

# For Sale

11128 Warwick Boulevard  
Newport News, Virginia



## Great Corner Lot In Newport News!

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Tom Waltz**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

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

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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 SALE**  
**11128 Warwick Boulevard, Newport News, Virginia 23601**

**Address:** 11128 Warwick Boulevard Newport News, Virginia 23601

**Description:** This property is a highly visible parcel of land that is asphalted and near Hilton Village in Newport News. The site used to be an overflow parking lot for Bowditch Ford which recently has been converted to a Lidl Grocery Store. One of the last corner lots in Newport News!

**Size:** .51 Acres

**Zoning:** Property is zoned C-2 (General Commercial)

**Utilities:** Public utilities service the site.

**Sales Price:** **\$250,000.00!**

**Additional Information:**  
-Demographics  
-Maps  
-Aerials  
-Traffic Counts

**For Additional Information, Please Contact:**

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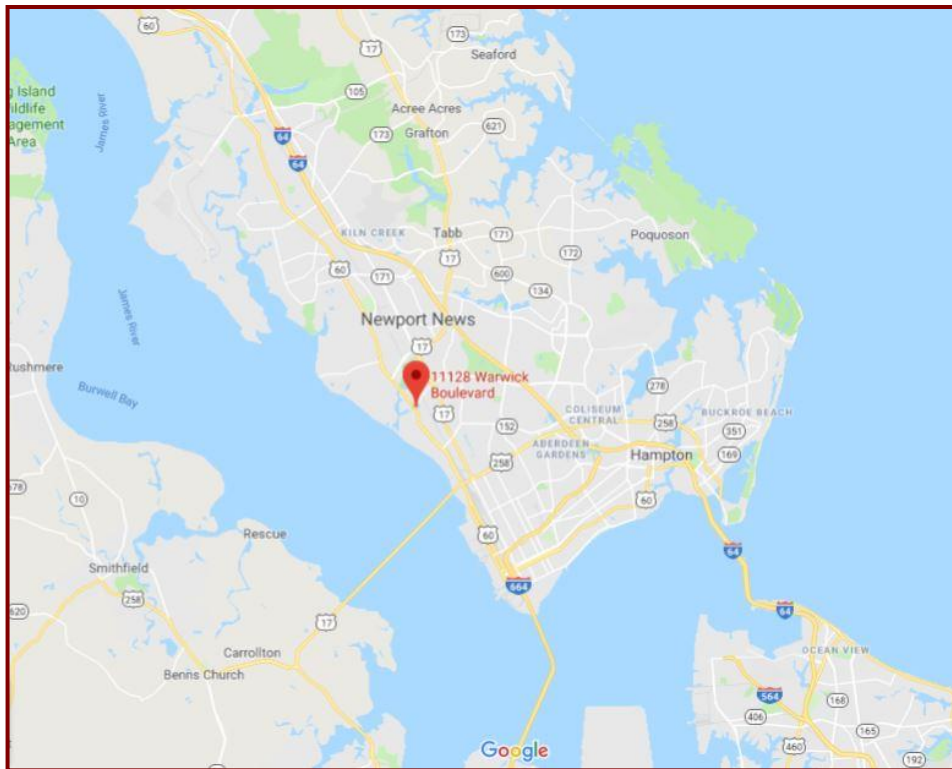
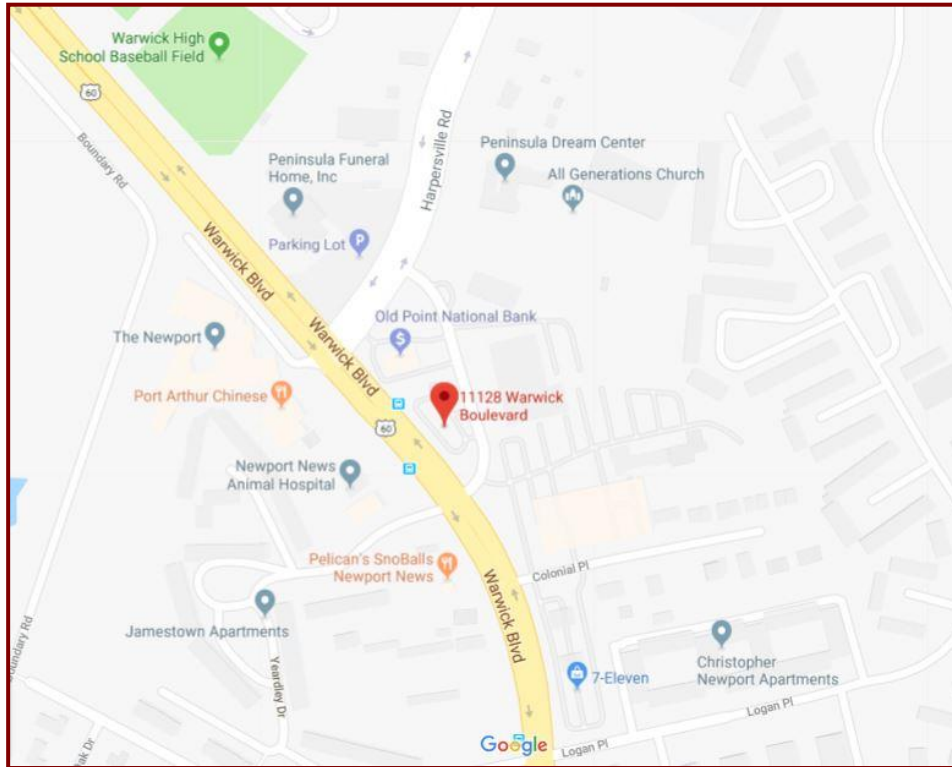
[Tom@CampanaWaltz.com](mailto:Tom@CampanaWaltz.com)

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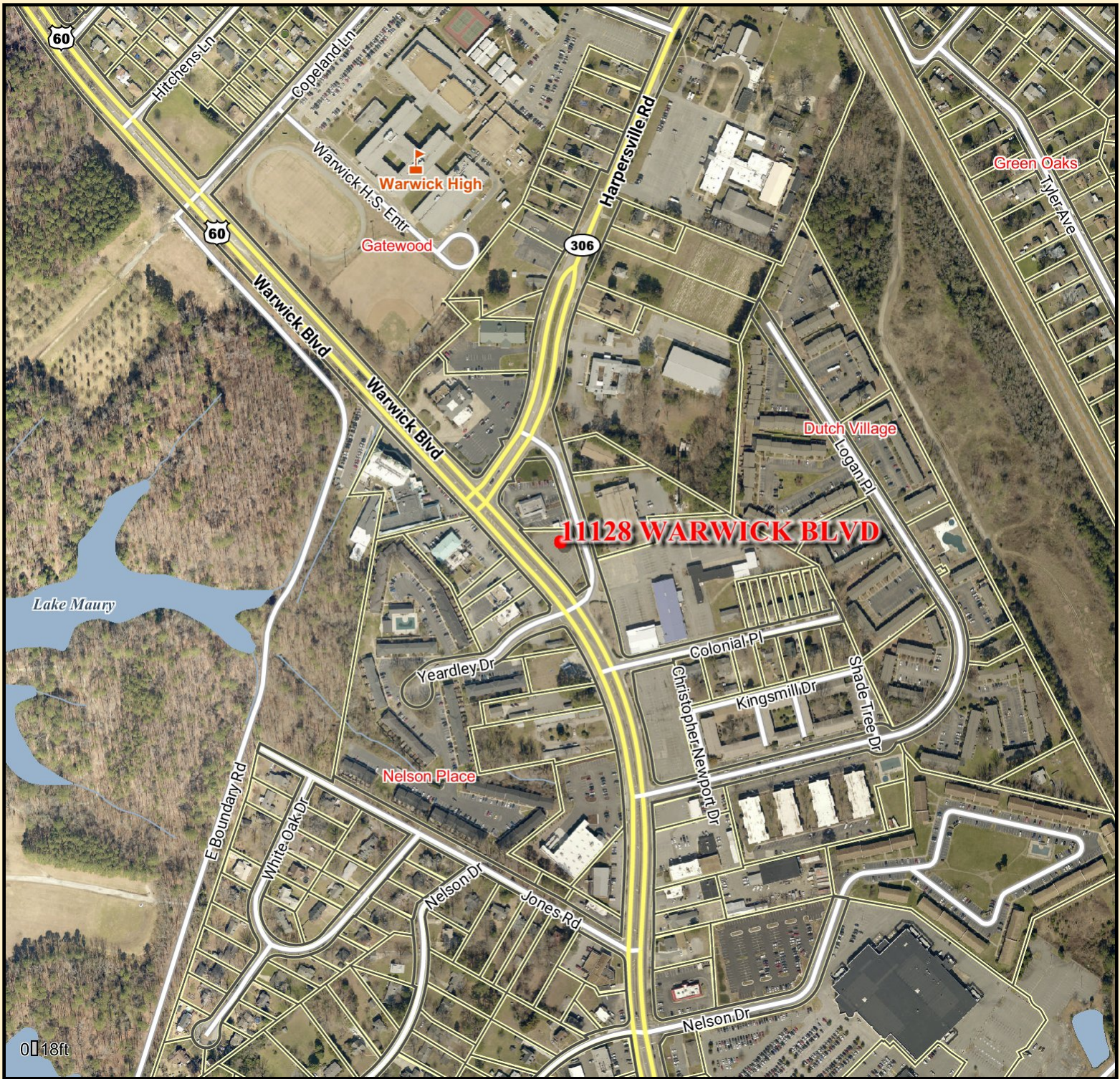
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# Maps



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**Legend**

- |                      |                    |                     |                     |
|----------------------|--------------------|---------------------|---------------------|
| Regional Major Roads | Fire Stations      | Primary Roads       | Water Bodies        |
| Interstates          | Libraries          | Vehicular Trails    | Airport Runways     |
| Primary Roads        | Museums            | Ramps/Service Roads | Parks               |
| Other                | Right of Way       | Other               | Aerial Photo (2016) |
| Schools              | Parcels            | Residential Roads   |                     |
| Hospitals            | Road Centerlines   | Railroads           |                     |
| Police Stations      | Interstates (cont) | Streams             |                     |

**City of Newport News**

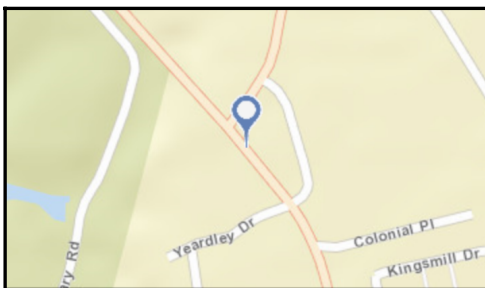
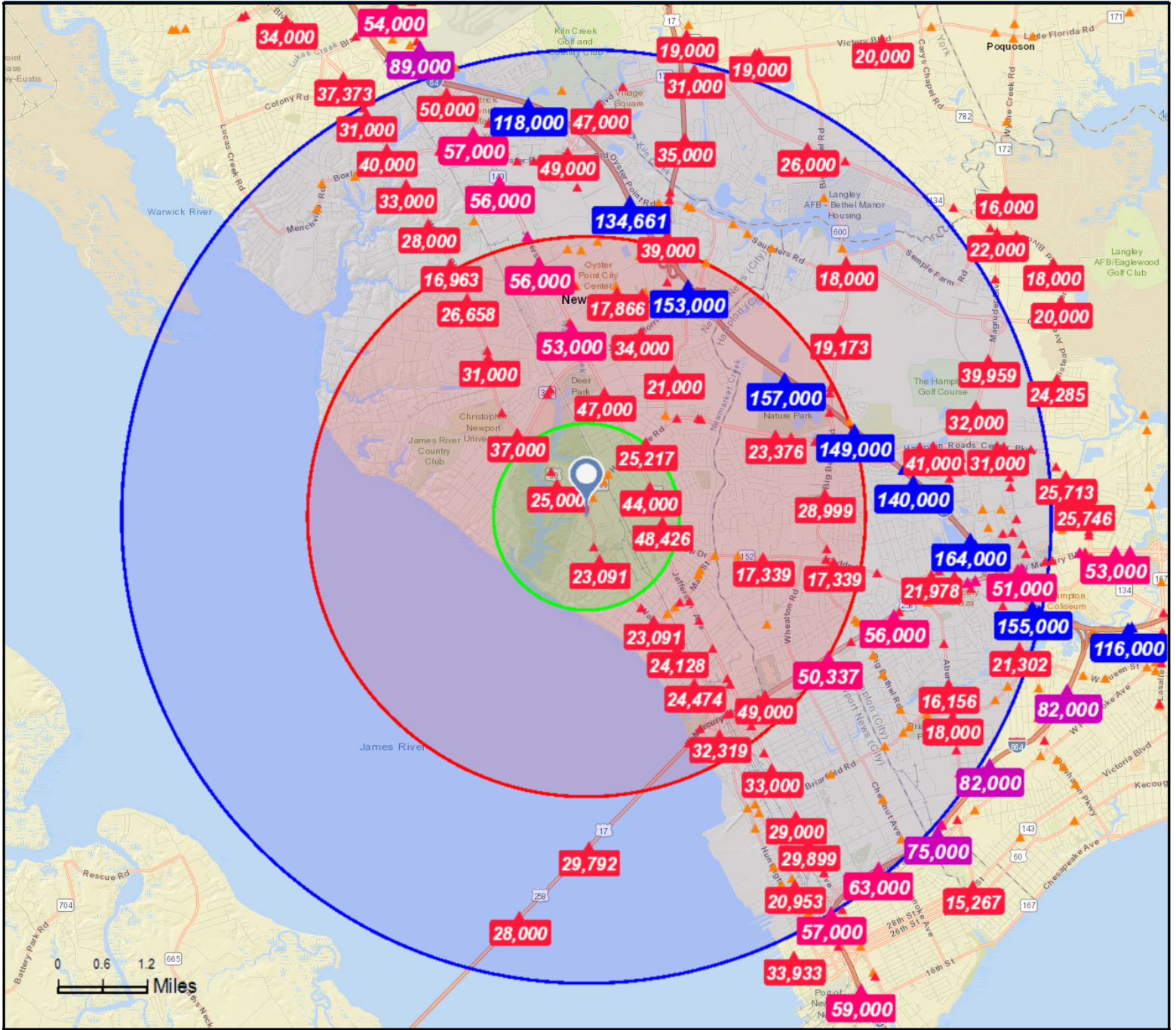


Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

# Traffic Count Map

11128 Warwick Blvd, Newport News, Virginia, 23601 2  
 11128 Warwick Blvd, Newport News, Virginia, 23601  
 Rings: 1, 3, 5 mile radii

Prepared by Janice Lewis, CCIM  
 Latitude: 37.04915  
 Longitude: -76.47492



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

September 27, 2016

# Demographic and Income Profile

11128 Warwick Blvd, Newport News, Virginia, 23601  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.04915  
Longitude: -76.47492

Summary	Census 2010	2016	2021
Population	17,249	17,914	18,453
Households	6,732	6,898	7,092
Families	4,203	4,258	4,356
Average Household Size	2.37	2.39	2.40
Owner Occupied Housing Units	3,742	3,669	3,729
Renter Occupied Housing Units	2,990	3,229	3,363
Median Age	32.3	33.2	33.7
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.59%	0.97%	0.84%
Households	0.56%	0.93%	0.79%
Families	0.46%	0.86%	0.72%
Owner HHs	0.32%	0.89%	0.73%
Median Household Income	-1.40%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	800	11.6%	914	12.9%
\$15,000 - \$24,999	740	10.7%	732	10.3%
\$25,000 - \$34,999	863	12.5%	769	10.8%
\$35,000 - \$49,999	1,029	14.9%	1,347	19.0%
\$50,000 - \$74,999	1,259	18.3%	820	11.6%
\$75,000 - \$99,999	909	13.2%	981	13.8%
\$100,000 - \$149,999	810	11.7%	926	13.1%
\$150,000 - \$199,999	211	3.1%	273	3.8%
\$200,000+	277	4.0%	330	4.7%
Median Household Income	\$50,221		\$46,807	
Average Household Income	\$66,997		\$71,439	
Per Capita Income	\$27,984		\$29,552	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,156	6.7%	1,107	6.2%	1,151	6.2%
5 - 9	1,000	5.8%	1,029	5.7%	1,024	5.5%
10 - 14	974	5.6%	970	5.4%	1,008	5.5%
15 - 19	1,170	6.8%	1,216	6.8%	1,192	6.5%
20 - 24	2,279	13.2%	2,317	12.9%	2,329	12.6%
25 - 34	2,680	15.5%	2,780	15.5%	2,866	15.5%
35 - 44	2,048	11.9%	2,130	11.9%	2,328	12.6%
45 - 54	2,516	14.6%	2,236	12.5%	1,959	10.6%
55 - 64	1,680	9.7%	2,090	11.7%	2,237	12.1%
65 - 74	842	4.9%	1,091	6.1%	1,371	7.4%
75 - 84	575	3.3%	595	3.3%	653	3.5%
85+	331	1.9%	354	2.0%	337	1.8%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,161	64.7%	11,383	63.5%	11,504	62.3%
Black Alone	4,588	26.6%	4,736	26.4%	4,854	26.3%
American Indian Alone	75	0.4%	82	0.5%	88	0.5%
Asian Alone	258	1.5%	345	1.9%	425	2.3%
Pacific Islander Alone	18	0.1%	21	0.1%	25	0.1%
Some Other Race Alone	528	3.1%	630	3.5%	734	4.0%
Two or More Races	621	3.6%	716	4.0%	821	4.4%
Hispanic Origin (Any Race)	1,134	6.6%	1,419	7.9%	1,736	9.4%

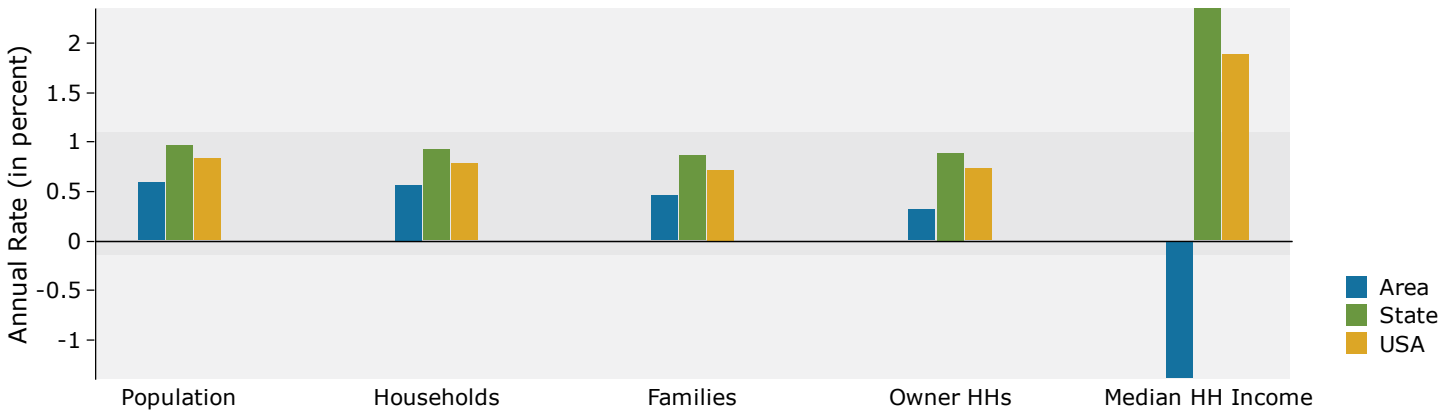
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

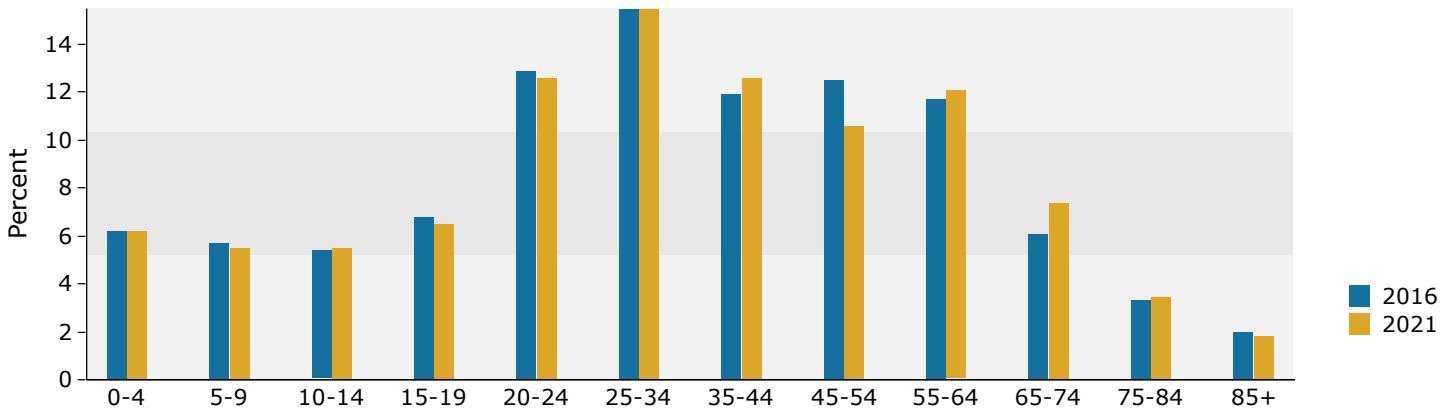
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Drive Time: 5 minute radius

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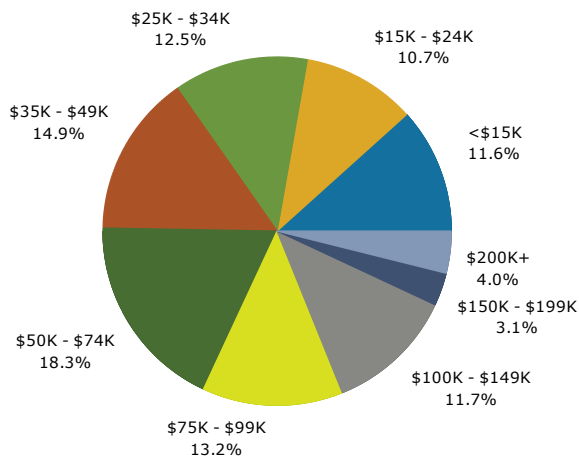
## Trends 2016-2021



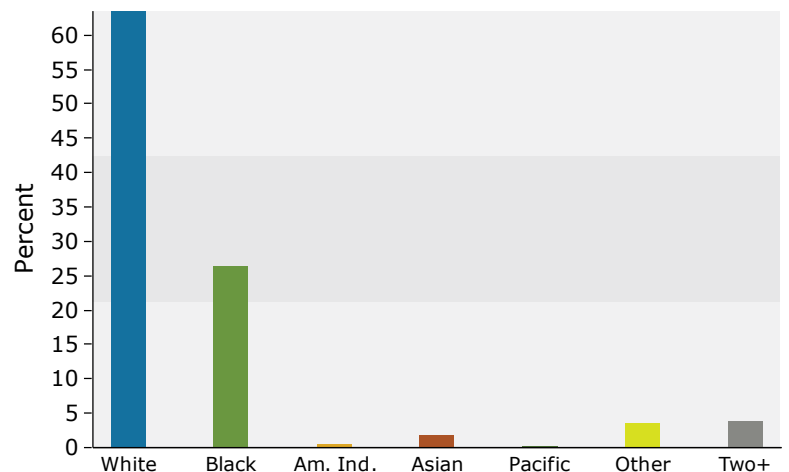
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 7.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

# Demographic and Income Profile

11128 Warwick Blvd, Newport News, Virginia, 23601  
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.04915  
Longitude: -76.47492

Summary	Census 2010	2016	2021			
Population	79,786	82,622	84,659			
Households	32,905	33,796	34,584			
Families	19,625	19,976	20,334			
Average Household Size	2.32	2.33	2.34			
Owner Occupied Housing Units	17,226	17,088	17,376			
Renter Occupied Housing Units	15,679	16,708	17,208			
Median Age	34.2	34.9	35.6			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.49%	0.97%	0.84%			
Households	0.46%	0.93%	0.79%			
Families	0.36%	0.86%	0.72%			
Owner HHs	0.33%	0.89%	0.73%			
Median Household Income	-1.68%	2.35%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	3,698	10.9%	4,303	12.4%		
\$15,000 - \$24,999	3,231	9.6%	3,225	9.3%		
\$25,000 - \$34,999	3,733	11.0%	3,304	9.6%		
\$35,000 - \$49,999	5,465	16.2%	7,332	21.2%		
\$50,000 - \$74,999	7,188	21.3%	4,539	13.1%		
\$75,000 - \$99,999	4,355	12.9%	4,774	13.8%		
\$100,000 - \$149,999	3,784	11.2%	4,268	12.3%		
\$150,000 - \$199,999	1,240	3.7%	1,551	4.5%		
\$200,000+	1,101	3.3%	1,289	3.7%		
Median Household Income	\$51,761		\$47,563			
Average Household Income	\$66,368		\$69,853			
Per Capita Income	\$28,706		\$30,057			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,033	6.3%	4,818	5.8%	4,962	5.9%
5 - 9	4,482	5.6%	4,626	5.6%	4,568	5.4%
10 - 14	4,388	5.5%	4,415	5.3%	4,554	5.4%
15 - 19	6,027	7.6%	6,089	7.4%	6,012	7.1%
20 - 24	8,809	11.0%	8,035	9.7%	7,818	9.2%
25 - 34	11,996	15.0%	13,466	16.3%	13,702	16.2%
35 - 44	9,174	11.5%	9,382	11.4%	10,408	12.3%
45 - 54	11,838	14.8%	10,552	12.8%	9,249	10.9%
55 - 64	8,326	10.4%	9,786	11.8%	10,377	12.3%
65 - 74	4,864	6.1%	6,179	7.5%	7,314	8.6%
75 - 84	3,255	4.1%	3,490	4.2%	3,838	4.5%
85+	1,595	2.0%	1,784	2.2%	1,858	2.2%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	46,878	58.8%	47,830	57.9%	48,089	56.8%
Black Alone	25,814	32.4%	26,208	31.7%	26,552	31.4%
American Indian Alone	332	0.4%	354	0.4%	378	0.4%
Asian Alone	1,748	2.2%	2,223	2.7%	2,623	3.1%
Pacific Islander Alone	102	0.1%	135	0.2%	164	0.2%
Some Other Race Alone	2,012	2.5%	2,473	3.0%	2,933	3.5%
Two or More Races	2,900	3.6%	3,400	4.1%	3,921	4.6%
Hispanic Origin (Any Race)	5,087	6.4%	6,494	7.9%	8,006	9.5%

**Data Note:** Income is expressed in current dollars.

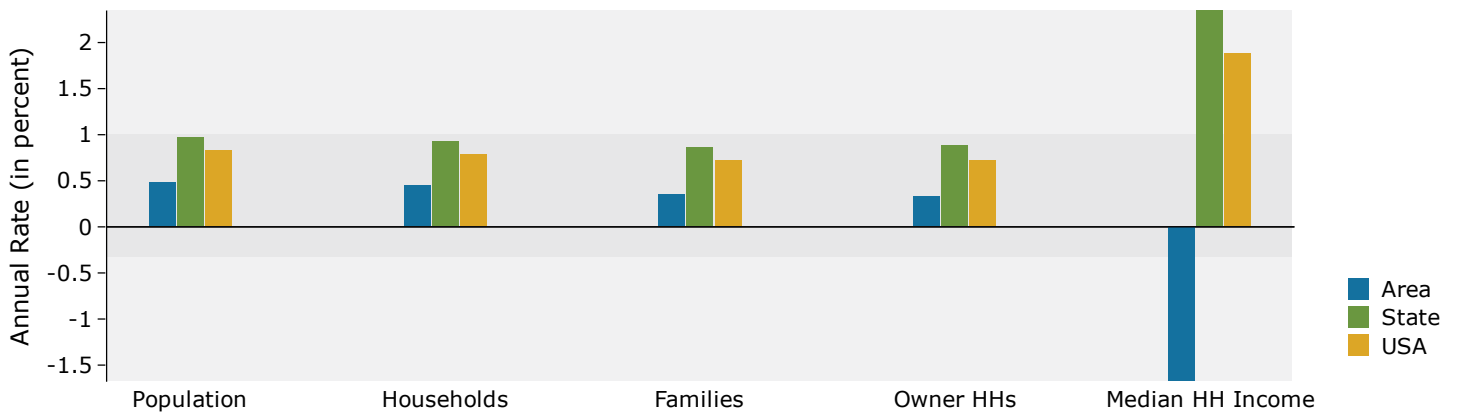
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



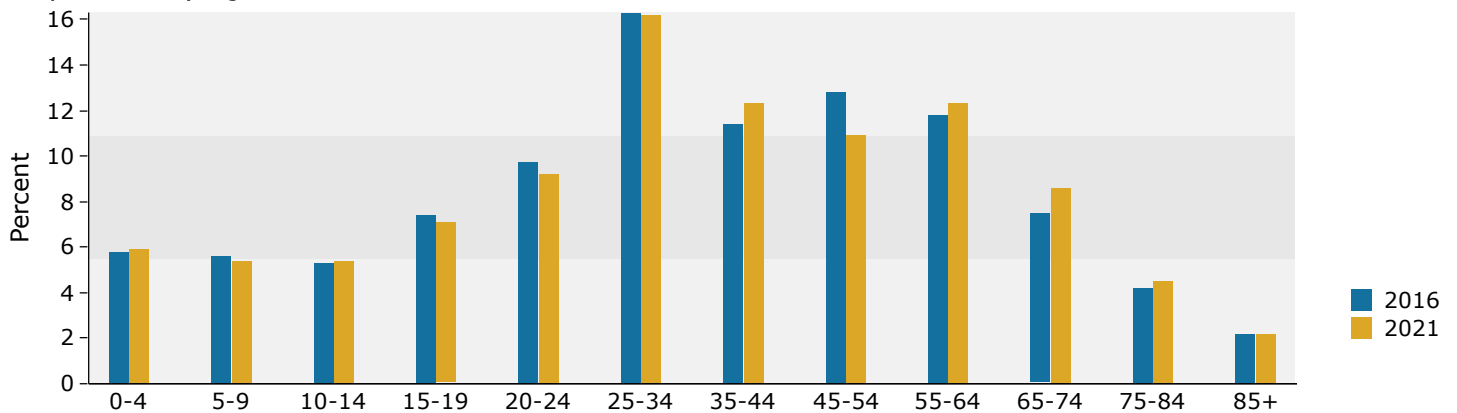
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Prepared by Janice Lewis, CCIM  
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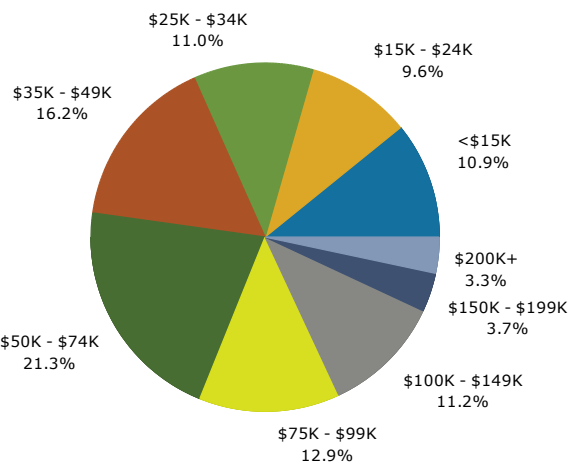
## Trends 2016-2021



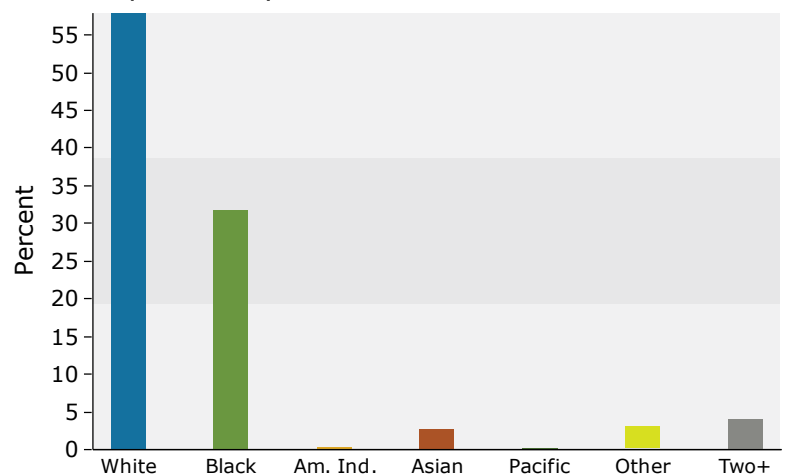
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 7.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

# Demographic and Income Profile

11128 Warwick Blvd, Newport News, Virginia, 23601  
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.04915  
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Summary	Census 2010	2016	2021
Population	208,166	213,767	217,860
Households	84,445	86,305	87,854
Families	52,993	53,730	54,450
Average Household Size	2.40	2.41	2.41
Owner Occupied Housing Units	44,058	43,654	44,252
Renter Occupied Housing Units	40,387	42,651	43,602
Median Age	34.1	34.9	35.9
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.38%	0.97%	0.84%
Households	0.36%	0.93%	0.79%
Families	0.27%	0.86%	0.72%
Owner HHs	0.27%	0.89%	0.73%
Median Household Income	-1.56%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	9,762	11.3%	11,101	12.6%
\$15,000 - \$24,999	7,941	9.2%	7,774	8.8%
\$25,000 - \$34,999	9,550	11.1%	8,491	9.7%
\$35,000 - \$49,999	13,600	15.8%	18,051	20.5%
\$50,000 - \$74,999	17,382	20.1%	10,833	12.3%
\$75,000 - \$99,999	11,074	12.8%	12,266	14.0%
\$100,000 - \$149,999	10,864	12.6%	12,026	13.7%
\$150,000 - \$199,999	3,669	4.3%	4,450	5.1%
\$200,000+	2,463	2.9%	2,862	3.3%
Median Household Income	\$52,232		\$48,293	
Average Household Income	\$66,508		\$69,995	
Per Capita Income	\$27,535		\$28,886	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,267	6.9%	13,654	6.4%	13,931	6.4%
5 - 9	13,368	6.4%	13,395	6.3%	13,089	6.0%
10 - 14	13,085	6.3%	12,987	6.1%	13,034	6.0%
15 - 19	15,237	7.3%	14,337	6.7%	14,003	6.4%
20 - 24	19,628	9.4%	17,742	8.3%	16,731	7.7%
25 - 34	30,835	14.8%	35,038	16.4%	35,465	16.3%
35 - 44	25,283	12.1%	25,415	11.9%	28,237	13.0%
45 - 54	30,936	14.9%	27,568	12.9%	24,318	11.2%
55 - 64	21,908	10.5%	25,431	11.9%	26,605	12.2%
65 - 74	12,799	6.1%	16,230	7.6%	19,018	8.7%
75 - 84	7,747	3.7%	8,431	3.9%	9,595	4.4%
85+	3,076	1.5%	3,538	1.7%	3,834	1.8%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	100,378	48.2%	101,843	47.6%	101,858	46.8%
Black Alone	87,937	42.2%	87,934	41.1%	88,101	40.4%
American Indian Alone	930	0.4%	996	0.5%	1,055	0.5%
Asian Alone	6,196	3.0%	7,643	3.6%	8,891	4.1%
Pacific Islander Alone	254	0.1%	338	0.2%	406	0.2%
Some Other Race Alone	4,390	2.1%	5,502	2.6%	6,590	3.0%
Two or More Races	8,080	3.9%	9,510	4.4%	10,959	5.0%
Hispanic Origin (Any Race)	12,282	5.9%	16,016	7.5%	19,792	9.1%

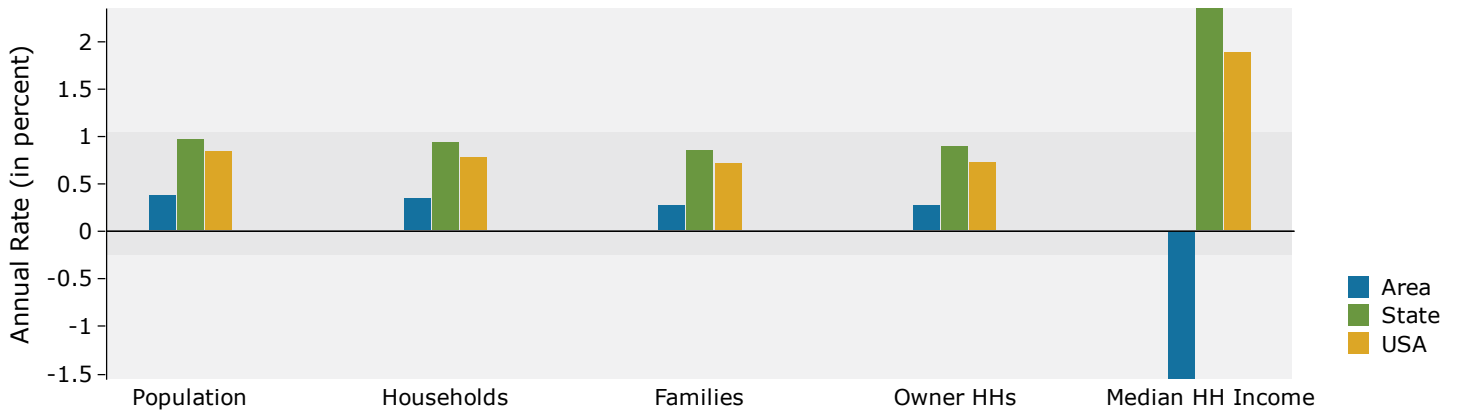
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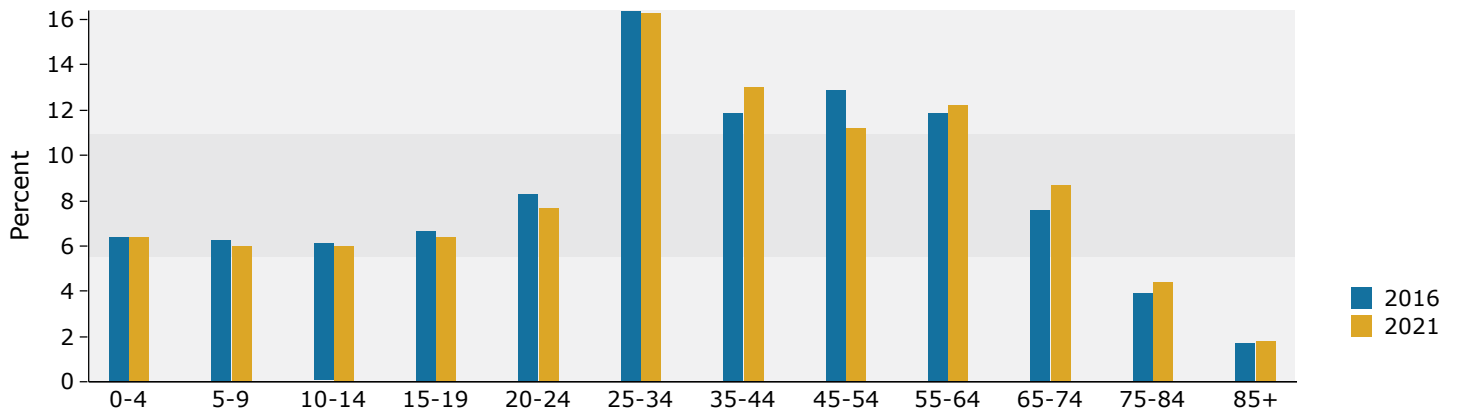
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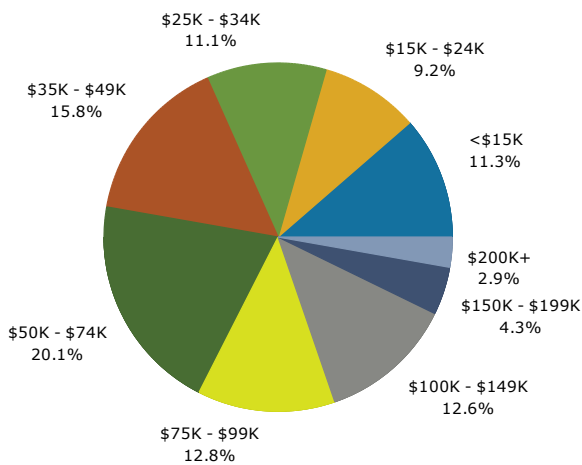
## Trends 2016-2021



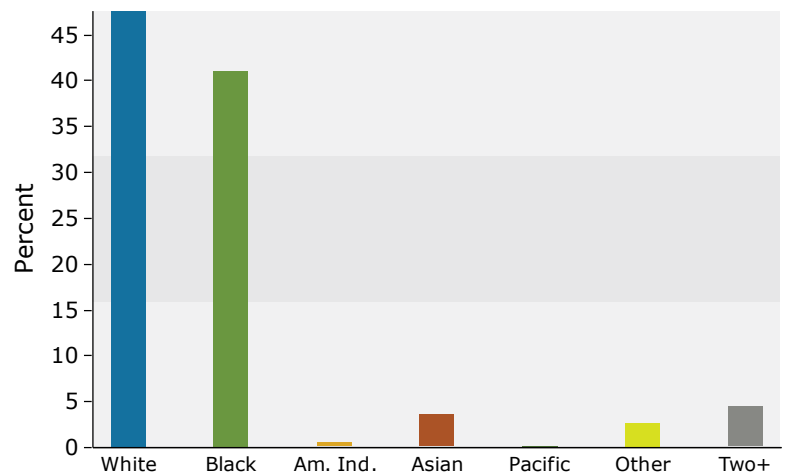
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 7.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## 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:

\_\_\_\_\_

\_\_\_\_\_

Campana Waltz Commercial Real Estate, LLC