

Sublease Opportunity

Class A Office Space

600 Thimble Shoals, Suite 200
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

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**Campana
Waltz**
Commercial Real Estate, LLC

FOR SUBLEASE

Distinctive Class A Office Space

| | |
|--------------------------------|--|
| Location: | 600 Thimble Shoals Boulevard, Newport News, Virginia Positioned on the highly visible corner of Jefferson Avenue and Thimble Shoals Boulevard. |
| Description: | Timeless treasure Class A office building located at the gateway to City Center in the prestigious Oyster Point Park. |
| Size: | <u>Suite 200: 12,735 Square Feet</u> – Second Floor (Fully Furnished- All Office Furniture is included in the Sublease) Prominent Building Signage Available |
| Lease Rate: | \$17.00 / square foot full service |
| Zoning: | C4 – Oyster Point Business District |
| Amenities: | <ul style="list-style-type: none">• Solid timeless brick structure, well maintained• Class A finishes throughout• Ample Parking• Surrounded by restaurants, retail centers and banks.• Centrally located – easily accessible from Norfolk, Williamsburg, Newport News, Hampton and all of Hampton Roads. Easy Access to I-64 |
| Additional Information: | <ul style="list-style-type: none">➢ Other prominent businesses located at 600 Thimble Shoals are Wells Fargo Bank and VEI Homes.➢ Floor Plan➢ Additional Photographs➢ Furniture Inventory List➢ Aerial➢ Demographics |

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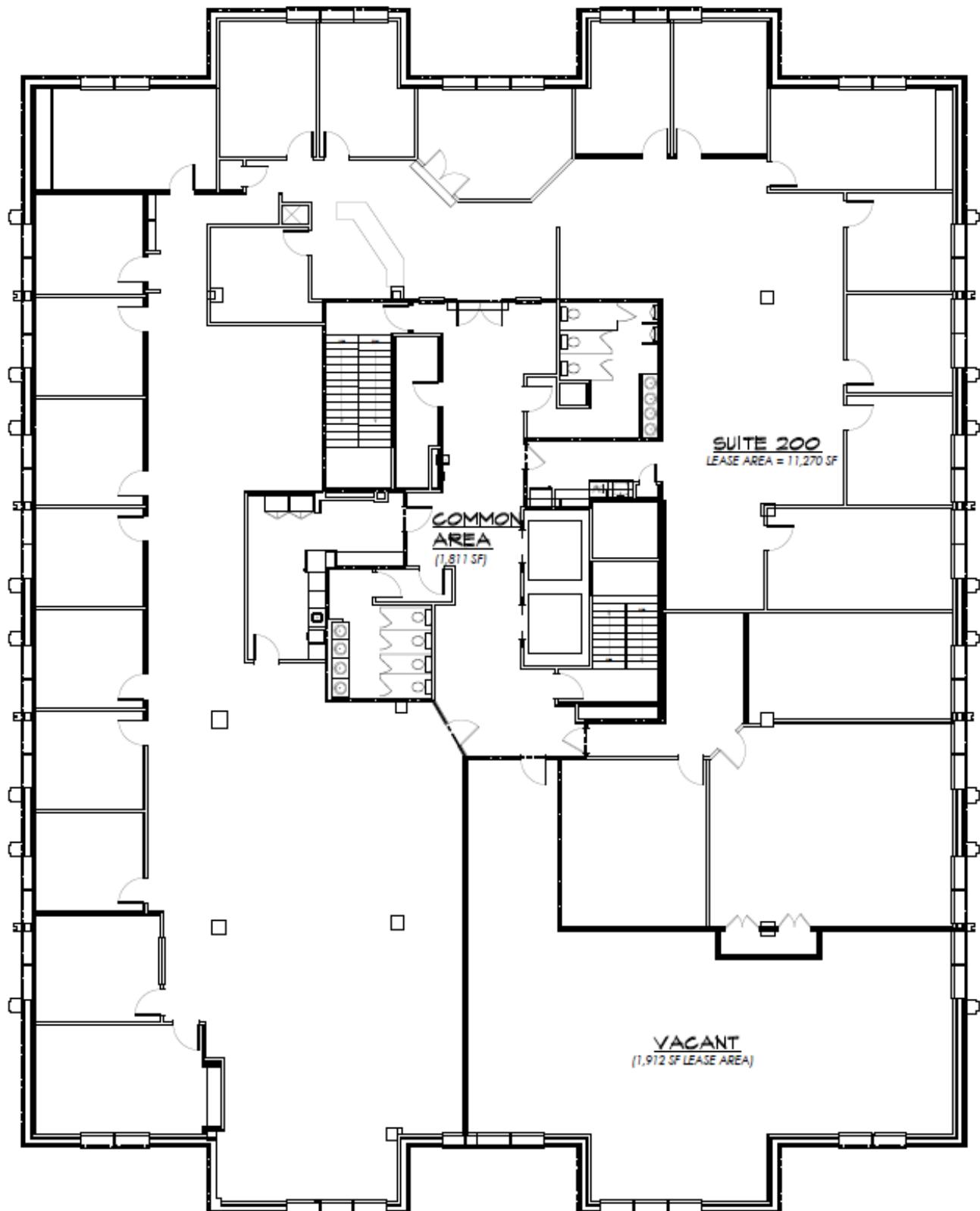
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Notable Building Facts

- A Timeless three-story masonry / glass exterior suburban Class A Office Building
- Located at the main entrance into City Center – “The Business Capital” of this market area.
- Ample parking provided by 182 paved and lined parking places.
- C-4 Oyster Point Business District Zoning which allows an array of professional office uses by right.
- Direct access to both Jefferson Avenue and Thimble Shoals Boulevard
- Building Features:
 - Exterior: Structural steel with brick exterior and high performance reflective insulated glass.
 - Windows: Double glazed glass in aluminum frames
 - Suites: Interior
The improvements are divided into individual tenant spaces. These spaces are finished based on tenant requirements. Wall coverings are a mixture of painted wall surfaces and vinyl wall covering. Floor coverings are a mixture of carpet, vinyl and ceramic tile. Men’s and women’s restrooms located on each floor.
 - HVAC: Fully heated and air conditioned with appropriate Mechanical systems for a suburban, Class A office facility.
 - Electrical: Meets the requirements of the tenants for a ±45,344 SF building
 - Sprinkler System: Yes – wet system
 - Elevators: Two elevators serve the building. Upper floor access also provided by two staircases (one at each end of the building)
 - Management: On site and very accommodating

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600 Thimble Shoals Boulevard, Newport News, Virginia



Not to scale.
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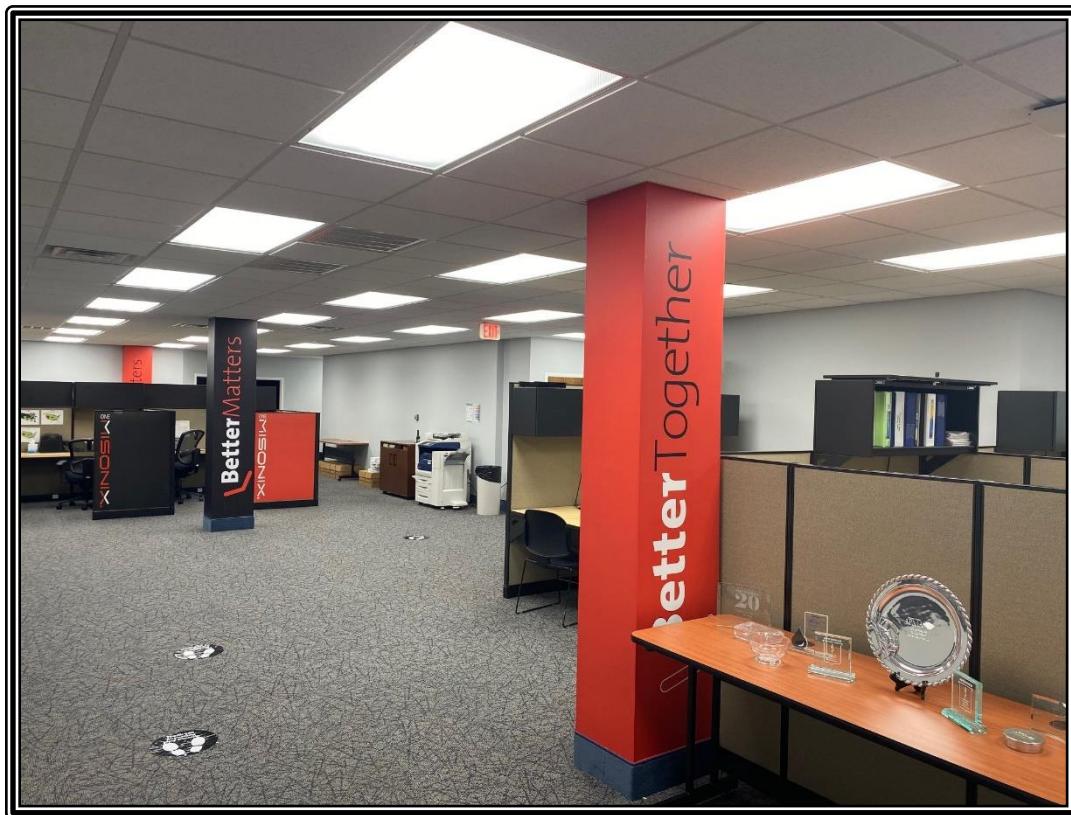
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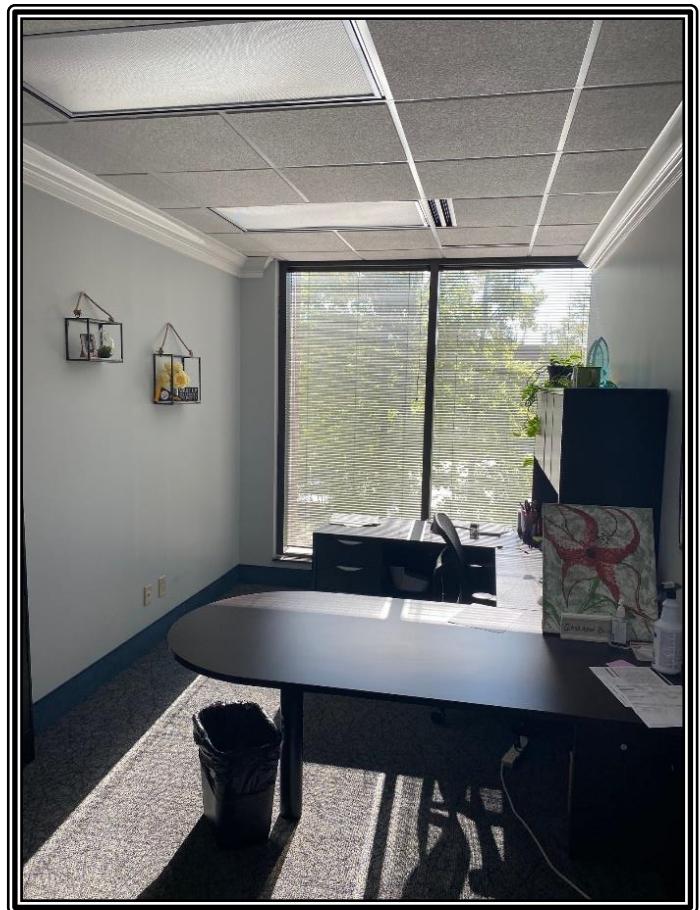
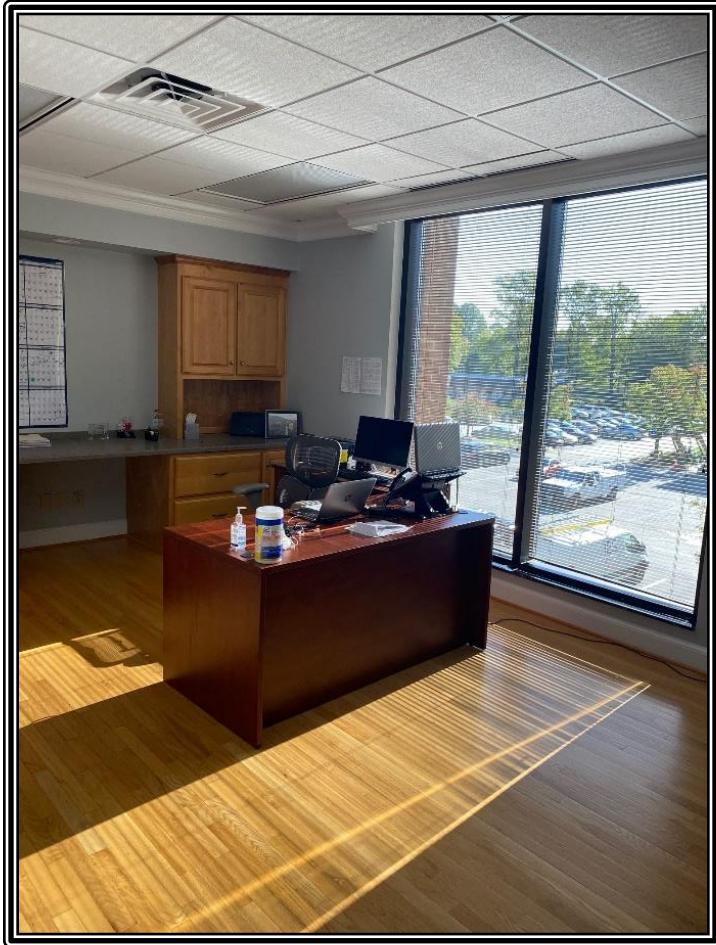
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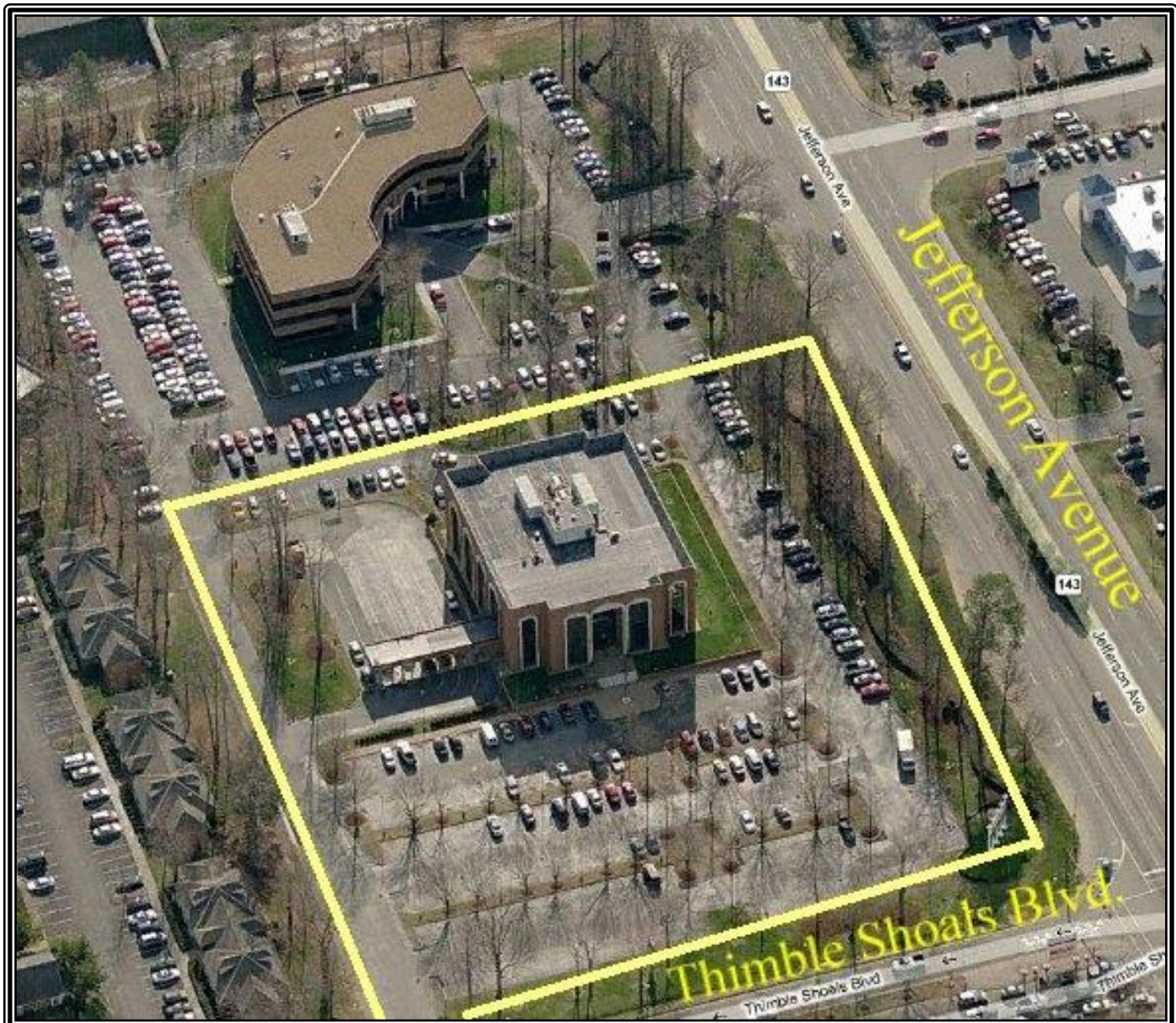
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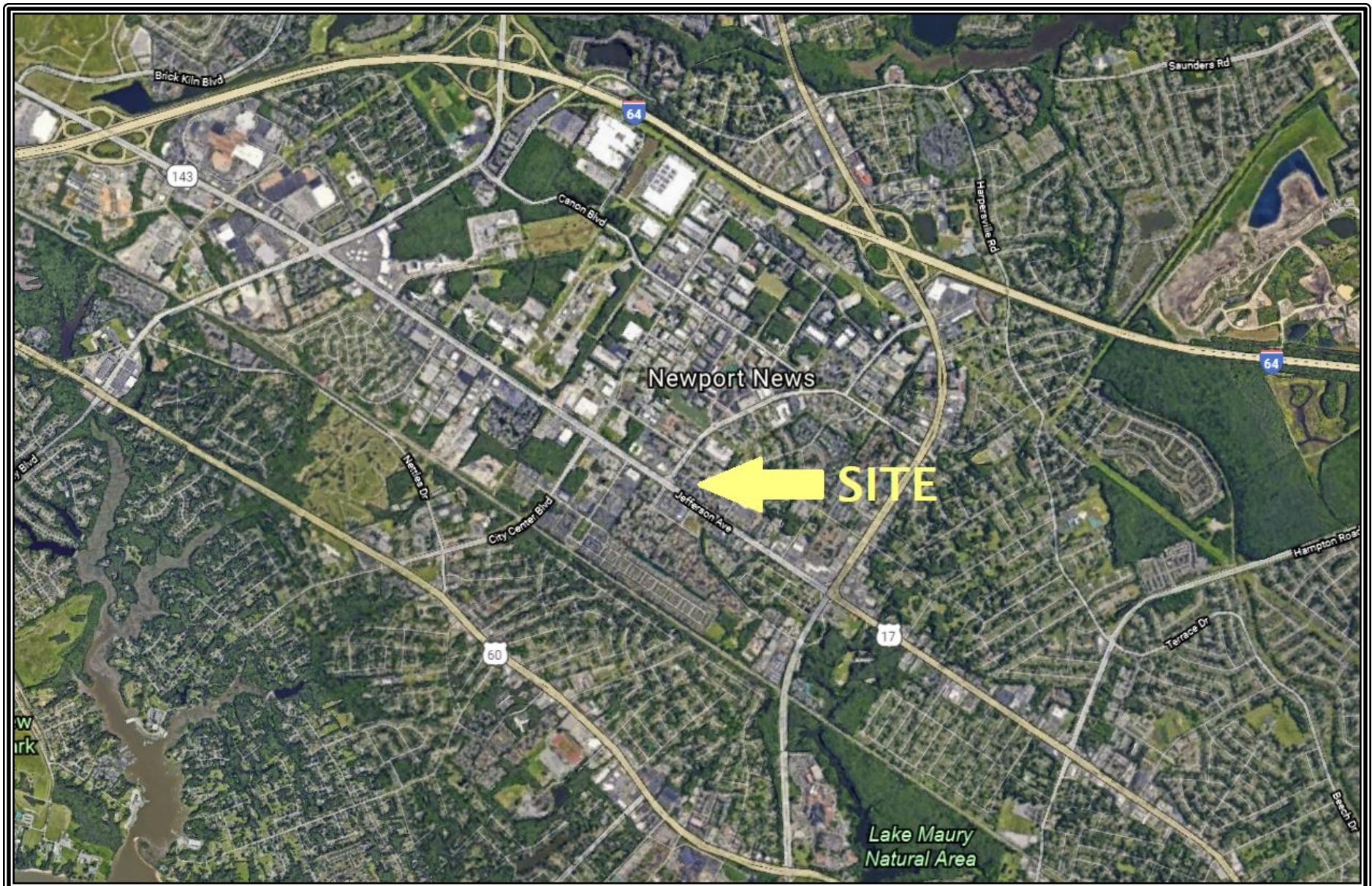
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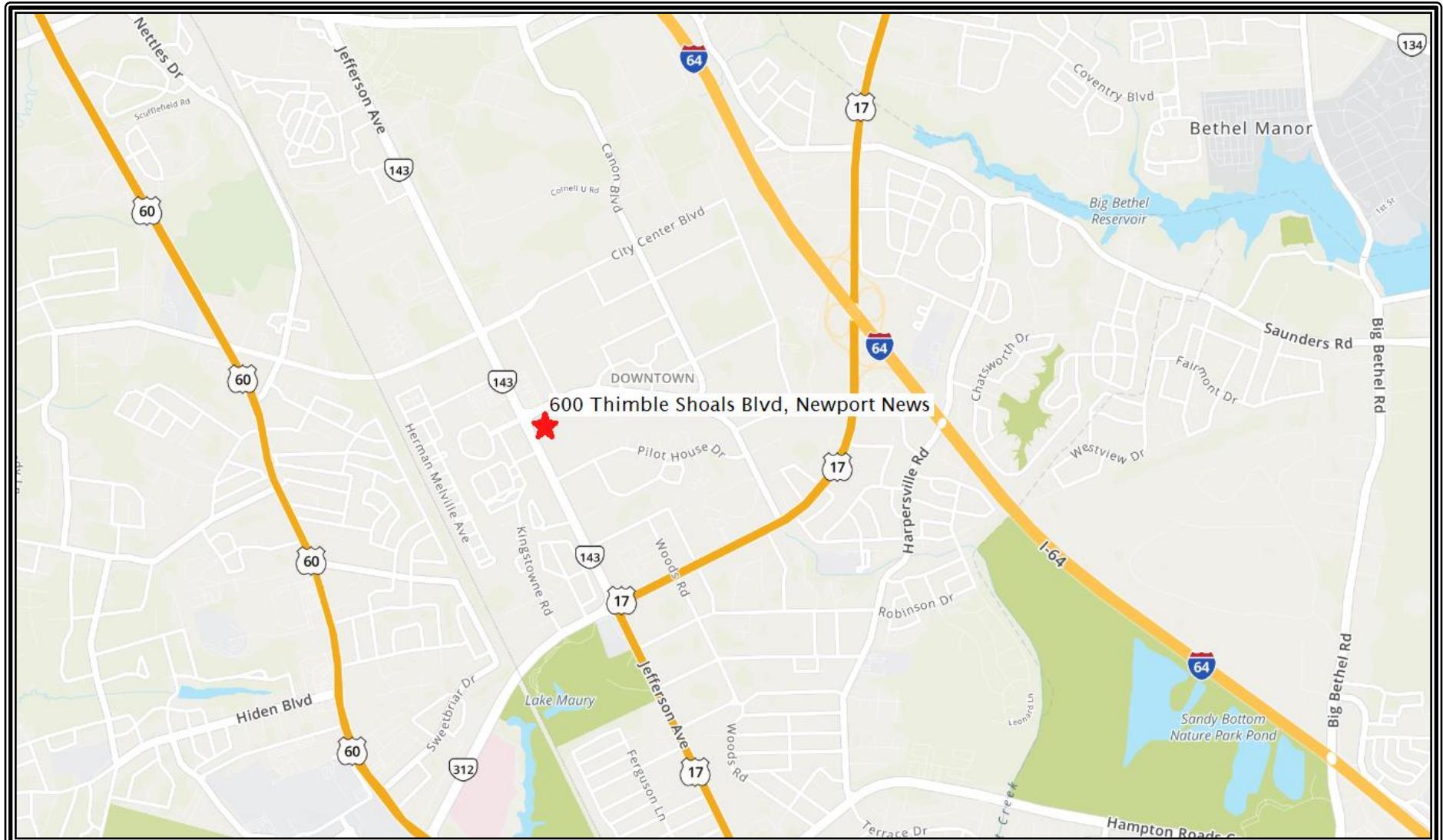
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600 Thimble Shoals, Newport News, Virginia



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600 Thimble Shoals, Newport News, Virginia



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Traffic Count Report

600 Thimble Shoals Boulevard

600 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class A Office**

Class: **A**

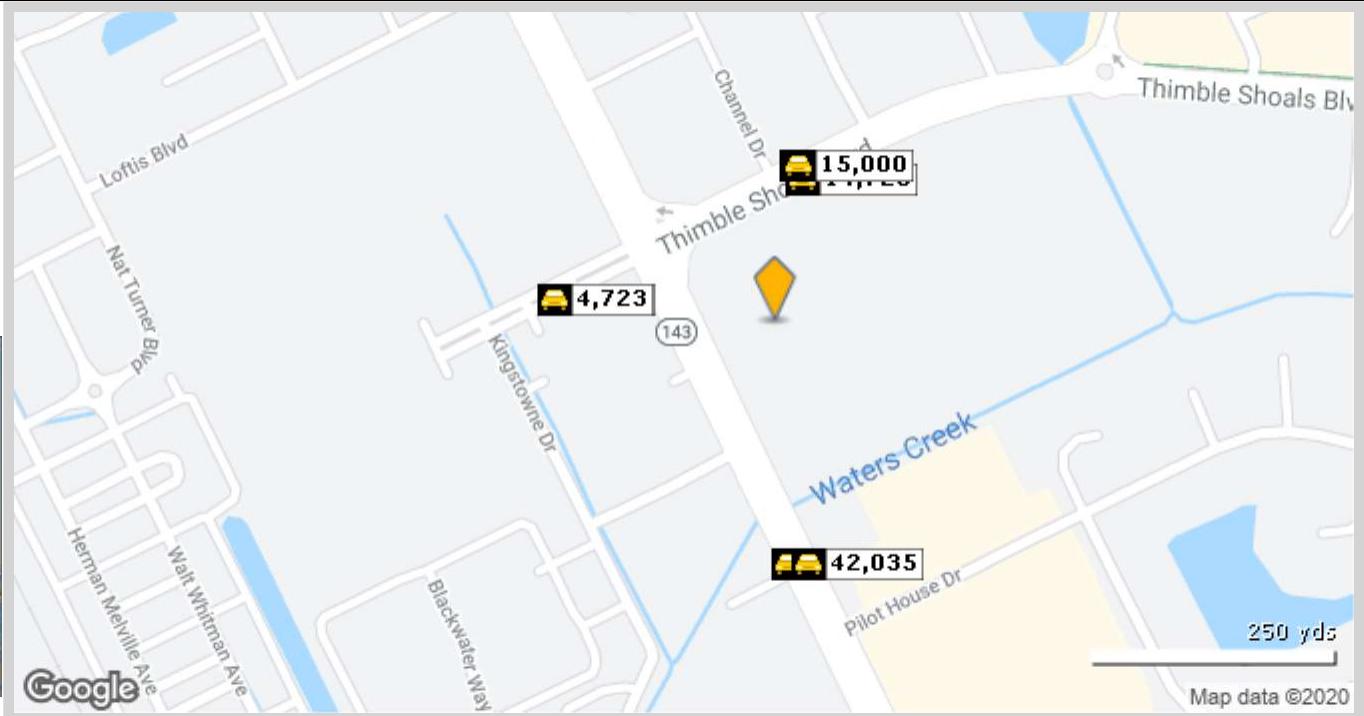
RBA: **44,355 SF**

Typical Floor: **14,785 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|--------------------------|------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Thimble Shoals Blvd | Fishing Point Dr | 0.05 NE | 2018 | 15,884 | MPSI | .09 |
| 2 | Thimble Shoals Blvd | Fishing Point Dr | 0.05 NE | 2020 | 14,720 | MPSI | .09 |
| 3 | Thimble Shoals Blvd | Fishing Point Dr | 0.05 NE | 2017 | 15,000 | MPSI | .10 |
| 4 | Thimble Shoals Blvd | Fishing Point Dr | 0.05 NE | 2020 | 14,720 | MPSI | .10 |
| 5 | Thimble Shoals Boulevard | Fishing Point Dr | 0.05 NE | 2018 | 15,000 | ADT | .10 |
| 6 | Thimble Shoals Blvd | Waters Edge Dr | 0.01 NE | 2020 | 5,694 | MPSI | .13 |
| 7 | Thimble Shoals Blvd | Waters Edge Dr | 0.01 NE | 2015 | 4,723 | AADT | .13 |
| 8 | Jefferson Avenue | Pilot House Dr | 0.05 SE | 2018 | 48,000 | ADT | .14 |
| 9 | Jefferson Ave | Pilot House Dr | 0.05 SE | 2018 | 40,546 | MPSI | .14 |
| 10 | Jefferson Ave | Pilot House Dr | 0.05 SE | 2020 | 42,035 | MPSI | .14 |

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600 Thimble Shoals Boulevard

600 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class A Office**Total Available: **0 SF**Class: **A**% Leased: **100%**RBA: **44,355 SF**Rent/SF/Yr: **-**Typical Floor: **14,785 SF**

| Description | 2010 | 2020 | 2025 |
|--------------------|---------------------|---------------------|---------------------|
| Population | 11,384 | 11,997 | 12,021 |
| Age 0 - 4 | 826 7.26% | 993 8.28% | 905 7.53% |
| Age 5 - 9 | 585 5.14% | 791 6.59% | 879 7.31% |
| Age 10 - 14 | 495 4.35% | 610 5.08% | 752 6.26% |
| Age 15 - 19 | 532 4.67% | 589 4.91% | 636 5.29% |
| Age 20 - 24 | 1,869 16.42% | 933 7.78% | 689 5.73% |
| Age 25 - 29 | 1,535 13.48% | 1,374 11.45% | 947 7.88% |
| Age 30 - 34 | 943 8.28% | 1,310 10.92% | 1,164 9.68% |
| Age 35 - 39 | 675 5.93% | 1,045 8.71% | 1,153 9.59% |
| Age 40 - 44 | 586 5.15% | 718 5.98% | 961 7.99% |
| Age 45 - 49 | 667 5.86% | 588 4.90% | 738 6.14% |
| Age 50 - 54 | 650 5.71% | 576 4.80% | 602 5.01% |
| Age 55 - 59 | 535 4.70% | 631 5.26% | 563 4.68% |
| Age 60 - 64 | 394 3.46% | 544 4.53% | 542 4.51% |
| Age 65 - 69 | 308 2.71% | 401 3.34% | 466 3.88% |
| Age 70 - 74 | 246 2.16% | 316 2.63% | 366 3.04% |
| Age 75 - 79 | 205 1.80% | 227 1.89% | 268 2.23% |
| Age 80 - 84 | 153 1.34% | 166 1.38% | 182 1.51% |
| Age 85+ | 181 1.59% | 184 1.53% | 207 1.72% |
| Age 15+ | 9,479 83.27% | 9,602 80.04% | 9,484 78.90% |
| Age 20+ | 8,947 78.59% | 9,013 75.13% | 8,848 73.60% |
| Age 65+ | 1,093 9.60% | 1,294 10.79% | 1,489 12.39% |
| Median Age | 30 | 33 | 35 |
| Average Age | 33.90 | 34.90 | 36.00 |

| Population By Race | 11,384 | 11,997 | 12,021 |
|-----------------------------|--------------|--------------|--------------|
| White | 6,955 61.09% | 7,052 58.78% | 6,897 57.37% |
| Black | 3,552 31.20% | 3,872 32.27% | 3,990 33.19% |
| Am. Indian & Alaskan | 61 0.54% | 68 0.57% | 74 0.62% |
| Asian | 339 2.98% | 450 3.75% | 475 3.95% |
| Hawaiian & Pacific Islander | 45 0.40% | 60 0.50% | 56 0.47% |
| Other | 418 3.67% | 494 4.12% | 528 4.39% |

Demographic Trend Report

1 Mile Radius

600 Thimble Shoals Boulevard

600 Thimble Shoals Blvd, Newport News, VA 23606

| Description | 2010 | 2020 | 2025 |
|--------------------------------------|-----------------|-----------------|-----------------|
| Population by Race (Hispanic) | 1,327 | 1,654 | 1,753 |
| White | 902 67.97% | 1,157 69.95% | 1,237 70.56% |
| Black | 277 20.87% | 306 18.50% | 322 18.37% |
| Am. Indian & Alaskan | 28 2.11% | 36 2.18% | 42 2.40% |
| Asian | 13 0.98% | 16 0.97% | 16 0.91% |
| Hawaiian & Pacific Islander | 33 2.49% | 46 2.78% | 43 2.45% |
| Other | 74 5.58% | 93 5.62% | 94 5.36% |
| Household by Household Income | 5,155 | 5,491 | 5,517 |
| <\$25,000 | 1,229 23.84% | 1,250 22.76% | 1,266 22.95% |
| \$25,000 - \$50,000 | 1,717 33.31% | 1,781 32.43% | 1,789 32.43% |
| \$50,000 - \$75,000 | 969 18.80% | 1,042 18.98% | 1,037 18.80% |
| \$75,000 - \$100,000 | 725 14.06% | 575 10.47% | 550 9.97% |
| \$100,000 - \$125,000 | 197 3.82% | 377 6.87% | 393 7.12% |
| \$125,000 - \$150,000 | 119 2.31% | 196 3.57% | 202 3.66% |
| \$150,000 - \$200,000 | 113 2.19% | 142 2.59% | 146 2.65% |
| \$200,000+ | 86 1.67% | 128 2.33% | 134 2.43% |
| Average Household Income | \$55,512 | \$61,960 | \$62,517 |
| Median Household Income | \$43,587 | \$47,275 | \$47,294 |

Demographic Summary Report

600 Thimble Shoals Boulevard

600 Thimble Shoals Blvd, Newport News, VA 23606

| Building Type: Class A Office | Total Available: 0 SF |  | |
|---|------------------------------|---|---------------|
| Class: A | % Leased: 100% | | |
| RBA: 44,355 SF | Rent/SF/Yr: - | | |
| Typical Floor: 14,785 SF | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile |
| Population | | | |
| 2025 Projection | 12,021 | 80,391 | 164,271 |
| 2020 Estimate | 11,997 | 80,871 | 165,678 |
| 2010 Census | 11,384 | 80,060 | 166,248 |
| Growth 2020 - 2025 | 0.20% | -0.59% | -0.85% |
| Growth 2010 - 2020 | 5.38% | 1.01% | -0.34% |
| 2020 Population by Hispanic Origin | 1,654 | 6,839 | 13,585 |
| 2020 Population | 11,997 | 80,871 | 165,678 |
| White | 7,052 58.78% | 51,341 63.49% | 98,107 59.22% |
| Black | 3,872 32.27% | 21,955 27.15% | 51,757 31.24% |
| Am. Indian & Alaskan | 68 0.57% | 421 0.52% | 892 0.54% |
| Asian | 450 3.75% | 3,587 4.44% | 7,348 4.44% |
| Hawaiian & Pacific Island | 60 0.50% | 201 0.25% | 366 0.22% |
| Other | 494 4.12% | 3,365 4.16% | 7,209 4.35% |
| U.S. Armed Forces | 280 | 2,150 | 4,750 |
| Households | | | |
| 2025 Projection | 5,517 | 32,100 | 65,015 |
| 2020 Estimate | 5,492 | 32,318 | 65,629 |
| 2010 Census | 5,157 | 32,152 | 66,180 |
| Growth 2020 - 2025 | 0.46% | -0.67% | -0.94% |
| Growth 2010 - 2020 | 6.50% | 0.52% | -0.83% |
| Owner Occupied | 1,465 26.68% | 17,938 55.50% | 37,376 56.95% |
| Renter Occupied | 4,027 73.32% | 14,380 44.50% | 28,253 43.05% |
| 2020 Households by HH Income | 5,491 | 32,317 | 65,627 |
| Income: <\$25,000 | 1,250 22.76% | 5,507 17.04% | 10,887 16.59% |
| Income: \$25,000 - \$50,000 | 1,781 32.43% | 7,173 22.20% | 14,801 22.55% |
| Income: \$50,000 - \$75,000 | 1,042 18.98% | 6,639 20.54% | 13,551 20.65% |
| Income: \$75,000 - \$100,000 | 575 10.47% | 4,737 14.66% | 9,244 14.09% |
| Income: \$100,000 - \$125,000 | 377 6.87% | 3,438 10.64% | 6,842 10.43% |
| Income: \$125,000 - \$150,000 | 196 3.57% | 1,713 5.30% | 3,490 5.32% |
| Income: \$150,000 - \$200,000 | 142 2.59% | 1,797 5.56% | 3,974 6.06% |
| Income: \$200,000+ | 128 2.33% | 1,313 4.06% | 2,838 4.32% |
| 2020 Avg Household Income | \$61,960 | \$78,302 | \$79,372 |
| 2020 Med Household Income | \$47,275 | \$63,451 | \$63,517 |

Demographic Market Comparison Report

1 mile radius

600 Thimble Shoals Boulevard

600 Thimble Shoals Blvd, Newport News, VA 23606

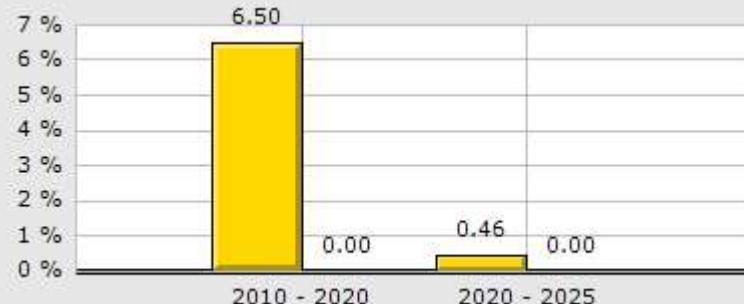
Type: Class A Office
County: Newport News

1 Mile
County

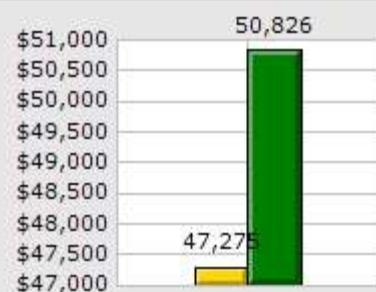
Population Growth



Household Growth



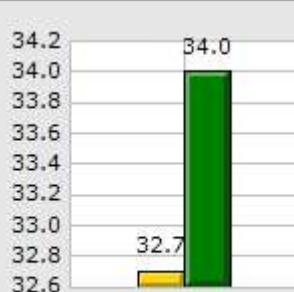
2020 Med Household Inc



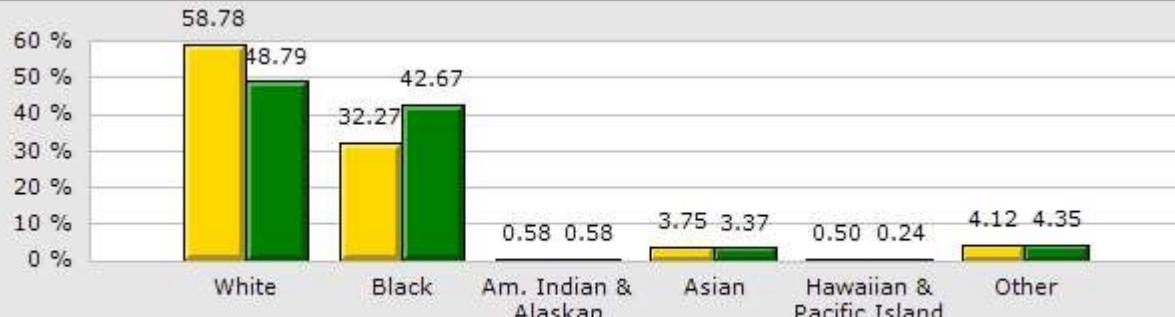
2020 Households by Household Income



2020 Median Age



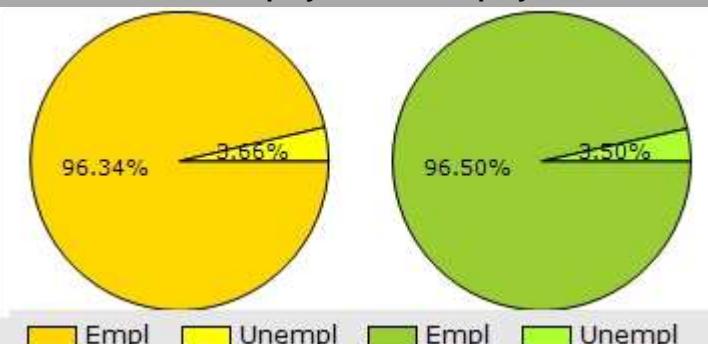
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

600 Thimble Shoals Boulevard 600 Thimble Shoals Blvd, Newport News, VA 23606

| | | | | |
|--|---------------|--------|----------------|--------|
| Type: Class A Office | | | | |
| County: Newport News | | | | |
| | 1 Mile | | County | |
| Population Growth | | | | |
| Growth 2010 - 2020 | | 5.38% | | 0.00% |
| Growth 2020 - 2025 | | 0.20% | | 0.00% |
| Empl | 6,494 | 96.34% | 84,360 | 96.50% |
| Unempl | 247 | 3.66% | 3,060 | 3.50% |
| 2020 Population by Race | 11,997 | | 177,990 | |
| White | 7,052 | 58.78% | 86,844 | 48.79% |
| Black | 3,872 | 32.27% | 75,950 | 42.67% |
| Am. Indian & Alaskan | 69 | 0.58% | 1,032 | 0.58% |
| Asian | 450 | 3.75% | 6,001 | 3.37% |
| Hawaiian & Pacific Island | 60 | 0.50% | 421 | 0.24% |
| Other | 494 | 4.12% | 7,742 | 4.35% |
| Household Growth | | | | |
| Growth 2010 - 2020 | | 6.50% | | 0.00% |
| Growth 2020 - 2025 | | 0.46% | | 0.00% |
| Renter Occupied | 4,027 | 73.32% | 34,621 | 49.93% |
| Owner Occupied | 1,465 | 26.68% | 34,718 | 50.07% |
| 2020 Households by Household Income | 5,491 | | 69,339 | |
| Income <\$25K | 1,250 | 22.76% | 16,451 | 23.73% |
| Income \$25K - \$50K | 1,781 | 32.43% | 17,758 | 25.61% |
| Income \$50K - \$75K | 1,042 | 18.98% | 13,345 | 19.25% |
| Income \$75K - \$100K | 575 | 10.47% | 8,598 | 12.40% |
| Income \$100K - \$125K | 377 | 6.87% | 6,581 | 9.49% |
| Income \$125K - \$150K | 196 | 3.57% | 2,678 | 3.86% |
| Income \$150K - \$200K | 142 | 2.59% | 2,216 | 3.20% |
| Income \$200K+ | 128 | 2.33% | 1,712 | 2.47% |
| 2020 Med Household Inc | \$47,275 | | \$50,826 | |
| 2020 Median Age | 32.70 | | 34.00 | |

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Demographic Detail Report

600 Thimble Shoals Boulevard

600 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class A Office**
 Class: **A**
 RBA: **44,355 SF**
 Typical Floor: **14,785 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



| Radius | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|---------------|---------------|----------------|
| Population | | | |
| 2025 Projection | 12,021 | 80,391 | 164,271 |
| 2020 Estimate | 11,997 | 80,871 | 165,678 |
| 2010 Census | 11,384 | 80,060 | 166,248 |
| Growth 2020 - 2025 | 0.20% | -0.59% | -0.85% |
| Growth 2010 - 2020 | 5.38% | 1.01% | -0.34% |
| 2020 Population by Age | | | |
| | 11,997 | 80,871 | 165,678 |
| Age 0 - 4 | 993 8.28% | 5,651 6.99% | 11,190 6.75% |
| Age 5 - 9 | 791 6.59% | 4,967 6.14% | 10,395 6.27% |
| Age 10 - 14 | 610 5.08% | 4,574 5.66% | 9,906 5.98% |
| Age 15 - 19 | 589 4.91% | 5,216 6.45% | 10,919 6.59% |
| Age 20 - 24 | 933 7.78% | 6,555 8.11% | 12,986 7.84% |
| Age 25 - 29 | 1,374 11.45% | 7,175 8.87% | 13,775 8.31% |
| Age 30 - 34 | 1,310 10.92% | 6,264 7.75% | 12,421 7.50% |
| Age 35 - 39 | 1,045 8.71% | 5,408 6.69% | 11,170 6.74% |
| Age 40 - 44 | 718 5.98% | 4,419 5.46% | 9,146 5.52% |
| Age 45 - 49 | 588 4.90% | 4,413 5.46% | 9,206 5.56% |
| Age 50 - 54 | 576 4.80% | 4,826 5.97% | 10,140 6.12% |
| Age 55 - 59 | 631 5.26% | 5,421 6.70% | 11,449 6.91% |
| Age 60 - 64 | 544 4.53% | 4,728 5.85% | 9,901 5.98% |
| Age 65 - 69 | 401 3.34% | 3,566 4.41% | 7,418 4.48% |
| Age 70 - 74 | 316 2.63% | 2,846 3.52% | 5,895 3.56% |
| Age 75 - 79 | 227 1.89% | 1,992 2.46% | 4,085 2.47% |
| Age 80 - 84 | 166 1.38% | 1,395 1.72% | 2,801 1.69% |
| Age 85+ | 184 1.53% | 1,456 1.80% | 2,874 1.73% |
| Age 65+ | 1,294 10.79% | 11,255 13.92% | 23,073 13.93% |
| Median Age | 32.70 | 35.00 | 35.60 |
| Average Age | 34.90 | 37.30 | 37.50 |

Demographic Detail Report

600 Thimble Shoals Boulevard

600 Thimble Shoals Blvd, Newport News, VA 23606

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|---------------|---------------|----------------|
| 2020 Population By Race | 11,997 | 80,871 | 165,678 |
| White | 7,052 58.78% | 51,341 63.49% | 98,107 59.22% |
| Black | 3,872 32.27% | 21,955 27.15% | 51,757 31.24% |
| Am. Indian & Alaskan | 68 0.57% | 421 0.52% | 892 0.54% |
| Asian | 450 3.75% | 3,587 4.44% | 7,348 4.44% |
| Hawaiian & Pacific Island | 60 0.50% | 201 0.25% | 366 0.22% |
| Other | 494 4.12% | 3,365 4.16% | 7,209 4.35% |
| Population by Hispanic Origin | 11,997 | 80,871 | 165,678 |
| Non-Hispanic Origin | 10,343 86.21% | 74,032 91.54% | 152,093 91.80% |
| Hispanic Origin | 1,654 13.79% | 6,838 8.46% | 13,585 8.20% |
| 2020 Median Age, Male | 31.90 | 33.60 | 33.90 |
| 2020 Average Age, Male | 33.50 | 35.90 | 36.00 |
| 2020 Median Age, Female | 33.60 | 36.70 | 37.20 |
| 2020 Average Age, Female | 36.20 | 38.70 | 38.80 |
| 2020 Population by Occupation Classification | 9,485 | 64,637 | 132,001 |
| Civilian Employed | 6,494 68.47% | 40,648 62.89% | 82,982 62.86% |
| Civilian Unemployed | 247 2.60% | 1,197 1.85% | 2,611 1.98% |
| Civilian Non-Labor Force | 2,464 25.98% | 20,659 31.96% | 41,712 31.60% |
| Armed Forces | 280 2.95% | 2,133 3.30% | 4,696 3.56% |
| Households by Marital Status | | | |
| Married | 1,572 | 14,468 | 30,446 |
| Married No Children | 988 | 8,462 | 17,520 |
| Married w/Children | 583 | 6,006 | 12,926 |
| 2020 Population by Education | 8,785 | 58,231 | 118,287 |
| Some High School, No Diploma | 1,001 11.39% | 4,728 8.12% | 8,830 7.46% |
| High School Grad (Incl Equivalency) | 1,989 22.64% | 12,138 20.84% | 26,142 22.10% |
| Some College, No Degree | 2,659 30.27% | 18,945 32.53% | 39,910 33.74% |
| Associate Degree | 706 8.04% | 4,323 7.42% | 8,005 6.77% |
| Bachelor Degree | 1,439 16.38% | 10,384 17.83% | 20,611 17.42% |
| Advanced Degree | 991 11.28% | 7,713 13.25% | 14,789 12.50% |

Demographic Detail Report

| 600 Thimble Shoals Boulevard | | | | | | |
|---|---------------|--------|---------------|--------|----------------|--------|
| 600 Thimble Shoals Blvd, Newport News, VA 23606 | | | | | | |
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
| 2020 Population by Occupation | 11,873 | | 75,379 | | 154,704 | |
| Real Estate & Finance | 283 | 2.38% | 1,870 | 2.48% | 4,097 | 2.65% |
| Professional & Management | 2,894 | 24.37% | 21,093 | 27.98% | 41,945 | 27.11% |
| Public Administration | 438 | 3.69% | 3,901 | 5.18% | 8,880 | 5.74% |
| Education & Health | 1,253 | 10.55% | 9,008 | 11.95% | 18,500 | 11.96% |
| Services | 1,450 | 12.21% | 7,200 | 9.55% | 14,279 | 9.23% |
| Information | 60 | 0.51% | 496 | 0.66% | 1,019 | 0.66% |
| Sales | 1,663 | 14.01% | 9,831 | 13.04% | 19,814 | 12.81% |
| Transportation | 48 | 0.40% | 458 | 0.61% | 1,247 | 0.81% |
| Retail | 822 | 6.92% | 4,902 | 6.50% | 9,807 | 6.34% |
| Wholesale | 157 | 1.32% | 825 | 1.09% | 1,693 | 1.09% |
| Manufacturing | 918 | 7.73% | 5,330 | 7.07% | 10,686 | 6.91% |
| Production | 760 | 6.40% | 3,674 | 4.87% | 8,455 | 5.47% |
| Construction | 682 | 5.74% | 3,625 | 4.81% | 7,809 | 5.05% |
| Utilities | 205 | 1.73% | 1,154 | 1.53% | 2,753 | 1.78% |
| Agriculture & Mining | 23 | 0.19% | 71 | 0.09% | 119 | 0.08% |
| Farming, Fishing, Forestry | 0 | 0.00% | 32 | 0.04% | 43 | 0.03% |
| Other Services | 217 | 1.83% | 1,909 | 2.53% | 3,558 | 2.30% |
| 2020 Worker Travel Time to Job | 6,620 | | 41,620 | | 85,429 | |
| <30 Minutes | 4,735 | 71.53% | 31,036 | 74.57% | 64,017 | 74.94% |
| 30-60 Minutes | 1,512 | 22.84% | 8,629 | 20.73% | 17,694 | 20.71% |
| 60+ Minutes | 373 | 5.63% | 1,955 | 4.70% | 3,718 | 4.35% |
| 2010 Households by HH Size | 5,156 | | 32,151 | | 66,180 | |
| 1-Person Households | 1,904 | 36.93% | 9,363 | 29.12% | 18,069 | 27.30% |
| 2-Person Households | 1,673 | 32.45% | 10,698 | 33.27% | 22,053 | 33.32% |
| 3-Person Households | 824 | 15.98% | 5,683 | 17.68% | 12,026 | 18.17% |
| 4-Person Households | 468 | 9.08% | 4,051 | 12.60% | 8,797 | 13.29% |
| 5-Person Households | 191 | 3.70% | 1,617 | 5.03% | 3,552 | 5.37% |
| 6-Person Households | 55 | 1.07% | 502 | 1.56% | 1,152 | 1.74% |
| 7 or more Person Households | 41 | 0.80% | 237 | 0.74% | 531 | 0.80% |
| 2020 Average Household Size | 2.10 | | 2.40 | | 2.50 | |
| Households | | | | | | |
| 2025 Projection | 5,517 | | 32,100 | | 65,015 | |
| 2020 Estimate | 5,492 | | 32,318 | | 65,629 | |
| 2010 Census | 5,157 | | 32,152 | | 66,180 | |
| Growth 2020 - 2025 | 0.46% | | -0.67% | | -0.94% | |
| Growth 2010 - 2020 | 6.50% | | 0.52% | | -0.83% | |

Demographic Detail Report

| 600 Thimble Shoals Boulevard | | | | | | |
|---|------------------|--------|------------------|--------|------------------|--------|
| 600 Thimble Shoals Blvd, Newport News, VA 23606 | | | | | | |
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
| 2020 Households by HH Income | 5,491 | | 32,317 | | 65,627 | |
| <\$25,000 | 1,250 | 22.76% | 5,507 | 17.04% | 10,887 | 16.59% |
| \$25,000 - \$50,000 | 1,781 | 32.43% | 7,173 | 22.20% | 14,801 | 22.55% |
| \$50,000 - \$75,000 | 1,042 | 18.98% | 6,639 | 20.54% | 13,551 | 20.65% |
| \$75,000 - \$100,000 | 575 | 10.47% | 4,737 | 14.66% | 9,244 | 14.09% |
| \$100,000 - \$125,000 | 377 | 6.87% | 3,438 | 10.64% | 6,842 | 10.43% |
| \$125,000 - \$150,000 | 196 | 3.57% | 1,713 | 5.30% | 3,490 | 5.32% |
| \$150,000 - \$200,000 | 142 | 2.59% | 1,797 | 5.56% | 3,974 | 6.06% |
| \$200,000+ | 128 | 2.33% | 1,313 | 4.06% | 2,838 | 4.32% |
| 2020 Avg Household Income | \$61,960 | | \$78,302 | | \$79,372 | |
| 2020 Med Household Income | \$47,275 | | \$63,451 | | \$63,517 | |
| 2020 Occupied Housing | 5,492 | | 32,318 | | 65,629 | |
| Owner Occupied | 1,465 | 26.68% | 17,938 | 55.50% | 37,376 | 56.95% |
| Renter Occupied | 4,027 | 73.32% | 14,380 | 44.50% | 28,253 | 43.05% |
| 2010 Housing Units | 5,974 | | 34,657 | | 71,145 | |
| 1 Unit | 2,019 | 33.80% | 22,135 | 63.87% | 46,905 | 65.93% |
| 2 - 4 Units | 1,048 | 17.54% | 2,869 | 8.28% | 5,407 | 7.60% |
| 5 - 19 Units | 1,606 | 26.88% | 6,309 | 18.20% | 13,443 | 18.90% |
| 20+ Units | 1,301 | 21.78% | 3,344 | 9.65% | 5,390 | 7.58% |
| 2020 Housing Value | 1,465 | | 17,938 | | 37,374 | |
| <\$100,000 | 38 | 2.59% | 758 | 4.23% | 2,327 | 6.23% |
| \$100,000 - \$200,000 | 617 | 42.12% | 4,729 | 26.36% | 11,003 | 29.44% |
| \$200,000 - \$300,000 | 630 | 43.00% | 7,599 | 42.36% | 13,418 | 35.90% |
| \$300,000 - \$400,000 | 150 | 10.24% | 2,948 | 16.43% | 6,040 | 16.16% |
| \$400,000 - \$500,000 | 12 | 0.82% | 1,061 | 5.91% | 2,477 | 6.63% |
| \$500,000 - \$1,000,000 | 18 | 1.23% | 561 | 3.13% | 1,664 | 4.45% |
| \$1,000,000+ | 0 | 0.00% | 282 | 1.57% | 445 | 1.19% |
| 2020 Median Home Value | \$212,301 | | \$245,821 | | \$239,924 | |
| 2020 Housing Units by Yr Built | 5,995 | | 35,471 | | 72,734 | |
| Built 2010+ | 426 | 7.11% | 1,341 | 3.78% | 2,405 | 3.31% |
| Built 2000 - 2010 | 1,023 | 17.06% | 3,503 | 9.88% | 7,742 | 10.64% |
| Built 1990 - 1999 | 639 | 10.66% | 8,132 | 22.93% | 14,953 | 20.56% |
| Built 1980 - 1989 | 1,536 | 25.62% | 6,332 | 17.85% | 13,326 | 18.32% |
| Built 1970 - 1979 | 1,036 | 17.28% | 5,266 | 14.85% | 11,761 | 16.17% |
| Built 1960 - 1969 | 832 | 13.88% | 5,492 | 15.48% | 11,942 | 16.42% |
| Built 1950 - 1959 | 339 | 5.65% | 3,979 | 11.22% | 7,321 | 10.07% |
| Built <1949 | 164 | 2.74% | 1,426 | 4.02% | 3,284 | 4.52% |
| 2020 Median Year Built | 1983 | | 1981 | | 1981 | |

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.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by: