# For Lease 3321 W. Mercury Blvd. Hampton, Virginia



### FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

### Campana Waltz Commercial Real Estate, LLC Vince Campana

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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 LEASE 3321 W. Mercury Blvd. Hampton, Virginia

Location:	3321 W. Mercury Boul	evard, Hampton	ı, Virginia
Description:	hosting Med Express & construction with super approximately 1,000sq.	Hampton Heal b visibility from ft. of retail & 2, ble! This is a fa	alti-tenant building currently th Pharmacy. It is newer in Mercury Blvd. There is 195sq.ft. of conditioned antastic opportunity to lease new npton!
Lease:	Retail Space:	'As Is' 'Built Out'	\$13.00 Sq.Ft. NNN \$17.00 Sq.Ft. NNN
	Warehouse:	'As Is'	\$9.00 Sq.Ft. NNN
Parking:	Approximately 43 spac	es	
Traffic Count:	35,000		
Zoning:	C-2 – Multiple allowab package.	le uses by right	are attached in the marketing
General Information	<ul> <li>Rare opportunity</li> <li>Great road frontage</li> <li>Well established are</li> </ul>	ea	vd. and solid residential
Also included:	<ul> <li>Aerial Maps</li> <li>Location Map</li> <li>List of uses which a</li> </ul>	are allowed by r	ight
	Campana Waltz Comr 11832 Fishing Po Newport News 757.3	C <b>ampana</b> nercial Real Est	ate, LLC 400 Campana Waltz
<b>T1</b> • • • •	www.Camp	anaWaltz.com	

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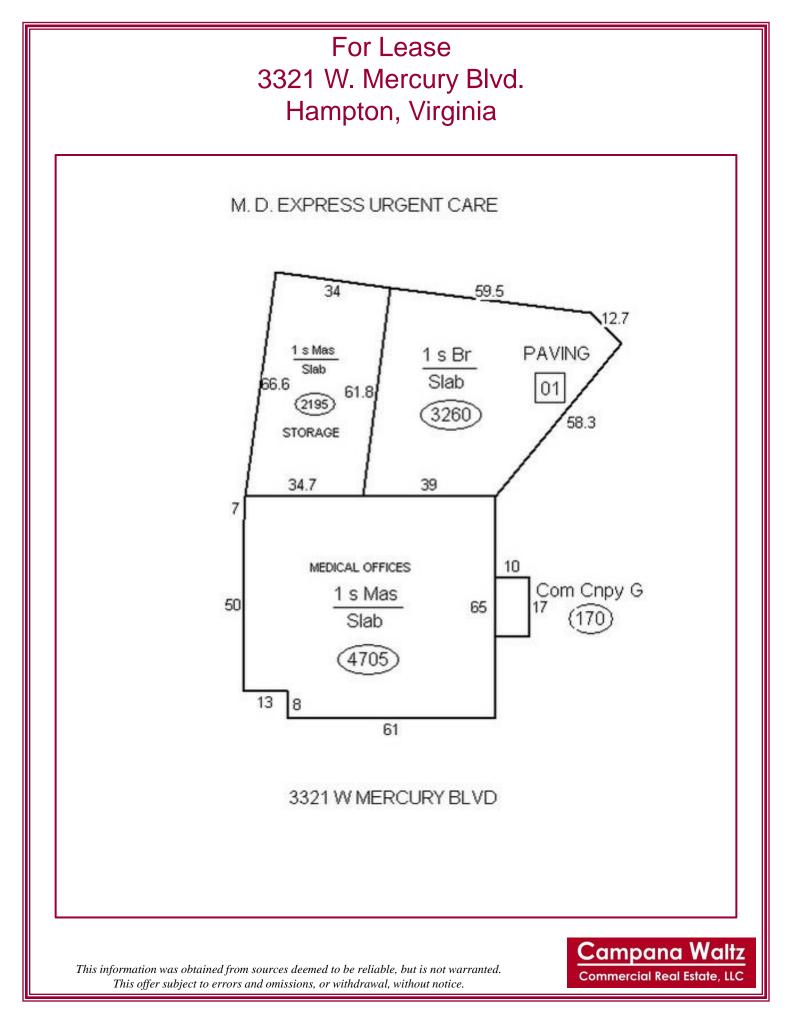
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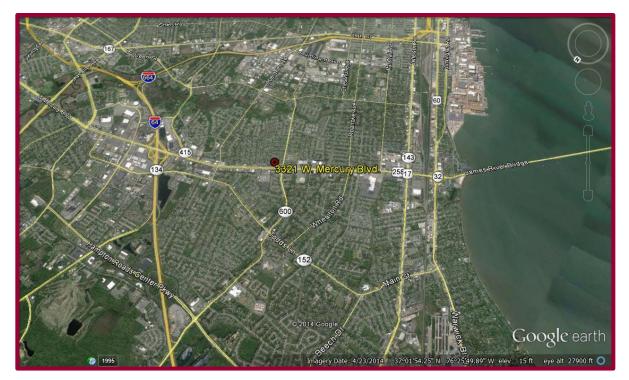
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# Hampton Zoning Matrix

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	R-R	R-LL	R-43	R-33	R-22	R-15	R-13	R-11	R-9 R	R-8 R	R-4 M	ID-T	MD-2	MD-3	MD-4	R-M	C-1 0	C-2 C-	-3 M-1	M-2	M-3 M	-4A M-	48 M-5A	M-5B	M-5C	M-5D	RT-1 B	SBD BB	PI- SPI- BD BBD IR OMU	BBD RMU	BBD	SPI- HRC	HRC	HRC	OH	OHO	OHIST	PI- SPI- B PL	- uses
RESIDENTIAL - 1, 2 & MULTIFAMILY		-	-	-	-	-		-	+	+	+	-	-	-			+																		-			-	
1-family detached dwelling 2-family dwelling (on one lot)		P*	P*	P*	P*	P*	P*	P*		P* F	P*	4	-			P*	+	-	-			-			P				PP				-		P		P	E	Sec. 2-3(1)
duplex dwelling (on two fee-simple lots) multifamily dwelling		-	-	-	-	-	4	-	F	P	+	UP	P	P		P	UP	P	-	H			-	-	P	A		P P	PP		P	-	-		P	P	P	+	Sec. 2-3(2)
townhouse (on a fee-simple lot)		-	=	=	=	=	=	=	+	+		P	P	P	P			P	-			-	-	-			P	+	-			-	-			P		+	Sec. 2-3(3)
manufactured home manufactured/mobile home park	P*	-	-	-	-	-	-	-	+	+	+			UP*		UP" L							-				UP*	+	-			-	-			UP*		+	Sec. 2-3(4)
manufactured/mobile home subdivision upper-floor dwelling unit (one or two units over	H	-	-	-	-	-	-	-	+	+	+	+	UP*	UP*		UP* L		0.00			-	-	-	-	-	H	UP*	+	+			-	-		P.	UP*	P*	+	Sec. 2-3(4) Sec. 2-3(5)
commercial)	4	-	-	-	-	-	-	-	+	+	+	-	-			-	-	JP*	P*	P*	D*	P* P	-	P*		P*	$ \rightarrow$	+	+			-	-	P*	+	+	+	-	Sec. 2-3(5) Sec. 2-3(6)
dwelling unit for resident caretaker/watchman home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P* 1	P* F	P* 1	P*	P*	P*	p*	P*	P* 1	P*		H			-		P*	À	P* 1	P* P	p* p*	P*	P			and the second se	P*	P* F	P*	+	Sec. 2-3(7)
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boarding/rooming house detention facility	7	7	7	-	7	7	7	7	A	7	7	7	7	-				P P	F	H				E		Ð	P P	4	ł	P					P		P	t	
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	One- and Two-Family Residential								Multif	amily Re	sidenti	al Commercial			Industria			ndustrial and Langley Flight Approach										Spec	ial	and the second		_	-	-	Parks	-					
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	R-R	R-LI	R-43	R-33	R-22	R-15	R-13	R-11	R-9 1	R-8 R	-4 MD	T MD	2 MD-3	B MD-	4 R-M	C-1	C-2	C-3	M-1 M-	-2 M-3	M-4A	M-4B	M-5A	M-5B	M-5C	M-5D	RT-1	BBD	BBD MR	BBD OMU	BBD RMU	BBD	HRC	HRC	HRC	OHB	OH R	OH E			
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amusement operations auditorium		-	-	-					-	+	-	-	-	-	-			P	P		-									1	Sec. 1		1	P	1000	P		P	-		
billiard hall		-	-	-			-	-	-	+	-	-	-	-	-		P		P		-									UP	UP	UP	P	P						1	
bowling alley																1000	P	P	P	>					-		-			0.00			P	Ρ							
carnival																		UP	P																		-		-		
club/lodge, private or fraternal												-	-	-	UP		UP		U	P UP			-				UP									UP		UP	F		
community center	UP	UP	UP	UP	UP	UP	UP	UP	UP	UPL	JP UI	> UF	UP	-	UP	UP P*	UP P*	P*	-								P*							-		P*		P*	+		2-3(21)
coin-operated amusement devices, accessory dance hall		-	-	-			-	-	-	-	-	-	-	-	-	-		P	-	-	-												-	-	1000				-	000	
golf course/country club	P	P	P	P	P	P	-			+	128					1							UP	UP	100	UP							P	P					F		
live entertainment 1, in conjunction with a		-	-	-												74.	ZA*	ZA*			130	10.00		2001	220		ZA*			ZA*	ZA*	74.		1.15		ZA*		ZA*		Sec	2-3(22)
restaurant																2A	24	2	_	-						-	-					-					-		-		(/
live entertainment 1, in conjunction with a micro																115		1	ZA' ZA	A. ZA.						- A.M.							ZA*	ZA*	1.65	ZA*		ZA*		Sec.	2-3(22)
brewery/distillery/winery live entertainment 2, in conjunction with a		-	-	-				-	-	-	-	-	-	-	-		-			-							-			1				-		UP*		UP*			2-3(23)
restaurant											150					UP*	UP*	UP*									UP*			UP*	UP*	UP*		2		UP		UP*		Sec.	2-3(23)
live entertainment 2, in conjunction with a micro																			UP* UP	P* UP*		1000				1							UP*	UP*		UP		UP*		Sec	2-3(23)
brewery/distillery/winery			-	-						-		-	-	-		110		The second	- 01	01	-	-					UP						P	0.3.4.4	-	UP			-	-	
park/playground, active			UP													UP		UP	-	-	-	-	UP	UP		LID	UP						P	P		UP					
park, passive/open space recreation center	UP	UP	UP	UP	UP	UP	UP	UP	UP	UPIL	0	0	P UP	-	UP	UP	UP	JP	-	-		1	P	UF		JF	UF.			In state									F		
shooting range, indoor		-	-							-		-	-					UP		PUP							10.000			-					1900						
shooting range, trap or skeet	UP*	UP	UP*	UP*	UP*	UP*	UP*	UP*			P UF					UP*	UP*	UP*	UP* UF		UP*	UP*	UP*	UP*	UP*	UP*		UP.	UP*	UP*	UP*	UP*		UP*		UP*				Sec.	
skateboard ramp							SX*	SX*	SX* :	SX* S	X* S>	* SX	• SX•		SX*	SX*		P									SX*						P			SX*	SX*	SX*	F		2-3(26)
skating rink, ice or roller										-		-	-	-	-			P		-	-	-											P						F		
swimming pool, commercial theater, indoor	_	-	-	-				-	-	-	-	-	-	-	-	UP		P	-	-	-						P			No.			-	-	No. No.	P		P	1		
theater, indoor theater, outdoor		-	-	-				-		+		-	-	+	-	UF	-	-		-														P	199						
AGRICULTURAL & ANIMAL-RELATED		-									-	-																									_				
agriculture/farming	P*																				Р	Р															1		-		2-3(37)
animal boarding/stables	UP*																			P				D*								-	D.	D+	-	-	-	P* F	» P		2-3(19)
community garden		P*	P*	P*	P*	P*	P*	P*	P*	P* 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.	P	P	-	-	FFF	1		2-3(46)
kennel		-	-	-	-		-	-		-	-	-	-	-	-				P	P	P	P					p*			-				-					-		2-3(39)
silviculture/plant nursery, no retail sales		UP	· UP·	UP*	UP*	UP*	UP*	UP*	UP* I		IP* UF	- UF	• UP*	UP	· UP	UP	UP.		UP* UP	P* UP*	-	UP.	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP" U	P* UI		2-3(27)
silviculture/plant nursery, including retail sales slaughterhouse/stockyard	UP.	UP	UP	Up.	UP	UP	UP	JP	JF I		I UF	UF	UP	1 UP	07	0	J	-	0.01	UP		0.	0.			-		-		anne.				10.5							
taxidermist																		P	F	>					1.200			1				9.84 <u>8</u>		SS (							
veterinarian office/hospital	UP*																UP*	UP*	F	PP							UP*		200.0										-	Sec	2-3(28)
accessory use/structure for keeping of	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				P.	P*	P.	P.						1			P.									P*		P*		Sec	2-3(29)
recreational animals										-	-	-			-			-	-	-		-	-					-											-		
INDUSTRIAL blacksmith			-	-						-	-								F	P	P	P	-		1						100			12000	1000						
blast furnace/boiler works																				P		UP	UP	UP		UP															
brewery/distillery/winery, micro																			PF				UP			UP							P			P*		P*	-	Sec	2-3(47)
brewery/distillery										-		-	-		-				-	P			UP		-	UP			-				P	P					-	-	
cotton gin/oil mil	-	-	-	-	-		_	_	-	-	-	-	-	-	-			-	-	P UP			UP UP			UP							-								_
drop forge/power hammer elevator; coal, grain or flour	-	-	-	-	-					-	-	-	-	-	-					P			UP		-	UP		1000	1000	-	1000				1000	-					
foundry		-	-	-	-			-		-	-	-								P		UP				UP		-				-									
freezing plant for produce																			F	PP	P	P						STATE:					and the	100							
ice storage and distribution																		P'	F			Ρ															_	-	-	Sec	2-3(43)
laundry and cleaning, commercial											100		-	-	-		-		F			P	-	-	-				-	-					P				-		
machine shop or light metal fabrication			-	-	-		_			-	-	-	-	-	-	-	p.	P*	PF		P	PUP	UP	UP	-	UP							P	P	F	UP		UP	-	Sec	2-3(30)
manufacturing of arts and crafts manufacturing of boats/sail-making		-	-	-	-					-	-	-	-	-	-	-	P	-	F		P	P	UP	UP	-	UP				-	-			UP				P		000	
goods, dairy products		-	-	-	-					-	100	-	-	-	-	1		P		P P		UP	UP	UP		UP						100	P		-						
manufacturing/processing/treatment of seafood			-	-	-					-				-	-			P		PP		UP	UP	UP		UP				Res C	1000		P	Ρ				P			
manufacturing/processing/treatment 1	1																		Р			UP	UP			UP								2100	Ρ						
manufacturing/processing/treatment 2 <sup>t</sup>											100								-	UP			UP			UP							1	-			-	-	-	-	
manufacturing/processing/treatment 3				-						-	-	-	-	-	-	-		-		P	-	UP		UP		UP							P	P					-		
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		1.12		One- a	nd Two	-Family	Reside	ential				Multi	amily Re	sident	ial	Co	mmer	cial		Indu	strial an	d Lano	lev Fligt	nt Appro	bach			6/5 <u>1</u> .		1000		Spe	cial			-			Parks		
		1		l a	140	anny	. (ebide	- ALIGH		T				I					T			Lary				T		SPI-	SPI-	SPI-	SPI- BBD	SPI-		SPI-	SPI-	SPI-	SPI-	SPI-	PI- S		
	R-R	R-L	L R-43	R-33	R-22	R-15	R-13	R-11	R-9	R-8 F	R-4 MD	T MD	-2 MD-	3 MD-	4 R-N	1 C-1	C-2	C-3	M-1 M	1-2 M-3	8 M-4A	M-48	M-5A	M-58	M-50	M-5D	RT-1	BBD	BBD	BBD	BBD	BBD	SPI- HRC	SPI- HRC	HRC	OH	OH	OH	B F	PI-	
			-	-						-		-	-	_	-	-			-	-	-	-	-		-			SFR	MR	OMU	RMU	S	11100	NC	W	в	R	w	- '	-	
manufacturing/processing/treatment 5		-	-	-	-					-	-	-	-	-	-	-		-	-	PP	-	UP			-	UP				-					-				-	-	
mill, lumber or saw; including lumberyard mixing plant, asphalt or concrete		-	-	-	-			-		-	-	-	-	-	-	-		-		P JP P		UP			-	UP							-		-				-		
mixing plant, asphalt or concrete motion picture studio		-	-	1	1			-		-	-	-	-	-	-					P P		UP	UP I	J	-	J								UP	P						
rolling mil		-	-	-	-			-		-		-		-	-	-		-	-	P		LID	UP	LIP	-	UP							-	-					-		

	R-R	R-LL	R-43	R-33	R-22	R-15	R-13	R-11	R-9	R-8 F	-4 MD-T	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3 N	4-1 M	-2 M-3	M-4A	M-4B	M-5A	M-58	M-5C	M-5D	RT-1	BBD	BBD	BBD	BBD	BBD	SPI- HRC	HRC	HRC	OH B	OH R	OH S W	B B	PL	
manufacturing/processing/treatment 5 <sup>F</sup>																			F	P		UP	UP	UP		UP															
mill, lumber or saw; including lumberyard											0220									P	P	UP	UP	UP		UP			1023												
mixing plant, asphalt or concrete											1980		1000						U	PP	UP	UP	UP	UP	100	UP	1000														
motion picture studio													1.000						PF	P								10 (A)				-		UP	P						
rolling mill												1.								P		UP	UP	UP		UP															
smelting or tin, copper, iron, or zinc		1									10000									UP		UP	UP	UP		UP															
storage/distribution of flammable liquids											1.000		10000	8			150		F	P			2	-			1	1000													
storage of materials, indoor or outdoor,							1																																		
including equipment rental and contractor's																		1	P* P	• P•	P*	P*			1	1250								P*	P*						Sec. 2-3(31)
storage									_					1			_		_	-		-															-		-	-	
tannery			-						-	-	-	-	-		-	1.4.1.1.1	-		-	UP	-	UP	UP	UP		UP												-	-	-	
trash or junk collection, storage, sorting or														10.0		121				UP	UP	UP	UP	UP		UP						10.0									
baling		_			-				-	-	-						-	-	-	P	P	P	-																-	-	
yard, railroad freight classification		-					-		-	-	-		-				-	-	PF		P	P							-										-	-	
yard, trucking terminal or draying warehouse/distribution center							-		-	-	-	-					-		PF			P	P	P		P							P	P	P				-	-	
warenouse/distribution center wrecking; automobile, indoor		-					_		-	-	-						-	-	- +'	P	UP	F	F	-		F							-	-	-			-	-	-	
wrecking; automobile, indoor wrecking; automobile, outdoor					-				-	-	-						-		-	P.																					Sec. 2-3(32)
UTILITIES & TRANSPORTATION		-							-	-	-				-		-	-	-	-	UP													-	-		-	-	-	-	(30)0-3.000
boat tour/charter boat docking facility									-	-	100000	1.11								-				1				10000		10000			1				-	P		-	
boathouse, pier, dock, ramp; commercial								10.00	-	-	10000													1.1.1.1										100							
(public or private)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	JP UP	UP	UP	UP	UP	UP	UP	UP	UPU	PUP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UPU	UP	UP	
bus terminal											126.272			1111														10000			No.			10-5-20		P		P			
communication antenna, commercial building-			P*	P*	P*	P*	P*	P*	P.	P*	. p.	p.	P*	p.	P*	P.	P.	P*	P* P	* p*							P*			UP*	UP*	UP.		p.	P*	P.	P*	P*			Sec. 2-3(33)
mounted	P.	P*	p.	P*	P*	P*	P.	P*	P	P	p. p.	p.	p.	P.	P.	P.	P.	P*	P. P	- p.	1									UP	UP-			1100	10000	(1992) B					
communication tower, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP"	UP" L	P* UP*	UP*	UP*		UP*	UP*	UP*	UP* L	JP* U	P* UP							UP*							UP*	UP*		UP			UP*	Sec. 2-3(34)
communication tower, noncommercial 75' max.	P	P	P	P	Ρ	P	Ρ	Р	P	P	P P	Р	P		Ρ	P	P	P	PF	P		Jane			P		P						P			P	P	P			
communication tower, noncommercial 75' to	LIP	UP	UP	UP	JP UP	UP	UP		UP	UP	UP	UP	UPU	PUP	1.00				UP	2016	UP						UP			UP	UP	UP									
125		01	01	01	0.	01	0.	0.	-	-							-	100														_	STORE -					-	-	-	
heliport/helistop		_							-	-	10010	-					-	1	UP	-	-	-											UP	UP	UP				-	-	
marina, including boat sales, rental, storage and fuel	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	JP UP	UP	UP	UP	UP	UP	UP	UP	UPU	PUP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UPU	UP	UP	
parking garage, commercial							-		-	-			-				-	P	-	P	P	P														P		P	-	-	
parking garage, commercial parking lot, commercial		-			-				-	-	-	-	-			P		P		P		P				-	P			Nonice I						-		-	-	-	
parking lot, accessory to SPI-B uses		-							-	-+	-					F	-	-		F	F	F				-	F		-										P	-	
parking lot, used as an extension of or in				-	-		-		-+	-+	-						-		-	-	-	-					1			100000			1000		100				<u> </u>	-	
conjunction with adjacent C-zoned property											14.00				P																				200						
under common ownership														10.14							1300	1.2.6																			
pier, dock, seawall related to commercial or							-				19000						1			PUP	1.1		1200									200									
industrial water transport			_					_			-				1.1				0	PUP				323.04		1000								100							
railroad track spur			-						_		-		Sec. 1	1.00					P						1.200	-									P						
transit station		1															100							-										UP	1						
transmission center, government-operated					_					_							_			_		-											UP	_				_	-	_	
utility infrastructure/structure to house a	P	P	P	Р	P	P	P	P	P	P	PP	P	P		P	P	P	P	P	1	P	P		P		P				3.5				P	P	P	P	P			
government function			-						-	-		-			-				-	-	-	-		-		-			_		-			-	PC		-	-	-	-	
utility building/substation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC I	PC PC	PC	PC		PC	PC	PC	PCI		P P	PC	PC		PC	-	PC	PC		-					PC	PC	PC	PC	PC	-	-	
utility plant/power plant		-							-	-	-						-			P																		-	-	-	
OTHER									-	-	-						-	-	-	-	115	UP				112111						-			-			-	-	+	
cemetery											-		110						104	-	UP		LUDY	1100	1100	1100	1100	LUDA	UP*	UP*	1104	LIDE	1101	1104	1104	LIDE	UP*	1101	JP* I	110*	Sec. 2-3(35)
extraction, processing or removal of soil	UP*	UP*	UP*	UP*	UP.	UP.	UP.	UP.	UP*	UPIL	P" UP"	UP*	UP*	UP.	UP.	UP*	UP-	UP" L		P. UP	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP-	UP-	UP-	UP-	UP	UP*	UP	UP	UM	UP	UPU	1		Sec. 2-3(35) Sec. 18.1-11
off-premise advertising signs, existing		_	-				_		-	-	-				-		-	-	P	* P*	-	-	-		-	-				-	-						-	-	-	-	Sec. 18.1-11
open-air version of any use permitted in SPI- HRCNC																												and a		1000				UP							
promotional event		-	-		-		-		-	-	-	-	-		-	ZA*	74*	74*	Z	A*	-	-	-	-			ZA*									ZA*	-	ZA*	-	-	Sec. 2-3(36)
rescue mission		-					-		-	-	-	-	-			24		P	-								24									-		-	-	-	000.20(00)
		-			-		-		-	-	-			-		-	-	-	PF	P		1	-	-	-	0												-	-	-	
wholesaler															1000	100		P	PIF	P	P	P		P		P	A STATE	100		1000						1000					

### 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: