For Lease

High Visibility Retail Building 1517 & 1519 Aberdeen Road Hampton, Virginia 23666





FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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

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FOR LEASE 1517 & 1519 Aberdeen Road Hampton, Virginia 23666

Location: 1517 & 1519 Aberdeen Road Hampton, Virginia 23666 **Description:** This offering consists of two highly visible single story buildings that are located strategically near the intersection of Aberdeen Road and Mercury Boulevard in the City of Hampton. Both buildings are available immediately! 1517 Aberdeen: Is a 3,705sq.ft. building that can be readily divided into smaller units. The front portion of the building has multiple small offices and takes of the bulk of the floor plan. The back portion of the building has a walk in safe and a garage stall that is accessible via a roll up ground door. 1519 Aberdeen: Is a 1,292sq.ft. building with a open style floor plan. This building's size, layout, and location makes it a desirable impulse location for multiple retail users! Parking: Ample shared parking. Zoning: C1: General Commercial **General Information:** •Rare opportunity ·Located in one of Hampton's busiest corridors Multifunctioning buildings •Surrounded by numerous retailers •High visibility For Additional Information, Please Contact: Campana Vince Campana Campana Waltz Commercial Real Estate, LLC 11832 Fishing Point Drive, Suite 400 Newport News, Virginia, 23606 757.327.0333 Vince@CampanaWaltz.com Commercial Real Estate, LLC

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Photographs





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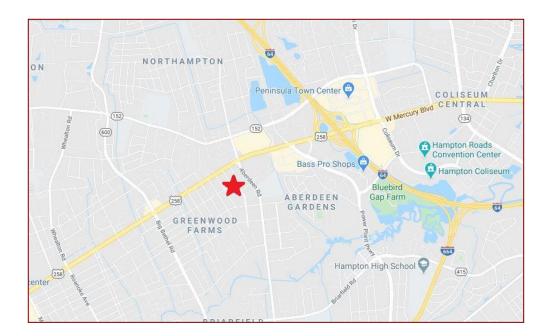




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Location Maps







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							TABLE O	F USES PE	RMITTED	- CITY OF H	IAMPTON 2	ZONING OF	RDINANCE										
Permission Key: P	= permitte	ed by-right	UP = u	ise permit	PC = p	blanning cor	nmission ad	ction	SX = specia	al exception		-	ministrator p	permit	blank = no	t permitted	* = S	ee additiona	al standards	column for	reference		
										5	Standard Zo	ning Distric	ts										
USES			T	T	One- and T	wo-Family	Residential		•	T			Multif	family Resid	dential			Commercia	al	Ν	/lanufacturir	ng	*Additional standards on uses
	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	
RESIDENTIAL - 1, 2 & MULTIFAMILY 1-family detached dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*							Sec. 3-3(1)
2-family dwelling (on one lot)	•									P						P							, , , , , , , , , , , , , , , , , , ,
duplex dwelling (on two fee-simple lots) multifamily dwelling										P		UP	P	P	P	P	UP	P					Sec. 3-3(2)
townhouse (on a fee-simple lot)												P	P	P	P	P	P	P					
manufactured home manufactured/mobile home park			P*										UP*	UP*		UP*	UP*	UP*					Sec. 3-3(3) Sec. 3-3(4)
manufactured/mobile home subdivision													UP*	UP*		UP*	UP*	UP*					Sec. 3-3(4)
upper-floor dwelling unit (one unit over commercial)																		UP*					Sec. 3-3(5)
dwelling unit for resident caretaker/watchman home occupation	P*	P*	D*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	Sec. 3-3(6) Sec. 3-3(7)
GROUP LIVING	F				Г	F	F	F			F	F	F			F	F						060. 0-0(1)
boarding/rooming house detention facility																	P UP	P UP	UP				
group home 1	Р	Р	Р	P	P	Р	Р	P	P	Р	Р	P	P	P	P	P	P P	P P					
group home 2												UP*	UP*	UP*	UP*	UP*	UP	UP					Sec. 3-3(8)
halfway house juvenile residence	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP UP*	UP UP*	UP				Sec. 3-3(8)
nursing home													UP	UP	UP		UP	UP	UP				
orphanage shelter	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP* UP*	UP* UP*	UP* UP*	UP* UP*				Sec. 3-3(9) Sec. 3-3(9)
RETAIL SALES, SERVICES & OFFICE																	_	_	_	_	_		, <i>, ,</i>
bank, with drive-through bank, without drive-through																	P P	P P	P P	P P	P P		
barber shop/beauty salon																	P	P	P		P		
bed & breakfast 1 bed & breakfast 2	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	UP UP		UP UP	UP UP	UP UP	UP UP				
bicycle sales and repair	01	0.	0.	0.	01	0.	0.	01	0.	0.			01	0.		0.	P	P	P		Р		
boat repair boat sales																	P	P	P		P P	Р	Sec. 3-3(45)
car wash, hand/auto detailing																	P	P	P		P	Р	000.00(40)
car wash, self-service or automated catering service																		P P	P P		P P	P	
clothing maker, custom																	Р	P	P		P		
computer equipment repair day care 1, family	Р	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P P	P P*	P*	P P*	P*	Sec. 3-3(10)
day care 2, family	 Р*	P*	P*	P*	 Р*	г Р*	 Р*	 Р*	Р*	Р*	 Р*	 Р*	 Р*	P*	P*	 Р*	 P*	 Р*	P*	P*	P*	P*	Sec. 3-3(11)
day care 1, commercial day care 2, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	ZA* UP*	ZA* UP*	ZA* UP*				Sec. 3-3(49) Sec. 3-3(50)
day spa	01	01	01	01	01	01	0	01	01	01	01	01	01		01	01	P	P	P		Р		000. 0-0(00)
dry cleaning, collection or pick-up station dry cleaning, closed type using nonflammable liquid																	P UP	P P	P P		P P		
dry cleaning																	UP		P P		P P		
farm supplies/equipment sales and service																			Р		Р		
funeral home/mortuary gas station																	P	UP P	UP P		UP P		
hotel																		UP	UP				
hotel, extended stay laundromat																	P	UP P	UP P		P		
liquor store																	P	P	P		P		
loan office motorcycle sales																	P	P P*	P P		P P		Sec. 3-3(40)
motorcycle service																		P*	P		P	Р	Sec. 3-3(41)
office, general office, government																P	P P	P P	P P	P P	P P	P	
office, laboratory or research																	•			P*		•	Sec. 3-3(44)
office, medical office, taxicab																Р	P P	P P	P P	Р	P P	P	
outdoor dining 1																	ZA*	ZA*	ZA*		ZA*		Sec. 3-3(12)
outdoor dining 2	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 UP*	C-2 UP*	C-3 UP*	M-1	M-2 UP*	M-3	Sec. 3-3(13)
outdoor dining, downtown																							Sec. 3-3(14)
outdoor dining, Phoebus																		UP	UP		UP		Sec. 3-3(48)
pawn shop																		UP	UP		UP		

	-								-												1		
print shop/private postal service, max. 500 sq. ft																	Р						
print shop/private postal service, max. 3000 sq. ft																		Р					
print shop/private postal service, max. sooo sq. it																			P	P	P	P	
restaurant, without drive-through																	D	P	P	P	P	Г	
restaurant, with drive-through																	P	P	P	P	P		
restaurant, drive-tiriodgi																		P	P	1	P		
restaurant, accessory, not to include drive-through																			-		•		
																	Р	P	P		P		
retail sales, general																	г Р*	г P*	г Р*		г Р*		
rummage sale, temporary																	P	P*	P*		P*		Sec. 3-3(15)
second-hand store																		P" P	P"		Р" Р		Sec. 3-3(16)
sign painting shop																		P	UP		UP	UP	
storage facility tattoo parlo																		UP	UP		UP	UP	
tire sales																		P*	0P P*		P*		Sec. 3-3(17)
tire sales																		P*	P*		P*	P	Sec. 3-3(17)
Turkish bath																	D	P D	P D		Г Р	F	360. 3-3(17)
upholstery shop																	F	P	P		P		
vehicle repair, heavy																		F	P		P	P	
vehicle repair, rieavy																	D	D	P		P P	P	
																	F	F	F		F	F	
vehicle sales, of new vehicles, to include sales of used																		Р	Р		Р		
vehicles as accessory to new sales																							
vehicle sales, of used vehicles																			P		Р		
vehicle storage, including vehicle storage accessory to																		UP*					Sec. 3-3(42)
sales of new vehicles or gas station																							
vehicle storage, including vehicle storage accessory to																			UP*		UP*	UP*	Sec. 3-3(18)
heavy vehicle repai																			0.				
vending stand, food																							
INSTITUTIONAL																							
college/university, public		Р	P	P	P	Р	Р	P	P	Р		Р	Р	Р		Р	Р	Р	Р				
college/university, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP				
hospita			UP													UP	UP	UP	UP				
library, public	Р	Р	Р	Р	P	Р	Р	P	Р	Р		Р	Р	Р		Р	Р	Р	Р		Р	Р	
library, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP	
museum, public	Р	Р	Р	Р	P	Р	Р	P	Р	Р		Р	Р	Р		Р	Р	Р	Р		Р	Р	
museum, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP	
post office																	Р	Р	Р		Р	Р	
religious facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				Sec. 3-3(24)
mental health/substance abuse treatment facility																			Р				
school, horse riding	UP*	UP*	UP*	UP*	UP*	UP*																	Sec. 3-3(19)
school, public	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP	UP			
school, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP	UP			
RECREATIONAL																							
adult entertainment establishmen																			P*		P*		Sec. 3-3(20)
amusement cente																		UP	Р		Р		
amusement operations																			P		Р		
auditorium																							
banquet hal																		Р	P		Р		Sec. 3-3(51)
billiard hal																		Р	P		Р		
boat tour/charter boat docking facility																		P	P		P P		
boathouse, pier, dock, ramp; commercial (public o																			•		•		
private																		P	P		P		
bowling alley	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	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P	P	UP	P	UP	
carniva	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P	P UP	UP	P UP	UP	
	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P	P UP P	UP	P UP P	UP	
carniva club/lodge, private or fraterna community cente		UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP			P UP P	P UP P UP	UP	P UP P P		
club/lodge, private or fraterna community center															UP	UP	UP	P UP P UP UP UP	P UP P UP UP UP	UP	P UP P P		
club/lodge, private or fraterna community center coin-operated amusement devices, accessory															UP	UP	UP	P UP P UP	P UP P UP UP UP UP P*	UP	P UP P P		Sec. 3-3(21)
club/lodge, private or fraterna community center coin-operated amusement devices, accessory dance hal	UP	UP	UP	UP	UP	UP									UP	UP	UP	P UP P UP UP UP	P UP P UP UP UP	UP	P UP P P		
club/lodge, private or fraterna community center coin-operated amusement devices, accessory dance hal golf course/country club	UP														UP	UP	UP UP P*	P UP P UP UP UP P*	P UP P UP UP UP UP P* P	UP	P UP P P		Sec. 3-3(21)
club/lodge, private or fraterna community center coin-operated amusement devices, accessory dance hal golf course/country club live entertainment 1, in conjunction with a restauran	UP	UP	UP	UP	UP	UP									UP	UP	UP UP	P UP P UP UP UP	P UP P UP UP UP UP P*	UP	P UP P P		
club/lodge, private or fraterna community center coin-operated amusement devices, accessory dance hal golf course/country club live entertainment 1, in conjunction with a restauran live entertainment 1, in conjunction with a micro	UP	UP	UP	UP	UP	UP									UP	UP	UP UP P*	P UP P UP UP UP P*	P UP P UP UP UP UP P* P	UP 	P UP P UP	UP	Sec. 3-3(21) Sec. 3-3(22)
club/lodge, private or fraterna community center coin-operated amusement devices, accessory dance hal golf course/country club live entertainment 1, in conjunction with a restauran	UP	UP	UP P	UP P	UP	UP P	UP	UP	UP	UP	UP	UP	UP	UP		UP UP	UP UP P* ZA*	P UP P UP UP P* ZA*	P UP UP UP UP UP P* P ZA*	ZA*	P UP P UP ZA*	UP UP ZA*	Sec. 3-3(21)
club/lodge, private or fraterna community center coin-operated amusement devices, accessory dance hal golf course/country club live entertainment 1, in conjunction with a restauran live entertainment 1, in conjunction with a micro brewery/distillery/winery	UP	UP	UP	UP	UP	UP									UP	UP	UP UP P* ZA*	P UP P UP UP P* ZA* C-2	P UP UP UP UP UP P* P ZA*		P UP P UP	UP	Sec. 3-3(21) Sec. 3-3(22) Sec. 3-3(22)
club/lodge, private or fraterna community center coin-operated amusement devices, accessory dance hal golf course/country club live entertainment 1, in conjunction with a restauran live entertainment 1, in conjunction with a micro brewery/distillery/winery live entertainment 2, in conjunction with a restauran	UP UP R-LL	UP	UP P	UP P	UP	UP P	UP	UP	UP	UP	UP	UP	UP	UP		UP UP	UP UP P* ZA*	P UP P UP UP P* ZA*	P UP UP UP UP UP P* P ZA*	ZA*	P UP P UP ZA*	UP UP ZA*	Sec. 3-3(21) Sec. 3-3(22)
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club/lodge, private or fraterna community center coin-operated amusement devices, accessory dance hal golf course/country clut live entertainment 1, in conjunction with a restauran live entertainment 1, in conjunction with a micro brewery/distillery/winery live entertainment 2, in conjunction with a restauran live entertainment 2, in conjunction with a restauran live entertainment 2, in conjunction with a micro brewery/distillery/winery marina, including boat sales, rental, storage and fue park/playground, active park, passive/open space recreation cente shooting range, indoo shooting range, trap or skee	UP UP R-LL UP UP UP UP	P R-43 UP UP	UP UP R-R UP UP UP UP	P R-33 UP UP	P R-22 UP UP UP	P R-15 UP UP	UP UP R-13 UP UP UP UP	UP UP R-11 UP UP UP UP UP	UP UP R-9 UP UP UP UP	UP UP UP UP UP UP UP	UP UP UP UP UP UP UP	UP UP MD-1 UP UP UP UP	UP UP MD-2 UP UP UP UP	UP UP MD-3 UP UP UP UP	MD-4	UP UP R-M UP UP UP UP	UP UP P* ZA* C-1 UP* UP UP UP UP	P UP P UP UP VP ZA* C-2 UP* UP* UP UP UP UP	P UP UP UP UP UP ZA* C-3 UP* UP UP UP UP	ZA* M-1 UP*	P P P UP UP ZA* M-2 UP* UP	UP ZA* M-3 UP* UP	Sec. 3-3(21) Sec. 3-3(22) Sec. 3-3(22) Sec. 3-3(23) Sec. 3-3(23) Sec. 3-3(23)
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heliport/helistop Image: commercial Image: com	communication tower, noncommercial 75' max.	•	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р		Р	
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utility infrastructure/structure to house a government function	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р			
utility building/substation	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	Р	Р									
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processing or removal of soil		01	01	01	01	0	01	01	01	01	01	0	01	01	01	0	01	01	0	01	01	01	Jec. J-3(33)
off-premises advertising signs, existing																					P*	P*	Sec. 10-4(11)
open-air version of any use permitted in HRC-2																							
promotional event																	ZA*	ZA*	ZA*		ZA*		Sec. 3-3(36)
rescue mission																			Р				
wholesaler																			Р	Р	Р	Р	

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: