUCTION									P			P	P	P	P	P	C	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					V	45-520



7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					V	45-520
8. VOCATIONAL SCHOOL									P		C	P	C	P	P	P	C	P	P	P		
9. BUSINESS SCHOOL									P		P	P	P	P	P	P	P	P	P			
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P	P						P	C	C				
<b>PERMITTED USES F. COMMUNITY FACILITIES</b>																						
1. CEMETERY	C	C	C	C	C	C	C	C	C													
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	P	P	P	P	P	P	P	P	P	C	C	C	C	P	P	P	C	C	C	C	V	45-520
2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C					C											V	45-527
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL...)	C	C	C	C	P	P	P	P	P	P		P		P	P	P	C	C	C	C	V	45-520
4. CORRECTION FACILITIES										P						P						
5. FIRE STATION	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	V	45-520
6. FUNERAL HOME														P	P	P			C			
7. LIBRARY	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				V	45-520
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C		C			P	P	P					V	45-520
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P				P	P	P					V	45-520
10. POLICE STATION					P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	V	45-520
10.1. POLICE K9 TRAINING FACILITY										P									P	P	V	45-535
11. POST OFFICE/PARCEL PICK UP STATION									P		P	P	P	P	P	P	P	P	P	P		
12. PUBLIC/PRIVATE GOLF COURSE	C	C	C	C	P	P	P	P	P	P		P		P	P	P					V	45-520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C		P	C	C		P	P	P	P				V	45-520
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			V	45-520
<b>PERMITTED USES G. BUSINESS SERVICES</b>																						
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES									C		P	P	P	P	P	P	P	P	P	P		
2. BANK, LOAN OFFICE OR CREDIT UNION									P		C	P	C	P	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											
<b>PERMITTED USES H. PERSONAL SERVICES</b>																						
1. ARTIST OR PHOTOGRAPHY STUDIO									P		P			P	P	P	P	P				
2. BARBER/BEAUTY SHOP									P			P		P	P	P	P					
3. CARPET/UPHOLSTERY CLEANING															P	P	C	P	P	C		
4. COIN-OPERATED COMMERCIAL LAUNDRY									P					P	P	P						
4.1. DAY SERVICES CENTER											C			C	C	C	C					
5. DIAPER SERVICE/LINEN SUPPLY															P	P	C	P	P	P		
6. DRY CLEANING PICKUP									P					P	P	P	P	P				
7. DRY CLEANING PLANT														P	P	P	C	P	P	P		
8. RECORDING STUDIO									P		C			P	P	P	P	P	P			
9. SHOE REPAIR									P					P	P	P	P					
10. TAILOR SHOP									P					P	P	P	P					
11. TRAVEL AGENCY											P	P		P	P	P	P					
12. TATTOO ESTABLISHMENT															C							
<b>PERMITTED USES I. RECREATIONAL USES</b>																						
1. AMUSEMENT PARK OR THEME PARK																P			C	C		
2. BILLIARD PARLOR									P					C	P	P						
3. BINGO PARLOR														C	P						C	
4. BOWLING ALLEY									P					C	P	P						
5. AMUSEMENT ESTABLISHMENT									C					C	P	P						
6. COUNTRY/YACHT CLUB	C	C	C	C	C	C	C	C	C	C		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 CAMPGROUND										C												
11. SKATEBOARD RAMP										P				C	C	C			C	C	V	45- 511



12. SKATING RINK									P	P				C	P	P						
13. STADIUM, ARENA OR AMPHITHEATRE										C						P	C	C	C	C		
14. THEATRE OR STAGE									P	P				P	P	P	C	C				
15. SHOOTING RANGE																			C			
<b>PERMITTED USES J. RETAIL SERVICES</b>																						
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				
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					

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		



40.1. RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY										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			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	P			
53. MICRO/CRAFT BREWERY										P								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			
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	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	C	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			
<b>PERMITTED USES L. TRANSPORTATION</b>																							
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	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	C	P	P		
6. OFF-SITE PARKING LOT OR GARAGE							C	C	P			C	P	C	P	P	P	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		
<b>PERMITTED USES M. WHOLESALE &amp; WAREHOUSE</b>																							
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		

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		
<b>PERMITTED USES N. OFFICE/RESEARCH DEVELOP.</b>																							
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		
<b>PERMITTED USES O. OPEN INDUSTRIAL</b>																							
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		

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

(Ord. No. 5028-97, § 1; Ord. No. 5094-98, § 1; Ord. No. 5200-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5203-98, § 1; Ord. No. 5210-98, § 1; Ord. No. 5264-99, § 1; Ord. No. 5265-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5274-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5395-00, §§ 1—5; Ord. No. 5407-00, § 1; Ord. No. 5422-00, § 1; Ord. No. 5529-00, § 1; Ord. No. 5530-00, § 1; Ord. No. 5550-00, § 1; Ord. No. 5551-00, § 1; Ord. No. 5561-01, § 1; Ord. No. 5711-01, § 1; Ord. No. 5741-02, § 1; Ord. No. 5780-02, § 1; Ord. No. 5781-02, § 1; Ord. No. 5956-03, § 1; Ord. No. 5957-03, § 1; Ord. No. 5958-03, § 1; Ord. No. 5985-03,



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§ 1; Ord. No. 5966-03, § 1; Ord. No. 6174-05, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6193-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6197-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 1; Ord. No. 6334-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6336-07, § 1; Ord. No. 6352-07, § 1; Ord. No. 6537-08, § 1; Ord. No. 6538-08, § 1; Ord. No. 6539-08, § 1; Ord. No. 6540-08, § 1; Ord. No. 6578-09, § 1; Ord. No. 6770-11, § 1; Ord. No. 6782-11, § 1; Ord. No. 6794-11, § 1; Ord. No. 6802-11, § 1; Ord. No. 6889-12, § 1; Ord. No. 6892-12, § 1; Ord. No. 6995-13, § 1; Ord. No. 7001-13, § 1; Ord. No. 7066-14, § 1; Ord. No. 7103-14, § 1; Ord. No. 7181-15, § 1; Ord. No. 7246-16, § II; Ord. No. 7248-16, § 1; Ord. No. 7255-16, § II; Ord. No. 7316-16, § 1; Ord. No. 7366-17, § 1; Ord. No. 7534-19, §§ 1—3; Ord. No. 7543-19, § 1; Ord. No. 7647-20, § 1; Ord. No. 7764-22, §§ 1—3; Ord. No. 7806-22, § 1; Ord. No. 7938-23, § 3; Ord. No. 7899-23, § 1; Ord. No. 7959-24, §§ 1, 2; Ord. No. 8018-24, § 1)

## Traffic Count Report

### Bldg 400

704 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class C Office**

Class: **C**

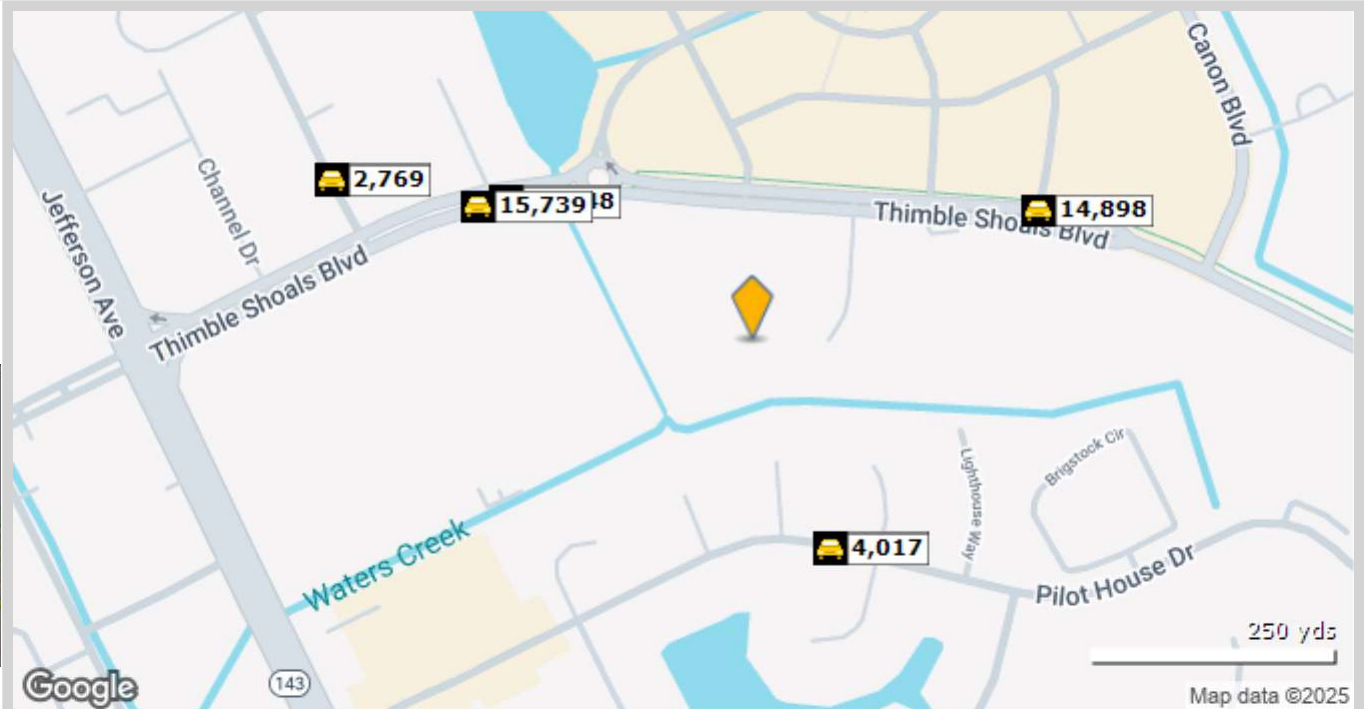
RBA: **5,662 SF**

Typical Floor: **5,662 SF**

Total Available: **2,264 SF**

% Leased: **100%**

Rent/SF/Yr: **Negotiable**



	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%
<b>Age 15+</b>	<b>8,823</b>	<b>83.28%</b>	<b>8,080</b>	<b>81.53%</b>	<b>7,743</b>	<b>79.98%</b>
<b>Age 20+</b>	<b>8,290</b>	<b>78.24%</b>	<b>7,610</b>	<b>76.78%</b>	<b>7,252</b>	<b>74.91%</b>
<b>Age 65+</b>	<b>1,241</b>	<b>11.71%</b>	<b>1,249</b>	<b>12.60%</b>	<b>1,337</b>	<b>13.81%</b>
<b>Median Age</b>	<b>32</b>		<b>34</b>		<b>36</b>	
<b>Average Age</b>	<b>35.70</b>		<b>35.80</b>		<b>36.80</b>	
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

<div> <div>Bldg 400</div> <div>704 Thimble Shoals Blvd, Newport News, VA 23606</div> </div>					
Description	2020		2024		2029
<b>Population by Race (Hispanic)</b>	<b>1,411</b>		<b>1,302</b>		<b>1,270</b>
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%
<b>Household by Household Income</b>	<b>5,215</b>		<b>4,912</b>		<b>4,801</b>
<\$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%
<b>Average Household Income</b>	<b>\$66,208</b>		<b>\$71,039</b>		<b>\$73,132</b>
<b>Median Household Income</b>	<b>\$53,661</b>		<b>\$54,667</b>		<b>\$55,046</b>



## Demographic Summary 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**



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	

Bldg 400

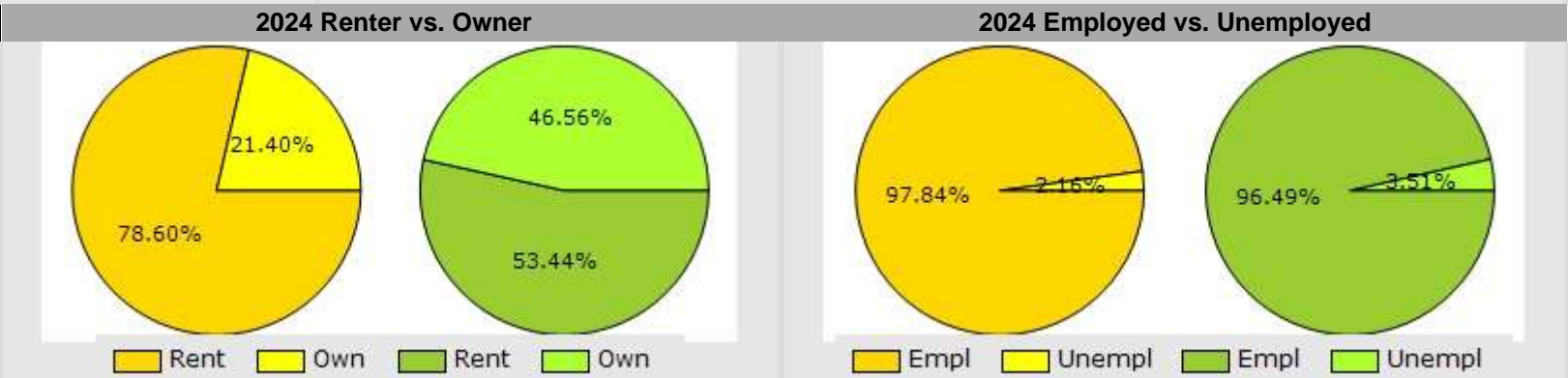
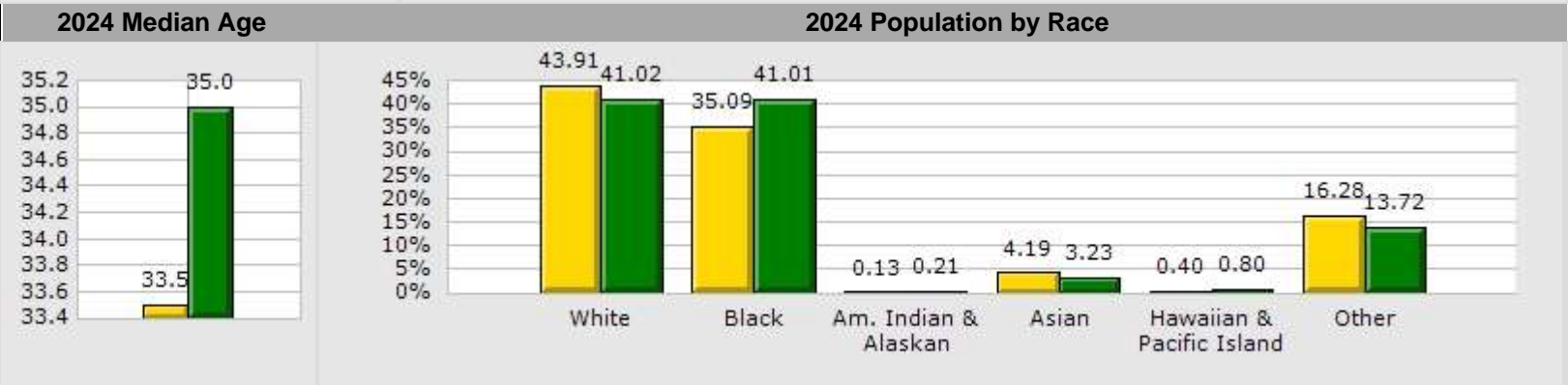
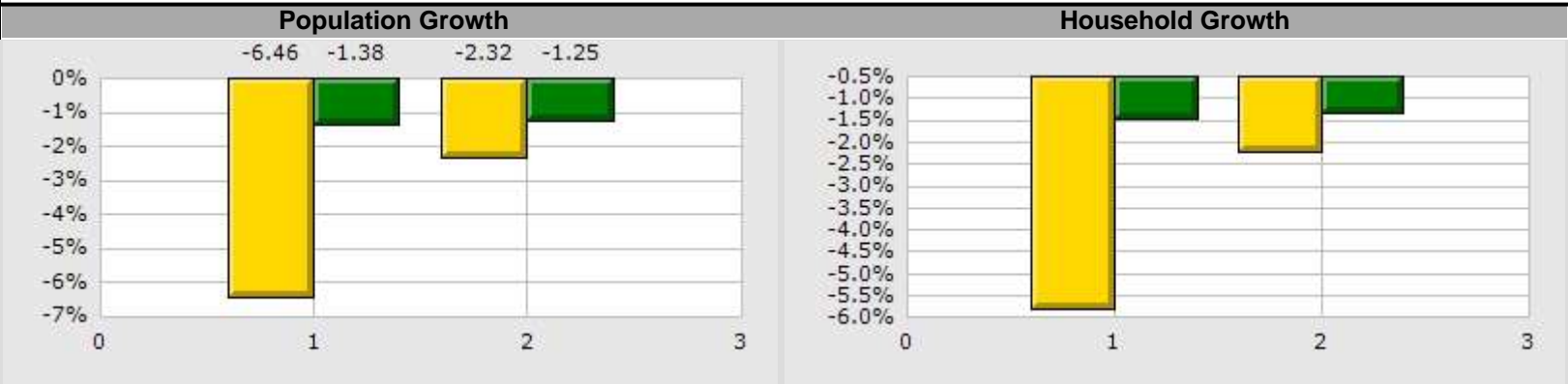
704 Thimble Shoals Blvd, Newport News, VA 23606

Type: Class C Office/Medical

County: Newport News

1 Mile

County



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**

Class: **C**

RBA: **5,662 SF**

Typical Floor: **5,662 SF**

Total Available: **2,264 SF**

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Radius	1 Mile		3 Mile		5 Mile	
Population						
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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

<b>Bldg 400</b> <b>704 Thimble Shoals Blvd, Newport News, VA 23606</b>					
Radius	1 Mile		3 Mile		5 Mile
<b>2024 Population By Race</b>	<b>9,911</b>		<b>86,106</b>		<b>174,479</b>
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%
<b>Population by Hispanic Origin</b>	<b>9,911</b>		<b>86,106</b>		<b>174,479</b>
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%
<b>2024 Median Age, Male</b>	<b>32.20</b>		<b>34.60</b>		<b>35.10</b>
<b>2024 Average Age, Male</b>	<b>34.00</b>		<b>36.70</b>		<b>37.10</b>
<b>2024 Median Age, Female</b>	<b>35.00</b>		<b>38.20</b>		<b>38.20</b>
<b>2024 Average Age, Female</b>	<b>37.50</b>		<b>39.70</b>		<b>39.60</b>
<b>2024 Population by Occupation Classification</b>	<b>7,985</b>		<b>69,381</b>		<b>139,965</b>
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%
<b>Households by Marital Status</b>					
Married	1,182		14,655		29,833
Married No Children	795		9,321		18,973
Married w/Children	387		5,334		10,860
<b>2024 Population by Education</b>	<b>7,336</b>		<b>61,899</b>		<b>126,138</b>
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	
2024 Households by HH Income	4,912		35,154	
<\$25,000	771	15.70%	4,101	11.67%
\$25,000 - \$50,000	1,411	28.73%	7,172	20.40%
\$50,000 - \$75,000	1,151	23.43%	7,264	20.66%
\$75,000 - \$100,000	447	9.10%	4,429	12.60%
\$100,000 - \$125,000	442	9.00%	4,268	12.14%
\$125,000 - \$150,000	318	6.47%	2,893	8.23%
\$150,000 - \$200,000	231	4.70%	3,076	8.75%
\$200,000+	141	2.87%	1,951	5.55%
2024 Avg Household Income	\$71,039		\$90,495	
2024 Med Household Income	\$54,667		\$71,643	
2024 Occupied Housing	4,912		35,154	
Owner Occupied	1,051	21.40%	18,285	52.01%
Renter Occupied	3,861	78.60%	16,869	47.99%
2020 Housing Units	5,355		37,302	
1 Unit	1,606	29.99%	23,522	63.06%
2 - 4 Units	643	12.01%	2,903	7.78%
5 - 19 Units	1,577	29.45%	6,561	17.59%
20+ Units	1,529	28.55%	4,316	11.57%
2024 Housing Value	1,050		18,285	
<\$100,000	54	5.14%	614	3.36%
\$100,000 - \$200,000	320	30.48%	3,712	20.30%
\$200,000 - \$300,000	450	42.86%	6,629	36.25%
\$300,000 - \$400,000	180	17.14%	4,355	23.82%
\$400,000 - \$500,000	34	3.24%	1,919	10.49%
\$500,000 - \$1,000,000	1	0.10%	828	4.53%
\$1,000,000+	11	1.05%	228	1.25%
2024 Median Home Value	\$233,555		\$272,657	
2024 Housing Units by Yr Built	5,371		38,072	
Built 2010+	410	7.63%	3,403	8.94%
Built 2000 - 2010	1,664	30.98%	4,572	12.01%
Built 1990 - 1999	815	15.17%	8,722	22.91%
Built 1980 - 1989	920	17.13%	6,565	17.24%
Built 1970 - 1979	657	12.23%	5,200	13.66%
Built 1960 - 1969	559	10.41%	4,726	12.41%
Built 1950 - 1959	300	5.59%	3,817	10.03%
Built <1949	46	0.86%	1,067	2.80%
2024 Median Year Built	1991		1985	

## AGENCY DISCLOSURE

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

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

Buyer/Tenant:

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

Buyer and Seller (Acting as a Dual Agent):

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

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

Acknowledged by:

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