

# For Sale

620 Buckroe Avenue  
Hampton, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Travis Waltz**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

[Travis@CampanaWaltz.com](mailto:Travis@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**  
**620 Buckroe Avenue**  
**Hampton, Virginia**

**Location:** 620 Buckroe Avenue, Hampton

**Description:** 8,155 square foot sanctuary. Ideal use would be another church or religious group. The property is located in the growing corridor of Nickerson / Buckroe in Hampton.

**Land Area:** .8 acres

**Sales Price:** \$495,000.00 – Priced \$34,700.00 under Assessment!

**Parking:** ± 18 parking spaces

**Zoning:** C-1 Neighborhood Commercial.

**General Information:**

- In close proximity to Buckroe Beach
- Well established area
- Surrounded by solid residential neighborhoods and retailers

**Also included:**

- Aerial Maps
- Location Map
- C-1 Zoning Uses

**For Additional Information, Please Contact:**

**Travis Waltz**

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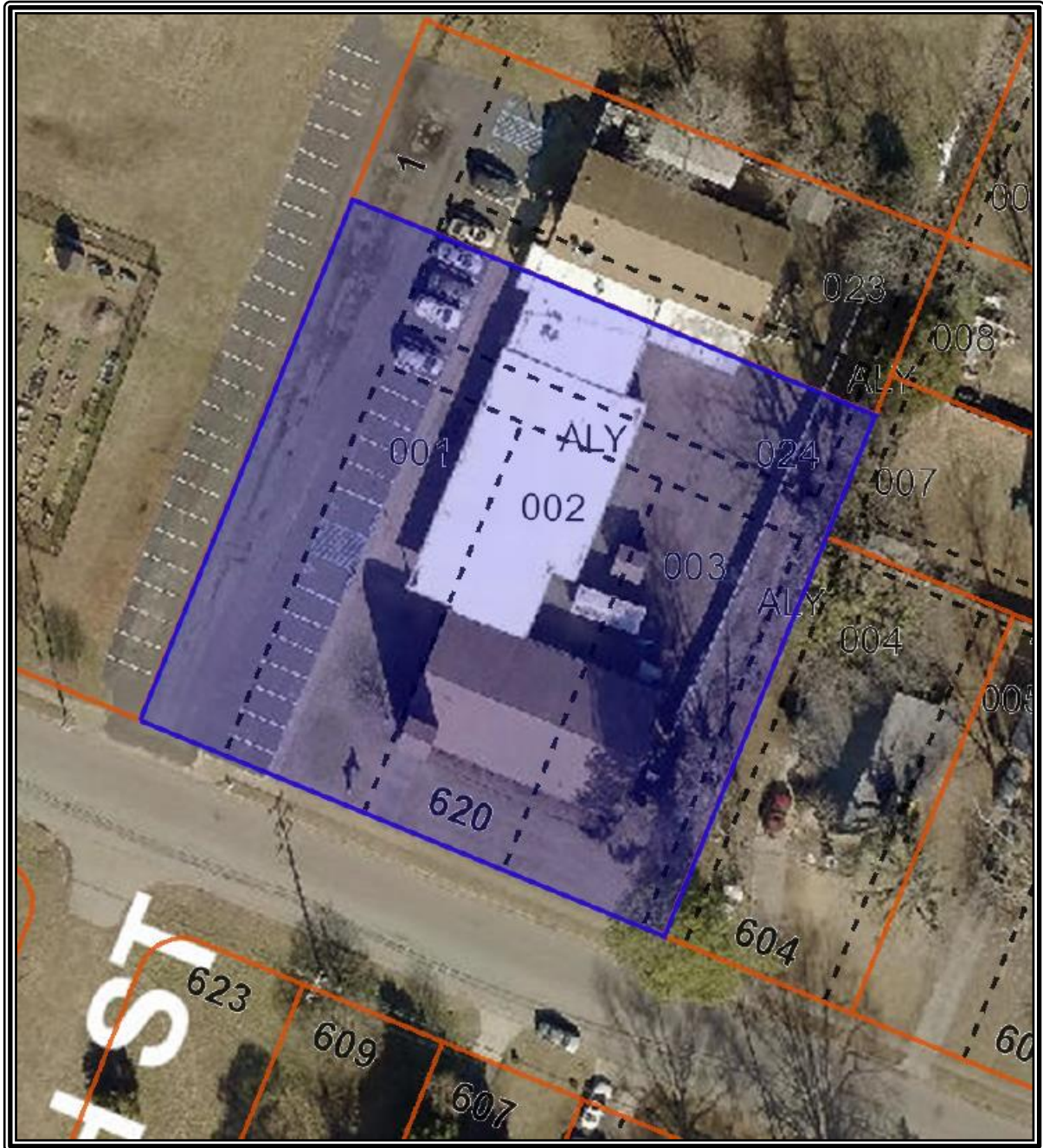
[Travis@CampanaWaltz.com](mailto:Travis@CampanaWaltz.com)

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**For Sale**  
**620 Buckroe Avenue**  
**Hampton, Virginia**

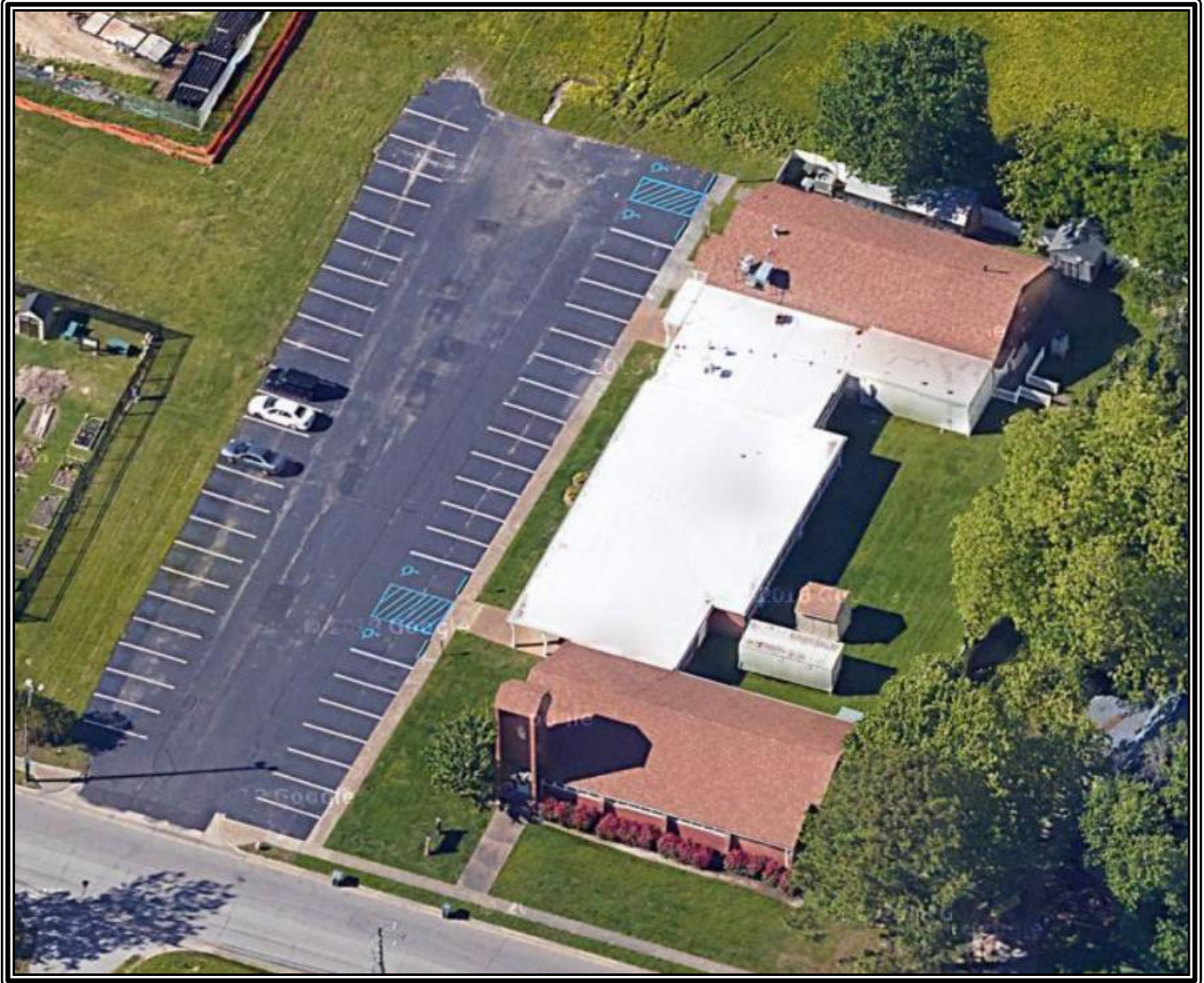


Property is outlined and highlighted in purple.  
For illustration purposes only.

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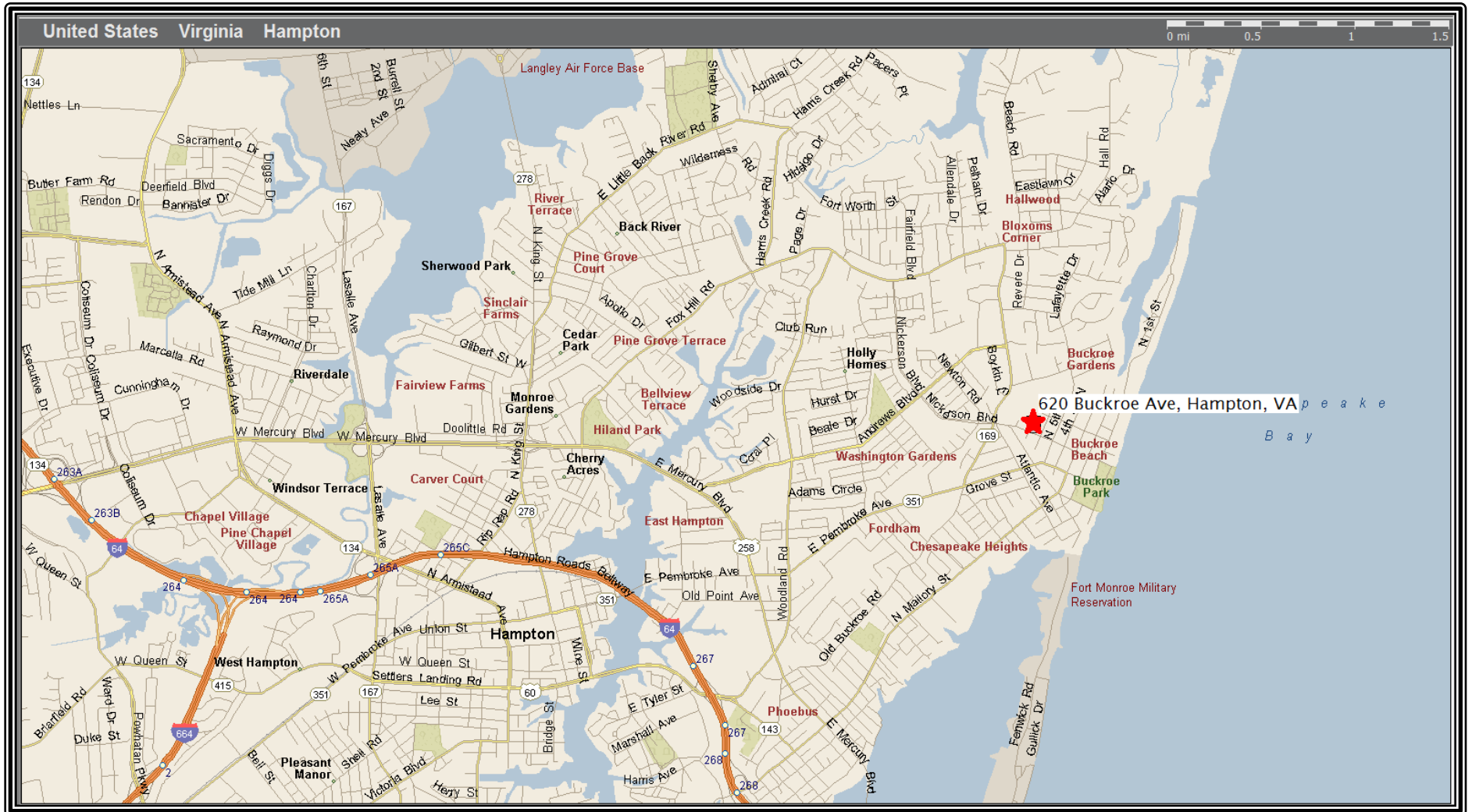
**For Sale**  
**620 Buckroe Avenue**  
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# 620 Buckroe Avenue Hampton, Virginia



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# Demographic Summary Report

620 Buckroe Ave, Hampton, VA 23664

Building Type: **Specialty**  
 Class: -  
 RBA: **8,539 SF**  
 Typical Floor: **8,539 SF**

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



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Projection	11,853	49,883	82,251
2018 Estimate	11,872	50,240	82,377
2010 Census	11,881	51,389	82,431
Growth 2018 - 2023	-0.16%	-0.71%	-0.15%
Growth 2010 - 2018	-0.08%	-2.24%	-0.07%
<b>2018 Population by Hispanic Origin</b>	731	2,570	4,376
<b>2018 Population</b>	11,872	50,240	82,377
White	6,175 52.01%	26,796 53.34%	39,217 47.61%
Black	4,865 40.98%	20,273 40.35%	37,853 45.95%
Am. Indian & Alaskan	65 0.55%	260 0.52%	458 0.56%
Asian	225 1.90%	988 1.97%	1,751 2.13%
Hawaiian & Pacific Island	19 0.16%	78 0.16%	132 0.16%
Other	523 4.41%	1,846 3.67%	2,967 3.60%
U.S. Armed Forces	255	1,181	3,140
<b>Households</b>			
2023 Projection	4,665	18,947	32,097
2018 Estimate	4,677	19,087	32,151
2010 Census	4,686	19,495	32,111
Growth 2018 - 2023	-0.26%	-0.73%	-0.17%
Growth 2010 - 2018	-0.19%	-2.09%	0.12%
Owner Occupied	2,679 57.28%	12,133 63.57%	18,469 57.44%
Renter Occupied	1,998 42.72%	6,954 36.43%	13,682 42.56%
<b>2018 Households by HH Income</b>	4,677	19,087	32,151
Income: <\$25,000	1,215 25.98%	4,530 23.73%	8,413 26.17%
Income: \$25,000 - \$50,000	1,710 36.56%	5,646 29.58%	9,538 29.67%
Income: \$50,000 - \$75,000	773 16.53%	3,532 18.50%	5,851 18.20%
Income: \$75,000 - \$100,000	537 11.48%	2,877 15.07%	4,248 13.21%
Income: \$100,000 - \$125,000	221 4.73%	994 5.21%	1,618 5.03%
Income: \$125,000 - \$150,000	63 1.35%	541 2.83%	915 2.85%
Income: \$150,000 - \$200,000	60 1.28%	622 3.26%	1,052 3.27%
Income: \$200,000+	98 2.10%	345 1.81%	516 1.60%
<b>2018 Avg Household Income</b>	\$52,629	\$59,883	\$57,507
<b>2018 Med Household Income</b>	\$38,987	\$45,909	\$43,365

# Demographic Trend Report

1 Mile Radius

620 Buckroe Ave, Hampton, VA 23664

Building Type: **Specialty**  
 Class: -  
 RBA: **8,539 SF**  
 Typical Floor: **8,539 SF**

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



Description	2010		2018		2023	
<b>Population</b>	<b>11,881</b>		<b>11,872</b>		<b>11,853</b>	
Age 0 - 4	841	7.08%	768	6.47%	784	6.61%
Age 5 - 9	818	6.88%	761	6.41%	759	6.40%
Age 10 - 14	829	6.98%	788	6.64%	753	6.35%
Age 15 - 19	814	6.85%	807	6.80%	761	6.42%
Age 20 - 24	802	6.75%	874	7.36%	799	6.74%
Age 25 - 29	857	7.21%	848	7.14%	826	6.97%
Age 30 - 34	772	6.50%	799	6.73%	814	6.87%
Age 35 - 39	711	5.98%	713	6.01%	761	6.42%
Age 40 - 44	760	6.40%	684	5.76%	703	5.93%
Age 45 - 49	997	8.39%	745	6.28%	686	5.79%
Age 50 - 54	942	7.93%	873	7.35%	733	6.18%
Age 55 - 59	757	6.37%	860	7.24%	777	6.56%
Age 60 - 64	611	5.14%	710	5.98%	744	6.28%
Age 65 - 69	447	3.76%	553	4.66%	637	5.37%
Age 70 - 74	383	3.22%	416	3.50%	492	4.15%
Age 75 - 79	258	2.17%	304	2.56%	355	3.00%
Age 80 - 84	186	1.57%	203	1.71%	237	2.00%
Age 85+	96	0.81%	165	1.39%	233	1.97%
<b>Age 15+</b>	<b>9,393</b>	<b>79.06%</b>	<b>9,554</b>	<b>80.48%</b>	<b>9,558</b>	<b>80.64%</b>
<b>Age 20+</b>	<b>8,579</b>	<b>72.21%</b>	<b>8,747</b>	<b>73.68%</b>	<b>8,797</b>	<b>74.22%</b>
<b>Age 65+</b>	<b>1,370</b>	<b>11.53%</b>	<b>1,641</b>	<b>13.82%</b>	<b>1,954</b>	<b>16.49%</b>
<b>Median Age</b>	<b>37</b>		<b>37</b>		<b>38</b>	
<b>Average Age</b>	<b>36.50</b>		<b>37.80</b>		<b>38.70</b>	
<b>Population By Race</b>	<b>11,881</b>		<b>11,872</b>		<b>11,853</b>	
White	6,215	52.31%	6,175	52.01%	6,152	51.90%
Black	4,884	41.11%	4,865	40.98%	4,869	41.08%
Am. Indian & Alaskan	57	0.48%	65	0.55%	65	0.55%
Asian	202	1.70%	225	1.90%	223	1.88%
Hawaiian & Pacific Islander	13	0.11%	19	0.16%	17	0.14%
Other	503	4.23%	523	4.41%	528	4.45%

# Demographic Trend Report

1 Mile Radius

620 Buckroe Ave, Hampton, VA 23664

Description	2010	2018	2023
<b>Population by Race (Hispanic)</b>	<b>656</b>	<b>731</b>	<b>726</b>
White	396 60.37%	470 64.30%	466 64.19%
Black	160 24.39%	149 20.38%	150 20.66%
Am. Indian & Alaskan	17 2.59%	23 3.15%	24 3.31%
Asian	5 0.76%	9 1.23%	7 0.96%
Hawaiian & Pacific Islander	3 0.46%	6 0.82%	6 0.83%
Other	75 11.43%	74 10.12%	74 10.19%
<b>Household by Household Income</b>	<b>4,688</b>	<b>4,677</b>	<b>4,664</b>
<\$25,000	1,071 22.85%	1,215 25.98%	1,240 26.59%
\$25,000 - \$50,000	1,369 29.20%	1,710 36.56%	1,763 37.80%
\$50,000 - \$75,000	951 20.29%	773 16.53%	737 15.80%
\$75,000 - \$100,000	678 14.46%	537 11.48%	509 10.91%
\$100,000 - \$125,000	336 7.17%	221 4.73%	198 4.25%
\$125,000 - \$150,000	136 2.90%	63 1.35%	54 1.16%
\$150,000 - \$200,000	71 1.51%	60 1.28%	60 1.29%
\$200,000+	76 1.62%	98 2.10%	103 2.21%
<b>Average Household Income</b>	<b>\$59,021</b>	<b>\$52,629</b>	<b>\$51,668</b>
<b>Median Household Income</b>	<b>\$48,110</b>	<b>\$38,987</b>	<b>\$37,690</b>



# Demographic Market Comparison Report

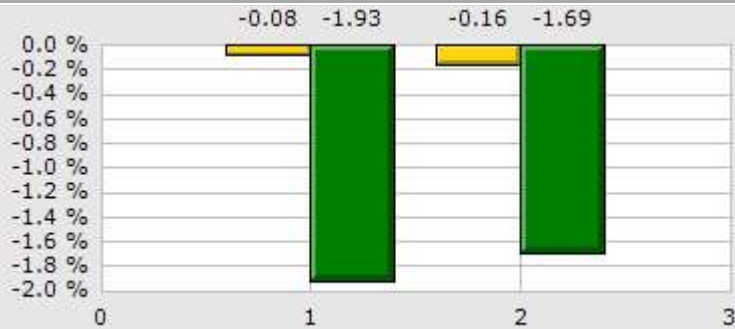
1 mile radius

620 Buckroe Ave, Hampton, VA 23664

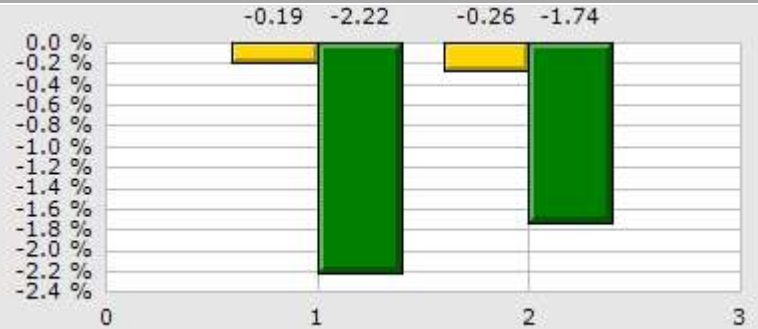
Type: **Specialty/Religious Facility**  
 County: **Hampton City**

■ 1 Mile  
■ County

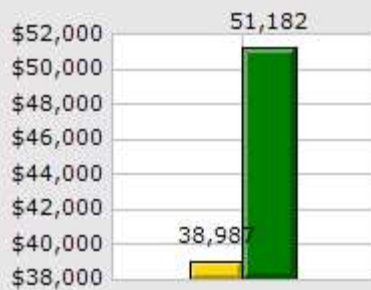
**Population Growth**



**Household Growth**



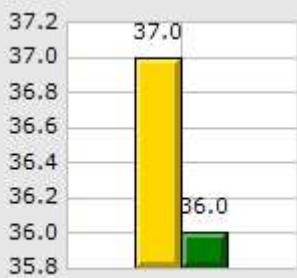
**2018 Med Household Inc**



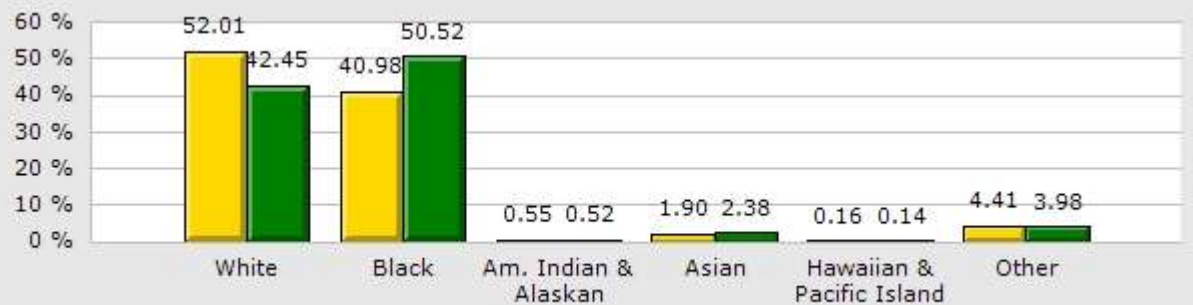
**2018 Households by Household Income**



**2018 Median Age**



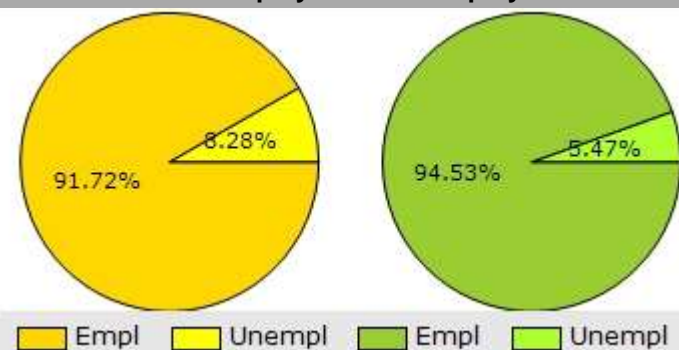
**2018 Population by Race**



**2018 Renter vs. Owner**



**2018 Employed vs. Unemployed**



# Demographic Market Comparison Report

1 mile radius

620 Buckroe Ave, Hampton, VA 23664

Type: **Specialty/Religious Facility**  
 County: **Hampton City**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2018	-0.08%		-1.93%	
Growth 2018 - 2023	-0.16%		-1.69%	
Empl	5,513	91.72%	62,967	94.53%
Unempl	498	8.28%	3,641	5.47%
<b>2018 Population by Race</b>				
	<b>11,872</b>		<b>134,777</b>	
White	6,175	52.01%	57,217	42.45%
Black	4,865	40.98%	68,086	50.52%
Am. Indian & Alaskan	65	0.55%	703	0.52%
Asian	225	1.90%	3,212	2.38%
Hawaiian & Pacific Island	19	0.16%	192	0.14%
Other	523	4.41%	5,367	3.98%
<b>Household Growth</b>				
Growth 2010 - 2018	-0.19%		-2.22%	
Growth 2018 - 2023	-0.26%		-1.74%	
Renter Occupied	1,998	42.72%	22,722	42.23%
Owner Occupied	2,679	57.28%	31,088	57.77%
<b>2018 Households by Household Income</b>				
	<b>4,677</b>		<b>53,810</b>	
Income <\$25K	1,215	25.98%	10,952	20.35%
Income \$25K - \$50K	1,710	36.56%	15,274	28.39%
Income \$50K - \$75K	773	16.53%	10,782	20.04%
Income \$75K - \$100K	537	11.48%	7,018	13.04%
Income \$100K - \$125K	221	4.73%	4,401	8.18%
Income \$125K - \$150K	63	1.35%	2,145	3.99%
Income \$150K - \$200K	60	1.28%	1,993	3.70%
Income \$200K+	98	2.10%	1,245	2.31%
2018 Med Household Inc	\$38,987		\$51,182	
2018 Median Age	37.00		36.00	

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE

Permission Key: P = permitted-by-right | UP = use permit | PC = planning commission action | SX = special exception | ZA = zoning administrator permit | blank = not permitted | \* = see additional standards column for reference

USES	Standard Zoning Districts															Special Zoning Districts															*Additional standards on uses																				
	One- and Two-Family Residential										Multifamily Residential			Commercial		Manufacturing		Langley Flight Approach						Residential Transition	Buckroe Bayfront					Hampton Roads Center			Downtown	Phoebus	Fort Monroe				Parks												
	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1		BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	PH-1	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2			
<b>RESIDENTIAL - 1, 2 &amp; MULTIFAMILY</b>																																																			
1-family detached dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*												P	P*	P	P	P														P	P	UP				
2-family dwelling (on one lot)										P					P														P	P	P														P	P	UP				
duplex dwelling (on two fee-simple lots)										P					P														P	P	P														P	P	UP				
multifamily dwelling											UP	P	P	P	P	UP	P											P	P	P	P	P									P			P	UP						
townhouse (on a fee-simple lot)											P	P	P	P	P	P	P											P													P			P	UP						
manufactured home																																																			
manufactured/mobile home park												UP*	UP*			UP*	UP*											UP*																							
manufactured/mobile home subdivision												UP*	UP*			UP*	UP*											UP*																							
upper-floor dwelling unit (one unit over commercial)																	UP*																																		
dwelling unit for resident caretaker/watchman home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*				P*	P*	P*	P*	P*	P*	P*						P*	P*	P*	P	P*	P*	P*						
<b>GROUP LIVING</b>																																																			
boarding/rooming house																P	P											P													P	P									
detention facility																UP	UP	UP																																	
group home 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										P	P	P	P	P									P	P										
group home 2											UP*	UP*	UP*	UP*	UP*	UP	UP	UP																																	
halfway house																UP	UP	UP																																	
juvenile residence	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*											UP													P	P									
nursing home												UP	UP	UP		UP	UP	UP										UP																							
orphanage																UP*	UP*	UP*	UP*																																
shelter	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*																																	
<b>RETAIL SALES, SERVICES &amp; OFFICE</b>																																																			
bank, with drive-through																P	P	P	P	P								P			P	P	P									UP			UP						
bank, without drive-through																P	P	P	P	P								P			P	P	P									P			UP	UP					
bank, accessory, without drive-through																																																			
barber shop/beauty salon																P	P	P			P							P			P	P	P									P			UP	UP	UP				
bed & breakfast	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP										UP	UP	UP	UP										UP	UP	UP	P							
bicycle sales and repair																P	P	P										P			P	P	P									P			UP	UP					
boat repair																				P	P	P	P																												
boat sales																					P*	P							P	P	P												UP								
car wash, hand/auto detailing																P	P	P			P	P	P																												
car wash, self-service or automated																P	P				P	P	P																												
catering service																	P	P			P	P																													
clothing maker, custom																P	P	P			P					P			P	P	P									P											
computer equipment repair																	P	P			P																														
day care 1, family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P*	P*	P*	P	P	P	P	P	P	P*	P*							
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*							
day care 1, commercial																ZA*	ZA*	ZA*																				ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*						
day care 2, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*																				UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*						
day spa																P	P	P			P							P																							
dry cleaning, collection or pick-up station																P	P	P			P							P			P	P	P																		
dry cleaning, closed type using nonflammable liquid																UP	P	P			P							UP																							
dry cleaning																		P			P																														
farm supplies/equipment sales and service																		P			P																														
funeral home/mortuary																	UP	UP			UP							UP													P										
gas station																P	P	P			P																				UP										
hotel																	UP	UP													UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP									
hotel, extended stay																	UP	UP													UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP									
laundromat																P	P	P			P							P																							
liquor store																P	P	P			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