For Sale / Lease 10504 Warwick Boulevard Newport News Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC Travis Waltz / Tom Waltz 11832 Fishing Point Drive, Suite 400 Newport News, Virginia 23606 757.327.0333 Travis@CampanaWaltz.com / Tom@CampanaWaltz.com

www.CampanaWaltz.com



FOR SALE / LEASE 10504 Warwick Boulevard Newport News, Virginia

- Location: 10504 Warwick Boulevard Newport News, Virginia
- **Description:** Very attractive 3,097 square foot former Bank Building with mezzanine which can be used for multi-purpose businesses is located in the Historic Hilton Village of Newport News. Building comprises a vault, four drive thru lanes, timeless brick construction. Additionally, there is approximately 1,200 square feet for future expansion where the drive-thru is located.
- Land Area: 1.07 Acres

Square Feet: ± 3,097

- **Sales Price:** \$ 595,000.00
- Lease: \$4,900.00 per month NNN. Landlord is willing to assist qualified prospects with any tenant improvements.
- Parking:± 40 parking spaces, which includes 2 handicapped parking
spots.
- Traffic Count: \pm 28,000 vehicles per day.
- **Zoning:** C-1 Retail Commercial. Multiple allowable uses by right are attached in the marketing package.

General Information:

- > Rare opportunity in Historic Hilton Village
- > Well established area
- Surrounded by solid residential neighborhoods and numerous retailers

Also included:

- > Aerial Maps
- Location Map
- ➤ Site Plan

For Additional Information, Please Contact: Travis Waltz / Tom Waltz

Campana Waltz Commercial Real Estate, LLC 11832 Fishing Point Drive, Suite 400 Newport News, Virginia, 23606 757.327.0333 @CampanaWaltz.com / Tom@CampanaWaltz.



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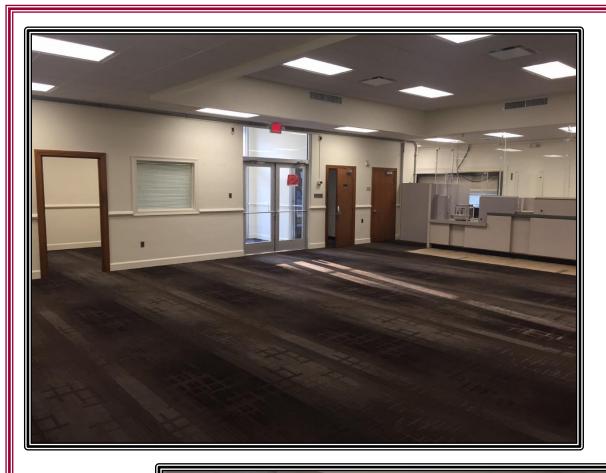
10504 Warwick Boulevard, Newport News, Virginia

Drive Thru Access





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.



Lobby

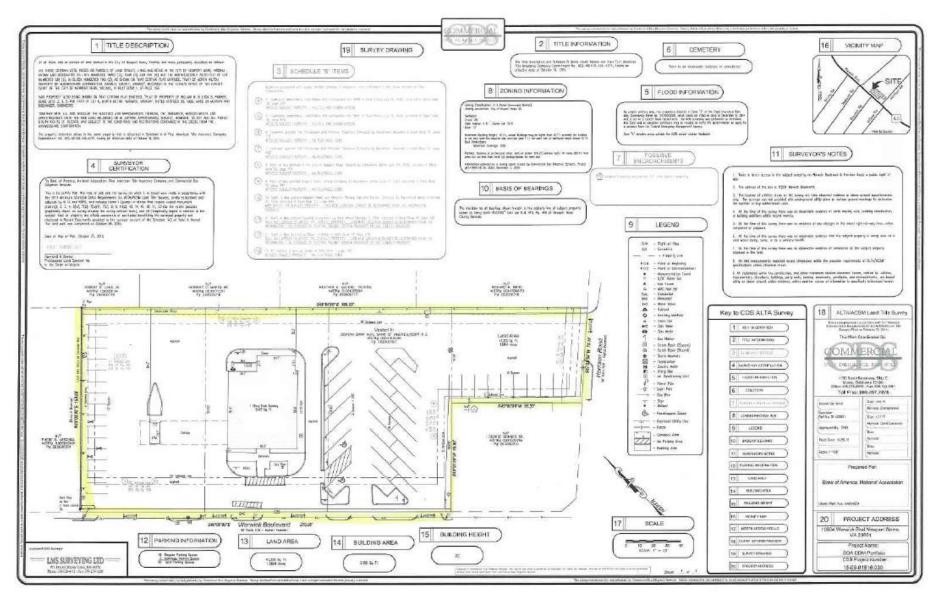


Teller Windows





10504 Warwick Boulevard, Newport News, Virginia



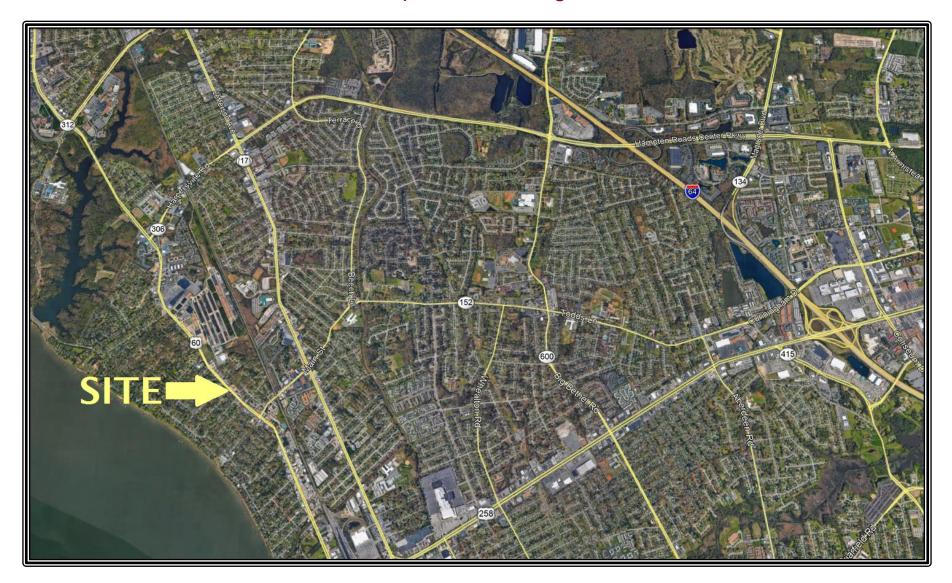


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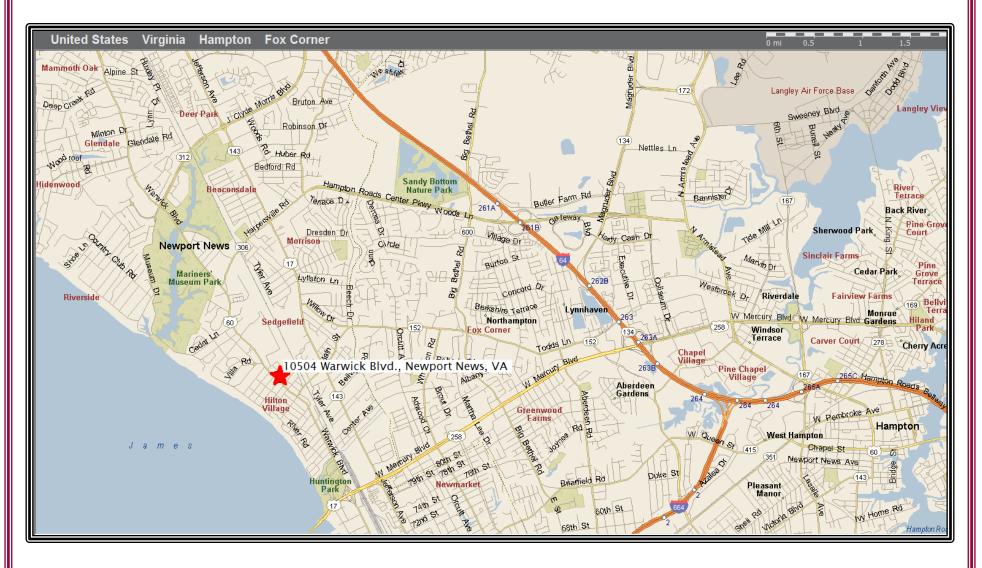


10504 Warwick Boulevard Newport News, Virginia



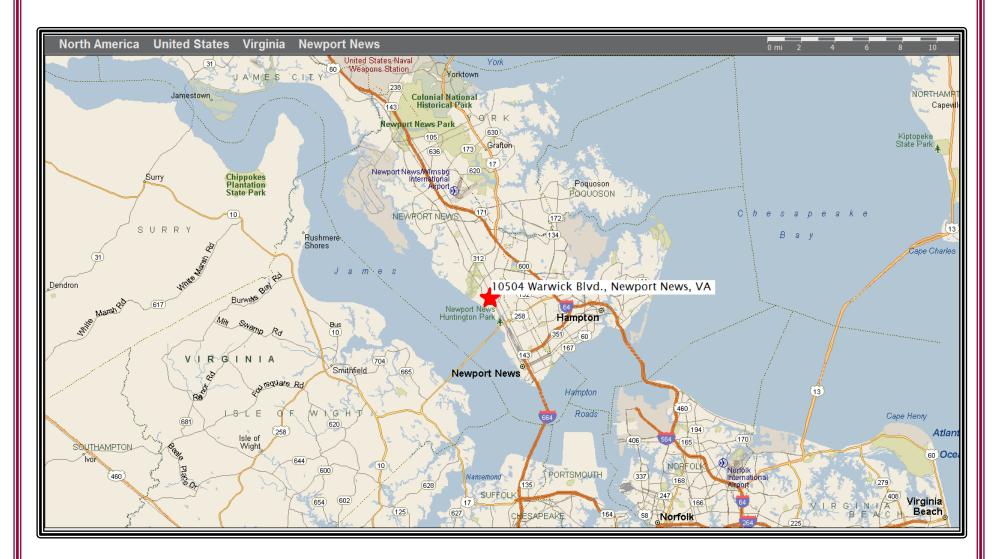


10504 Warwick Boulevard Newport News, Virginia





10504 Warwick Boulevard Newport News, Virginia







10504 Warwick Blvd, Newport News, Virginia, 23601 3 10504 Warwick Blvd, Newport News, Virginia, 23601 Drive Time: 15 minute radius Prepared by Janice Lewis, CCIM Latitude: 37.03475 Longitude: -76.46391

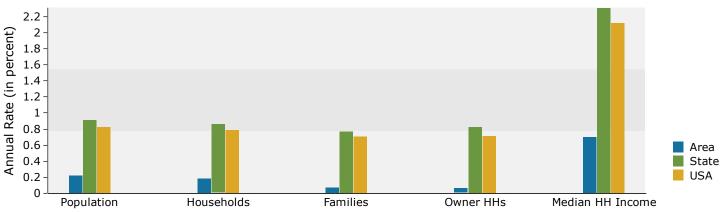
Summary	Cer	nsus 2010		2017		2022
Population		176,609		181,438		183,432
Households		71,956		73,333		73,997
Families		44,298		44,627		44,785
Average Household Size		2.38		2.40		2.40
Owner Occupied Housing Units		36,394		35,136		35,249
Renter Occupied Housing Units		35,562		38,197		38,748
Median Age		34.1		35.1		36.1
Trends: 2017 - 2022 Annual Rate		Area		State		National
Population		0.22%		0.92%		0.83%
Households		0.18%		0.86%		0.79%
Families		0.07%		0.77%		0.71%
Owner HHs		0.06%		0.83%		0.72%
Median Household Income		0.70%		2.31%		2.12%
He scholder Franzis				17		22
Households by Income			Number	Percent	Number	Percent
<\$15,000			9,241	12.6%	9,624	13.0%
\$15,000 - \$24,999			7,551	10.3%	7,462	10.1%
\$25,000 - \$34,999			8,302	11.3%	7,814	10.6%
\$35,000 - \$49,999			11,499	15.7%	10,628	14.4%
\$50,000 - \$74,999			14,666	20.0%	13,522	18.3%
\$75,000 - \$99,999 \$100,000 - \$140,000			9,023	12.3%	9,374	12.7%
\$100,000 - \$149,999			8,430	11.5%	9,669	13.1%
\$150,000 - \$199,999			2,670	3.6%	3,417	4.6%
\$200,000+			1,952	2.7%	2,487	3.4%
Median Household Income			\$50,080		4E1 0E0	
Average Household Income			\$63,685		\$51,858 \$71,183	
Per Capita Income			\$26,640		\$29,603	
rei capita income	Census 20	10		17		22
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,303	7.0%	11,503	6.3%	11,719	6.4%
5 - 9	11,211	6.3%	11,126	6.1%	10,785	5.9%
10 - 14	10,867	6.2%	10,634	5.9%	10,644	5.8%
15 - 19	13,019	7.4%	12,119	6.7%	11,954	6.5%
20 - 24	17,169	9.7%	15,621	8.6%	14,776	8.1%
25 - 34	25,862	14.6%	29,443	16.2%	29,146	15.9%
35 - 44	20,768	11.8%	20,842	11.5%	23,162	12.6%
45 - 54	25,867	14.6%	22,305	12.3%	19,773	10.8%
55 - 64	18,653	10.6%	21,982	12.1%	22,078	12.0%
65 - 74	11,093	6.3%	14,828	8.2%	16,961	9.2%
75 - 84	6,870	3.9%	7,557	4.2%	8,880	4.8%
85+	2,928	1.7%	3,480	1.9%	3,554	1.9%
	Census 20			17		22
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	79,390	45.0%	80,533	44.4%	79,965	43.6%
Black Alone	81,990	46.4%	82,239	45.3%	82,072	44.7%
American Indian Alone	779	0.4%	817	0.5%	834	0.5%
Asian Alone	4,075	2.3%	5,015	2.8%	5,694	3.1%
Pacific Islander Alone	186	0.1%	269	0.1%	328	0.2%
Some Other Race Alone	3,642	2.1%	4,633	2.6%	5,425	3.0%
Two or More Races	6,547	3.7%	7,932	4.4%	9,115	5.0%
Hispanic Origin (Any Race)	9,760	5.5%	12,899	7.1%	15,604	8.5%
Data Note: Income is expressed in current dollars.						

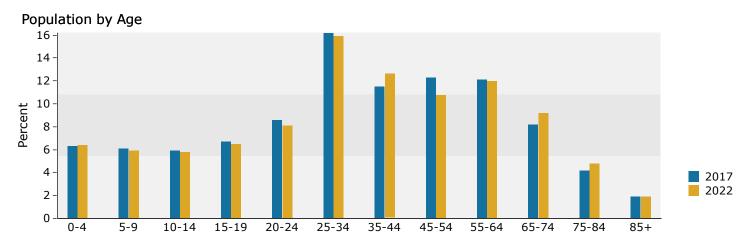
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



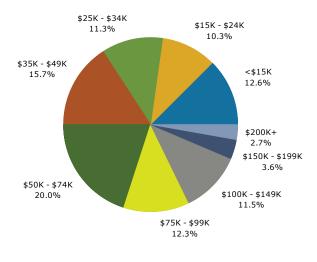
10504 Warwick Blvd, Newport News, Virginia, 23601 3 10504 Warwick Blvd, Newport News, Virginia, 23601 Drive Time: 15 minute radius Prepared by Janice Lewis, CCIM Latitude: 37.03475 Longitude: -76.46391

Trends 2017-2022

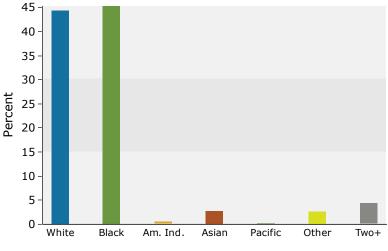




2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.1%



10504 Warwick Blvd, Newport News, Virginia, 23601 3 10504 Warwick Blvd, Newport News, Virginia, 23601 Drive Time: 20 minute radius Prepared by Janice Lewis, CCIM Latitude: 37.03475 Longitude: -76.46391

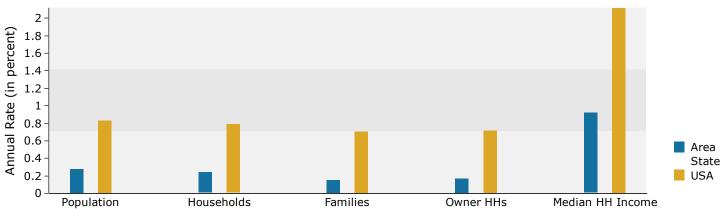
Summary	Cer	1sus 2010		2017		2022
Population		291,627		300,237		304,415
Households		116,371		119,082		120,521
Families		74,475		75,390		75,945
Average Household Size		2.43		2.44		2.44
Owner Occupied Housing Units		64,131		62,301		62,823
Renter Occupied Housing Units		52,240		56,781		57,697
Median Age		34.5		35.6		36.6
Trends: 2017 - 2022 Annual Rate		Area		State		National
Population		0.28%				0.83%
Households		0.24%				0.79%
Families		0.15%				0.71%
Owner HHs		0.17%				0.72%
Median Household Income		0.92%	20	17	20	2.12%
Heuseholde hu Treeme						
Households by Income			Number	Percent	Number	Percent
<\$15,000			13,306	11.2%	13,943	11.6%
\$15,000 - \$24,999			11,406	9.6%	11,296	9.4%
\$25,000 - \$34,999 #35,000 - #40,000			12,556	10.5%	11,821	9.8%
\$35,000 - \$49,999 \$50,000 - \$74,999			17,766 23,721	14.9% 19.9%	16,422 21,799	13.6% 18.1%
\$75,000 - \$99,999			15,387	12.9%	15,892	13.2%
\$100,000 - \$149,999			15,450	13.0%	17,424	14.5%
\$150,000 - \$199,999			5,566	4.7%	6,965	5.8%
\$200,000+			3,924	3.3%	4,956	4.1%
\$200,000+			5,924	5.5%	4,950	4.170
Median Household Income			\$53,302		\$55,807	
Average Household Income			\$68,886		\$77,052	
Per Capita Income			\$28,017		\$31,187	
	<u> </u>	10		17		22
	Census 20		20			
Population by Age	Census 20 Number					Percent
Population by Age	Number	Percent	Number	Percent	Number	Percent 6.2%
	Number 19,773	Percent 6.8%	Number 18,617	Percent 6.2%	Number 18,965	6.2%
0 - 4	Number 19,773 18,695	Percent 6.8% 6.4%	Number 18,617 18,413	Percent 6.2% 6.1%	Number 18,965 17,852	6.2% 5.9%
0 - 4 5 - 9	Number 19,773 18,695 18,445	Percent 6.8% 6.4% 6.3%	Number 18,617 18,413 17,974	Percent 6.2% 6.1% 6.0%	Number 18,965 17,852 17,963	6.2% 5.9% 5.9%
0 - 4 5 - 9 10 - 14	Number 19,773 18,695 18,445 22,367	Percent 6.8% 6.4% 6.3% 7.7%	Number 18,617 18,413 17,974 20,782	Percent 6.2% 6.1%	Number 18,965 17,852	6.2% 5.9% 5.9% 6.8%
0 - 4 5 - 9 10 - 14 15 - 19	Number 19,773 18,695 18,445 22,367 26,921	Percent 6.8% 6.4% 6.3% 7.7% 9.2%	Number 18,617 18,413 17,974 20,782 25,110	Percent 6.2% 6.1% 6.0% 6.9% 8.4%	Number 18,965 17,852 17,963 20,551 23,723	6.2% 5.9% 5.9%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24	Number 19,773 18,695 18,445 22,367 26,921 41,363	Percent 6.8% 6.4% 6.3% 7.7%	Number 18,617 18,413 17,974 20,782 25,110 46,848	Percent 6.2% 6.1% 6.0% 6.9%	Number 18,965 17,852 17,963 20,551 23,723 46,269	6.2% 5.9% 5.9% 6.8% 7.8%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34	Number 19,773 18,695 18,445 22,367 26,921	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2%	Number 18,617 18,413 17,974 20,782 25,110	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6%	Number 18,965 17,852 17,963 20,551 23,723	6.2% 5.9% 5.9% 6.8% 7.8% 15.2%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456	6.2% 5.9% 6.8% 7.8% 15.2% 13.0%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6% 12.4%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 37,318	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3%
$\begin{array}{c} 0 - 4 \\ 5 - 9 \\ 10 - 14 \\ 15 - 19 \\ 20 - 24 \\ 25 - 34 \\ 35 - 44 \\ 45 - 54 \\ 55 - 64 \\ 65 - 74 \end{array}$	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548 18,439	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8% 6.3%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169 24,833	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6% 12.4% 8.3%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 37,318 28,525	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3% 9.4%
$\begin{array}{c} 0 - 4 \\ 5 - 9 \\ 10 - 14 \\ 15 - 19 \\ 20 - 24 \\ 25 - 34 \\ 35 - 44 \\ 45 - 54 \\ 55 - 64 \\ 65 - 74 \\ 75 - 84 \end{array}$	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548 18,439 10,822	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8% 6.3% 3.7% 1.5%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169 24,833 12,211 5,189	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6% 12.4% 8.3% 4.1%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 37,318 28,525 14,648 5,456	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3% 9.4% 4.8%
$\begin{array}{c} 0 - 4 \\ 5 - 9 \\ 10 - 14 \\ 15 - 19 \\ 20 - 24 \\ 25 - 34 \\ 35 - 44 \\ 45 - 54 \\ 55 - 64 \\ 65 - 74 \\ 75 - 84 \end{array}$	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548 18,439 10,822 4,257	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8% 6.3% 3.7% 1.5%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169 24,833 12,211 5,189	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6% 12.4% 8.3% 4.1% 1.7%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 37,318 28,525 14,648 5,456	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3% 9.4% 4.8% 1.8%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548 18,439 10,822 4,257 Census 20	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8% 6.3% 3.7% 1.5%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169 24,833 12,211 5,189	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6% 12.4% 8.3% 4.1% 1.7%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 37,318 28,525 14,648 5,456 20	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3% 9.4% 4.8% 1.8%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548 18,439 10,822 4,257 Census 20 Number	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8% 6.3% 3.7% 1.5% 910 Percent	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169 24,833 12,211 5,189 20 Number	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6% 12.4% 8.3% 4.1% 1.7% 917 Percent	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 33,687 37,318 28,525 14,648 5,456 20 20 Number	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3% 9.4% 4.8% 1.8% 22 Percent
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548 18,439 10,822 4,257 Census 20 Number 140,711	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8% 6.3% 3.7% 1.5% Percent 48.3%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169 24,833 12,211 5,189 20 Number 142,407	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6% 12.4% 8.3% 4.1% 1.7% Percent 47.4%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 33,687 37,318 28,525 14,648 5,456 20 Number 141,798	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3% 9.4% 4.8% 1.8% 22 Percent 46.6%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548 18,439 10,822 4,257 Census 20 Number 140,711 124,478	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8% 6.3% 3.7% 1.5% Percent 48.3% 42.7%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169 24,833 12,211 5,189 20 Number 142,407 125,172	Percent 6.2% 6.1% 6.0% 6.9% 15.6% 11.8% 12.6% 12.4% 8.3% 4.1% 1.7% Percent 47.4% 41.7%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 37,318 28,525 14,648 5,456 20 Number 141,798 124,999	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3% 9.4% 4.8% 1.8% 22 Percent 46.6% 41.1%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548 18,439 10,822 4,257 Census 20 Number 140,711 124,478 1,311	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8% 6.3% 3.7% 1.5% Percent 48.3% 42.7% 0.4%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169 24,833 12,211 5,189 20 Number 142,407 125,172 1,384	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6% 12.4% 8.3% 4.1% 1.7% Percent 47.4% 41.7% 0.5%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 37,318 28,525 14,648 5,456 20 Number 14,798 124,999 1,435 11,511 628	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3% 9.4% 4.8% 1.8% 22 Percent 46.6% 41.1% 0.5%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548 18,439 10,822 4,257 Census 20 Number 140,711 124,478 1,311 8,163	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8% 6.3% 3.7% 1.5% Percent 48.3% 42.7% 0.4% 2.8%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169 24,833 12,211 5,189 20 Number 142,407 125,172 1,384 10,082	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6% 12.4% 8.3% 4.1% 1.7% 0.5% 3.4% 0.2% 2.4%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 37,318 28,525 14,648 5,456 20 Number 141,798 124,999 1,435 11,511	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3% 9.4% 4.8% 1.8% 22 Percent 46.6% 41.1% 0.5% 3.8%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548 18,439 10,822 4,257 Census 20 Number 140,711 124,478 1,311 8,163 353	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8% 6.3% 3.7% 1.5% 010 Percent 48.3% 42.7% 0.4% 2.8% 0.1%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169 24,833 12,211 5,189 24,833 12,211 5,189 20 Number 142,407 125,172 1,384 10,082 511	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6% 12.4% 8.3% 4.1% 1.7% Percent 47.4% 41.7% 0.5% 3.4% 0.2%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 37,318 28,525 14,648 5,456 20 Number 14,798 124,999 1,435 11,511 628	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3% 9.4% 4.8% 1.8% 22 Percent 46.6% 41.1% 0.5% 3.8% 0.2%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	Number 19,773 18,695 18,445 22,367 26,921 41,363 35,186 43,811 31,548 18,439 10,822 4,257 Census 20 Number 140,711 124,478 1,311 8,163 353 5,507	Percent 6.8% 6.4% 6.3% 7.7% 9.2% 14.2% 12.1% 15.0% 10.8% 6.3% 3.7% 1.5% D10 Percent 48.3% 42.7% 0.4% 2.8% 0.1% 1.9%	Number 18,617 18,413 17,974 20,782 25,110 46,848 35,365 37,725 37,169 24,833 12,211 5,189 20 Number 142,407 125,172 1,384 10,082 511 7,069	Percent 6.2% 6.1% 6.0% 6.9% 8.4% 15.6% 11.8% 12.6% 12.4% 8.3% 4.1% 1.7% 0.5% 3.4% 0.2% 2.4%	Number 18,965 17,852 17,963 20,551 23,723 46,269 39,456 33,687 37,318 28,525 14,648 5,456 20 Number 141,798 124,999 1,435 11,511 628 8,313	6.2% 5.9% 6.8% 7.8% 15.2% 13.0% 11.1% 12.3% 9.4% 4.8% 1.8% 22 Percent 46.6% 41.1% 0.5% 3.8% 0.2% 2.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

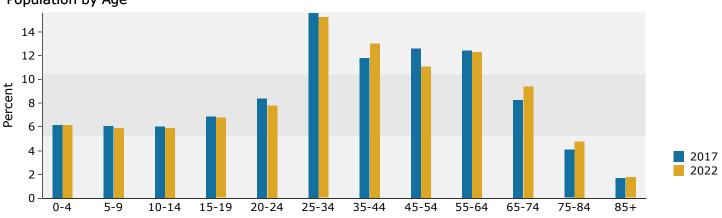


10504 Warwick Blvd, Newport News, Virginia, 23601 3 10504 Warwick Blvd, Newport News, Virginia, 23601 Drive Time: 20 minute radius Prepared by Janice Lewis, CCIM Latitude: 37.03475 Longitude: -76.46391

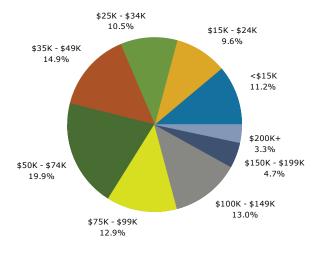
Trends 2017-2022



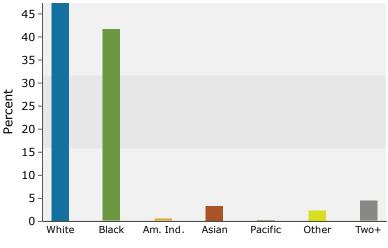




2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.3%



10504 Warwick Blvd, Newport News, Virginia, 23601 3 10504 Warwick Blvd, Newport News, Virginia, 23601 Drive Time: 30 minute radius Prepared by Janice Lewis, CCIM Latitude: 37.03475 Longitude: -76.46391

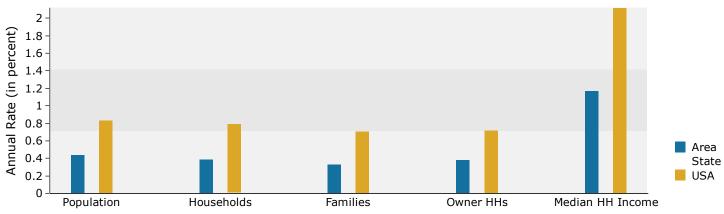
Summary	Cer	nsus 2010		2017		2022
Population		536,000		555,726		568,018
Households		208,030		214,465		218,726
Families		139,410		142,462		144,799
Average Household Size		2.50		2.51		2.52
Owner Occupied Housing Units		125,526		123,948		126,305
Renter Occupied Housing Units		82,504		90,516		92,422
Median Age		35.4		36.5		37.4
Trends: 2017 - 2022 Annual Rate		Area		State		National
Population		0.44%				0.83%
Households		0.39%				0.79%
Families		0.33%				0.71%
Owner HHs		0.38%				0.72%
Median Household Income		1.17%				2.12%
)17		22
Households by Income			Number	Percent	Number	Percent
<\$15,000			21,272	9.9%	22,422	10.3%
\$15,000 - \$24,999			19,011	8.9%	18,916	8.6%
\$25,000 - \$34,999			21,103	9.8%	19,912	9.1%
\$35,000 - \$49,999			30,830	14.4%	28,722	13.1%
\$50,000 - \$74,999			42,308	19.7%	39,004	17.8%
\$75,000 - \$99,999			29,910	13.9%	31,042	14.2%
\$100,000 - \$149,999			30,969	14.4%	34,805	15.9%
\$150,000 - \$199,999			11,063	5.2%	13,814	6.3%
\$200,000+			7,992	3.7%	10,081	4.6%
Median Household Income			\$56,661		\$60,062	
Average Household Income			\$72,842		\$81,472	
Per Capita Income			\$28,752		\$31,996	
	Census 20)17		22
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	36,452	6.8%	34,509	6.2%	35,256	6.2%
5 - 9	35,343	6.6%	35,012	6.3%	34,136	6.0%
10 - 14	35,208	6.6%	34,574	6.2%	34,925	6.1%
15 - 19	39,789	7.4%	37,167	6.7%	37,114	6.5%
20 - 24	44,531	8.3%	42,876	7.7%	40,475	7.1%
25 - 34	74,340	13.9%	83,247	15.0%	83,456	14.7%
35 - 44	67,204	12.5%	67,634	12.2%	74,692	13.1%
45 - 54	81,332	15.2%	71,250	12.8%	64,840	11.4%
55 - 64	59,776	11.2%	70,137	12.6%	70,677	12.4%
65 - 74	34,582	6.5%	47,278	8.5%	54,569	9.6%
75 - 84	19,682	3.7%	22,625	4.1%	27,857	4.9%
85+	7,759	1.4%	9,417	1.7%	10,020	1.8%
	Census 20)17		22
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	286,293	53.4%	290,675	52.3%	291,400	51.3%
Black Alone	204,015	38.1%	207,470	37.3%	209,287	36.8%
American Indian Alone	2,294	0.4%	2,461	0.4%	2,585	0.5%
Asian Alone	14,200	2.6%	17,790	3.2%	20,601	3.6%
Pacific Islander Alone	725	0.1%	1,039	0.2%	1,283	0.2%
Some Other Race Alone	9,080	1.7%	12,030	2.2%	14,389	2.5%
Two or More Races	19,394	3.6%	24,262	4.4%	28,472	5.0%
Hispanic Origin (Any Race)	28,075	5.2%	39,004	7.0%	47,969	8.4%
Data Note: Income is expressed in current dollars.						

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

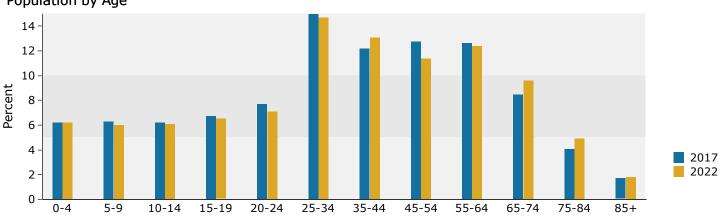


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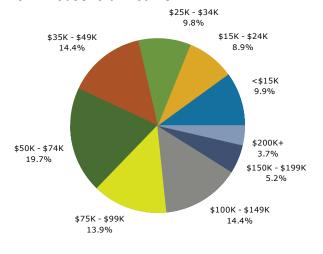
Trends 2017-2022



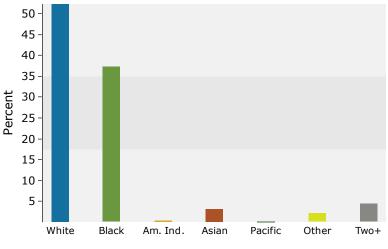




2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.0%

Sec. 45-401. - Coding and categorization system.

The uses permitted in each zoning district created by this chapter are listed in the "Summary of Uses by District," which follows in section 45-402, according to the following system:

CODE	INTERPRETATION
Ρ	The use may be permitted by right in the zoning district subject to all applicable regulations of this chapter. Uses determined by the zoning administrator to be clearly similar to those listed are also permitted in the zoning district.
С	The use may be permitted in the zoning district with a conditional use permit issued by the city council in accordance with Article XXVII. The conditional use permit approved by the city council may stipulate conditions and safeguards that govern the use. Uses determined by the zoning administrator to be clearly similar to those listed also may be considered for conditional use permits in the zoning districts indicated.
BLANK	The use is not permitted in the zoning district.

The uses listed in the "Summary of Uses by District" are organized by the categories below:

- A. Agricultural
- B. Residential
- C. Health Services
- D. Utilities Warehousing
- E. Educational Services
- F. Community Facilities Development
- G. Business Services
- H. Personal Services
- I. Recreational Uses
- J. Retail Services
- K. Automotive/Marine Services
- L. Transportation
- M. Wholesaling and
- N. Office/Research and
- O. Open Industrial
- P. Limited Industrial
- Q. Heavy Industrial

(Ord. No. 5028-97, § 1)

Sec. 45-402. - Summary of uses by district.

- P = PERMITTED USE
- C = CONDITIONAL USE
- BLANK = NOT PERMITTED

SUMMARY OF USES BY DISTRICT*

											zc	NING DI	STRICTS									
	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	03	C1 RETAIL	C2 GENERAL	С3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFE	RENCES
	SINGLE-	SINGLE-	SINGLE-	SINGLE-	LOW	MANFCT.	MEDIUM	HIGH	MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH	COMMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL		
	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			PARK	& DEVEL.			BUSINESS	POINT	BUSI./MANUF.			ART.	SEC.
					FAMILY		FAMILY	FAMILY								DISTRICT	BUSINESS					
PERMITTED USES A. AGRI	C									Р												
																						L
* ARTICLES XXVIII AND XX	(I SHOULD	BE CONSU	LTED FOR A	ANY MODI	FICATION	OR ADJUST	MENTS OF	DISTRICT	REGULAT	rions c	OR ANY SP	ECIAL OV	ERLAY ZONING REGU	ILATIONS.								
PERMITTED USES B. RESID	ENTIAL																					

1. SINGLE-FAMILY	P	Р	Р	Р	P						Р							[
2. TWO-FAMILY					Р		Р	Р								Р						_
2.1. SINGLE-FAMILY ATTACHED					Р		P	Р			с					Р						
2.2. HOUSING FOR OLDER PERSONS - SINGLE- FAMILY ATTACHED					P		Ρ	P	Ρ		с			с		Ρ	С					
3. MULTIPLE-FAMILY					Р		Р	Р	Р		с					Р	с					
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					Р		Ρ	Р	Ρ		с			с		Ρ	с					
4. HIGH RISE APARTMENT									Р							Р	р					
5. MANUFACTURED HOME & MANFCT. HOME PARK						Ρ															C. CODE XIII	
6. PLANNED RESIDENTIAL DEVELOPMENT	Ρ	Ρ	Ρ	Ρ	Р	Р	Ρ	Ρ	Ρ							Р						
7. DORMITORY	с	с	с	с	с	с	с	с	с	с		Р	с			Р						
8. GROUP HOME	с	с	с	с	с		с	с	с		с	Р		с	с	с						
9. HALFWAY HOUSE					с		с	с	с					с	с	с						
10. HOME OCCUPATION	Р	Р	Р	Р	Р	Р	Р	Р	Р												X <u>45-5</u>	<u>18</u>
11. BED & BREAKFAST	с	с	с	с	с		с	с	с					Р	Р	Р						
12. BOARDING HOUSE							с	с								с						
13. ASSISTED LIVING FACILITY	Ρ	Р	Р	Р	Ρ						Ρ											
14. CUSTODIAN APARTMENT														Р	Р	Р	Р	Р	Р	Ρ		
15. SPECIAL RESIDENTIAL FACILITY	Ρ	Ρ	Ρ	Ρ	Ρ																	
16. CAMPUS MINISTRY HOUSE	с	с	с	с	с																	
17. HOMELESS SHELTERS							с	с														
18. CONGREGATE HOUSING FOR CHILDREN	с	с	с	с	с		с	с	с					С	с							
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	Р	P	Р	P	Р						Ρ											
20. ADAPTIVE RE-USE	с	с	с	с	с									с	с							
21. RECOVERY HOME	с	с	с	с	с		с	с	с		с	Р		с	с	с						

PERMITTED USES C. HEALTH																				
1. HOSPICE											Ρ		Р	Р						
2. MEDICAL CENTER COMPLEX											Р		Р	Ρ						
3. HOSPITAL						с	с	с			Р		Р	Р	Р	Р			v	<u>45-520</u>
4. MEDICAL & DENTAL LABORATORY										Ρ	Р		Р	Р	Ρ	Р	Ρ	Р		
5. NURSING HOME, CONVALESCENT HOME				с		Ρ	Р	Р			Ρ		Р	Ρ	Ρ	с			v	<u>45-520</u>
6. OPTICIAN								Р		Ρ	Р	Ρ	Р	Р	Р	Р				
7. OUTPATIENT CARE CLINIC						С	с	Р		Ρ	Р	Р	Р	Р	Ρ	Р				
8. PHARMACY/DRUG STORE								Р			Р		Р	Р	Р	Р				
9. PHYSICAL THERAPY						с	с	Р		Ρ	Ρ	Р	Р	Р	Р	Р				
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE						с	с	Ρ		Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ				
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS										с			с	С	с					
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS								Ρ		Ρ			Ρ	Ρ	P					
13. ADULT DAY CARE FACILITY								Р		Ρ	Р		Р	Ρ	Ρ	с				
14. FAMILY HOME ADULT P DAY CARE FACILITY	Р	Ρ	Ρ	Р	Р	Р	Ρ	Ρ		Ρ										
15. ASSISTED LIVING FACILITY, CONGREGATE				с		Р	Ρ	Р		с	Р		Р	P	Ρ	с				
PERMITTED USES D. UTILITIES									· · · · · ·					·				· · ·		
1. AMATEUR RADIO P TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	Р	Ρ	Ρ	Ρ	Ρ	Р	Ρ	Ρ												
2. AMATEUR RADIO C TOWER/ANT. OVER 70 FT. IN HEIGHT	с	с	с	с	с	с	С	С												
3. COMMERCIAL RADIO OR TV STATION								с		Ρ	Р		Р	Ρ	Ρ	Ρ	Ρ	с		

about:blank

4. ELECTRICAL																	[с	с		
GENERATING PLANT																						
5. ELECTRICAL SUBSTATION	с	с	с	с	с	с	с	с	с	с		Ρ	Ρ	Ρ	Ρ	Ρ	с	С	Ρ	Ρ		
6. ELEVATED WATER STORAGE TANK	с	с	с	с	с	с	с	с	с	с	с	с	Ρ	с	С	с	с	с	с	с		
7. LOCAL UTILITIES	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
8. COMMUNICATION TOWER/ANTENNA									с	с	с	с	с	С	С	С	с	с	с	с		
9. SANITARY LANDFILL										с									с	с		
10. SEWAGE TREATMENT PLANT										с									С	с		
11. SOLID WASTE TRANSFER STATION										с									С	с		
12. TRANSMISSION LINES	с	с	с	с	с	с	с	с	С	с	с	с	с	с	с	с	с	с	с	Р		
13. WATER RESERVOIR		Р								Р												
14. WATER TREATMENT PLANT										с									с	с		
15. ELECTRICAL GENERATION FROM LANDFILL GASES										с												
PERMITTED USES E. EDUCA	TIONALS	SERVICES																	÷			
1. CHILD CARE CENTER					с	с	с	с	Р		с	Р	с	Р	P	Р	Р	Р	с	с		
2. COLLEGE, UNIVERSITY	с	с	с	с	с	с	с	с	Ρ	Ρ		Р	Р			Р	Р	с			v	<u>45-520</u>
3. FAMILY HOME CHILD CARE FACILITY	Р	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ												v	<u>45-523</u>
4. OTHER EDUCATIONAL/GROUP INSTRUCTION									Ρ			Ρ	Ρ	Ρ	Ρ	Р	с	c				
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	С	с	с	С	с	C	С	с	С		с	P		Ρ	P	P	Ρ					
6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ						Ρ					v	<u>45-520</u>
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	Р	Р	Ρ	Р	Р	Ρ	Ρ	Р	Р	Ρ						Р					v	<u>45-520</u>
8. VOCATIONAL SCHOOL									Р		с	Р	с	P	Р	Р	с	Р	Р	Р		

9. BUSINESS SCHOOL									Р		Р	Р	Ρ	Ρ	Р	Р	Р	Ρ	Р			
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ						Ρ	с	с				
PERMITTED USES F. COMM	IUNITY FA	CILITIES							1			1			1							
1. CEMETERY	с	с	с	с	с	с	с	с	с													
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ	с	с	с	С	Р	Ρ	Р	С	с	с	с	V	<u>45-520</u>
2.1 OFF-SITE CHURCH PARKING LOT	с	с	с	с	с					с											v	<u>45-527</u>
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL)	с	с	с	с	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		Ρ		Ρ	Ρ	Ρ	с	с	с	с	v	<u>45-520</u>
4. CORRECTION FACILITIES										Ρ						Ρ						
5. FIRE STATION	с	с	с	с	Р	Ρ	Ρ	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Ρ	Р	v	<u>45-520</u>
6. FUNERAL HOME														Р	Р	Р			с			
7. LIBRARY	Р	Р	Р	Р	Р	Р	Ρ	Р	Р		Р	Р	Р	Р	Р	Р	Р				v	<u>45-520</u>
8. PRIVATE CLUB	с	с	с	с	с	с	с	с	с		с			Р	Ρ	Р					v	<u>45-520</u>
9. NEIGHBORHOOD SWIMMING POOL	с	с	с	с	Р	Ρ	Ρ	Р	Р	Ρ				Ρ	Ρ	Ρ					v	<u>45-520</u>
10. POLICE STATION					Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	v	<u>45-520</u>
10.1. POLICE K9 TRAINING FACILITY										Ρ									Ρ	Р	v	<u>45-535</u>
11. POST OFFICE/PARCEL PICK UP STATION									Р		Р	Ρ	P	Р	Р	Р	Р	Ρ	Ρ	Р		
12. PUBLIC/PRIVATE GOLF COURSE	с	с	С	с	P	Ρ	Ρ	Ρ	Р	P		Р		P	P	P					v	<u>45-520</u>
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	с	с	с	С	С	с	С	С		Р	с	с		Ρ	P	Р	Ρ				V	<u>45-520</u>
14. PUBLIC PARK	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			v	<u>45-520</u>
PERMITTED USES G. BUSIN	ESS SERV	ICES																				
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES									с		Ρ	P	P	Ρ	Ρ	Р	Ρ	Ρ	Ρ	Ρ		
2. BANK, LOAN OFFICE OR CREDIT UNION									Р		с	P	C	Ρ	P	Р	Р	Ρ	с	C		

3. BUSINESS ADMIN. OFFICES				с	Ρ	Р	Ρ	Ρ	P	Р	Р	P	Ρ	Р	
4. PARCEL DISTRIBUTION CENTER						с		С	с	Р		Р	Ρ	Р	
5. PROFESSIONAL OFFICE				Р	Р	Р	Р	Р	Р	Р	Р	Р	с		
6. OFFICE AND TWO-FAMILY RESIDENTIAL USE WITHIN ONE BUILDING					Ρ										
PERMITTED USES H. PERSO	ONAL SERVICES														
1. ARTIST OR PHOTOGRAPHY STUDIO				Ρ	Ρ			Ρ	Ρ	Р	Р	Ρ			
2. BARBER/BEAUTY SHOP				Р		Р		Р	P	Р	Р				
3. CARPET/UPHOLSTERY CLEANING									Ρ	Ρ	с	Ρ	Ρ	с	
4. COIN-OPERATED COMMERCIAL LAUNDRY				Ρ				Ρ	P	Ρ					
4.1. DAY SERVICES CENTER					С			С	с	с	с				
5. DIAPER SERVICE/LINEN SUPPLY									Р	Р	с	Ρ	Ρ	Р	
6. DRY CLEANING PICKUP				Ρ				Р	Р	Р	Р	Р			
7. DRY CLEANING PLANT								Р	Р	Р	с	Р	Ρ	Р	
8. RECORDING STUDIO				Ρ	с			Р	Р	Р	Р	Р	Ρ		
9. SHOE REPAIR				Ρ				Ρ	Ρ	Р	Ρ				
10. TAILOR SHOP				Ρ				Р	Р	Р	Р				
11. TRAVEL AGENCY					Р	Р		Р	Р	Р	Р				
12. TATTOO ESTABLISHMENT									с						
PERMITTED USES I. RECREA	ATIONAL USES	 	 	 											
1. AMUSEMENT PARK OR THEME PARK										Ρ			с	с	
2. BILLIARD PARLOR				Ρ				с	Р	Р					
3. BINGO PARLOR								с	Р						с
4. BOWLING ALLEY				Ρ				с	Р	Р					
5. AMUSEMENT ESTABLISHMENT				с				с	Ρ	Р					

6. COUNTRY/YACHT CLUB		с	с	с	с	с	с	с	с	с	Р		Р	1	P	с	1				
					C	C			C		P		r		r	C					
7. GOLF DRIVING RANGE										P				P				С	С		
8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM									P		Ρ	С	Ρ	Ρ	Ρ	Ρ	Ρ	С			
9. MINIATURE GOLF COURSE										с				Ρ	Ρ						
10. PUBLIC CAMPGROUND										с											
11. SKATEBOARD RAMP										Р			с	с	с			с	с	v	<u>45-511</u>
12. SKATING RINK									Р	Р			с	Р	Р						
13. STADIUM, ARENA OR AMPHITHEATRE										с					Р	с	С	с	С		
14. THEATRE OR STAGE									Р	Р			Р	Р	Р	с	с				
15. SHOOTING RANGE																		с			
PERMITTED USES J. RETAIL	SERVICES	;	1																		
1. ADULT USE													с	с	с					v	45-2502
2. APPLIANCE SALES									Р				Р	Р	Р					v	<u>45-522</u>
3. APPLIANCES SERVICES									Р				Р	Р	Р					v	<u>45-522</u>
4. BAKERY (RETAIL)									Р				Р	Р	Р	Р	Р				
5. BICYCLE SALES & SERVICE									Р				Р	Ρ	P					v	<u>45-522</u>
6. BOOK STORE									Р				Р	Р	Р	Р	Р				
7. BUILDING SUPPLY - RETAIL													С	С	с			Ρ	Ρ		
8. CAMERA STORE									Р				Р	Р	Р	Р	Р				
9. CEMETERY MONUMENT SALES													Ρ	Ρ	Ρ					v	<u>45-522</u>
10. COMPUTER SALES & SERVICE									Р		Ρ		Ρ	Ρ	Ρ	Р	Ρ				
11. CONCESSION STAND									Р	Р			Р	Р	Р	с	с				
12. CONVENIENCE STORE WITHOUT GASOLINE									Р				Р	Ρ	Р	с	с				
13. CRAFT STORE													Ρ	Р	Р	Р					
14. DEPARTMENT STORE									Р				Р	Р	Р					v	<u>45-522</u>
15. DUPLICATING STORE									Р		Р	с	Р	Р	Р	Р	P				

1				1	1 1		1		1	1	1	1	1	1	L	1		1
16. EXTENDED STAY MOTEL					Р					Ρ	Ρ	Ρ	С	с				
17. FLORIST, HORTICULTURAL & NURSERY					Ρ			р		Ρ	Ρ	Ρ	Ρ					
18. FURNITURE & UPHOLSTERY STORE					Р					Р	Ρ	Ρ	Ρ				v	<u>45-522</u>
19. GARDEN SUPPLY STORE					Ρ					Ρ	Ρ	Ρ					v	<u>45-522</u>
20. GOLF PRO SHOP/CLUBHOUSE					Ρ	с				Р	Ρ	Ρ	Ρ					
21. GROCERY STORE					Р					Р	Р	Р					v	<u>45-522</u>
22. HARDWARE STORE					Р					Р	Р	Р					v	<u>45-522</u>
23. HOME ACCESSORY STORE					Ρ					Ρ	Ρ	Ρ					v	<u>45-522</u>
24. ICE CREAM/CANDY STORE					Ρ					Ρ	Ρ	Ρ	Ρ					
25. INTERIOR DECORATING STORE					Ρ					Ρ	Ρ	Ρ	Ρ					
26. JEWELRY SALES, SERVICE & REPAIR					Ρ					Ρ	Ρ	Ρ	Ρ					
27. KENNEL										с	с	с						
28. LIGHT EQUIPMENT RENTAL & LEASING										Ρ	Ρ	Ρ	С	с	С		v	<u>45-522</u>
29. LIQUOR STORE					Р					Р	Р	Р	Р					
30. MALL/MALL BUILDING (ENCLOSED)					Ρ					Ρ	Ρ	Р						
31. MEDICAL SUPPLY SALES										Р	Ρ	Ρ	Ρ	Ρ				
32. MOTEL/HOTEL					Р			с		Р	Р	Р	с	с				
33. NEEDLEWORK & PIECE GOODS STORE					Ρ					Р	Ρ	Р	Ρ					
34. NOVELTY & SOUVENIR STORE					Р					Р	Ρ	Р	Р					
35. OFF-PREMISE SALE OF ALCOHOL IN AN ESTABLISHMENT OF LESS THAN 1,600 SQ.FT.					С					С	с	с	с					
36. PAWN SHOP										с	С	С						
	-	-																

1	 1	1	 1	1	1	1		1	1	1	1	1	1	1	I	I		1
37. PET CARE SERVICE WITHOUT OUTSIDE CAGES OR RUNS					Ρ					Ρ	Ρ	Ρ						
37a. PET CARE SERVICE WITH OUTSIDE CAGES AND RUNS										С	с	с						
38. PRINTING ENGRAVING, BLUEPRINTING & COPYING					с				с	Ρ	P	Ρ	P	Ρ				
39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY					Ρ	с		Ρ		P	Р	Ρ	Ρ	Ρ	С	С		
40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE					Р	с	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ	Ρ	С	С		
40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY					С	с		С		с	с	c	с	с	С	с		
41. RETAIL SALES BY WHOLESALER OF SAME GOODS					с					Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		V	45-522
41.1. SELF-SERVICE ICE VENDING UNIT										Ρ	Р				Ρ	Ρ		
42. SPORTING GOODS					Ρ					Ρ	Ρ	Р	Ρ					
43. STATIONERY STORE					Р					Р	Р	Р	Р					
44. TENNIS PRO SHOP/CLUBHOUSE					Р	с	Р			Р	Р	Ρ	Р					
45. TOY OR HOBBY STORE					Р					Р	Р	Р						
46. USED MERCHANDISE SALES										Ρ	P	Ρ					v	45-522
47. VARIETY STORE					Р					Р	Р	Р						
48. VIDEO RENTAL					Р					Р	Р	Р	Ρ					
49. WEARING APPAREL/SHOE STORE					Р					Ρ	Р	Ρ	P					

51. BANQUET/FUNCTION HALL											с		c	:	с	с			с			
52. ANIMAL SHELTER																			Ρ			
53. MICRO-DISTILLERY AND/OR MICRO-WINERY									Ρ				Ρ)	Ρ	Р	Ρ	Ρ	Ρ			
53. MICRO/CRAFT BREWERY									Ρ				Ρ)	Ρ	Р	Ρ	Ρ	Ρ			
PERMITTED USES K. AUTO	& MARINI	E SERVICES	5																			
1. AUTO PARTS STORE (NO SERVICE)									Р				Ρ)	Ρ	Р						
2. AUTOMOBILE FUEL & KEROSENE SALES (SUPPLEMENTAL)									с				C		С	С						
3. AUTOMOBILE GASOLINE SUPPLY STATION									с				С	:	С	С						
3.1. AUTOMOBILE GASOLINE SUPPLY STATION - UNMANNED																			с	С		
4. AUTOMOBILE BODY & PAINT SHOP															С	с			с			
5. SMALL MOTOR VEHICLE REPAIR AND SERVICE FACILITY															С	С			с			
6. AUTOMOBILE SALES/NEW CAR DEALERSHIP													C	:	С	Ρ			Р	C	v	<u>45-522</u>
7. AUTOMOBILE SALES, USED CAR DEALERSHIP															С	с					v	<u>45-522</u>
8. CAR WASH													c	:	с	с						
9. AUTOMOBILE UPHOLSTERY													C	2	С	Р						
10. AUTOMOBILE, LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL												с	c	-	С	С		Ρ	P		V	<u>45-522</u>
11. BOAT & YACHT SALES									с				c	:	с	Р					v	<u>45-522</u>
12. BOAT BASIN	с	с	с	с	с	с	с	с	Р	Р		Р	P)	Р	Р			Р	Р		
13. LARGE MOTOR VEHICLE SALES, REPAIR AND/OR SERVICE															С				с			

13.1. MANUFACTURED HOME SALES, SERVICE AND/OR LEASING														с				с			
14. MARINA									с				с	с	Р			Р	Р	v	<u>45-522</u>
15. SMALL BOAT REPAIR														с	Р						
16. TOWING SERVICE														с	с			с			
PERMITTED USES L. TRANSPORTAT	ION													1							
1. AIRPORT																		Р	Ρ		
2. BUS STOP, BUS P SHELTER OR TAXI STAND	Ρ	Ρ	Ρ	Р	Ρ	Ρ	Ρ	Р	Ρ	Ρ	Ρ	Ρ	Ρ	Р	Р	Р	Р	Ρ	Р		
3. COMMERCIAL PARKING LOT OR GARAGE														Р	Р	С	с				
4. FREIGHT TERMINAL															с		с	Р	Р		
5. HELISTOP OR HELIPORT								с			с	с	с	с	с	с	с	Р	Ρ		
6. OFF-SITE PARKING LOT OR GARAGE						с	с	Ρ		с	Ρ	с	Ρ	Ρ	Р	с	с	Ρ	Ρ		
7. SEAPORT															Р			Р	Р		
8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE														с				Ρ	Ρ		
9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT				С	С	с	с	с	с	с	с	С	с	с	Ρ	с	Ρ	Ρ	Ρ		
PERMITTED USES M. WHOLESALE 8	& WAREHOU	JSE																		1	
1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION														с	Ρ		с	Ρ	Ρ		
2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER													с	С	Ρ		Ρ	Ρ	Ρ		
3. DISTRIBUTION WAREHOUSE													С	с	Р		P	Ρ	Р		
4. DOCUMENT STORAGE WAREHOUSE															Р		Ρ	Ρ	Ρ		
5. FOOD PREPARATION, STORAGE & DISTRIBUTION														С	Ρ		Р	Ρ	Ρ		

6. HEATING OIL STORAGE & DISTRIBUTION									Р			с	с	
7. MINI-STORAGE WAREHOUSE								с	Ρ		С	Ρ		
7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE							С	С	Ρ		С	Ρ		
8. MOVING & STORAGE									Р		с	Р		
9. PLUMBING SUPPLIES WHOLESALE & DISTRIBUTION								c	Ρ		С	Ρ	P	
10. PROPANE STORAGE & DISTRIBUTION											С			
11. SEAFOOD WHOLESALE DISTRIBUTION & RECEIVING								С	Ρ		Ρ	Ρ	Ρ	
PERMITTED USES N. OFFIC	E/RESEARCH DEVEL	OP.								÷	·			
1. COMPUTER CENTERS					Р	Р			Р	Р	Р	Р		
2. LASER, MATERIAL SCIENCE, ELECTRONICS PROD. FIRMS					Ρ	Ρ			Ρ	Ρ	Ρ	Ρ		
3. LIBRARIES, AUDITORIUMS, LECTURE & CONFERENCE CNTR.					Ρ	Ρ			Ρ	Ρ	Ρ	Ρ		
4. NONPROFIT PROFESSIONAL OR TECH. EDUCATIONAL INSTITUTE					Ρ	Ρ			Ρ	Ρ	Ρ	Ρ		
5. PILOT PLANTS FOR PRODUCTION OF PROTOTYPES						Ρ			Ρ	С	Ρ	Ρ		
6. RESEARCH LABORATORIES, OFFICES AND FACILITIES					P	Ρ			Ρ	Ρ	Ρ	Ρ		
PERMITTED USES O. OPEN	INDUSTRIAL			 										
1. BRICK MFG./BRICKYARD LUMBER MILL												С	С	
2. CONCRETE, BITUMINOUS MFG. & ASPHALT PLANT												С	P	

3. HEAVY EQUIPMENT STORAGE													с	Ρ		
4. OUTSIDE COAL STORAGE														с		
5. OUTSIDE COMPOST FACILITY														с		
6. OUTSIDE STORAGE AS MAIN USE														Ρ		
7. SAND & GRAVEL PROCESSING OR STORAGE													с	Ρ		
8. SMALL REPAIR, SMALL CONSTRUCTION SHOP & SMALL CONTRACTORS OFFICE									с	P	P	P	P	Ρ		
9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS														Ρ		
PERMITTED USES P. LIMITE	TTED USES P. LIMITED INDUSTRIAL															
1. BOTTLING PLANT											Р	Р	Ρ	Р		
2. BUYBACK COLLECTION CENTER/GLASS, PAPER & ALUMINUM							с			P	C		с	С		
3. INDOOR MANUFACTURING AND ASSEMBLY								P			P C	Ρ	Ρ	Ρ		
4. INDOOR COMPOST FACILITY														С		
5. MACHINE SHOP											Р	Р	Ρ	Р		
6. BREWERY SHOP														Р		
PERMITTED USES Q. HEAVY	INDUSTR	IAL					. I				· ·				I	
1. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY												Ρ	Ρ	Ρ		
2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING														Ρ		
3. CHEMICAL MANUFACTURING														С		
4. DISTILLERY														с		

5. GLUE, FERTILIZER MANUFACTURING														с	
6. INDOOR RECYCLING CENTER													с	Р	
7. IRON, STEEL, COPPER, ALUMINUM, & OTHER METALWORK PLANT														с	
8. PAPER PLANT														с	
9. REFINERY														с	
10. SEAFOOD PACKING & PROCESSING														Р	
11. SHIPBUILDING, SHIPYARD MANUFACTURE OR REPAIR														P	
12. SLAUGHTERHOUSE, RENDERING PLANT ABATTOIR														С	
13. TANNING OR CURING OF HIDES														С	
* ARTICLES XXVIII AND XXXI SHOU	ILD BE CONSUL	ED FOR ANY MC	DIFICATION	I OR ADJUSTMEN	S OF DIS	STRICT REGULAT	IONS O	R ANY SP	ECIAL OV	ERLAY ZONING REGU	JLATIONS.	· · ·			
** SIZE LIMITED TO 20,000 SQUAF	RE FEET IN FLOC	R AREA, UNLESS	USE IS CON	TAINED IN A MUL	TI-TENAI	NT STRUCTURE.									

(Ord. No. 5028-97, § 1; Ord. No. 5094-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5210-98, § 1; Ord. No. 5264-99, § 1; Ord. No. 5265-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5533-90, § 1; Ord. No. 5533-90, § 1; Ord. No. 5533-90, § 1; Ord. No. 5551-00, § 1; Ord. No. 5510-00, § 1; Ord. No. 5510-00, § 1; Ord. No. 5551-00, § 1; Ord. No. 5781-02, § 1; Ord. No. 5781-02, § 1; Ord. No. 5781-02, § 1; Ord. No. 5957-03, § 1; Ord. No. 5958-03, § 1; Ord. No. 6194-06, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 1; Ord. No. 6331-07, § 1; Ord. No. 6336-07, § 1; Ord. No. 6538-08, § 1; Ord. No. 6539-08, § 1; Ord. No. 6770-11, § 1; Ord. No. 6782-11, § 1; Ord. No. 6892-12, § 1; Ord. No. 6892-12, § 1; Ord. No. 6995-13, § 1; Ord. No. 7066-14, § 1; Ord. No. 7066-14, § 1; Ord. No. 7066-14, § 1; Ord. No. 7248-16, § 1

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 <u>only</u> if the scope of the agency is limited by a written agreement and <u>only</u> with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller <u>must disclose</u> all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party folly and exclusively. The Agent <u>must not disclose</u> 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: