

# 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](mailto:Vince@CampanaWaltz.com)

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

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This offer subject to errors and omissions, or withdrawal, without notice.*

**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

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# Photographs



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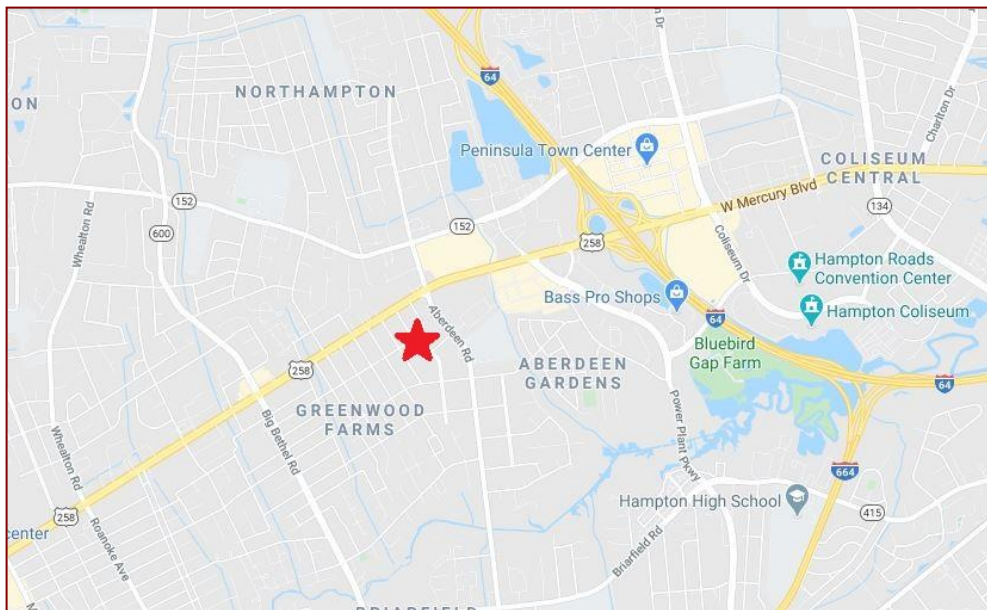
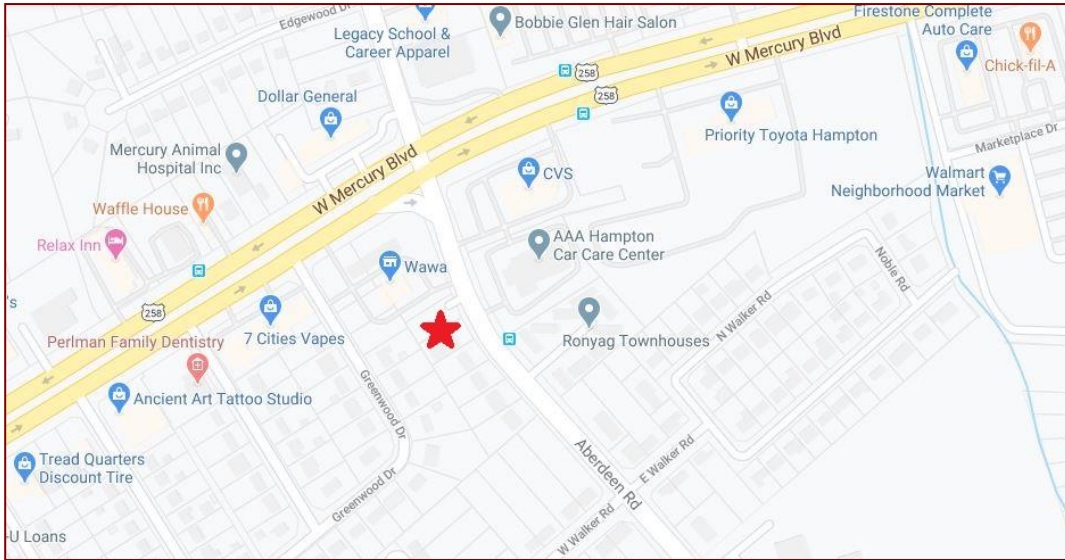
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# Location Maps



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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																					*Additional standards on uses	
	One- and Two-Family Residential											Multifamily Residential					Commercial			Manufacturing			
	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
<b>RESIDENTIAL - 1, 2 &amp; MULTIFAMILY</b>																							
1-family detached dwelling	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)										P					P							Sec. 3-3(2)	
multifamily dwelling											UP	P	P	P	P	UP	P						
townhouse (on a fee-simple lot)											P	P	P	P	P	P	P						
manufactured home			P*																			Sec. 3-3(3)	
manufactured/mobile home park												UP*	UP*		UP*	UP*	UP*					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*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P*	P*	P*	Sec. 3-3(6)
<b>GROUP LIVING</b>																							
boarding/rooming house																	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					
group home 2											UP*	UP*	UP*	UP*	UP*	UP	UP	UP					Sec. 3-3(8)
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*					Sec. 3-3(8)
nursing home																	UP	UP	UP				
orphanage																UP*	UP*	UP*	UP*				Sec. 3-3(9)
shelter	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*				Sec. 3-3(9)
<b>RETAIL SALES, SERVICES &amp; OFFICE</b>																							
bank, with drive-through																	P	P	P	P	P		
bank, without drive-through																	P	P	P	P	P		
barber shop/beauty salon																	P	P	P		P		
bed & breakfast 1	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP				
bed & breakfast 2	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP				
bicycle sales and repair																	P	P	P		P		
boat repair																					P	P	
boat sales																	P	P	P		P	P	Sec. 3-3(45)
car wash, hand/auto detailing																	P	P	P		P	P	
car wash, self-service or automated																	P	P	P		P	P	
catering service																	P	P	P		P	P	
clothing maker, custom																	P	P	P		P		
computer equipment repair																	P	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*		Sec. 3-3(10)
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*	Sec. 3-3(11)
day care 1, commercial																	ZA*	ZA*	ZA*				Sec. 3-3(49)
day care 2, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*				Sec. 3-3(50)
day spa																	P	P	P		P		
dry cleaning, collection or pick-up station																	P	P	P		P		
dry cleaning, closed type using nonflammable liquid																	UP	P	P		P		
dry cleaning																			P		P		
farm supplies/equipment sales and service																			P		P		
funeral home/mortuary																		UP	UP		UP		
gas station																	P	P	P		P		
hotel																		UP	UP				
hotel, extended stay																		UP	UP				
laundromat																	P	P	P		P		
liquor store																	P	P	P		P		
loan office																	P	P	P		P		
motorcycle sales																		P*	P		P		Sec. 3-3(40)
motorcycle service																		P*	P		P	P	Sec. 3-3(41)
office, general															P	P	P	P		P	P	P	
office, government															P	P	P	P		P	P	P	
office, laboratory or research																				P*			Sec. 3-3(44)
office, medical															P	P	P	P		P	P	P	
office, taxicab																	P	P	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	C-2	C-3	M-1	M-2	M-3	
outdoor dining, downtown																	UP*	UP*	UP*		UP*		Sec. 3-3(13)
outdoor dining, Phoebus																							Sec. 3-3(14)
pawn shop																		UP	UP		UP		Sec. 3-3(48)

print shop/private postal service, max. 500 sq. ft.																	P					
print shop/private postal service, max. 3000 sq. ft.																		P				
print shop/private postal service, no max.																		P	P	P	P	P
restaurant, without drive-through																		P	P	P	P	P
restaurant, with drive-through																		P	P	P	P	P
restaurant, drive-in																		P	P		P	
restaurant, accessory, not to include drive-through																						
retail sales, general <sup>A</sup>																		P	P	P		P
rummage sale, temporary																		P*	P*	P*		P*
second-hand store																			P*	P*	P*	P*
sign painting shop																			P	P		P
storage facility																				UP	UP	UP
tattoo parlor																				UP	UP	UP
tire sales																			P*	P*		P*
tire repair																			P*	P*		P*
Turkish bath																		P	P	P		P
upholstery shop																			P	P		P
vehicle repair, heavy																				P		P
vehicle repair, light																		P	P	P		P
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales																			P	P		P
vehicle sales, of used vehicles																					P	P
vehicle storage, including vehicle storage accessory to sales of new vehicles or gas station																			UP*			
vehicle storage, including vehicle storage accessory to heavy vehicle repair																				UP*		UP*
vending stand, food																						UP*
<b>INSTITUTIONAL</b>																						
college/university, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
college/university, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		
hospital			UP																UP	UP	UP	UP
library, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
library, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
museum, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
museum, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
post office																		P	P	P		P
religious facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		
mental health/substance abuse treatment facility																					P	
school, horse riding	UP*	UP*	UP*	UP*	UP*	UP*																
school, public	UP	UP	UP	UP	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	UP	UP	UP	UP
<b>RECREATIONAL</b>																						
adult entertainment establishment																					P*	P*
amusement center																				UP	P	P
amusement operations																					P	P
auditorium																				P	P	P
banquet hall																						
billiard hall																				P	P	P
boat tour/charter boat docking facility																						
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
bowling alley																				P	P	P
carnival																					UP	P
club/lodge, private or fraternal																	UP	UP	UP	UP		UP
community center	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
coin-operated amusement devices, accessory																				P*	P*	P*
dance hall																					P	
golf course/country club	P	P	P	P	P	P																
live entertainment 1, in conjunction with a restaurant																			ZA*	ZA*	ZA*	
live entertainment 1, in conjunction with a micro-brewery/distillery/winery																						ZA*
	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
live entertainment 2, in conjunction with a restaurant																			UP*	UP*	UP*	
live entertainment 2, in conjunction with a micro-brewery/distillery/winery																					UP*	UP*
marina, including boat sales, rental, storage and fuel	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
park/playground, active	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
park, passive/open space	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
recreation center																						
shooting range, indoor																						UP
shooting range, trap or skeet	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*
skateboard ramp			SX*				SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	P			
skating rink, ice or roller																			P	P		





utility infrastructure/structure to house a government function	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
utility building/substation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	
utility plant/power plant																					P	P	
<b>OTHER</b>																							
cemetery			UP																				
excavation, filling, borrow pit operation, extraction, processing or removal of soil	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(35)
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																			P				
wholesaler																			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