

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

Ron@CampanaWaltz.com

www.CampanaWaltz.com

*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*



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:** Suite 200: **12,735 Square Feet** – 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:**
- 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:**

- Other prominent businesses located at 600 Thimble Shoals are Wells Fargo Bank and VEI Homes.
- Floor Plan
- Additional Photographs
- Furniture Inventory List
- Aerial
- Demographics

For Additional Information, Please Contact:

Ron A. Campana, Jr.
Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia, 23606
757.327.0333



Ron@CampanaWaltz.com
www.CampanaWaltz.com

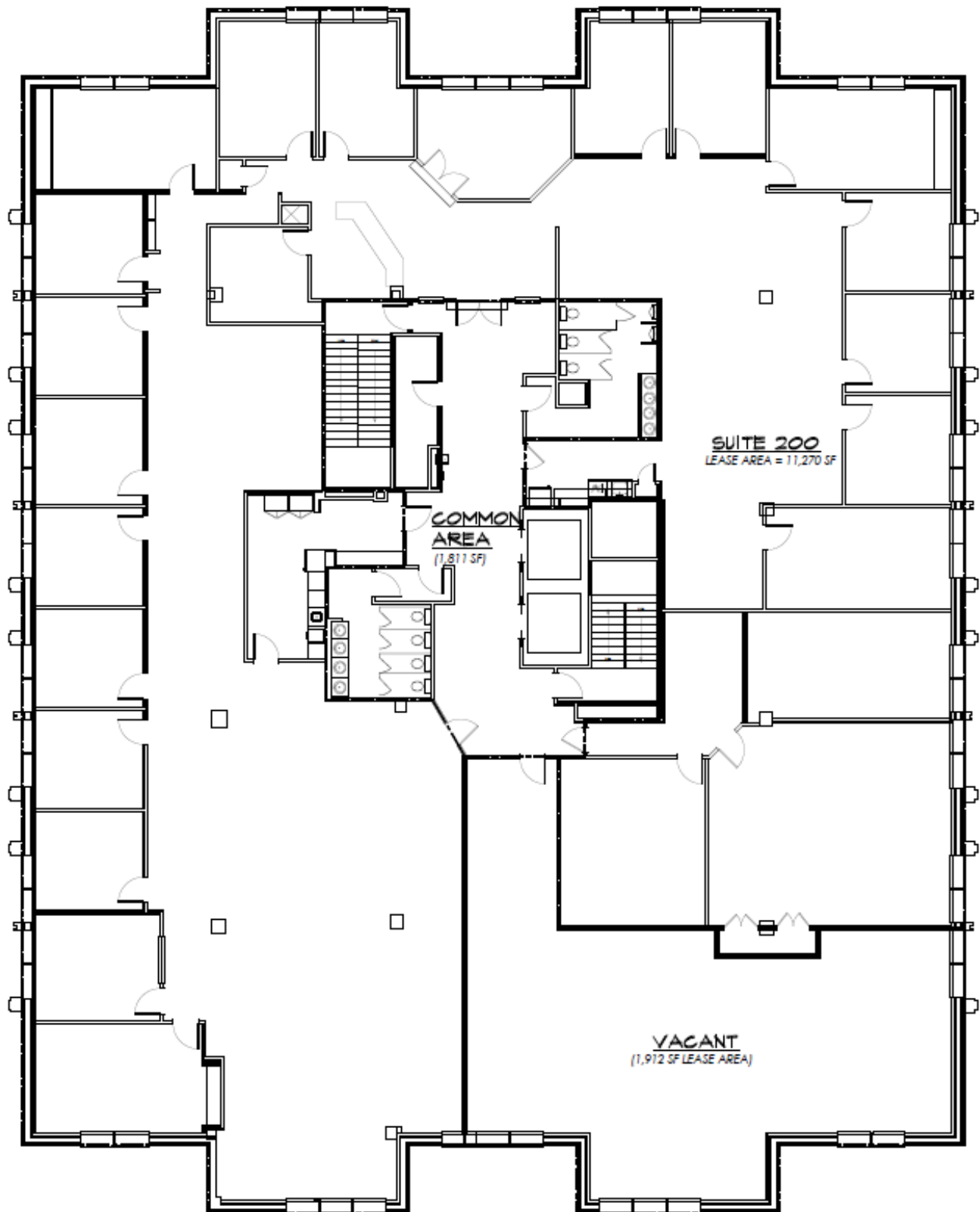
*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions or withdrawal without notice.*

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

*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.*

600 Thimble Shoals Boulevard, Newport News, Virginia



Not to scale.
For illustration purposes only.

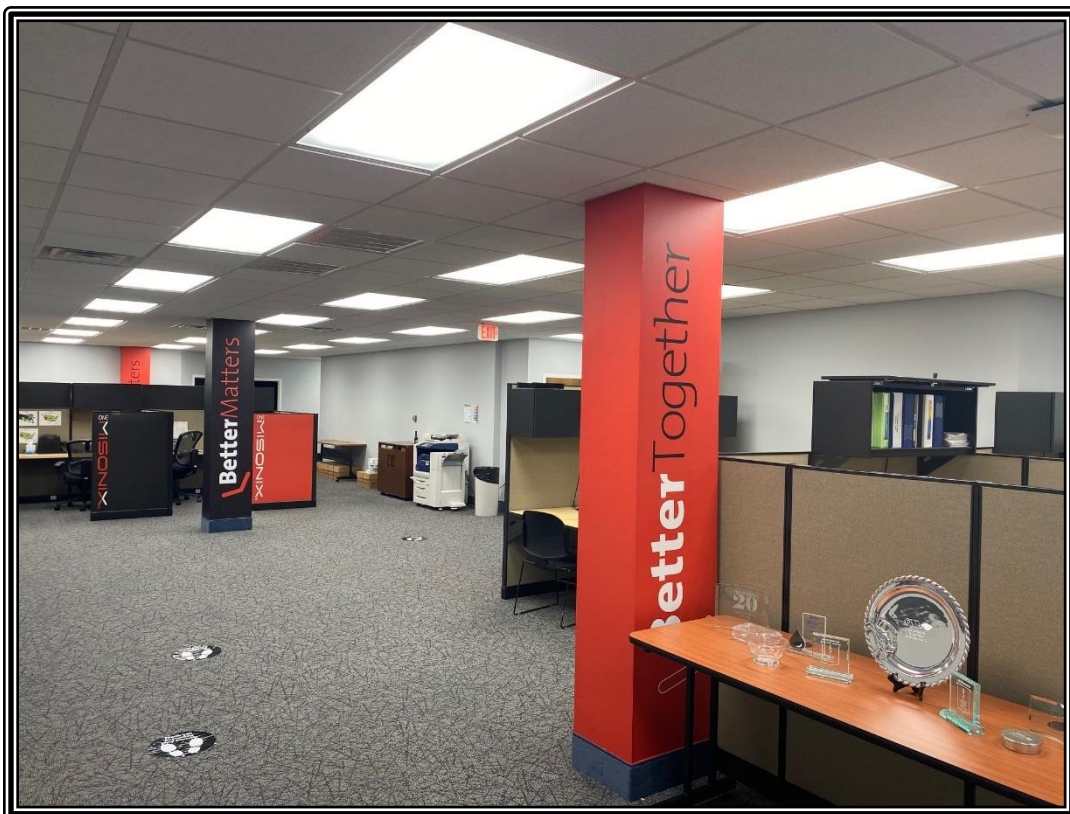
*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

600 Thimble Shoals, Suite 200, Newport News, Virginia



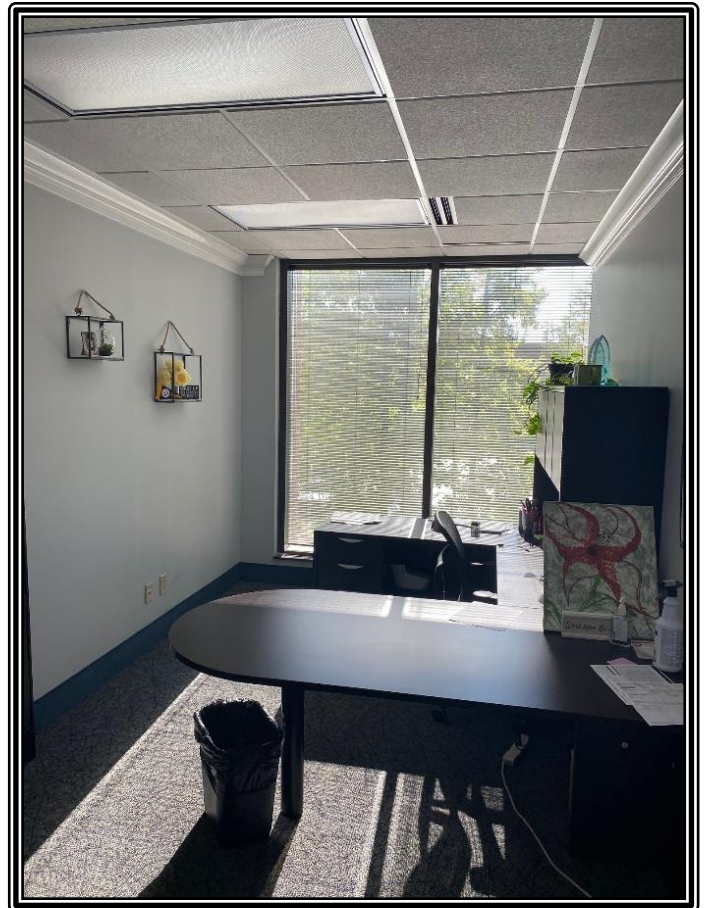
*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

600 Thimble Shoals, Suite 200, Newport News, Virginia



*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.*

600 Thimble Shoals, Suite 200, Newport News, Virginia



*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.*

**Campana
Waltz**
Commercial Real Estate, LLC

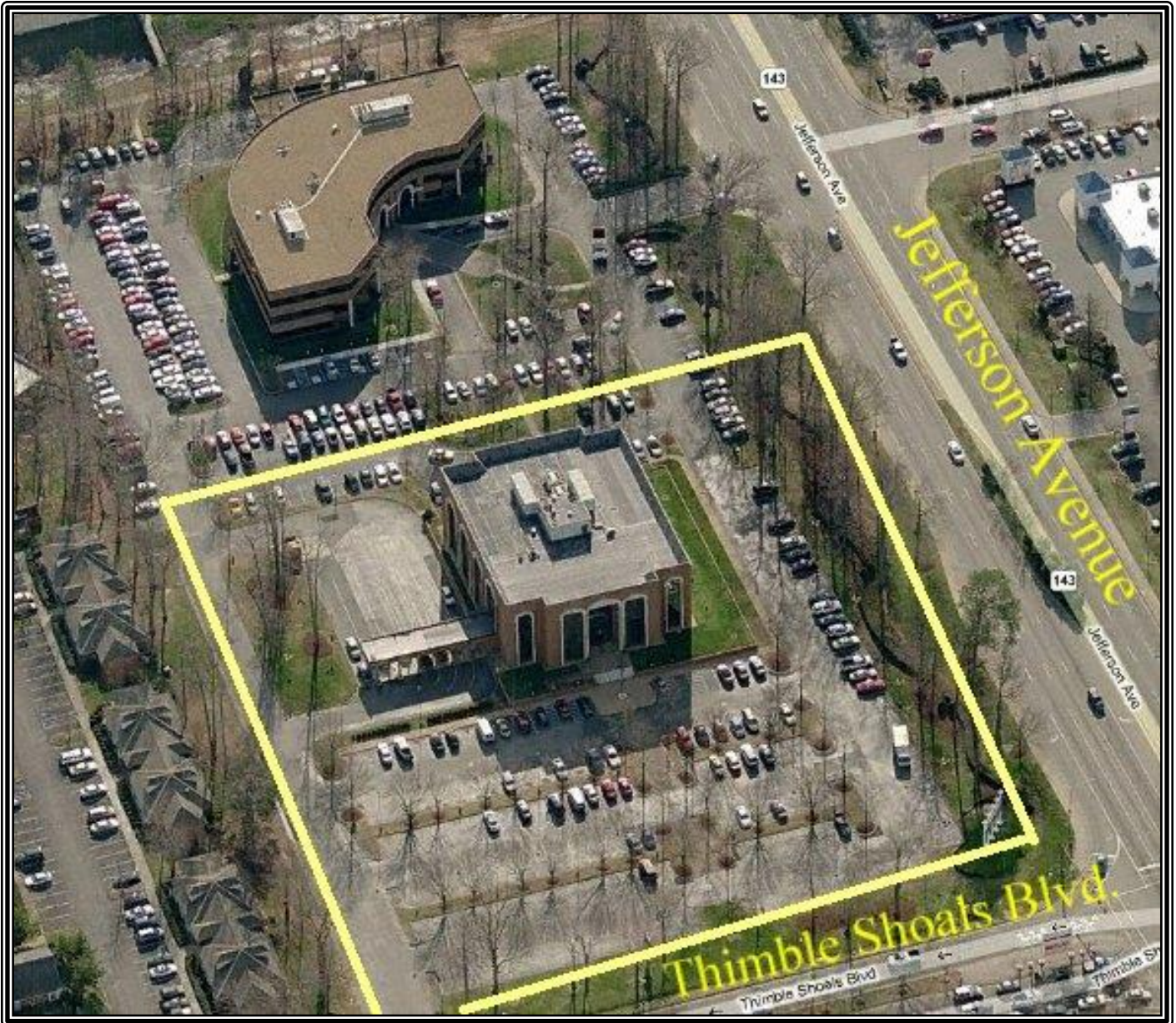
600 Thimble Shoals, Suite 200, Newport News, Virginia



*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.*

**Campana
Waltz**
Commercial Real Estate, LLC

600 Thimble Shoals Boulevard
Newport News, Virginia



*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.*

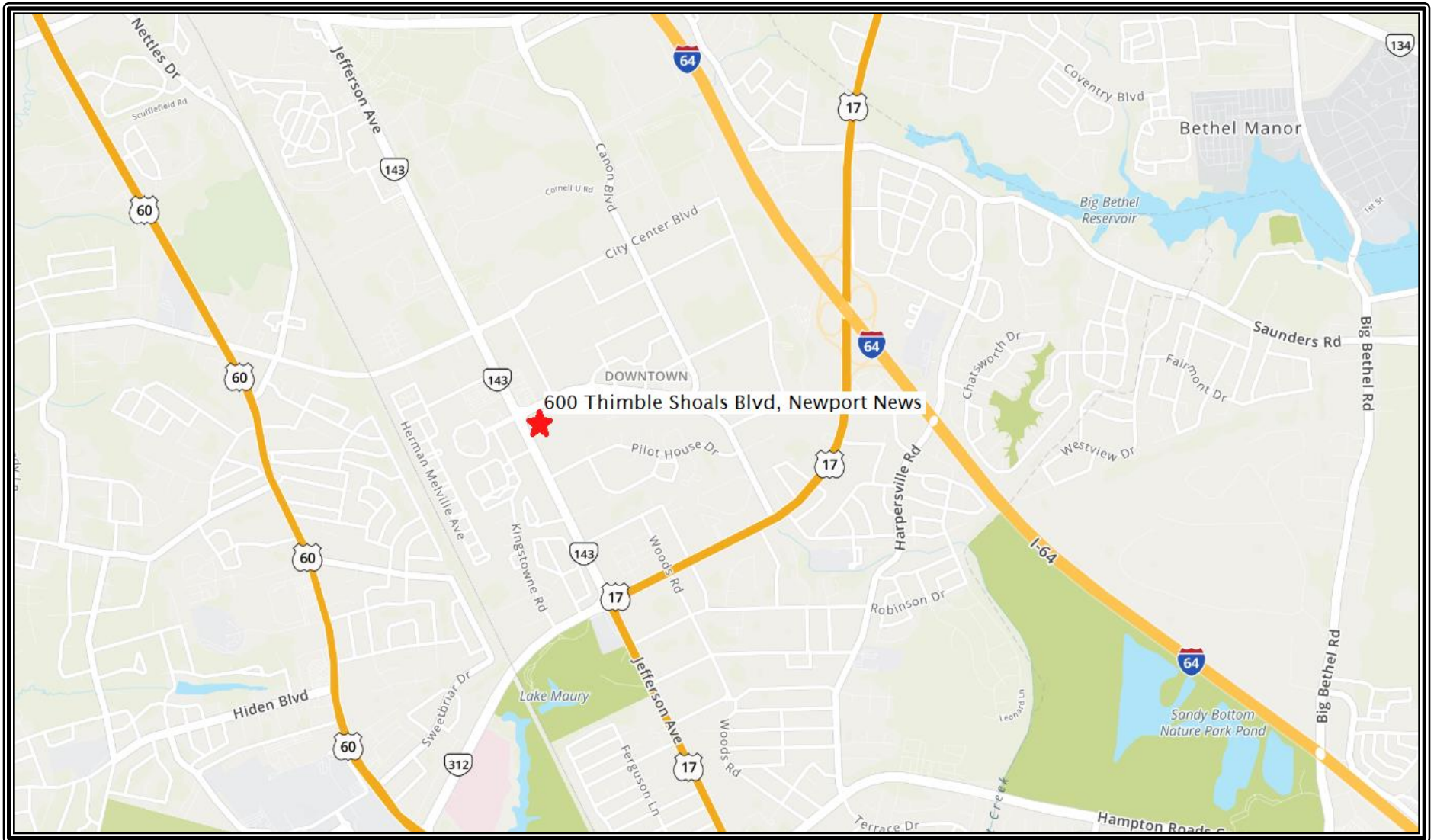
**Campana
Waltz**
Commercial Real Estate, LLC

600 Thimble Shoals, Newport News, Virginia



*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.*

600 Thimble Shoals, Newport News, Virginia



*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.*

Traffic Count Report

600 Thimble Shoals Boulevard

600 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class A Office**

Class: **A**

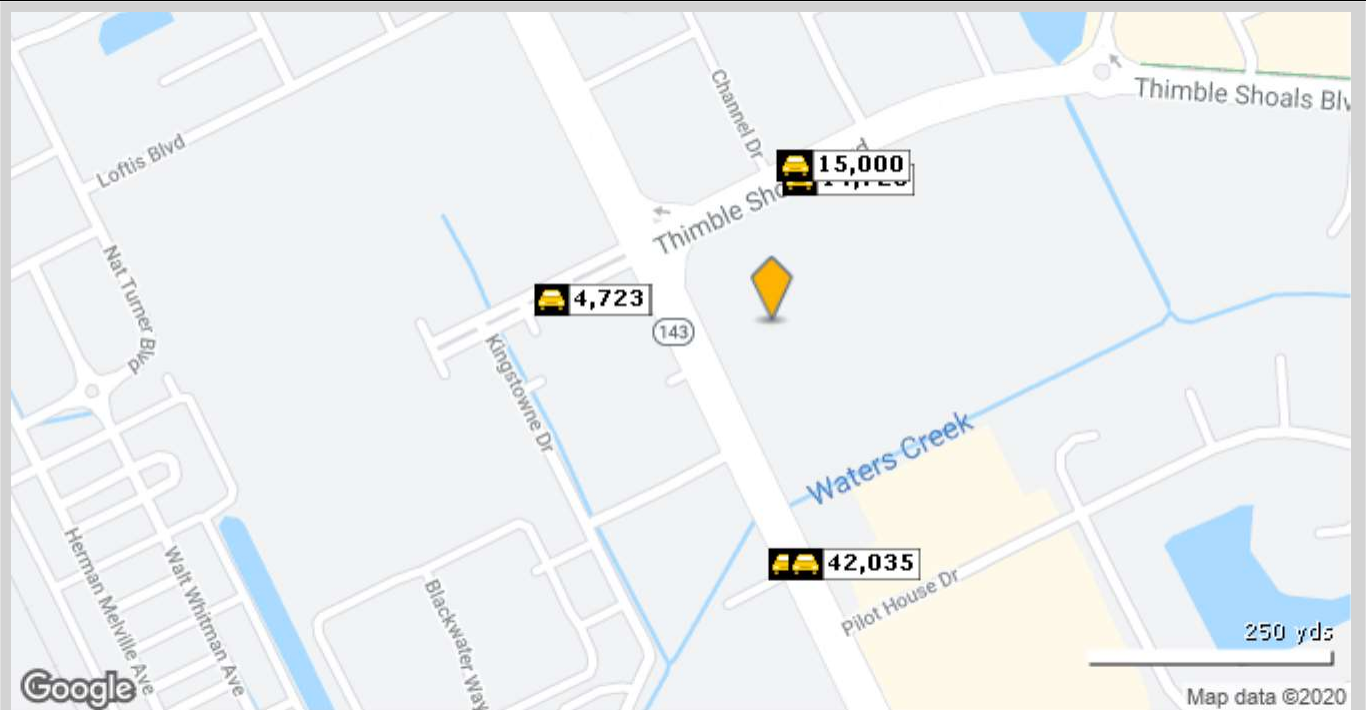
RBA: **44,355 SF**

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

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%

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**

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 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

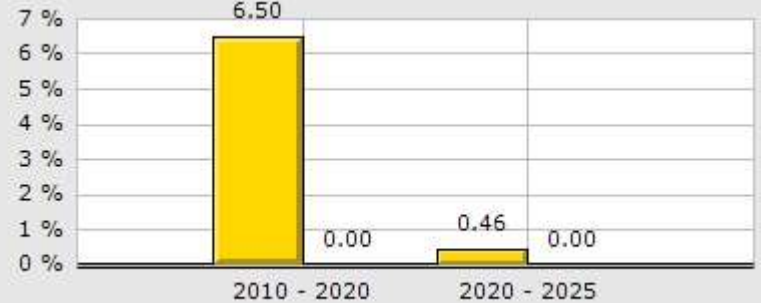
Type: **Class A Office**
County: **Newport News**

1 Mile
County

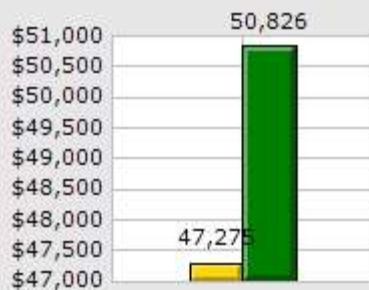
Population Growth



Household Growth



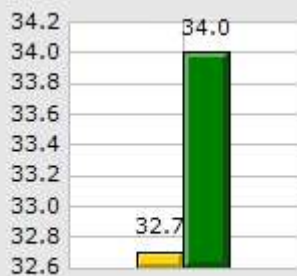
2020 Med Household Inc



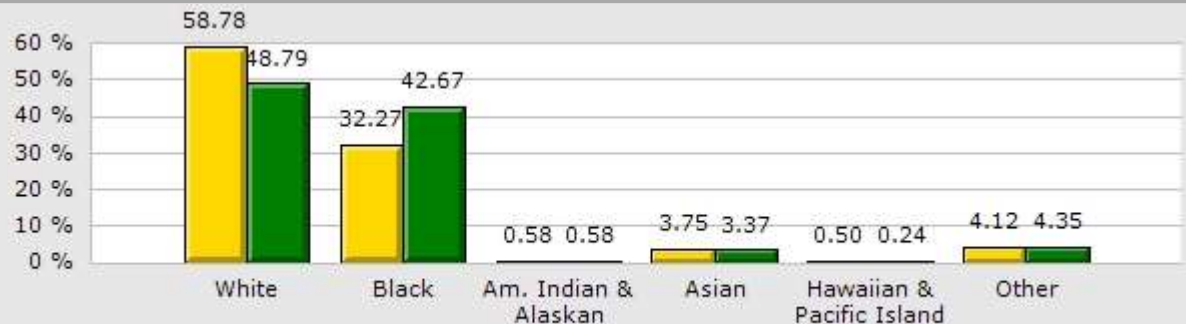
2020 Households by Household Income



2020 Median Age



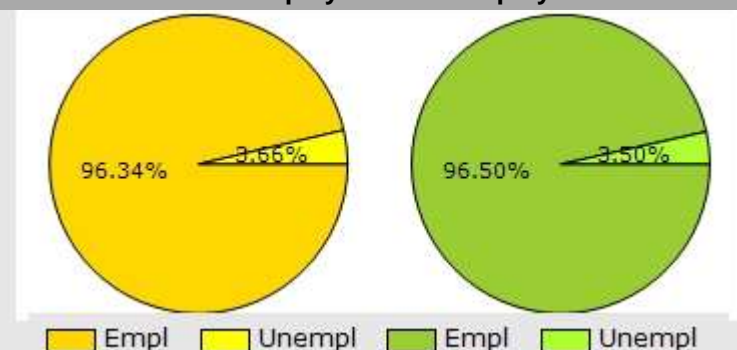
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed



11/19/2020

Copyrighted report licensed to Campana Waltz - 465013.

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	

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:

Campana Waltz Commercial Real Estate, LLC