

# Marketplace at Nickerson Outparcel

2080 Nickerson Blvd

Hampton, Virginia

**For Lease**



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

Vince Campana

Campana Waltz Commercial Real Estate, L.L.C.

11832 Fishing Point Dr, Suite 400

Newport News, Virginia 23606

757.327.0333

Vince@campanawaltz.com



*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.*

# Aerial



# OUT PARCEL AVAILABLE FOR LEASE

**Marketplace at Nickerson Outparcel  
2080 Nickerson Blvd.  
Hampton, Virginia**

- Location:** 2080 Nickerson Blvd. Hampton, Virginia 23663.
- Building Size:** The out parcel can accommodate a building approximately  $\leq 4,500$  square feet and be utilized as a drive thru restaurant or retail application. Site is located directly on Nickerson Blvd. in front of the Marketplace at Nickerson a 71,050 square foot neighborhood shopping center.
- Built:** Shopping Center built in 1998 and is 92% leased!
- Utilities:** All normal utilities are located on premises.
- Parking:** There are 309 parking spaces for the Center.
- Ground Lease Rate:** \$3,500.00/month.
- Zoning:** C-1

**Additional Information:**

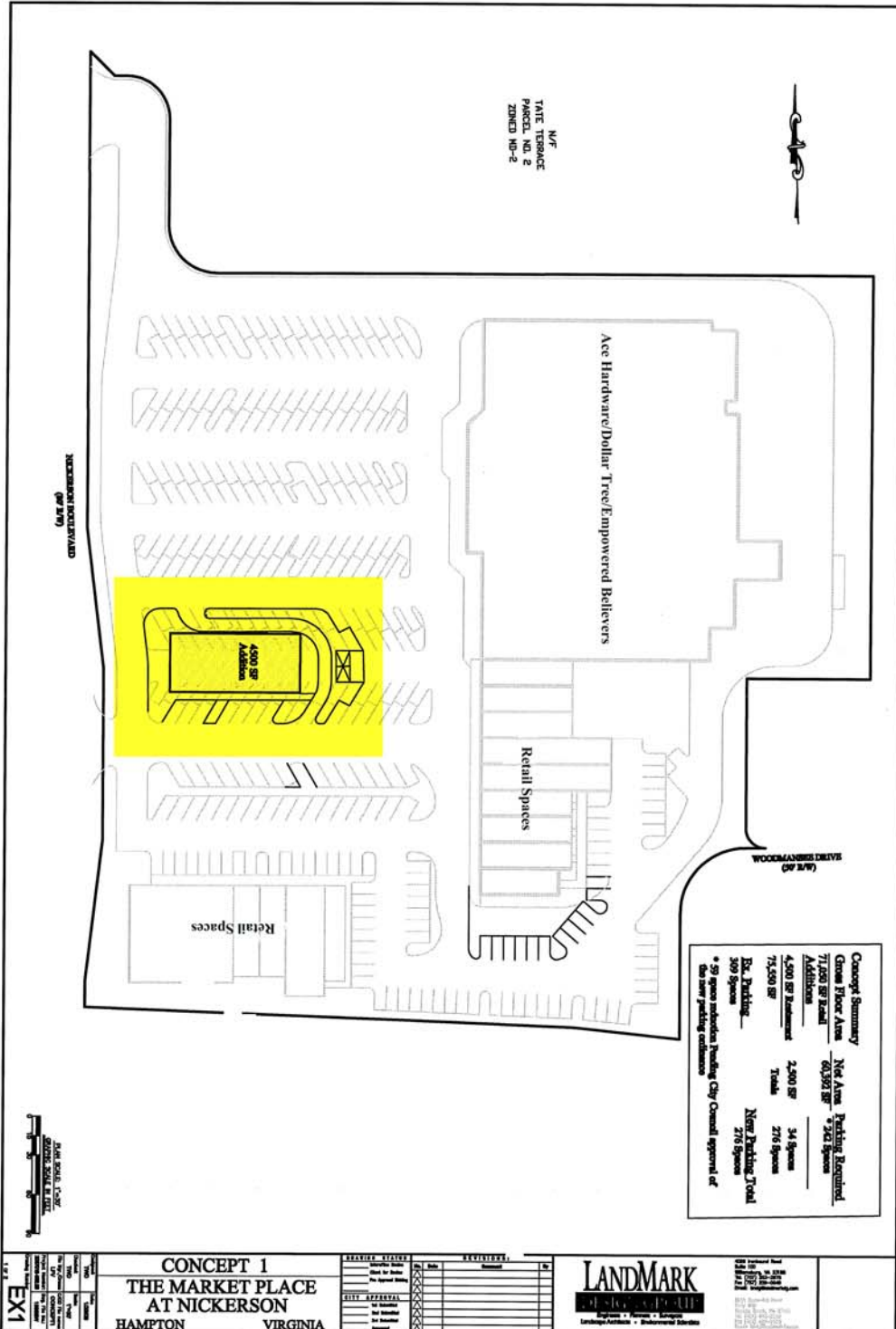
- Aerial
- Map Showing easy access to I-64
- Site Plan
- Location Map
- Demographics

**For Additional Information, Please Contact:**

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

*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.*

# Site



**Concept Summary**

Grand Total Area	77,200 SF Retail	74,200 SF	34 Spaces
Existing	4,500 SF Addition	75,500 SF	276 Spaces
Net Area	79,700 SF	79,700 SF	310 Spaces
Net Area	79,700 SF	79,700 SF	310 Spaces

**Net Parking Total**  
310 Spaces

**Net Parking Total**  
276 Spaces

**Net Parking Total**  
276 Spaces

\* 59 spaces include existing City Council approval of the new parking extension

DATE: 08/14/2013  
SCALE: AS SHOWN  
DRAWN BY: J. SMITH  
CHECKED BY: J. SMITH  
PROJECT: CONCEPT 1  
SHEET: EX1

**CONCEPT 1  
THE MARKET PLACE  
AT NICKERSON**  
HAMPTON VIRGINIA

REVISION	DATE	BY	DESCRIPTION

**LANDMARK**  
ARCHITECTURE & INTERIOR DESIGN  
1000 W. BROAD ST., SUITE 100  
HAMPTON, VA 23060  
TEL: 757/435-1100  
WWW.LANDMARKVA.COM

## CHAPTER 11

### C-1 District -- Neighborhood Commercial District

#### Sec. 11-1. Uses Permitted; C-1 District.

The following uses are permitted in all C-1 Districts:

- (1) All uses permitted in Residential Districts R-13, R-11, R-9, R-8, and MD-T, EXCEPT one family, two family and duplex dwellings.
- (2) Antique shops conducted within a completely enclosed building.
- (3) Appliance stores.
- (4) Art shops.
- (5) Automobile parking lots, public or private.
- (6) Bakeries, whose products are sold only at retail on the premises.
- (7) Banks, or savings and/or building and loan associations.
- (8) Barber shops.
- (9) Baths, Turkish or massage parlor.
- (10) Beauty shops.
- (11) Bicycle sales and repairs.
- (12) Books or stationery stores.
- (13) Business and private schools and schools of dance, operated as a business enterprise.
- (14) Business or professional offices.
- (15) Cleaning collection or pick-up station.
- (16) Clothing stores.
- (17) Confectionery or dairy products store.
- (18) Custom dressmaking, millinery, or tailor shops.
- (19) Delicatessen store.
- (20) Dental clinic.
- (21) Department stores.

- (22) Drapery shops.
- (23) Drug stores.
- (24) Dry goods, notion, or variety stores.
- (25) Florist shops.
- (26) Fruit or vegetable store.
- (27) Furniture and floor covering shops.
- (28) Gasoline supply station.
- (29) Grocery store or supermarket.
- (30) Haberdashery stores.
- (31) Hardware stores.
- (32) Interior decorating shops.
- (33) Jewelry stores.
- (34) Job printing shops not exceeding five hundred (500) square feet of floor area.
- (35) Launderette and/or hand laundry.
- (36) Marine supplies, including pleasure craft sales.
- (37) Meat, seafood, or poultry market, excluding the killing of livestock or poultry.
- (38) Medical clinic.
- (39) News stand.
- (40) Pet shops.
- (41) Photographic studio.
- (42) Promotional events subject to the following:
  - (a) That an operating permit be secured from the Zoning Administrator at a cost of fifty dollars (\$50.00) for each permit issued.
  - (b) That the event conform and comply with the guidelines following:
    - 1. All rides shall be inspected and

approved by the City Building Official for safety and soundness.

2. All rides shall be surrounded with a restraining barrier to limit access to the rides.
  3. All electrical wiring shall, to the greatest extent possible, be placed in areas generally not open to the public or protected from public contact.
  4. All facilities for the preparation or dispensing of food shall be approved by the City Health Official.
  5. The sponsors or operators of the event shall provide security forces adequate to maintain order at the site.
  6. The event, if held in a parking area, shall not occupy more than ten percent (10%) of the total parking area.
  7. The sponsor or operator of the event shall provide proof of liability insurance in an amount predetermined by Council.
  8. The hours of operation shall be established at the time of application. However, no such event shall extend beyond the normal operating hour of the establishment being promoted.
  9. The provisions of these regulations in no way exempts any such event from complying with all other state and local codes and ordinances.
  10. All animals in any event shall be inoculated as required and approved by the City Health Official.
  11. Enclosures, buildings, shelters, and/or related equipment that may present a fire hazard shall be inspected and approved for use by the Fire Marshal.
- (c) That any such event shall be limited to not more than thirty (30) consecutive calendar days.
- (d) That the Zoning Administrator shall not issue

any operating permit if the proposed event would violate any provisions of the Zoning Ordinance or any other city codes or ordinances.

- (43) Restaurants, lunchrooms, or cafes, excluding drive-ins, having dancing or live entertainment only after securing a Conditional Privilege for such dancing or live entertainment. (amended 10/23/96)
- (43.1) Deleted.
- (43.2) Deleted.
- (44) Small loan offices.
- (45) Shoe stores or shoe repair shops.
- (46) Tailor, clothing, or wearing apparel shop.
- (47) Taxicab offices.
- (48) Telegraph offices.
- (49) Theater, excluding open-air theaters, subject to securing a Conditional Privilege. (amended 10/23/96)
- (50) U. S. Post Offices.
- (51) Virginia ABC package stores.
- (52) Accessory structures and uses: (amended 7/9/97)
  - (a) No more than six (6) coin-operated amusement machines shall be allowed as an accessory use at any business establishment.
- (53) Cleaning and pressing establishments using closed type cleaning or pressing equipment where non-flammable liquid is used for cleaning solvent, subject to securing a Conditional Privilege. (amended 10/23/96)
- (54) Commercial communication tower/antenna, subject to securing a Use Permit. (10/27/99)
- (55) Boarding house.
- (56) Hospital, sanitarium, convalescent or nursing homes subject to securing a Use Permit. (10/27/99)



- (57) Mobile/manufactured home parks and subdivisions, subject to securing a Use Permit. (10/27/99)
- (58) Deleted. (8/15/07)
- (59) Private clubs and lodges, subject to securing a Conditional Privilege. (amended 10/23/96)
- (60) Rooming house.
- (61) Semi-detached dwellings.
- (62) Professional office building.
- (63) Commercial Building Mounted Antenna; provided the following:
  - (a) The building is not a single family dwelling;
  - (b) The minimum height of the building shall be no less than thirty five (35) feet;
  - (c) The height of the antenna (including support structures) shall not exceed twenty two feet above the highest point of the building;
  - (d) The antenna and support structures are painted so that they are compatible with the primary building structure, unless roof mounted; and (amended 7/9/97)
  - (e) Intermodulation testing is coordinated through the Hampton Police Division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with public safety communications, the owner shall be responsible for the elimination of such interference. (Amended 1/23/02)
- (64) Adult care residences 1, 2 and 3. (10/27/99)
- (65) Day care 1. (10/27/99)
- (66) Day care 2, in detached single family homes with non-conforming status, subject to securing a Special Exception from the Board of Zoning Appeals. Unless it makes a factual determination that the proposed DC2 would be incompatible with the quiet enjoyment of surrounding properties, the Board shall issue the requested Special Exception.

It may impose conditions governing factors related to the operation of said home, such as, but not limited to:

- (a) hours of operation;
- (b) location of play area and equipment;
- (c) fencing of play area;
- (d) limitations on signage;
- (e) record-keeping requirements and inspection by authorized personnel.

If the Board denies an application for Special Exception, no further application for Special Exception pertaining to the same use on the same property will be accepted by the Board for one (1) year following the date of denial. (10/27/99)

- (67) Day care 3, subject to securing a Conditional Privilege. (10/27/99)
- (68) Detention facility. (10/27/99)
- (69) Group home 1 and 2. (10/27/99)
- (70) Halfway house. (10/27/99)
- (71) Juvenile residence 1, 2 and 3. (10/27/99)
- (72) Orphanage, subject to securing a Use Permit. (10/27/99)
- (73) Shelter, subject to securing a Use Permit. (10/27/99)
- (74) Tourist home/bed & breakfast, subject to securing a Conditional Privilege. (10/27/99)
- (75) Other retail uses which are of the same general character as those listed above; and provided further, that these and the above specified stores, shops, or businesses shall be retail establishments primarily selling new merchandise, and shall be permitted only as set forth in Section 11-2 hereof.

Sec. 11-2. Limitations on Permitted Uses in C-1 Districts.

- (1) Such permitted stores, shops, offices, or businesses in a C-1 District, except gasoline supply stations and



## Demographics for

### Population

	1-mi.	2-mi.	3-mi.
2009 Male Population	7,589	28,438	50,263
2009 Female Population	8,057	30,766	50,192
% 2009 Male Population	48.50%	48.03%	50.04%
% 2009 Female Population	51.50%	51.97%	49.96%
2009 Total Adult Population	11,111	44,265	77,641
2009 Total Daytime Population	9,857	43,358	86,330
2009 Total Daytime Work Population	2,656	15,281	34,028
2009 Median Age Total Population	34	33	33
2009 Median Age Adult Population	43	42	40
2009 Age 0-5	1,385	4,619	7,243
2009 Age 6-13	2,101	6,919	10,365
2009 Age 14-17	1,048	3,401	5,206
2009 Age 18-20	672	4,484	6,276
2009 Age 21-24	721	3,625	7,807
2009 Age 25-29	967	3,579	7,687
2009 Age 30-34	974	3,681	7,270
2009 Age 35-39	1,250	4,335	8,563
2009 Age 40-44	1,345	4,772	8,138
2009 Age 45-49	1,204	4,475	7,202
2009 Age 50-54	968	3,786	5,875
2009 Age 55-59	775	3,068	4,718
2009 Age 60-64	741	2,464	3,799
2009 Age 65-69	570	1,991	3,148
2009 Age 70-74	452	1,618	2,569
2009 Age 75-79	248	1,143	2,067
2009 Age 80-84	136	747	1,449
2009 Age 85+	88	495	1,075
% 2009 Age 0-5	8.85%	7.80%	7.21%
% 2009 Age 6-13	13.43%	11.69%	10.32%
% 2009 Age 14-17	6.70%	5.74%	5.18%
% 2009 Age 18-20	4.30%	7.57%	6.25%
% 2009 Age 21-24	4.61%	6.12%	7.77%
% 2009 Age 25-29	6.18%	6.05%	7.65%
% 2009 Age 30-34	6.23%	6.22%	7.24%
% 2009 Age 35-39	7.99%	7.32%	8.52%
% 2009 Age 40-44	8.60%	8.06%	8.10%
% 2009 Age 45-49	7.70%	7.56%	7.17%
% 2009 Age 50-54	6.19%	6.40%	5.85%
% 2009 Age 55-59	4.95%	5.18%	4.70%
% 2009 Age 60-64	4.74%	4.16%	3.78%
% 2009 Age 65-69	3.64%	3.36%	3.13%
% 2009 Age 70-74	2.89%	2.73%	2.56%
% 2009 Age 75-79	1.59%	1.93%	2.06%
% 2009 Age 80-84	0.87%	1.26%	1.44%
% 2009 Age 85+	0.56%	0.84%	1.07%
2009 White Population	8,424	30,795	48,422
2009 Black Population	6,106	24,598	45,294
2009 Asian/Hawaiian/Pacific Islander	371	1,221	2,190
2009 American Indian/Alaska Native	53	245	438
2009 Other Population (Incl 2+ Races)	691	2,345	4,110
2009 Hispanic Population	631	2,135	3,814
2009 Non-Hispanic Population	15,015	57,069	96,641
% 2009 White Population	53.84%	52.02%	48.20%
% 2009 Black Population	39.03%	41.55%	45.09%
% 2009 Asian/Hawaiian/Pacific Islander	2.37%	2.06%	2.18%
% 2009 American Indian/Alaska Native	0.34%	0.41%	0.44%
% 2009 Other Population (Incl 2+ Races)	4.42%	3.96%	4.09%
% 2009 Hispanic Population	4.03%	3.61%	3.80%
% 2009 Non-Hispanic Population	95.97%	96.39%	96.20%
2000 Non-Hispanic White	9,149	32,487	51,187
2000 Non-Hispanic Black	5,435	23,800	43,818
2000 Non-Hispanic Amer Indian/Alaska Native	104	330	493
2000 Non-Hispanic Asian	260	1,010	1,744
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	16	80
2000 Non-Hispanic Some Other Race	31	62	83
2000 Non-Hispanic Two or More Races	354	1,394	2,201

<b>Population</b>	<b>1-mi.</b>	<b>2-mi.</b>	<b>3-mi.</b>
% 2000 Non-Hispanic White	59.67%	54.97%	51.39%
% 2000 Non-Hispanic Black	35.45%	40.27%	43.99%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.68%	0.56%	0.49%
% 2000 Non-Hispanic Asian	1.70%	1.71%	1.75%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.03%	0.08%
% 2000 Non-Hispanic Some Other Race	0.20%	0.10%	0.08%
% 2000 Non-Hispanic Two or More Races	2.31%	2.36%	2.21%

<b>Population Change</b>	<b>1-mi.</b>	<b>2-mi.</b>	<b>3-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2009 Total Population	15,645	59,203	100,455
2009 Total Households	6,048	23,431	38,358
Population Change 1990-2009	777	-573	3,047
Household Change 1990-2009	934	2,457	2,659
% Population Change 1990-2009	5.23%	-0.96%	3.13%
% Household Change 1990-2009	18.26%	11.71%	7.45%
Population Change 2000-2009	-30	-1,442	-1,921
Household Change 2000-2009	380	942	1,790
% Population Change 2000-2009	-0.19%	-2.38%	-1.88%
% Households Change 2000-2009	6.70%	4.19%	4.89%

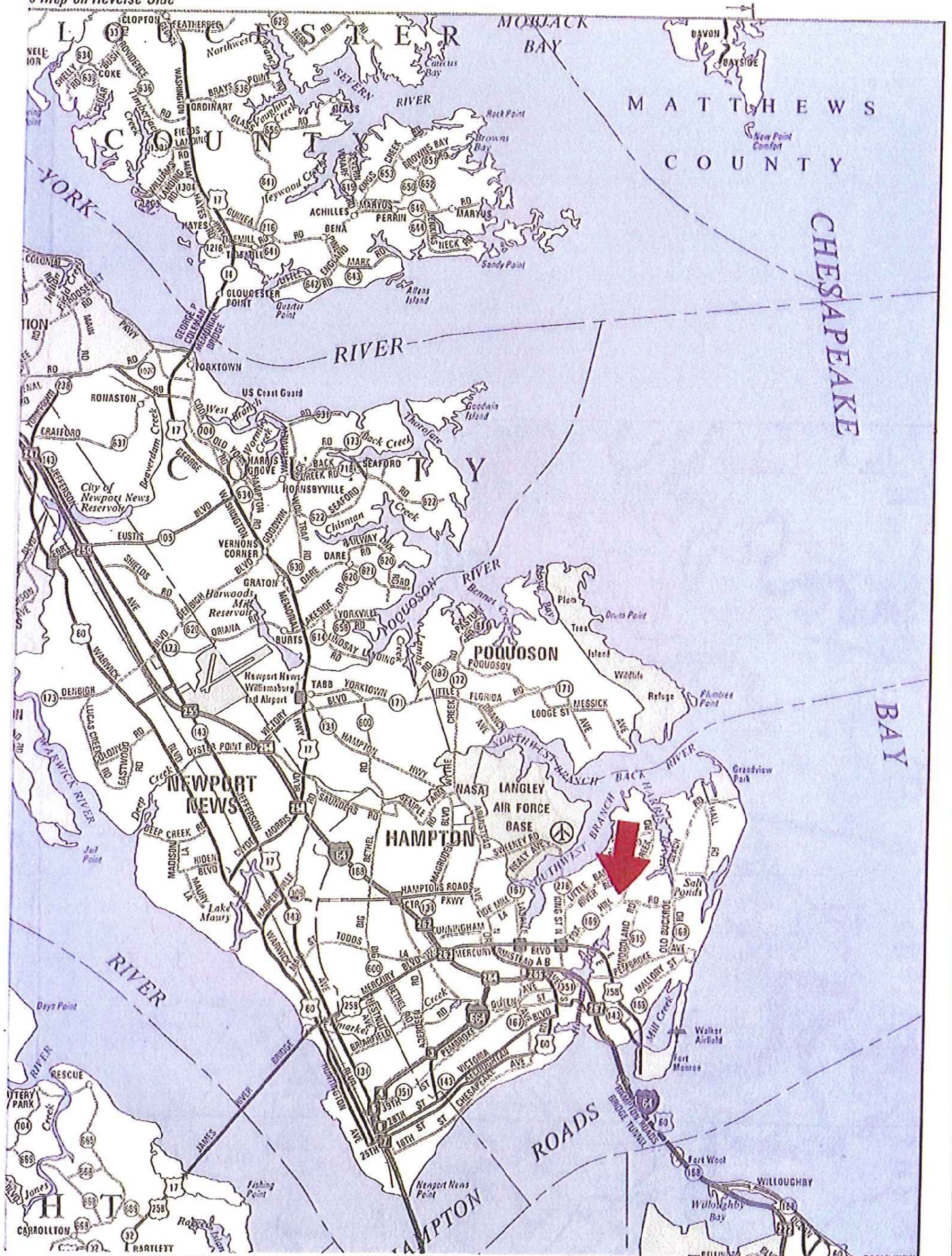
<b>Housing</b>	<b>1-mi.</b>	<b>2-mi.</b>	<b>3-mi.</b>
2000 Total Housing Units	5,937	24,100	39,218
2000 Occupied Housing Units	5,609	22,456	36,593
2000 Owner Occupied Housing Units	3,790	13,494	20,285
2000 Renter Occupied Housing Units	1,819	8,963	16,308
2000 Vacant Housing Units	328	1,644	2,625
% 2000 Occupied Housing Units	94.48%	93.18%	93.31%
% 2000 Owner Occupied Housing Units	63.84%	55.99%	51.72%
% 2000 Renter Occupied Housing Units	30.64%	37.19%	41.58%
% 2000 Vacant Housing Units	5.52%	6.82%	6.69%

<b>Income</b>	<b>1-mi.</b>	<b>2-mi.</b>	<b>3-mi.</b>
2009 Median Household Income	\$53,068	\$47,784	\$45,794
2009 Per Capita Income	\$26,437	\$25,819	\$23,911
2009 Average Household Income	\$68,386	\$65,236	\$62,620
2009 Household Income < \$10,000	216	1,382	2,522
2009 Household Income \$10,000-\$14,999	419	1,548	2,480
2009 Household Income \$15,000-\$19,999	290	1,461	2,287
2009 Household Income \$20,000-\$24,999	217	1,304	2,331
2009 Household Income \$25,000-\$29,999	262	1,318	2,447
2009 Household Income \$30,000-\$34,999	321	1,355	2,377
2009 Household Income \$35,000-\$39,999	343	1,217	2,015
2009 Household Income \$40,000-\$44,999	336	1,277	2,282
2009 Household Income \$45,000-\$49,999	397	1,533	2,755
2009 Household Income \$50,000-\$59,999	725	2,539	4,709
2009 Household Income \$60,000-\$74,999	1,053	3,210	5,071
2009 Household Income \$75,000-\$99,999	981	3,418	4,540
2009 Household Income \$100,000-\$124,999	271	904	1,253
2009 Household Income \$125,000-\$149,999	131	558	702
2009 Household Income \$150,000-\$199,999	49	242	300
2009 Household Income \$200,000-\$249,999	6	30	47
2009 Household Income \$250,000-\$499,999	28	132	235
2009 Household Income \$500,000+	2	4	5
2009 Household Income \$200,000+	36	166	287
% 2009 Household Income < \$10,000	3.57%	5.90%	6.57%
% 2009 Household Income \$10,000-\$14,999	6.93%	6.61%	6.47%
% 2009 Household Income \$15,000-\$19,999	4.80%	6.24%	5.96%
% 2009 Household Income \$20,000-\$24,999	3.59%	5.57%	6.08%
% 2009 Household Income \$25,000-\$29,999	4.33%	5.62%	6.38%
% 2009 Household Income \$30,000-\$34,999	5.31%	5.78%	6.20%
% 2009 Household Income \$35,000-\$39,999	5.67%	5.19%	5.25%
% 2009 Household Income \$40,000-\$44,999	5.56%	5.45%	5.95%
% 2009 Household Income \$45,000-\$49,999	6.57%	6.54%	7.18%
% 2009 Household Income \$50,000-\$59,999	11.99%	10.84%	12.28%
% 2009 Household Income \$60,000-\$74,999	17.41%	13.70%	13.22%
% 2009 Household Income \$75,000-\$99,999	16.22%	14.59%	11.84%
% 2009 Household Income \$100,000-\$124,999	4.48%	3.86%	3.27%
% 2009 Household Income \$125,000-\$149,999	2.17%	2.38%	1.83%
% 2009 Household Income \$150,000-\$199,999	0.81%	1.03%	0.78%
% 2009 Household Income \$200,000-\$249,999	0.10%	0.13%	0.12%
% 2009 Household Income \$250,000-\$499,999	0.46%	0.56%	0.61%
% 2009 Household Income \$500,000+	0.03%	0.02%	0.01%
% 2009 Household Income \$200,000+	0.60%	0.71%	0.75%

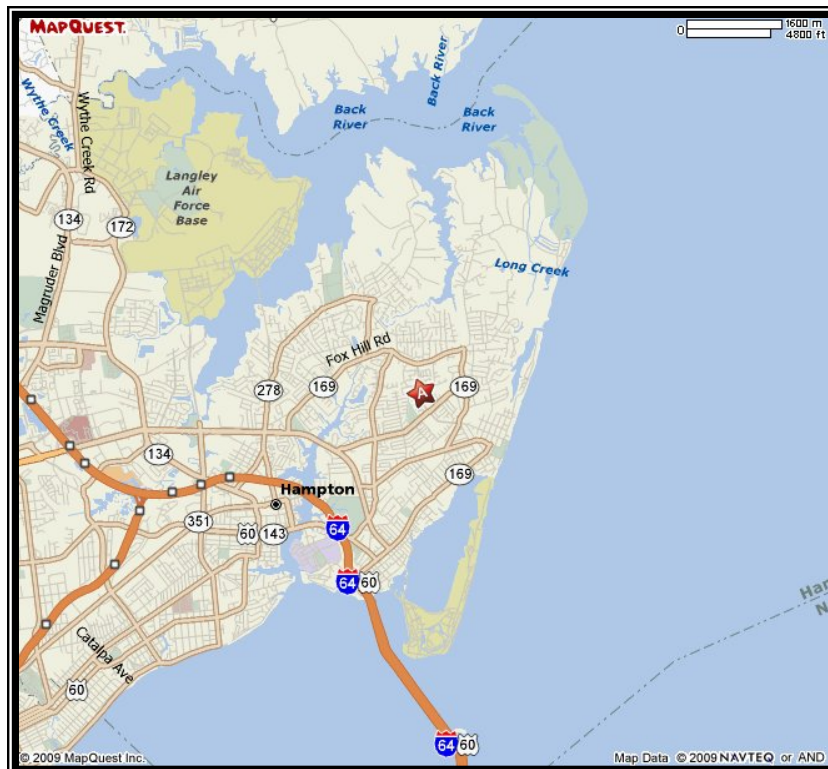
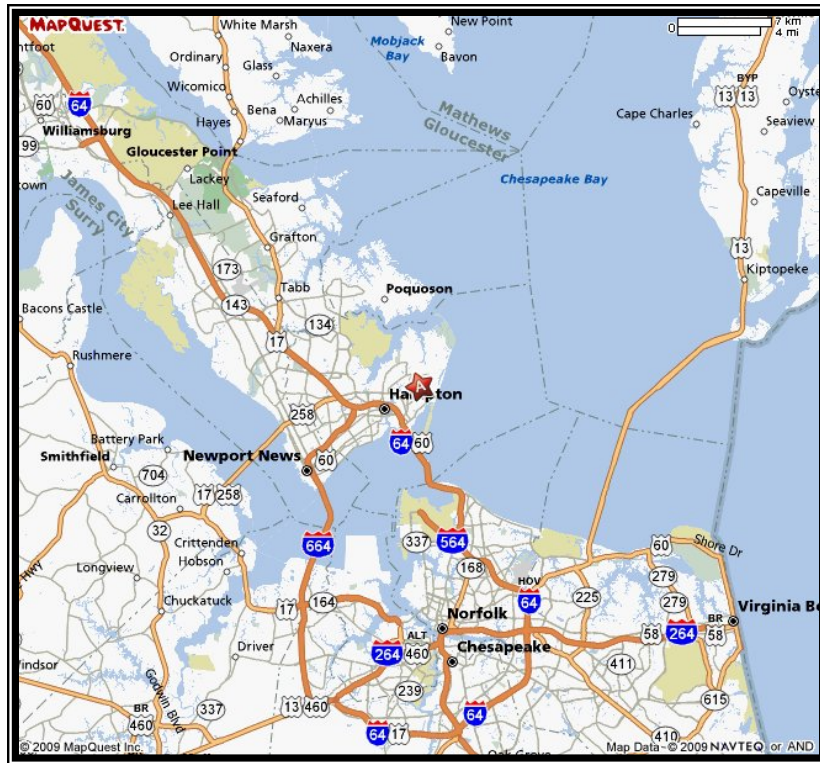
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>2-mi.</b>	<b>3-mi.</b>
----------------------------	--------------	--------------	--------------

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>2-mi.</b>	<b>3-mi.</b>
2009 Children/Infants Clothing Stores	\$2,548,542	\$9,347,783	\$14,831,206
2009 Jewelry Stores	\$1,916,017	\$6,973,610	\$11,085,816
2009 Mens Clothing Stores	\$3,896,361	\$14,277,155	\$22,615,760
2009 Shoe Stores	\$3,591,057	\$13,245,293	\$21,030,581
2009 Womens Clothing Stores	\$7,108,954	\$26,091,787	\$41,525,041
2009 Automobile Dealers	\$47,634,259	\$175,478,320	\$286,046,547
2009 Automotive Parts/Acc/Repair Stores	\$5,813,778	\$21,348,218	\$34,261,944
2009 Other Motor Vehicle Dealers	\$1,753,077	\$6,453,975	\$10,249,254
2009 Tire Dealers	\$1,559,025	\$5,693,961	\$9,139,721
2009 Hardware Stores	\$677,610	\$2,720,758	\$4,253,461
2009 Home Centers	\$4,972,396	\$18,748,386	\$30,544,619
2009 Nursery/Garden Centers	\$1,619,970	\$5,914,696	\$9,520,889
2009 Outdoor Power Equipment Stores	\$602,836	\$2,243,290	\$3,806,409
2009 Paint/Wallpaper Stores	\$194,368	\$725,949	\$1,197,890
2009 Appliance/TV/Other Electronics Stores	\$4,421,864	\$16,161,725	\$25,566,930
2009 Camera/Photographic Supplies Stores	\$738,023	\$2,724,397	\$4,368,593
2009 Computer/Software Stores	\$2,294,013	\$8,465,377	\$13,645,618
2009 Beer/Wine/Liquor Stores	\$2,763,088	\$10,157,813	\$16,100,765
2009 Convenience/Specialty Food Stores	\$4,968,692	\$19,004,427	\$29,006,857
2009 Restaurant Expenditures	\$23,565,335	\$89,359,840	\$135,298,085
2009 Supermarkets/Other Grocery excl Conv	\$32,255,604	\$119,143,810	\$191,423,143
2009 Furniture Stores	\$4,598,865	\$16,894,753	\$27,085,507
2009 Home Furnishings Stores	\$2,846,721	\$10,461,387	\$16,453,045
2009 Gen Merch/Appliance/Furniture Stores	\$40,899,051	\$150,375,254	\$240,254,124
2009 Gasoline Stations w/ Convenience Stores	\$25,576,968	\$94,825,627	\$148,311,905
2009 Other Gasoline Stations	\$20,608,274	\$75,821,200	\$119,305,050
2009 Department Stores excl Leased Depts	\$45,320,914	\$166,536,979	\$265,821,049
2009 General Merchandise Stores	\$36,300,185	\$133,480,498	\$213,168,614
2009 Other Health/Personal Care Stores	\$3,074,518	\$11,339,063	\$18,433,475
2009 Pharmacies/Drug Stores	\$15,577,129	\$57,479,462	\$92,458,911
2009 Pet/Pet Supplies Stores	\$2,276,193	\$8,432,716	\$13,557,411
2009 Book/Periodical/Music Stores	\$855,233	\$3,078,877	\$4,657,525
2009 Hobby/Toy/Game Stores	\$1,017,345	\$3,887,601	\$6,846,698
2009 Musical Instrument/Supplies Stores	\$420,504	\$1,545,222	\$2,495,250
2009 Sewing/Needlework/Piece Goods Stores	\$147,569	\$543,789	\$843,789
2009 Sporting Goods Stores	\$2,191,916	\$7,940,629	\$11,635,930
2009 Video Tape Stores - Retail	\$370,019	\$1,358,600	\$2,173,477

is Map on Reverse Side



# Maps



## 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