

# 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](mailto:Travis@CampanaWaltz.com) / [Tom@CampanaWaltz.com](mailto:Tom@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

**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 / 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:** ± 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**

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11832 Fishing Point Drive, Suite 400  
Newport News, Virginia, 23606  
757.327.0333

[Travis@CampanaWaltz.com](mailto:Travis@CampanaWaltz.com) / [Tom@CampanaWaltz.com](mailto:Tom@CampanaWaltz.com)  
[www.CampanaWaltz.com](http://www.CampanaWaltz.com)



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# 10504 Warwick Boulevard, Newport News, Virginia

Drive Thru Access



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Lobby



Teller Windows

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Second Floor



Vault

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Newport News, Virginia

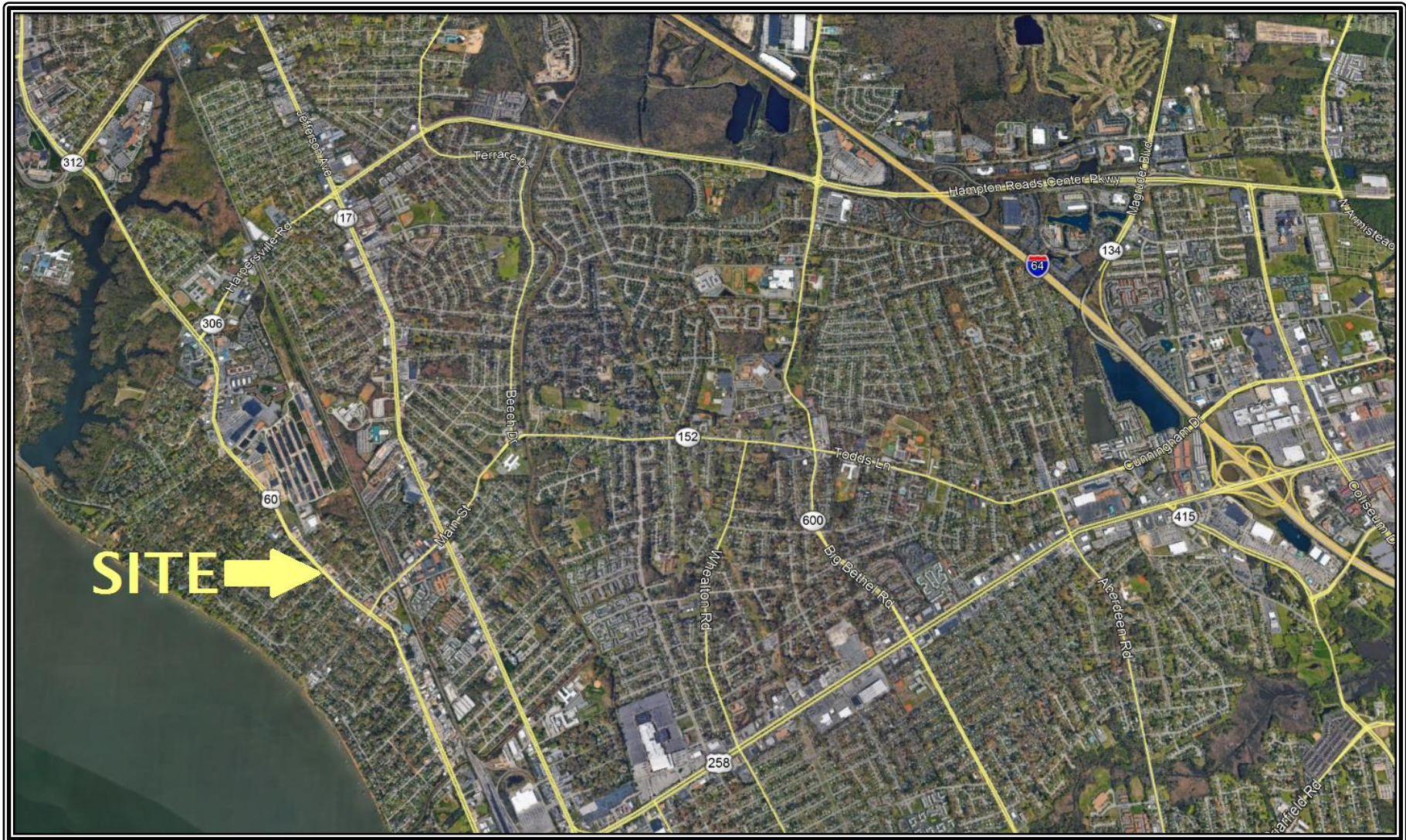


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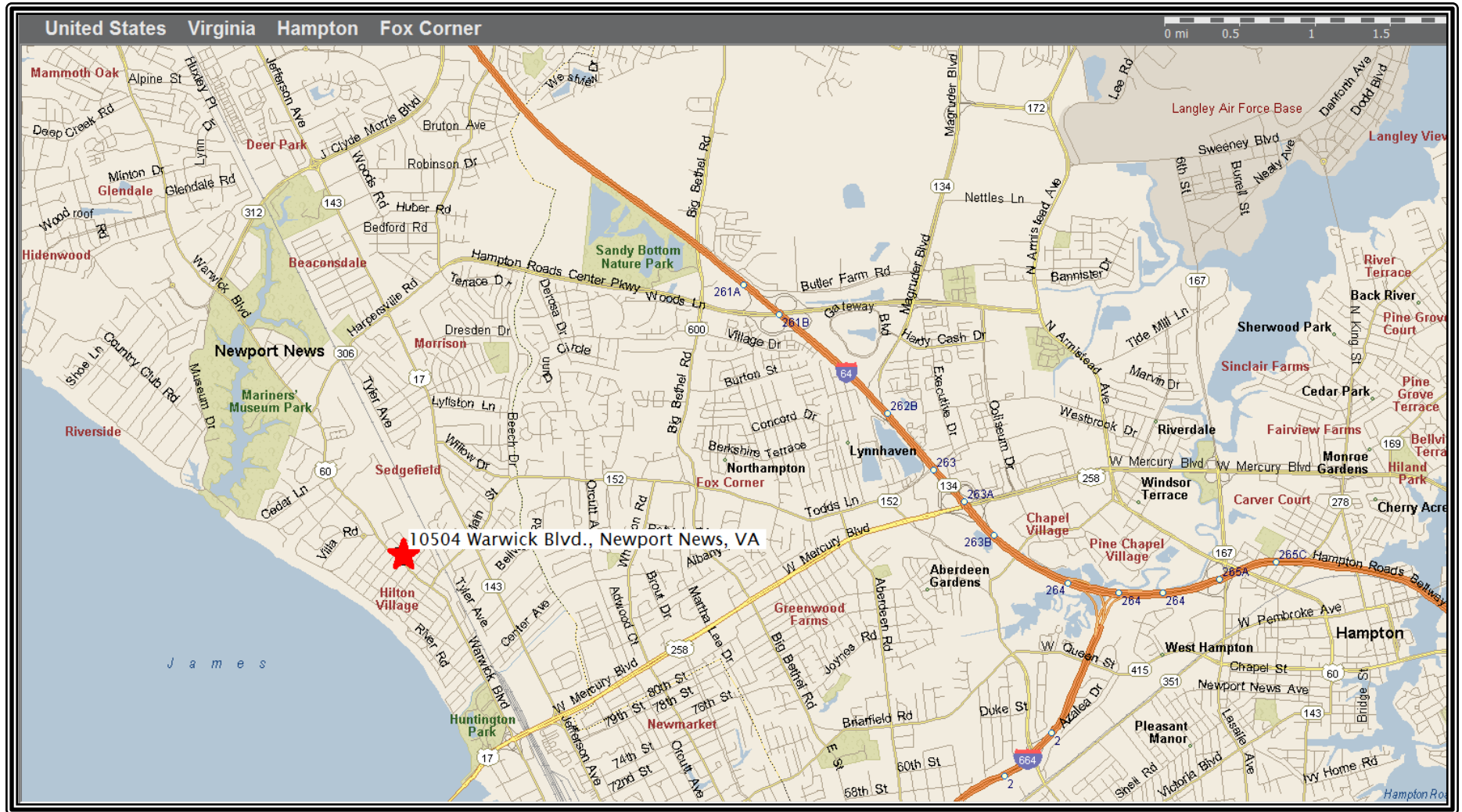


# 10504 Warwick Boulevard Newport News, Virginia



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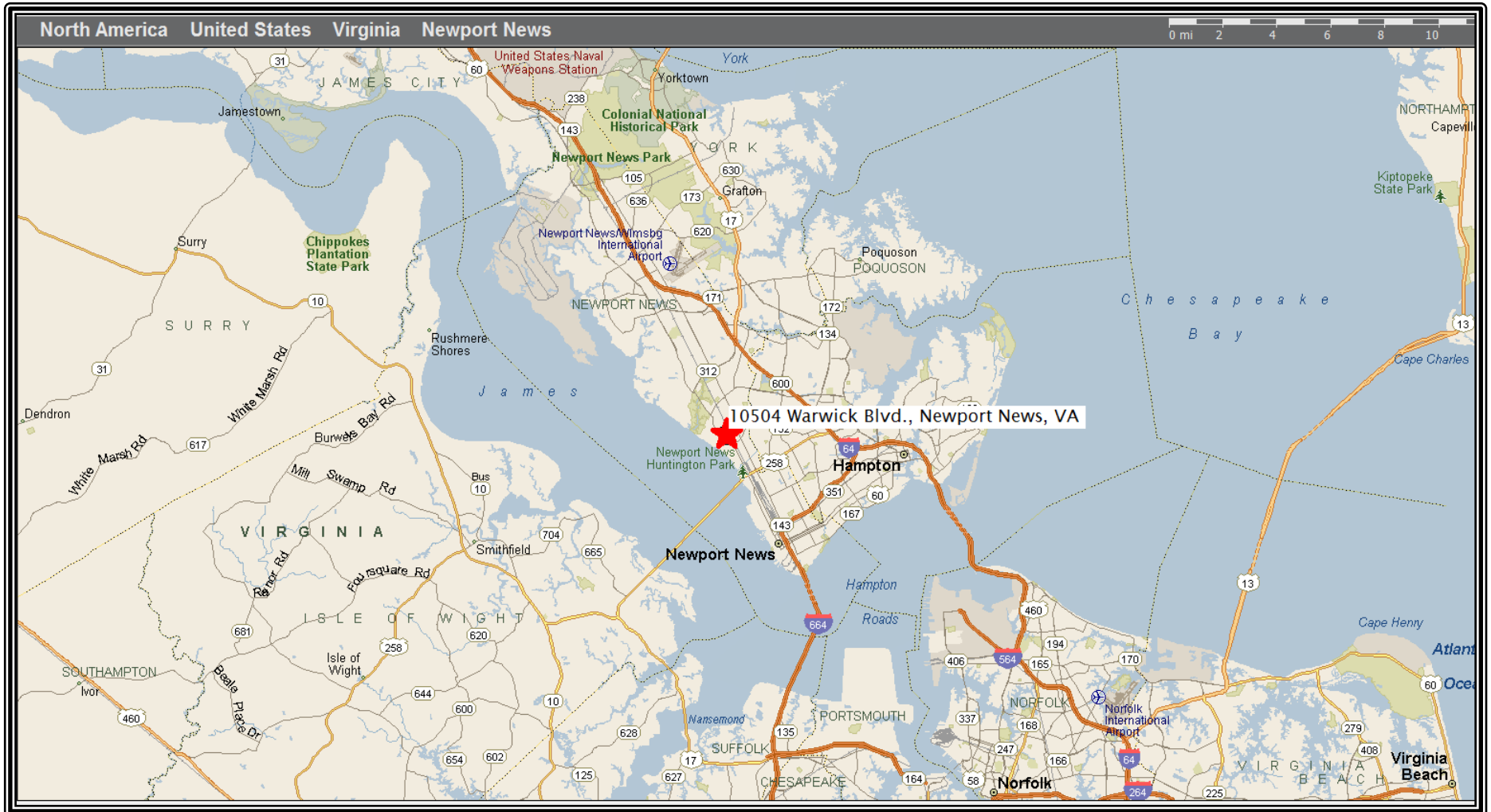
# 10504 Warwick Boulevard Newport News, Virginia



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# 10504 Warwick Boulevard Newport News, Virginia



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# Demographic and Income Profile

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	Census 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%

Households by Income	2017		2022	
	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	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		\$51,858	
Average Household Income	\$63,685		\$71,183	
Per Capita Income	\$26,640		\$29,603	

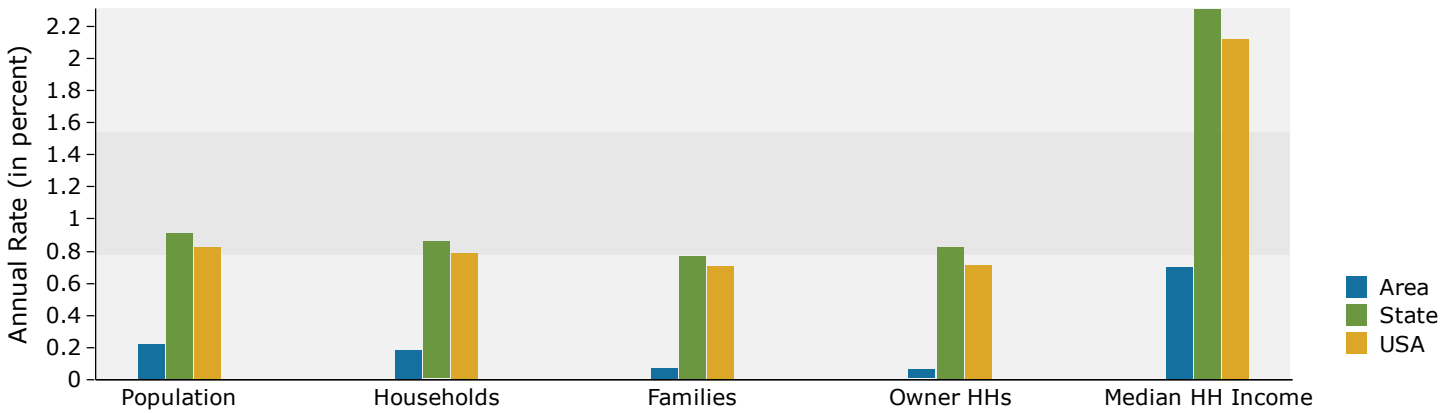
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,303	7.0%	11,503	6.3%	11,719	6.4%
5 - 9	11,211	6.3%	11,126	6.1%	10,785	5.9%
10 - 14	10,867	6.2%	10,634	5.9%	10,644	5.8%
15 - 19	13,019	7.4%	12,119	6.7%	11,954	6.5%
20 - 24	17,169	9.7%	15,621	8.6%	14,776	8.1%
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%

Race and Ethnicity	Census 2010		2017		2022	
	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%

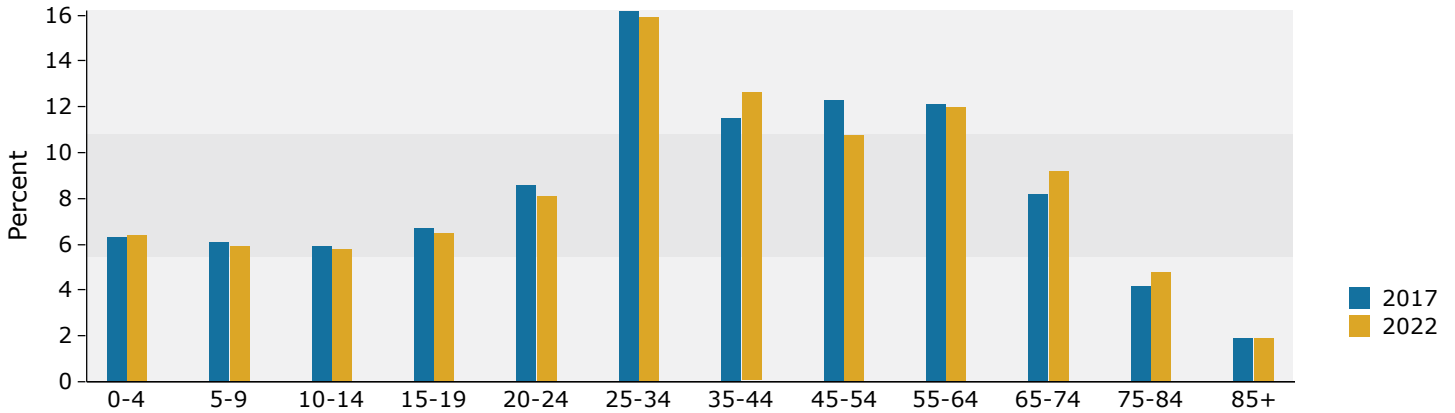
**Data Note:** Income is expressed in current dollars.

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

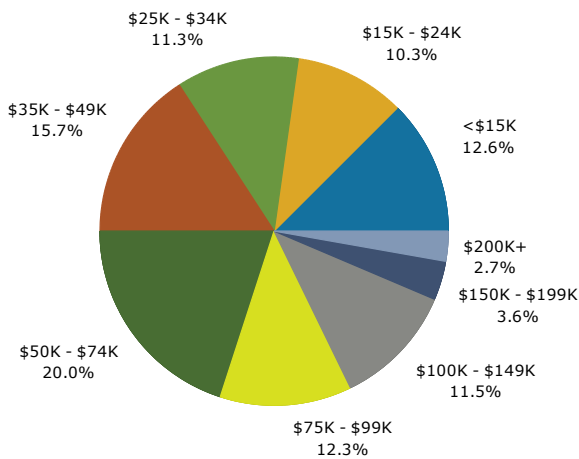
## Trends 2017-2022



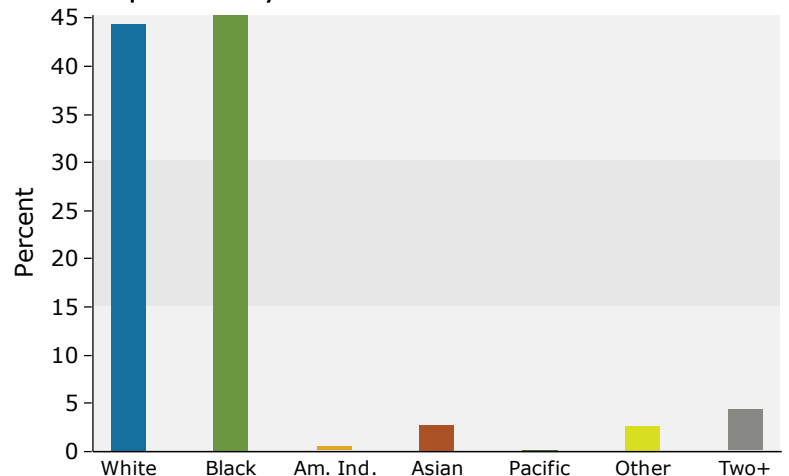
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 7.1%

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



# Demographic and Income Profile

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	Census 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%		2.12%

Households by Income	2017		2022	
	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	12,556	10.5%	11,821	9.8%
\$35,000 - \$49,999	17,766	14.9%	16,422	13.6%
\$50,000 - \$74,999	23,721	19.9%	21,799	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%
Median Household Income	\$53,302		\$55,807	
Average Household Income	\$68,886		\$77,052	
Per Capita Income	\$28,017		\$31,187	

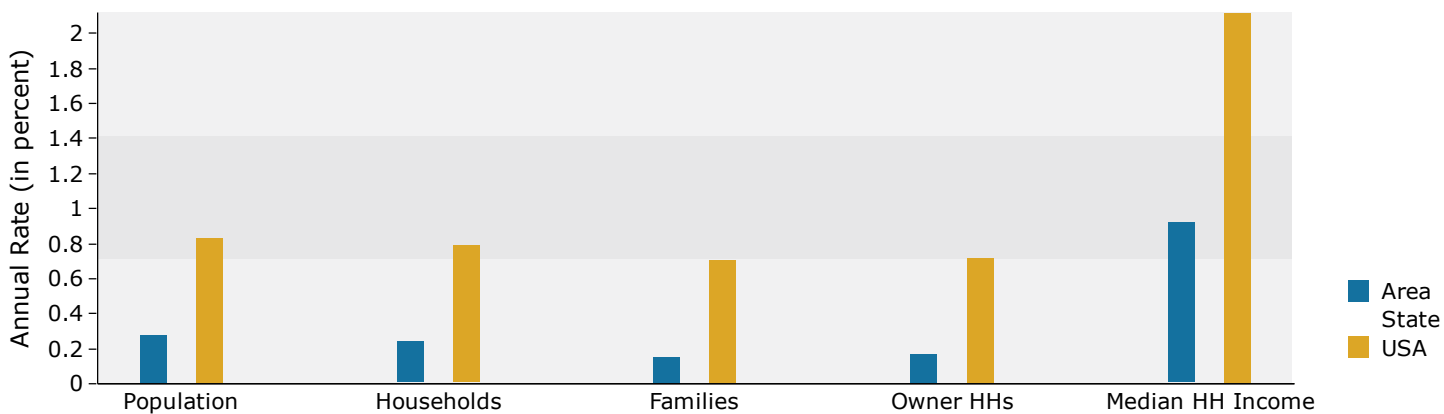
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,773	6.8%	18,617	6.2%	18,965	6.2%
5 - 9	18,695	6.4%	18,413	6.1%	17,852	5.9%
10 - 14	18,445	6.3%	17,974	6.0%	17,963	5.9%
15 - 19	22,367	7.7%	20,782	6.9%	20,551	6.8%
20 - 24	26,921	9.2%	25,110	8.4%	23,723	7.8%
25 - 34	41,363	14.2%	46,848	15.6%	46,269	15.2%
35 - 44	35,186	12.1%	35,365	11.8%	39,456	13.0%
45 - 54	43,811	15.0%	37,725	12.6%	33,687	11.1%
55 - 64	31,548	10.8%	37,169	12.4%	37,318	12.3%
65 - 74	18,439	6.3%	24,833	8.3%	28,525	9.4%
75 - 84	10,822	3.7%	12,211	4.1%	14,648	4.8%
85+	4,257	1.5%	5,189	1.7%	5,456	1.8%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	140,711	48.3%	142,407	47.4%	141,798	46.6%
Black Alone	124,478	42.7%	125,172	41.7%	124,999	41.1%
American Indian Alone	1,311	0.4%	1,384	0.5%	1,435	0.5%
Asian Alone	8,163	2.8%	10,082	3.4%	11,511	3.8%
Pacific Islander Alone	353	0.1%	511	0.2%	628	0.2%
Some Other Race Alone	5,507	1.9%	7,069	2.4%	8,313	2.7%
Two or More Races	11,104	3.8%	13,612	4.5%	15,731	5.2%
Hispanic Origin (Any Race)	16,277	5.6%	21,892	7.3%	26,652	8.8%

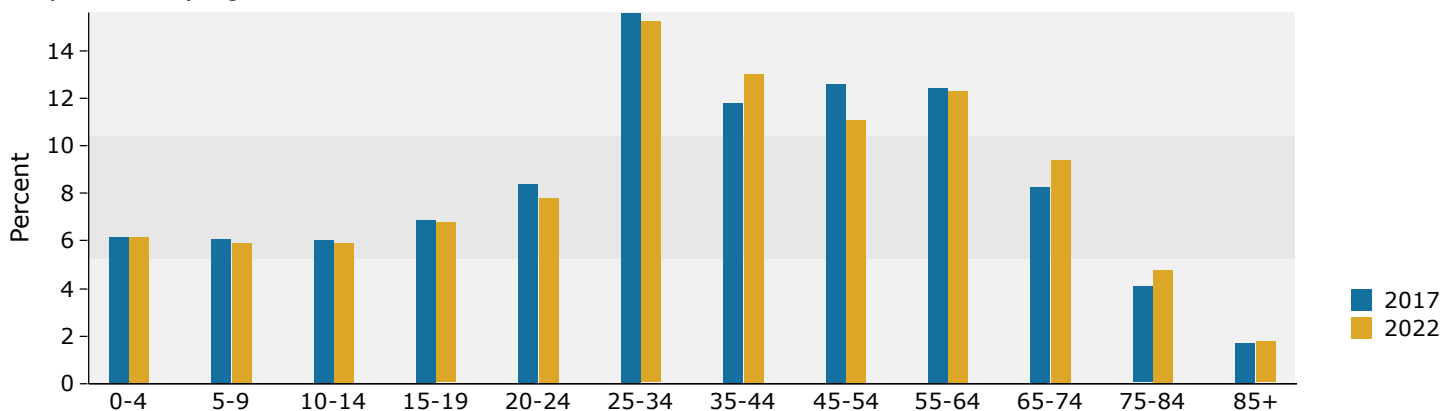
**Data Note:** Income is expressed in current dollars.

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

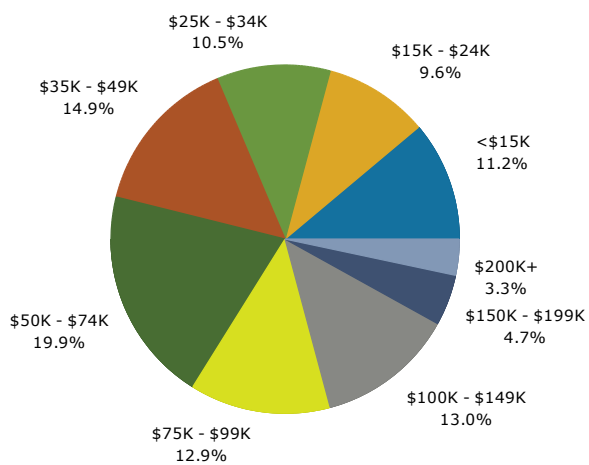
## Trends 2017-2022



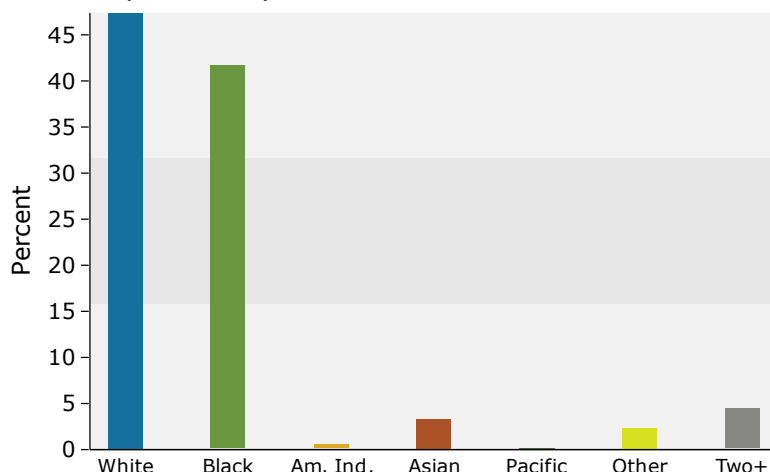
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 7.3%

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



# Demographic and Income Profile

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	Census 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%

Households by Income	2017		2022	
	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	

Population by Age	Census 2010		2017		2022	
	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%

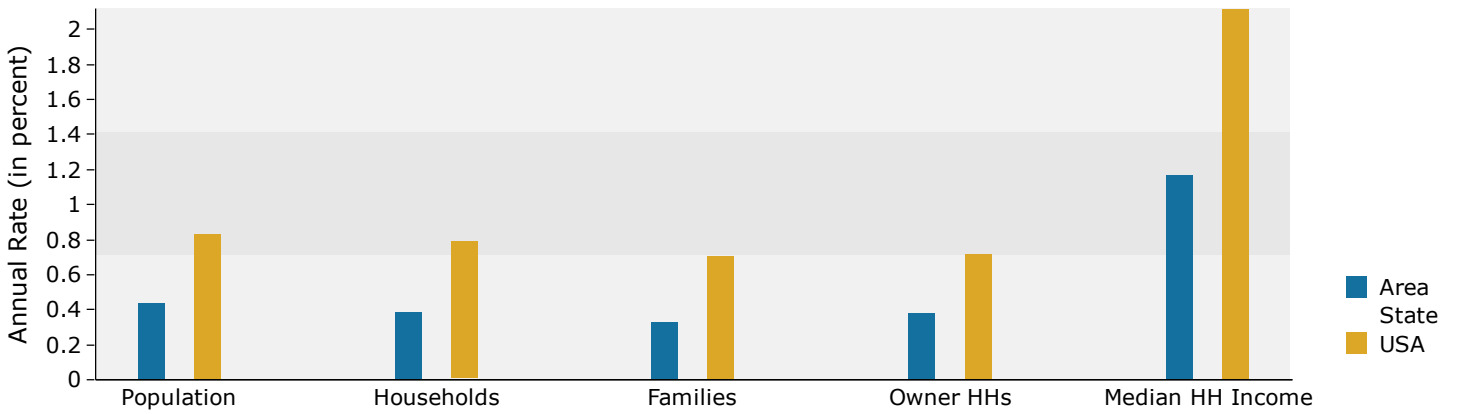
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	286,293	53.4%	290,675	52.3%	291,400	51.3%
Black Alone	204,015	38.1%	207,470	37.3%	209,287	36.8%
American Indian Alone	2,294	0.4%	2,461	0.4%	2,585	0.5%
Asian Alone	14,200	2.6%	17,790	3.2%	20,601	3.6%
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.

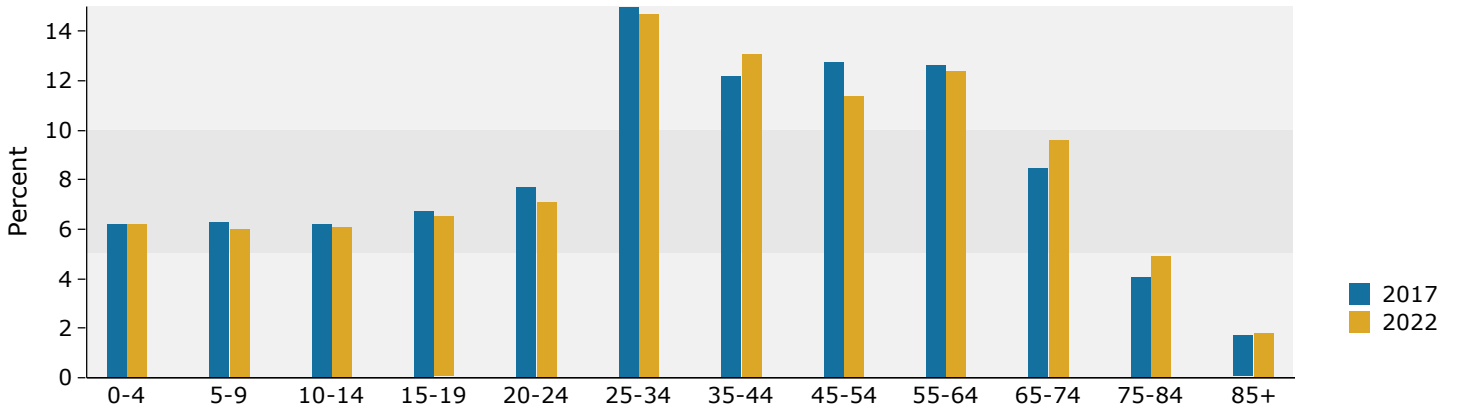
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



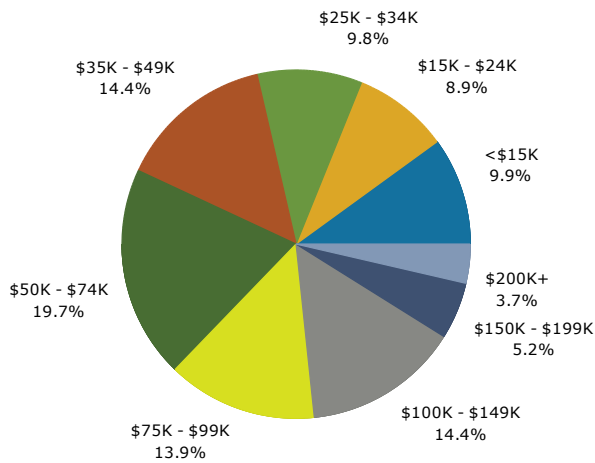
## Trends 2017-2022



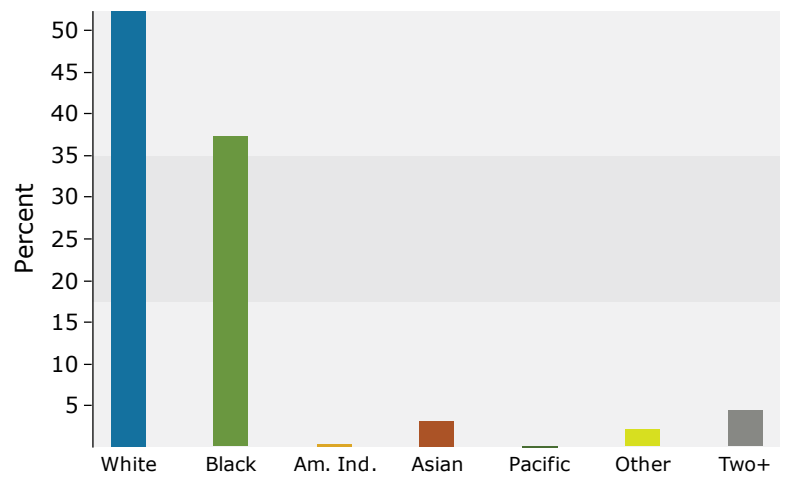
## Population by Age



## 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
P	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.
C	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\*

ZONING DISTRICTS																					
	R1 SINGLE- FAMILY	R2 SINGLE- FAMILY	R3 SINGLE- FAMILY	R4 SINGLE- FAMILY	R5 LOW MULTI- FAMILY	R6 MANFCT. HOMES	R7 MEDIUM MULTI- FAMILY	R8 HIGH MULTI- FAMILY	R9 MIXED USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFERENCES ART. SEC.
<b>PERMITTED USES A. AGRICULTURAL</b>																					
1. AGRICULTURE, FARM	C									P											
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																					
<b>PERMITTED USES B. RESIDENTIAL</b>																					

1. SINGLE-FAMILY	P	P	P	P	P						P											
2. TWO-FAMILY					P		P	P							P							
2.1. SINGLE-FAMILY ATTACHED					P		P	P			C				P							
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					P		P	P	P		C		C		P	C						
3. MULTIPLE-FAMILY					P		P	P	P		C				P	C						
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					P		P	P	P		C		C		P	C						
4. HIGH RISE APARTMENT									P						P	p						
5. MANUFACTURED HOME & MANFCT. HOME PARK						P																C. CODE XIII
6. PLANNED RESIDENTIAL DEVELOPMENT	P	P	P	P	P	P	P	P	P						P							
7. DORMITORY	C	C	C	C	C	C	C	C	C	C		P	C		P							
8. GROUP HOME	C	C	C	C	C		C	C	C		C	P		C	C	C						
9. HALFWAY HOUSE					C		C	C	C					C	C	C						
10. HOME OCCUPATION	P	P	P	P	P	P	P	P	P													X 45-518
11. BED & BREAKFAST	C	C	C	C	C		C	C	C					P	P	P						
12. BOARDING HOUSE							C	C								C						
13. ASSISTED LIVING FACILITY	P	P	P	P	P						P											
14. CUSTODIAN APARTMENT														P	P	P	P	P	P			
15. SPECIAL RESIDENTIAL FACILITY	P	P	P	P	P																	
16. CAMPUS MINISTRY HOUSE	C	C	C	C	C																	
17. HOMELESS SHELTERS							C	C														
18. CONGREGATE HOUSING FOR CHILDREN	C	C	C	C	C		C	C	C					C	C							
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	P	P	P	P	P						P											
20. ADAPTIVE RE-USE	C	C	C	C	C									C	C							
21. RECOVERY HOME	C	C	C	C	C		C	C	C		C	P		C	C	C						

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

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

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

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

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

















## 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:

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Campana Waltz Commercial Real Estate, LLC