

For Sale
732 Thimble Shoals Boulevard
Suite 204
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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Campana Waltz
Commercial Real Estate, LLC

*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
732 Thimble Shoals Boulevard
Suite 204
Newport News, Virginia

Location: 732 Thimble Shoals Boulevard
Suite 204
Newport News, Virginia

Description: An Income Producing Office Condo which is located in the heart of Oyster Point in Newport News. The office is in close proximity to Interstate 64, and the Oyster Point City Center. The property is an end unit and is ideal for small office use. The property is a fully leased investment opportunity!

Building Size: Approximately 1,024 Square Feet

Year Built: 1985

Sales Price: \$135,000.00

Cap Rate: 6%

NOI: \$7,564.17/year

Zoning: C-4 Oyster Point Business District

Additional Information:

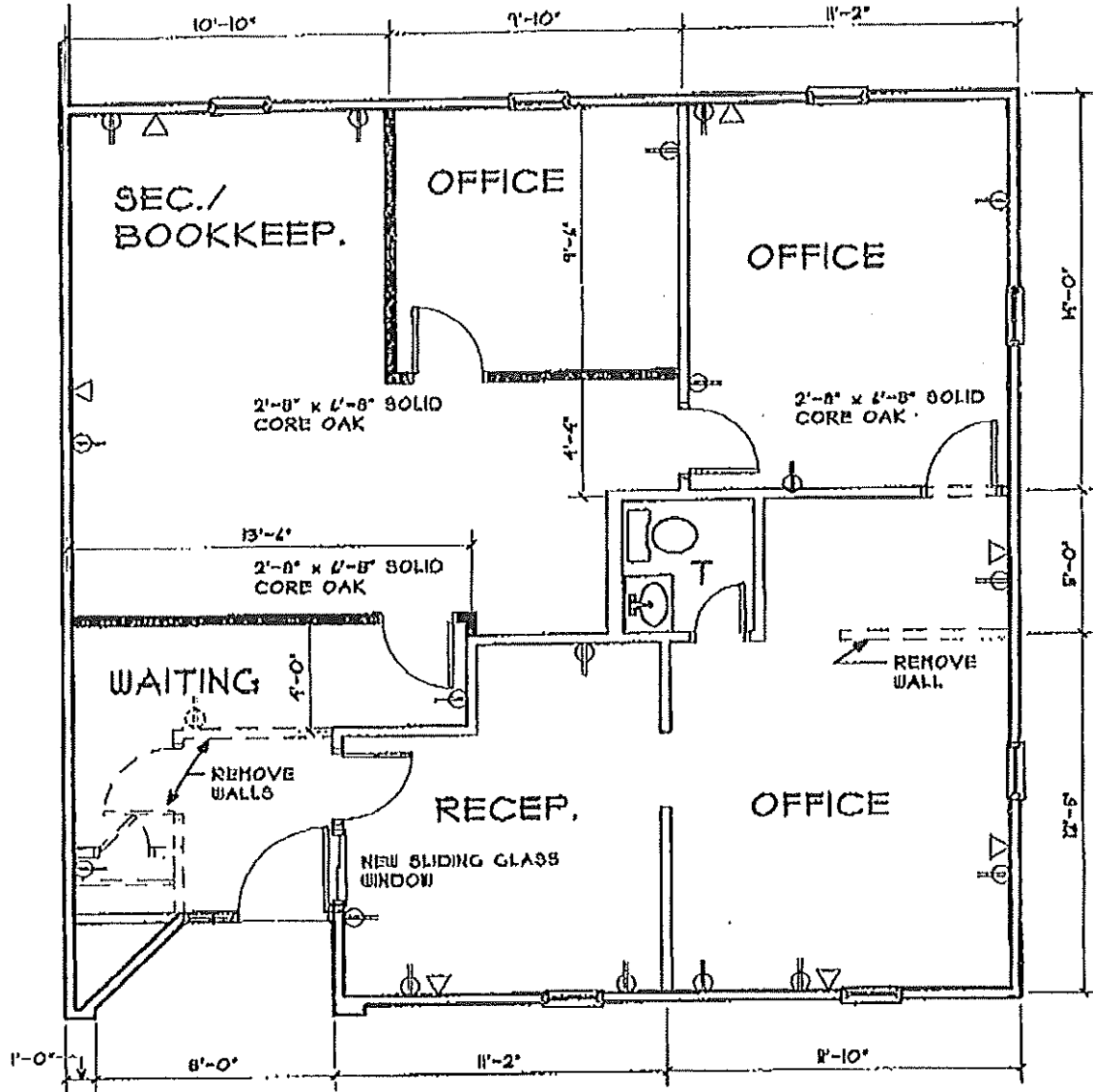
- Adequate parking
- Location Maps
- Demographics

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FLOOR PLAN - SUITE 204

SCALE: 1/4" = 1'-0"



PHASE II

PHASE I

OYSTER POINT CENTER

PILOT HOUSE DR

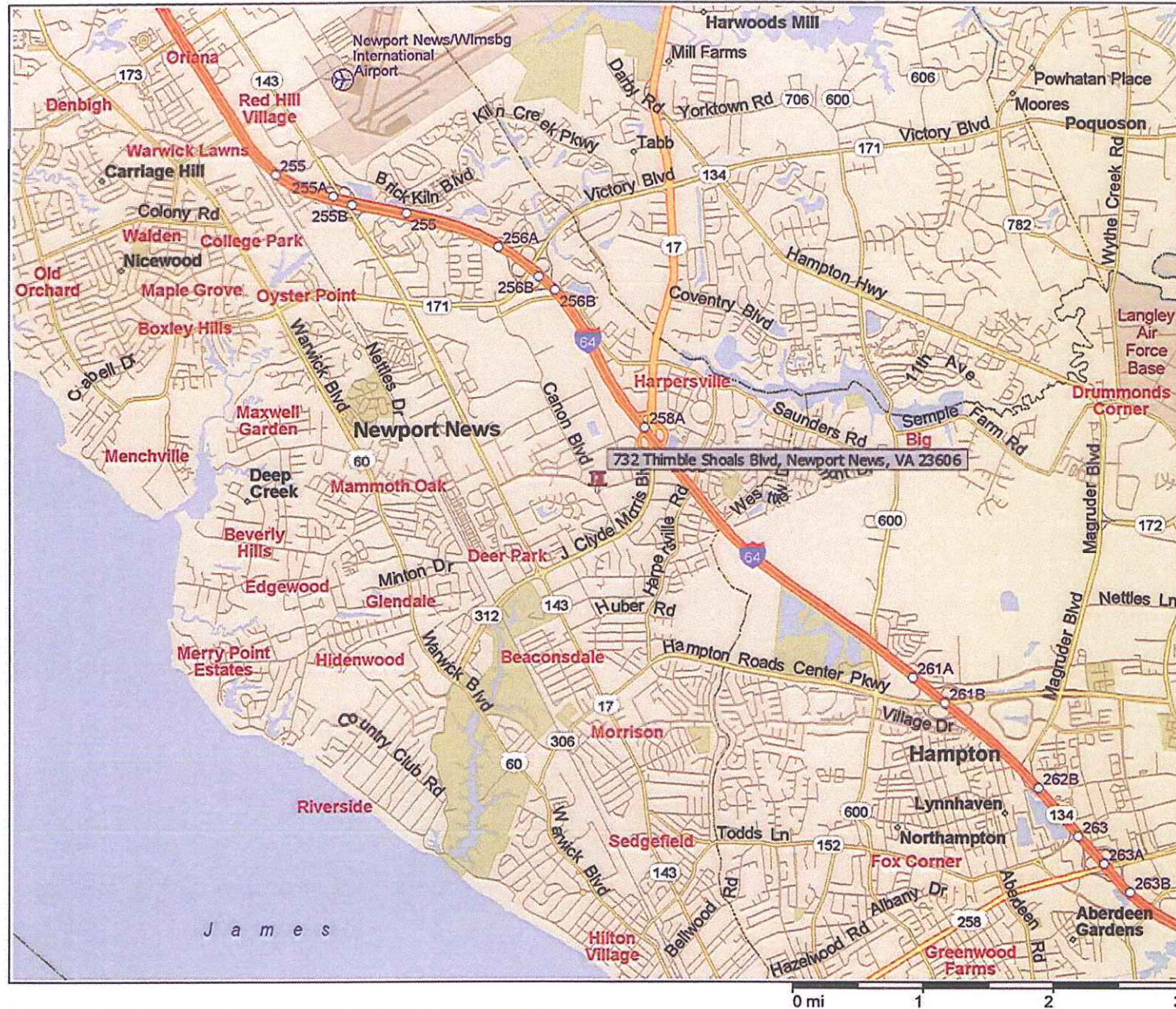
DILIGENCE DR

TIMBLE'S SHOALS BLVD

DUNKEN BLVD



732 Thimble Shoals Blvd., Newport News, Virginia



Demographics for 732 Thimble Shoals Boulevard, Suite 204, Newport News, VA 23606

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	4,775	38,692	80,825
2011 Female Population	5,364	42,875	89,199
% 2011 Male Population	47.10%	47.44%	47.54%
% 2011 Female Population	52.90%	52.56%	52.46%
2011 Total Adult Population	7,879	61,323	127,992
2011 Total Daytime Population	21,600	87,541	169,517
2011 Total Daytime Work Population	17,356	47,363	87,604
2011 Median Age Total Population	30	33	34
2011 Median Age Adult Population	37	41	42
2011 Age 0-5	961	7,285	14,735
2011 Age 6-13	905	8,634	18,014
2011 Age 14-17	395	4,326	9,283
2011 Age 18-20	464	3,594	7,044
2011 Age 21-24	1,065	5,119	10,448
2011 Age 25-29	1,165	6,572	13,446
2011 Age 30-34	815	5,946	12,089
2011 Age 35-39	723	6,357	12,974
2011 Age 40-44	625	6,179	13,048
2011 Age 45-49	671	6,035	12,961
2011 Age 50-54	461	5,142	11,310
2011 Age 55-59	478	4,149	9,222
2011 Age 60-64	407	3,404	7,382
2011 Age 65-69	325	2,706	5,603
2011 Age 70-74	232	2,053	4,131
2011 Age 75-79	158	1,713	3,372
2011 Age 80-84	138	1,295	2,579
2011 Age 85+	150	1,059	2,382
% 2011 Age 0-5	9.48%	8.93%	8.67%
% 2011 Age 6-13	8.93%	10.59%	10.60%
% 2011 Age 14-17	3.90%	5.30%	5.46%
% 2011 Age 18-20	4.58%	4.41%	4.14%
% 2011 Age 21-24	10.51%	6.28%	6.15%
% 2011 Age 25-29	11.49%	8.06%	7.91%
% 2011 Age 30-34	8.04%	7.29%	7.11%
% 2011 Age 35-39	7.13%	7.79%	7.63%
% 2011 Age 40-44	6.16%	7.58%	7.67%
% 2011 Age 45-49	6.62%	7.40%	7.62%
% 2011 Age 50-54	4.55%	6.30%	6.65%
% 2011 Age 55-59	4.71%	5.09%	5.42%
% 2011 Age 60-64	4.01%	4.17%	4.34%
% 2011 Age 65-69	3.21%	3.32%	3.30%
% 2011 Age 70-74	2.29%	2.52%	2.43%
% 2011 Age 75-79	1.56%	2.10%	1.98%
% 2011 Age 80-84	1.36%	1.59%	1.52%
% 2011 Age 85+	1.48%	1.30%	1.40%
2011 White Population	5,329	51,253	100,660
2011 Black Population	3,272	21,272	51,815
2011 Asian/Hawaiian/Pacific Islander	290	3,171	6,284
2011 American Indian/Alaska Native	46	335	732
2011 Other Population (Incl 2+ Races)	1,202	5,538	10,534
2011 Hispanic Population	1,293	5,734	10,662
2011 Non-Hispanic Population	8,846	75,834	159,363
% 2011 White Population	52.56%	62.83%	59.20%
% 2011 Black Population	32.27%	28.08%	30.47%
% 2011 Asian/Hawaiian/Pacific Islander	2.86%	3.89%	3.70%
% 2011 American Indian/Alaska Native	0.45%	0.41%	0.43%
% 2011 Other Population (Incl 2+ Races)	11.86%	6.79%	6.20%
% 2011 Hispanic Population	12.75%	7.03%	6.27%
% 2011 Non-Hispanic Population	87.25%	92.97%	93.73%
2000 Non-Hispanic White	5,348	52,084	104,263
2000 Non-Hispanic Black	3,013	17,708	44,044
2000 Non-Hispanic Amer Indian/Alaska Native	24	208	604
2000 Non-Hispanic Asian	193	2,034	4,475
2000 Non-Hispanic Hawaiian/Pacific Islander	2	83	158
2000 Non-Hispanic Some Other Race	16	120	266
2000 Non-Hispanic Two or More Races	230	1,520	3,329
% 2000 Non-Hispanic White	60.59%	70.62%	66.35%
% 2000 Non-Hispanic Black	34.14%	24.01%	28.03%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.27%	0.28%	0.38%
% 2000 Non-Hispanic Asian	2.19%	2.76%	2.85%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.02%	0.11%	0.10%
% 2000 Non-Hispanic Some Other Race	0.18%	0.16%	0.17%
% 2000 Non-Hispanic Two or More Races	2.61%	2.06%	2.12%
Population Change			
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	10,139	81,568	170,024
2011 Total Households	4,627	32,476	68,496
Population Change 1990-2011	1,626	22,875	37,221
Household Change 1990-2011	810	9,066	16,918
% Population Change 1990-2011	19.10%	38.97%	28.03%
% Household Change 1990-2011	21.22%	38.73%	32.80%
Population Change 2000-2011	970	4,890	7,356
Household Change 2000-2011	511	1,998	4,285
% Population Change 2000-2011	10.50%	6.20%	4.50%

% Population Change 2000-2011	10.00%	0.00%	4.00%
% Households Change 2000-2011	12.41%	6.56%	6.67%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	4,304	31,583	67,123
2000 Occupied Housing Units	4,156	30,437	64,270
2000 Owner Occupied Housing Units	1,491	16,834	37,591
2000 Renter Occupied Housing Units	2,665	13,603	26,679
2000 Vacant Housing Units	148	1,146	2,852
% 2000 Occupied Housing Units	96.56%	96.37%	95.75%
% 2000 Owner Occupied Housing Units	34.64%	53.30%	56.00%
% 2000 Renter Occupied Housing Units	61.92%	43.07%	39.75%
% 2000 Vacant Housing Units	3.44%	3.63%	4.25%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$40,316	\$58,434	\$59,200
2011 Per Capita Income	\$24,052	\$31,344	\$30,894
2011 Average Household Income	\$52,704	\$78,725	\$76,688
2011 Household Income < \$10,000	256	1,140	2,743
2011 Household Income \$10,000-\$14,999	151	1,025	2,341
2011 Household Income \$15,000-\$19,999	241	1,057	2,274
2011 Household Income \$20,000-\$24,999	336	1,612	3,250
2011 Household Income \$25,000-\$29,999	377	1,479	3,276
2011 Household Income \$30,000-\$34,999	468	1,809	3,469
2011 Household Income \$35,000-\$39,999	459	1,779	3,658
2011 Household Income \$40,000-\$44,999	394	1,753	3,592
2011 Household Income \$45,000-\$49,999	309	1,621	3,142
2011 Household Income \$50,000-\$59,999	482	3,512	7,068
2011 Household Income \$60,000-\$74,999	552	4,007	8,980
2011 Household Income \$75,000-\$99,999	442	4,792	9,561
2011 Household Income \$100,000-\$124,999	102	3,055	6,572
2011 Household Income \$125,000-\$149,999	47	1,779	3,967
2011 Household Income \$150,000-\$199,999	n/a	1,327	3,072
2011 Household Income \$200,000-\$249,999	1	392	804
2011 Household Income \$250,000-\$499,999	9	318	631
2011 Household Income \$500,000+	n/a	18	96
2011 Household Income \$200,000+	10	728	1,531
% 2011 Household Income < \$10,000	5.53%	3.51%	4.00%
% 2011 Household Income \$10,000-\$14,999	3.26%	3.16%	3.42%
% 2011 Household Income \$15,000-\$19,999	5.21%	3.25%	3.32%
% 2011 Household Income \$20,000-\$24,999	7.26%	4.96%	4.74%
% 2011 Household Income \$25,000-\$29,999	8.15%	4.55%	4.78%
% 2011 Household Income \$30,000-\$34,999	10.12%	5.57%	5.06%
% 2011 Household Income \$35,000-\$39,999	9.92%	5.48%	5.34%
% 2011 Household Income \$40,000-\$44,999	8.52%	5.40%	5.24%
% 2011 Household Income \$45,000-\$49,999	6.68%	4.99%	4.59%
% 2011 Household Income \$50,000-\$59,999	10.42%	10.81%	10.32%
% 2011 Household Income \$60,000-\$74,999	11.93%	12.34%	13.11%
% 2011 Household Income \$75,000-\$99,999	9.55%	14.76%	13.96%
% 2011 Household Income \$100,000-\$124,999	2.20%	9.41%	9.59%
% 2011 Household Income \$125,000-\$149,999	1.02%	5.48%	5.79%
% 2011 Household Income \$150,000-\$199,999	0.00%	4.09%	4.48%
% 2011 Household Income \$200,000-\$249,999	0.02%	1.21%	1.17%
% 2011 Household Income \$250,000-\$499,999	0.19%	0.98%	0.92%
% 2011 Household Income \$500,000+	0.00%	0.06%	0.14%
% 2011 Household Income \$200,000+	0.22%	2.24%	2.24%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$1,395,956	\$13,364,580	\$27,762,277
2011 Jewelry Stores	\$1,049,361	\$10,092,481	\$20,919,217
2011 Mens Clothing Stores	\$2,114,171	\$19,906,497	\$41,378,550
2011 Shoe Stores	\$1,960,926	\$18,323,093	\$38,173,981
2011 Womens Clothing Stores	\$3,860,429	\$35,375,040	\$73,694,161
2011 Automobile Dealers	\$26,966,104	\$243,165,203	\$507,951,808
2011 Automotive Parts/Acc/Repair Stores	\$3,217,676	\$29,761,704	\$61,989,937
2011 Other Motor Vehicle Dealers	\$957,164	\$8,966,319	\$18,668,240
2011 Tire Dealers	\$863,223	\$8,077,610	\$16,789,356
2011 Hardware Stores	\$383,709	\$3,657,021	\$7,776,174
2011 Home Centers	\$2,814,425	\$24,137,097	\$50,914,692
2011 Nursery/Garden Centers	\$902,715	\$8,481,938	\$17,625,797
2011 Outdoor Power Equipment Stores	\$360,394	\$2,994,331	\$6,313,809
2011 Paint/Wallpaper Stores	\$111,358	\$940,924	\$1,982,257
2011 Appliance/TV/Other Electronics Stores	\$2,398,898	\$22,856,314	\$47,444,170
2011 Camera/Photographic Supplies Stores	\$408,304	\$3,748,548	\$7,822,121
2011 Computer/Software Stores	\$1,272,194	\$11,429,028	\$23,883,112
2011 Beer/Wine/Liquor Stores	\$1,510,578	\$14,392,547	\$29,922,816
2011 Convenience/Specialty Food Stores	\$2,979,712	\$40,101,306	\$76,602,000
2011 Restaurant Expenditures	\$12,613,150	\$166,800,867	\$327,841,872
2011 Supermarkets/Other Grocery excl Conv	\$17,886,204	\$163,331,757	\$341,015,045
2011 Furniture Stores	\$2,541,023	\$23,502,679	\$48,957,498
2011 Home Furnishings Stores	\$1,539,344	\$14,833,837	\$30,809,670
2011 Gen Merch/Appliance/Furniture Stores	\$22,479,568	\$208,253,045	\$433,811,786
2011 Gasoline Stations w/ Convenience Stores	\$14,024,850	\$143,312,210	\$291,424,949
2011 Other Gasoline Stations	\$11,045,137	\$103,210,904	\$214,822,954
2011 Department Stores excl Leased Depts	\$24,878,468	\$231,109,364	\$481,255,968
2011 General Merchandise Stores	\$19,938,547	\$184,750,368	\$384,854,292
2011 Other Health/Personal Care Stores	\$1,731,333	\$15,558,713	\$32,515,253
2011 Pharmacies/Drug Stores	\$8,644,210	\$78,760,660	\$164,425,749
2011 Pet/Pet Supplies Stores	\$1,259,080	\$11,294,534	\$23,627,837
2011 Book/Periodical/Music Stores	\$418,385	\$3,893,698	\$8,043,701
2011 Hobby/Toy/Game Stores	\$635,950	\$4,529,754	\$9,755,670
2011 Musical Instrument/Supplies Stores	\$234,843	\$2,153,683	\$4,489,910
2011 Sewing/Needwork/Biscuits Goods Stores	\$76,650	\$702,955	\$1,466,726

	\$10,000	\$100,000	\$1,000,000
2011 Sporting Goods Stores	\$1,092,294	\$12,413,263	\$25,419,914
2011 Video Tape Stores - Retail	\$203,943	\$1,896,710	\$3,948,828

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