

# For Lease

9601 Warwick Boulevard  
Newport News, Virginia



# What A Deal!

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Vince Campana & Travis Waltz**

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**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 LEASE**  
**9601 Warwick Boulevard**  
**Newport News, Virginia**

- Location:** 9601 Warwick Boulevard, Newport News, Virginia
- Description:** The Property consists of a 7,500Sq.Ft. two story building that is readily available and is multi-function for future tenants. The interior of the building has been updated with floors, ceilings, electrical wiring, and plumbing. It is located near the Warwick Boulevard & Mercury Boulevard intersection not far from the James River Bridge.
- Land Area:** .34 acres
- Sales Price:** Ownership will only entertain Serious Offers.
- Lease:** **\$2,000.00/Month**
- Parking:** There is an unmarked parking area in the rear of the building.
- Zoning:** C1 – Retail Commercial. Multiple allowable uses by right are attached in the marketing package.
- General Information:**
- Multi-Use
  - Great road frontage on Warwick Boulevard
  - Located ideally
  - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Aerial Maps
  - Site Plan
  - List of uses which are allowed by right

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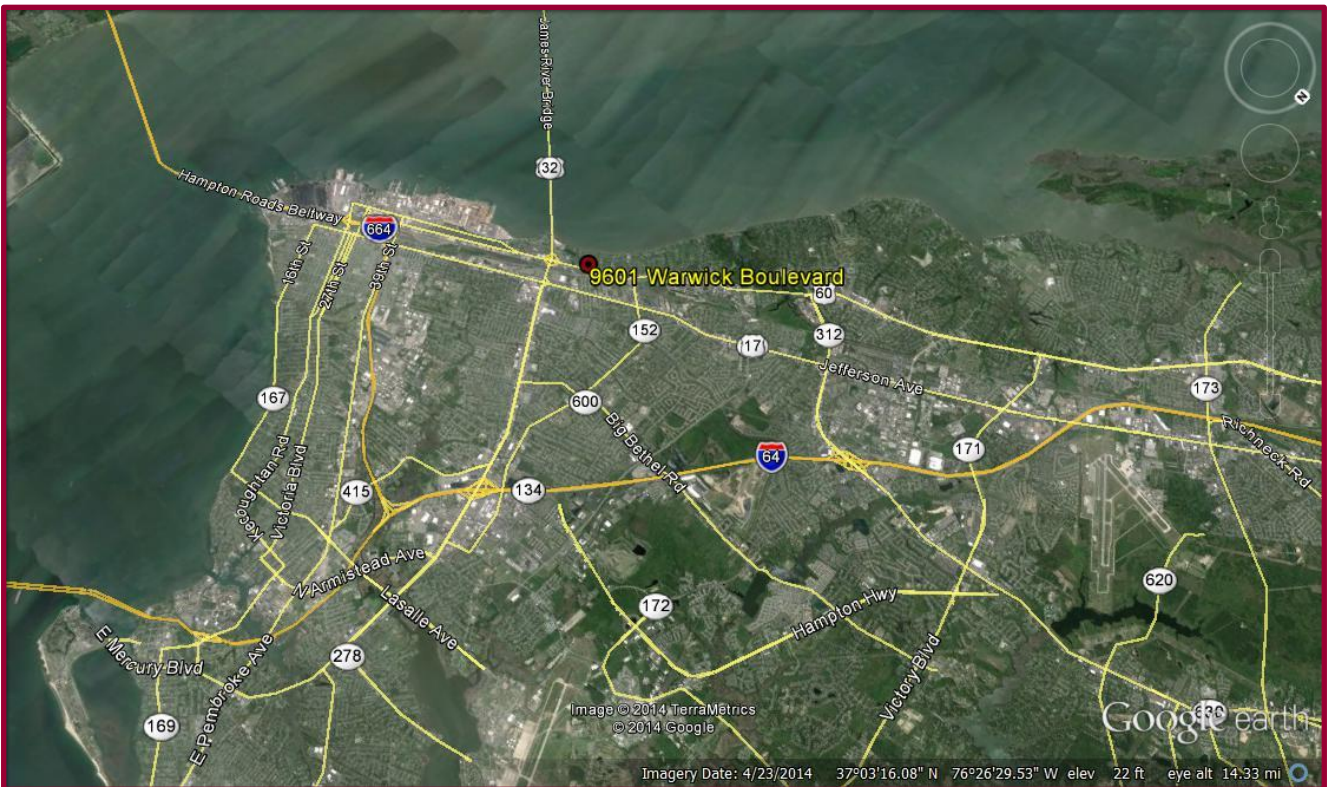
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## 9601 Warwick Boulevard

### Newport News, Virginia



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Sec. 45-402. Summary of uses by district.

SUMMARY OF USES BY DISTRICT*																					
ZONING DISTRICTS																					
PERMITTED USES A. AGRICULTURAL	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 SINGLE-FAMILY	R6 MANFCT. HOMES	R7 MEDIUM-FAMILY	R8 HIGH-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.
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.																					
PERMITTED USES B. RESIDENTIAL																					
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 XII
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	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					

SUMMARY OF USES BY DISTRICT*																					
ZONING DISTRICTS																					
PERMITTED USES B. RESIDENTIAL	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 SINGLE-FAMILY	R6 MANFCT. HOMES	R7 MEDIUM-FAMILY	R8 HIGH-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.
13. ASSISTED LIVING FACILITY	P	P	P	P	P						P										
14. CUSTODIAN APARTMENT														P	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						
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																					

SUMMARY OF USES BY DISTRICT*																					
ZONING DISTRICTS																					
PERMITTED USES C. HEALTH	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 SINGLE-FAMILY	R6 MANFCT. HOMES	R7 MEDIUM-FAMILY	R8 HIGH-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.
1. HOSPICE												P		P	P						
2. MEDICAL CENTER COMPLEX												P		P	P						
3. HOSPITAL							C	C	C			P		P	P	P	P				445-520







ZONING DISTRICTS																						
PERMITTED USES I.	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.	
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 ARCADE								C						C	P	P						
6. COUNTRY/YACHT CLUB	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		C			
9. MINIATURE GOLF COURSE									C						P	P						
10. PUBLIC CAMPGROUND									C						C							
11. SKATEBOARD RAMP								P						C	C	C			C	C		V45-511
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		

\* ARTICLES XXVII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.

ZONING DISTRICTS																						
PERMITTED USES J. RETAIL SERVICES	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.	
1. ADULT USE															C	C	C					V45-2502
2. APPLIANCE SALES									P					P	P	P						V45-522
3. APPLIANCES SERVICES									P					P	P	P						V45-522
4. BAKERY (RETAIL)									P					P	P	P	P	P				
5. BICYCLE SALES & SERVICE									P					P	P	P						V45-522
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	P						V45-522
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						V45-522
15. DUPLICATING STORE									P			P	C	P	P	P	P	P				
16. EXTENDED STAY MOTEL									P					P	P	P	C	C				
17. FLORIST, HORTICULTURAL & NURSERY									P			P		P	P	P	P					
18. FURNITURE & UPHOLSTERY STORE									P					P	P	P	P					V45-522
19. GARDEN SUPPLY STORE									P					P	P	P						V45-522
20. GOLF PRO SHOP/CLUBHOUSE									P	C				P	P	P	P					
21. GROCERY STORE									P					P	P	P	P					V45-522
22. HARDWARE STORE									P					P	P	P						V45-522
23. HOME ACCESSORY STORE									P					P	P	P						V45-522
24. ICE CREAM/CANDY STORE									P					P	P	P	P					
25. INTERIOR DECORATING STORE									P					P	P	P	P					
26. JEWELRY SALES, SERVICE & REPAIR									P					P	P	P	P					
27. KENNEL														C	C	C						
28. LIGHT EQUIPMENT RENTAL & LEASING														P	P	P	C	C	C			V45-522
29. LIQUOR STORE									P					P	P	P	P					
30. MALL/MALL BUILDING (ENCLOSED)									P					P	P	P						
31. MEDICAL SUPPLY SALES														P	P	P						
32. MOTEL/HOTEL									P			C		P	P	P	C	C				
33. NEEDLEWORK & PIECE GOODS STORE									P					P	P	P	P					
34. NOVELTY & SOUVENIR STORE									P					P	P	P	P					
35. OFF-PREMISE SALE OF ALCOHOL IN AN ESTABLISHMENT OF LESS THAN 1,600 SQ.FT.									C					C	C	C	C					
36. PAWN SHOP														C	C	C						
37. PET CARE SERVICE WITHOUT OUTSIDE CAGES OR RUNS									P					P	P	P						
37a. PET CARE SERVICE WITHOUT OUTSIDE CAGES AND RUNS														C	C	C						
38. PRINTING ENGRAVING, BLUEPRINTING & COPYING									C				C	P	P	P	P	P				
39. RESTAURANT / CAFETERIA / DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY									P	C	P	P		P	P	P	P	P	C	C		
40. RESTAURANT / CAFETERIA / DELICATESSEN WITHOUT DRIVE THROUGH SERVICE									P	C	P	P		P	P	P	P	P	C	C		
40.1. RESTAURANT / CAFETERIA / DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY									C	C	C			C	C	C	C	C	C	C		
41. RETAIL SALES BY WHOLESALER OF SAME GOODS									C					P	P	P	P	P	P			V45-522
41.1. SELF-SERVICE ICE VENDING UNIT														P	P	P			P	P		
42. SPORTING GOODS									P					P	P	P	P					
43. STATIONERY STORE									P					P	P	P	P					
44. TENNIS PRO SHOP/CLUBHOUSE									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