For Sale 48 West Queens Way Hampton, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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

www.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.

FOR SALE

48 West Queens Way, Hampton Virginia 23669
Two Story Brick Office Building in very good condition. Current layout is office. First floor has large entry, three rooms with windows, 2 restrooms, closet with mop sink and small kitchen. One room is large with a fireplace and projection equipment. Second floor has 5 offices, a restroom, and large reception area with reception counter and ample work space.
Building is located in downtown Hampton and sits on .15 acres. The property is surrounded by office, retail and restaurants in this attractive historic community which has beautiful and unique architecture and scenery plus is only a minute walk from restaurants, shops and the waterfront! Locate your business here and enjoy the physical beauty, commercial vitality and distinguished character of Downtown Hampton
3,072 square feet on .15 acres
\$350,000.00
\$10.00 per square foot, net of utilities, taxes and insurance \$14.00 per square foot for 2 nd floor \$18.00 per square foot for 1 st floor single offices
Private parking fits 4 vehicles; public parking on both sides of the building.
Special Interest – Old Hampton Business (SPI-OHB) Zoning allows for a variety of uses by right from residential/ retail/financial/ personal services and educational, to name a few!
 Rare opportunity to own in Downtown Hampton Well established area Surrounded by retail, office, restaurants and tourism attractions
 Location Map with Traffic Counts Aerial Maps List of uses which are allowed by right Demographics For Additional Information, Please Contact: Janice Lewis, CCIM Campana Waltz Commercial Real Estate, LLC 11832 Fishing Point Drive, Suite 400 Newport News, Virginia, 23606 757.327.0333 Janice @CampanaWaltz.com www.CampanaWaltz.com

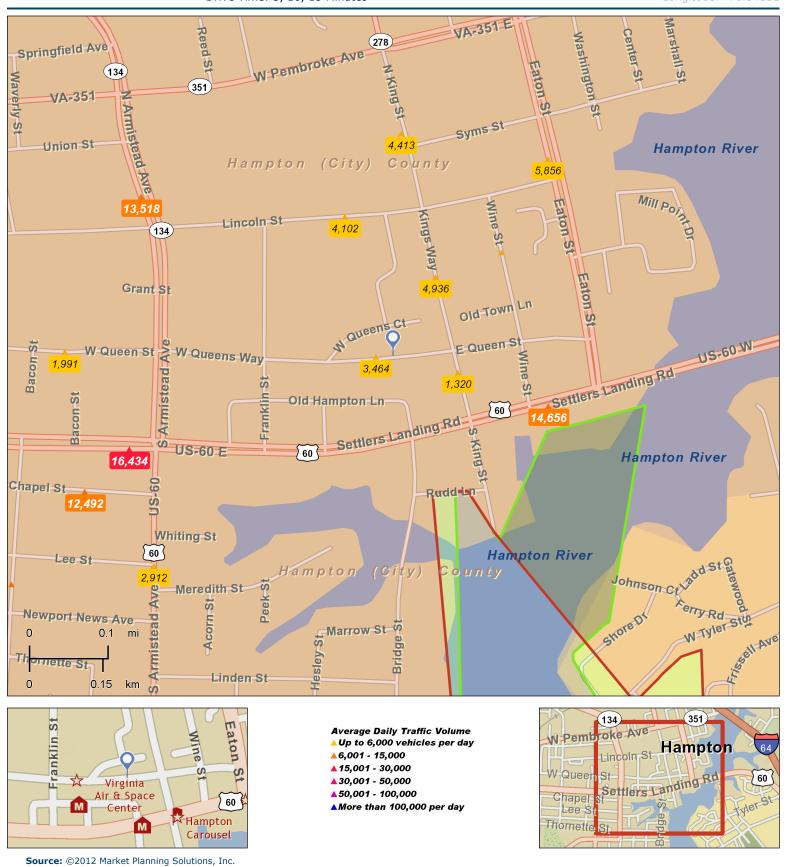
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Traffic Count Map - Close Up

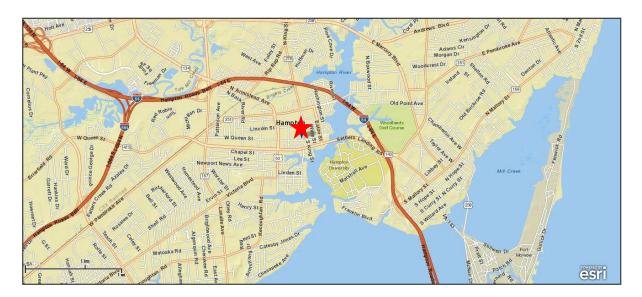
48 W Queens Way

48 W Queens Way, Hampton, Virginia, 23669 Drive Time: 5, 10, 15 Minutes Prepared by Janice Lewis, CCIM

Latitude: 37.02563 Longitude: -76.34532



48 West Queens Way Hampton, Virginia



A few minutes away from the Hampton Roads Bridge Tunnel and Norfolk but located in the heart of historic Hampton, surrounded by history, art, and the riches of the Chesapeake Bay.



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	-	130	-	1 1	11.00	0.00		0	alat	1 Miles	-	J		S MAN
USES	-		SPI	- SP	- SPI	SF		Spe SPI-	11078975	SPI	Ten	- SP	100	Tar
	D	RT-1	BBI	BBI	BBC	BE	BD	BBD	SPI- HRC	HRC	HR	0	1 01	0
RESIDENTIAL - 1, 2 & MULTIFAMILY	17	11	177	111			10	3	m	NC	W	B	R	M
1-family detached dwelling	14	p.	P	P	P	1	4	11	111	11	14	42	41	44
2-family dwelling (on one lot)	1000	TT.	P	P	P			STATES -	2010	123	-	P		P
duplex dwelling (on two fee-simple lots)	1	p.	P	P	P	-		-	1000	212	-	P	and the second second	P
multifamily dwelling	1	P	L. CAR	P	P	F		P	-	133		P	P	P
townhouse (on a fee-simple lot)	1-	P	1000	139		1				200	1	P	P	P
manufactured home	1-		1	1113		-	-	-	20	22119		1	F	F
manufactured/mobile home park	1	UP.	185					1	1991		-	-	UP	
manufactured/mobile home subdivision	1-	UP.	1 ALE			-	-	1312	100.00	1000			UP	21.78951
upper-floor dwelling unit (one or two units over	-	The state	1975	1111	1	-	-		State of the	1		-	1000	
commercial)				1 ST			No.				ist.	P.	1 2.3	P
dwelling unit for resident caretaker/watchman	-	201353	-	1	-	-					p.	1	-	
home occupation	-	p.	P*	P*	P*	P		P'	The state		P	P.	-	-
RESIDENTIAL - GROUP LIVING	7	177	in	111	200	17	1	21	177	177	177	1	P	P
adult care residence 1	4	P	P	P	P	41	4	11	111	111	Y11	γZ	411	X4
adult care residence 2		P	F	F	F	-		-	CONTROL OF	1	1000	P	P	P
adult care residence 3	-	P	-	-	1000	-		-	10-20	-	-	P	P	P
boarding/rooming house	-	P	11111	105.000	1	-			1000		-	P	UP	P
detention facility	-	P	in de sta	-	-	100		Carro	1	-	-	P	- Cores	P
group home 1	-	P	P	P	P	-	-			1		P	1	P
group home 2	-	P	F	E	F	2.154						P	P	P
halfway house	-	P	10.00			1200			Carl State		1200	P	UP	P
juvenile residence 1	-	P	P	P	P	1000	-				-	Р	-	P
juvenile residence 2	-	P	P	P	P	10000	-	100			1.111.11	P	Р	P
juvenile residence 3	-	P	181			1	-			-		P	P	P
nursing home	-	UP	-		-	-						P	UP*	P
orphanage	-	UP"	1000	-					100		1	UP	UP	UP
shelter	-	UP*	-	-	1000	1.0.1		-		and the	1	UP		UP
ETAIL SALES, SERVICES & OFFICE	7	777	111	10	777	77	1	71	77	777	777	UP	UP*	UP
bank, with drive-through	4	P	11.	11	P	P	4	14	114	111	11	11	11	11
bank, without drive-through	-	P	11000		P	P		P P		P	P	P	1646	Р
bank, accessory, without drive-through	+	P.		-	P	P		P	-	Р	Р	Р	-	Ρ
barber shop/beauty salon	+	P			р	P		P	P	-	-	-	1101	-
bed & breakfast	-	UP	UP	UP	UP	P		P	Aler a	Р	1000	P	1000	P
bicycle sales and repair	-	P	UP	UP	P	-			1	200	1226	UP	UP	UP
boat repair	-4	-	-	CTAR .	P	P	-	P		Р	1000	Р		Ρ
boat sales	-	P	10015	1	D	-	-	-			1.53(2)	2.02		P
car wash, hand/auto detailing	-	P		10.20	Р	P		P		Р	R. Sala	Р	1000	Ρ
car wash, self-service or automated	-	P	-	Person 1	1000		1	-		-		-	1	in the
catering service	-		000	AL DEVE	1		-	-			San F	1000	-	
clothing maker, custom	+	P	-		D	-				Р	-	1	1000	10.30
computer equipment repair	+	P	-		Р	Р		P	-	-	1000	Р		P
day care 1		-	-			11:25	-		P	Р	and the	1 and	Sal	2636
day care 2	-	P	P	Р	Р	100	-	_		1	Sec. 1	Р	Р	Р
day care 3		SX*				all all a		_		1	1	SX*	SX*	SX*
day care 3, accessory	-					10.000	100			UP*	2.00	UP*	UP.	UP'
dry cleaning, collection or pick-up station	-				1230	-			UP"		UP'		A	
dry cleaning, conection or pick-up station dry cleaning, closed type using nonflammable	+	P	1	4	Р	Р	1	2		125	18123	Ρ	125	P
liquid		UP	12		122		83				State of	UP		UP
dry cleaning	+	ale f	-	30	Carlos and	(also	-	-	1	1	Sanda .		132	U
farm supplies/equipment sales and service	+					-	-			P	100	22.0		
funeral home/mortuary	-	-		1. Sale	1 30	3.39				1999		1	100	1
	-	UP	211		120			2	S. OF		12 mil	Parts I	in the second	
gas station hotel	-	2.1	1	10.0	1	1	-		100	Ρ		Р		Ρ
laundromat	+	P		1.1	UP	UP	U	PII	UP	P		UP	Carlos and	UP
												P		P

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CHAPTER 2, SECTION 2-2 - 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 Zoning District – Special Interest-Old Hampton Business = SPI-OH B

	-										-			
			1	5.45		TI SI	Spe	ecial	1916-1	1919		The sea	1.37	101
	RT-	1 BE SF	BD I	SPI- BBD MR	SPI- BBD OMU	SPI- BBD RMU	SPI- BBD			RCH			SPI- OH R	SCI
loan office	P	-	-	100	1000		-	1000	-			P		12
massage parlor	P		1	1	(Really		The second	1	-	-				
motorcycle sales	Conception of the local division of the loca	-		1.12	1000	-		-			-	Р		
motorcycle service		1		100	1000			1		100	-			-
office, general	P		1	1000	P	P	P	P	F	,	P	P		
office, government		1	-		P	P	P	P	P	1200 Car	YANGS YANG	P	P	
office, laboratory or research		1	-		1		1	P	100 A 440 A 120	2261 1221	P*		P_	
office, taxicab	P		1		1000			1	-	-		P	-	
outdoor dining 1	ZA*				ZA*	ZA*	ZA.		-			<u>r</u>		-
outdoor dining 2	UP!	100			UP*	UP'	UP.	1000	-	-				10
outdoor dining, downtown		1						-	1000	-	-	ZA*		7
pawn shop	1.201	100		100			1995	199	1			-	1210	Z
printing shop/private postal service, max. 500			-			1	TO BO	1	151		-		-	
sq. ft.	P				3521		2150					P		F
printing shop/private postal service, max. 3000				29	81.05		80.00	1250		10	100		-	
sq. ft.								3.34	122					
printing shop/private postal service, no max.	1			-NAT	Р	Р	Р	P	P		P			
restaurant, including drive-through	Р				Р	Ρ	Р		P	100 Carriel	10000 1000	P		F
restaurant, drive-in	1555				P	Р	Р	101	P	6 3		-		1
restaurant, accessory, not to include drive-			2		4.12	Alest			1					101
through		33					1 4	Ρ	1		100			
retail sales, general ^A	Р				P	Р	Ρ	hàn	P		1	p		P
rummage sale, temporary	Pr		1		52.		1261	1	18.00		F	and the second second		P
second-hand store	100					- ALE			1000					
sign painting shop							1.31			1				
storage facility	5.50	82.63		12				ALC: N	1222	3			22	
tattoo parlor								121	No.			3		PU-
tire sales	5	1										10		
tire repair					1	1.202								24
Turkish bath	Р	1					199	and the			F	>		P
upholstery shop						Sec.		STEX .			0			No.
vehicle repair, heavy			_	_				1				1		
vehicle repair, light			-					100	P		P			P
vehicle sales, of new vehicles, to include sales	1022								1.20					
of used vehicles as accessory to new sales vehicle sales, of used vehicles		23	-	_			1	6.23				68		
				_				121-222	Cores a			1		13
accessory to sales of new vehicles or gas station										1.9.5			10	1
vehicle storage, including vehicle storage			-	_				1.46	115.1	135	1	1		R.
accessory to heavy vehicle repair					CTO :		3					1 39		
vending stand, food		100	100		-			a charte	100					
NSTITUTIONAL	77	77	2	10	7	7		77	-	17	1	-	-	
college/university, public	P	11	44	14	114	14	14	14	111	X4	XL	NI	XI	2
college/university, private	UP		120					P	P		P	-	-	P
hospital	UP		1					Ρ	Р	-	UF		-	JP
library, public	P	1925	-		-	-	-	-	-	1	UF			JP
	UP	1	-	-			-	P	1200	-	P	1.14	-	P
medical/dental clinic	P		-	-	P	P	P	P	0	-	UP	P UF	-	JP
museum, public	P	1	-		-		-	P	Р	P	P		-	P
	UP	1	1.0					P		-	P	P	-	P
post office	P		-	3				P	-	-	UP	UF	-	JP
	P	P	P	1	P* 1	P*	P.	P	P	1000	P	-	-	P
religious facility, temporary tent revival		-	-				-	-	State of	1	P*	P	P	
	UP		-	-	-	-	-	D	-	-	-		-	
school, business	P							P	-	23	UP		U	2.2.2.1
school, dance	P							P	Р	-	P		F	
school, horse riding			-	-	-			P	-	100	P	-	F	2
	UP		-				-	P		2.4	110	-	-	1
		77	77.	200	770.	170	110	5	P		UP	UP	U	P
ECREATION & ASSEMBLY	111	1. 1. 1.			1.1.1	550	11	110	1	1000				
adult entertainment establishment	14	24	11	44	11	14	14	14	111	11	12	11	42	2

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-	-							at an in the			-	
	Special											
х.	RT-1	SPI- BBC SFR	BBD	BBD	0.000-000-000	SPI- BBD S	SPI- HRC				SPI OH R	10000
amusement operations		-			100	1	11000		1010			-
auditorium	In case of the local division of the local d	1	No.	1	111	199		P	-	P	1	P
billiard hal			12.5	UP	UP	UP	P	Р			199	T
bowling alley	Conception of the lot				2019	A GOLDE	Р	Р				
camiva	- aninipum	-		1		10	10					
club/lodge, private or fratemal	- CARADON -			1	100					UP		U
community center coin-operated amusement devices, accessory	UP P*		1100	1	1				1	UP	UP	U
dance hall	P		1	C	1000	1.000	-	-		P*		P
golf course/country club	1.1	-			10000	Test in	P	P	1.1.1		1.5.5	
live entertainment 1, in conjunction with a	100	-	12135	1	Valle	1	P	F		12.90	-	
restaurant	ZA*			ZA*	ZA"	ZA*			Nass.	ZA*	3.5	ZA
live entertainment 2, in conjunction with a	UP.		1	UP*	UP.	UP*		1916	1000		1	
restaurant	1000	12.00	1219	09-	UP.	UP			1	UP*		UP
park/playground, active	UP		100				Р	Р		UP	UP	UF
park, passive/open space	UP	1		100			Р	Р	1.33	UP	UP	UP
recreation center		-	1	1		E.			Salt		add	
shooting range, indoor	1.004	1100	UP*	1100				1167	21596	1	N.C.	1913
shooting range, trap or skeet skateboard ramp	UP' SX'	UP.	UP.	UP*	UP*	UP*	UP*	UP*	UP*	UP"	UP*	UP
skateboard ramp skating rink, ice or roller	SA		1000		a diff		P P	P	ALC: N	SX'	SX*	SX
swimming pool, commercial				-	1	el la el	P	P	No. Sala	1000	-02	2313
theater, indoor	P				TITLE	-	P	<u>P</u>	-	P	-	P
theater, outdoor	190		-	1999	-	34.2	1	P	1	P	100	P
AGRICULTURAL & ANIMAL-RELATED	111	171	77	771	771	77	77	111	777	77	177	77
agriculture/farming	1 ce	12	111	111	24	11	au	cu.	11	11	111	11
animal boarding/stables		1999		188	NO.	1000			100		120.2	
kennel			12/12		1010	Sec.			2425	TAL I	1000	Chine .
silviculture/plant nursery, no retail sales	P'					234		CELEN.	12.27	200	100	
silviculture/plant nursery, including retail sales	UP"	UP*	UP*	UP'	UP"	UP*	UP*	UP.	UP*	UP.	UP*	UP
slaughterhouse/stockyard					S.S.S.				211/21	13.87	STATE OF	251
taxidermist	1000									1000		100
veterinarian office/hospital	UP*		5.00							2	Stark.	
accessory use/structure for keeping of recreational animals	p.		EU	2		San 1	and a		Ball	P*		P*
NDUSTRIAL	111	111	111	777	777		~	m	111		77	-
blacksmith	111	111	11	11	14	114	11	111	111	11	14	11
blast furnace/boiler works	-	1111	1000	Contraction of the		22		Contraction of the	Alter and	and the second		
brewery/distillery, micro	-				-		P	P	STATES I	1.100		-
brewery/distillery	No.	1					P	P		-	1000	
cotton gin/oil mill	10.10		313		100		13.72		STREET.			
drop forge/power hammer		7.8		2002		100	100		STORE!	100		
elevator; coal, grain or flour	Stat.									22		
foundry									2.28	Na I	621	
freezing plant for produce										221		
ice storage and distribution								-		2:5	1	
laundry and cleaning, commercial								all of	and the			63
machine shop or light metal fabrication			-						Р	10.20	1	uis:
manufacturing of arts and crafts manufacturing of boats/sail-making		-	1			502	Р	P		UP		UP
manufacturing/processing/treatment of baked		-					1	UP	-	-	2	Р
goods, dairy products	3.46	100	No.	Alles !	Sold I	0.1	P	Р	15-15	Sale -		
nanufacturing/processing/treatment of seafood							P	P				P
manufacturing/processing/treatment 1 ^B						-	-		P			4
manufacturing/processing/treatment 2 ^c				-		-	-		-			1000
manufacturing/processing/treatment 3			-	-		-			Calle I	-	1111	
manufacturing/processing/treatment 4 ^E	1950		1				P	P	THE T			
manufacturing/processing/treatment 5 ^F			Serie :									199
mill, lumber or saw; including lumberyard						1000		-				
mixing plant, asphalt or concrete			1			-	-				-	-

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	-	-	-	1		Spe	cial		-			15.00
	RT-1	SPI- BBD SFR	BBD	BBD	SPI- BBD RMU	BBD		SPI- HRC	SPI- HRC	OH	OH	0
and the second s	-	SFR	MR	OMU	RMU	S		NC	W	B	R	V
motion picture studio rolling mill	-	-	-		L.C. MA	-	-	UP	Р	1201		-
smelting or tin, copper, iron, or zinc	-	1	-	-			-		1000	-		
storage/distribution of flammable liquids	-	-	1	-	1	10.46	1	10110	1000	1236	100	-
storage of materials, indoor or outdoor,	-	1	-			1000	100		1	1000	1	1
including equipment rental and contractor's				in the		Sant		P*	p.	50.33		
storage			1.11	Seale.	S.	1999	1	1200	100	Ser.	1	13
tannery	1352	1.000		1	9225	1						
trash or junk collection, storage, sorting or baling	245			1		12 all		1.1.1		135		
yard, railroad freight classification				-	-	1		1000	1000			-
yard, trucking terminal or draying	-	1. SUP				1	0.00	1	10019		-	-
warehouse/distribution center					1	-	P	P	P	-	-	-
wrecking; automobile, indoor	TIET	19719	1	1 B	1000	1200			1		-	-
wrecking; automobile, outdoor	100	125	12.53	120	3 80		NT THE	12013	1350		-	
UTILITIES & TRANSPORTATION	VII	111	VII	VII	111	11	11	VII	11	11	VI	XZ
boat tour/charter boat docking facility							0.535	1	1			P
boathouse, pier, dock, ramp; commercial	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	U
(public or private) bus terminal	-		100							101922	-	E BER
	-	-	100	12 Contraction	-	1	-			P	1000	P
communication antenna, commercial building- mounted	p.		1.1.1.1	UP"	UP'	UP*	ALC:	P*	P*	P*	P.	P
communication tower, commercial	UP*		The R	ALC: N	75-14	1000	UP*	UP*	UP*	UP*	UP*	UF
	-	19100	100	1000		-	37875	UP	UP	1125		01
communication tower, noncommercial 75' max.	Ρ	199	alis.	No.		12.52	Р	Contraction of	2018	P	P	P
communication tower, noncommercial 75' to	UP	23	1.0.2				UP	1000	1		110	
125'	OF		1000	123	12.5	NRY.	250	1. com		UP	UP	UF
heliport/helistop marina, including boat sales, rental, storage	-	Can Vie				1	UP	UP	UP		1339	100
and fue!	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UF
parking garage, commercial			277	ALC: NO		1	1000	123.200	1100	Р		P
parking lot, commercial	P	6.74	-				1000		Contra la			-
parking lot, accessory to SPI-B uses		T		and the			1000	1000	0.00	1000	-	
parking lot, used as an extension of or in		13.6	1319	1.12				100	1997	NO.		-
conjunction with adjacent C-zoned property		(Br		Carlos I.	到時			STR.	Alles		113	
, under common ownership			18	201	All and		1512	Starl.	Silver	5.001	1	
pier, dock, seawall related to commercial or		ala.		E AL	1526					No.	0.53	
industrial water transport		1	1.2	1221		1	LE SE	19220		1.000	Stall	
railroad track spur transit station		1525	-	154	1011				Р			1991
		2 10		-				UP	St. Jr.			1
transmission center, government-operated utility infrastructure/structure to house a		Alena				-	UP		-	10000	1.10	
government function	N.						Sec.	Р	Р	Р	Р	P
utility building/substation	PC	C. C.	-	12	SCOLU		175	PC	PC	PC	PC	PC
utility plant/power plant	1.12			AND A	200	100					1	2
DTHER	17	117	11	777	77	111	177	111	111	77	111	77
cemetery	1253			2010		1	10 12			2182	10.3	
excavation, filling, borrow pit operation,	UP	UP*	UP*	UP*	UP*	UP.	UP*	UP*	UP*	UP*	UP"	UP
extraction, processing or removal of soi	-		-	01	0	U.	OF	OP.	OF	OP	UP	OP
off-premise advertising signs, existing	1.53		5		1 aug		E.S.	No.	100		388	200
open-air version of any use permitted in SPI- HRCNC		10.2				101	NºSE:	UP	No.		- B	
				A COLOR	24. A	See.			Sherice .	S.S.C.	2.00	-
promotional event rescue mission	ZA*	-		-		-		-		ZA*		ZA
wholesaler		hard						Ser. Se	P			

48 W Queens Way

48 W Queens Way, Hampton, Virginia, 23669 Drive Time: 5 minute radius Prepared by Janice Lewis, CCIM

Latitude: 37.02563 Longitude: -76.34532

Summary	Cer	sus 2010		2015		2020
Population		18,604		18,179		18,104
Households		6,777		6,724		6,714
Families		3,820		3,763		3,739
Average Household Size		2.35		2.33		2.32
Owner Occupied Housing Units		3,178		2,998		2,998
Renter Occupied Housing Units		3,599		3,726		3,716
Median Age		29.2		30.4		31.2
Trends: 2015 - 2020 Annual Rate		Area		State		National
Population		-0.08%		0.99%		0.75%
Households		-0.03%		1.00%		0.77%
Families		-0.13%		0.92%		0.69%
Owner HHs		0.00%		0.95%		0.70%
Median Household Income		2.04%		2.91%		2.66%
			20	15	20	20
Households by Income			Number	Percent	Number	Percent
<\$15,000			1,409	21.0%	1,373	20.4%
\$15,000 - \$24,999			936	13.9%	810	12.1%
\$25,000 - \$34,999			1,004	14.9%	810	12.1%
\$35,000 - \$49,999			1,146	17.0%	1,103	16.4%
\$50,000 - \$74,999			1,104	16.4%	1,237	18.4%
\$75,000 - \$99,999			526	7.8%	699	10.4%
\$100,000 - \$149,999			448	6.7%	501	7.5%
\$150,000 - \$199,999			110	1.6%	130	1.9%
\$200,000+			39	0.6%	49	0.7%
					+22.044	
Median Household Income			\$35,107		\$38,841	
Average Household Income			\$45,600		\$51,084	
Per Capita Income	C	10	\$18,751	4 -	\$20,868	20
Deputation by Ago	Census 20 Number	Percent	20 Number	Percent	20 Number	20 Percent
Population by Age 0 - 4	1,012	5.4%	948	5.2%	935	5.2%
5 - 9	1,012	5.6%	931	5.1%	880	4.9%
10 - 14	1,045	5.4%	975	5.4%	914	5.0%
15 - 19	2,594	13.9%	2,303	12.7%	2,290	12.6%
20 - 24	2,552	13.7%	2,485	13.7%	2,230	12.8%
25 - 34	2,345	12.6%	2,500	13.8%	2,615	14.4%
35 - 44	1,902	10.2%	1,790	9.8%	1,927	10.6%
45 - 54	2,459	13.2%	2,073	11.4%	1,792	9.9%
55 - 64	1,856	10.0%	2,085	11.5%	2,075	11.5%
65 - 74	983	5.3%	1,219	6.7%	1,410	7.8%
75 - 84	598	3.2%	602	3.3%	680	3.8%
85+	251	1.3%	265	1.5%	266	1.5%
	Census 20		20			20
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,526	24.3%	4,453	24.5%	4,425	24.4%
Black Alone	12,974	69.7%	12,477	68.6%	12,432	68.7%
American Indian Alone	92	0.5%	100	0.6%	98	0.5%
Asian Alone	162	0.9%	188	1.0%	190	1.0%
Pacific Islander Alone	12	0.1%	15	0.1%	15	0.1%
Some Other Race Alone	196	1.1%	228	1.3%	228	1.3%
Two or More Races	643	3.5%	718	3.9%	715	3.9%
Hispanic Origin (Any Race)	801	4 20/	000	F 20/	0.26	E 20/
	001	4.3%	939	5.2%	936	5.2%

Campana Waltz Commercial Real Estate, LLC

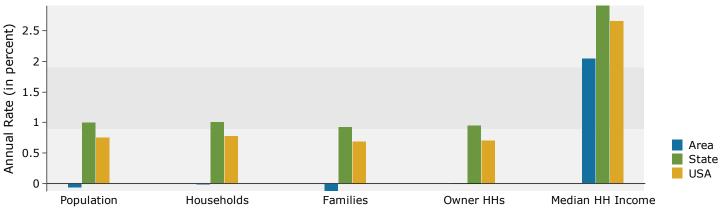
Demographic and Income Profile

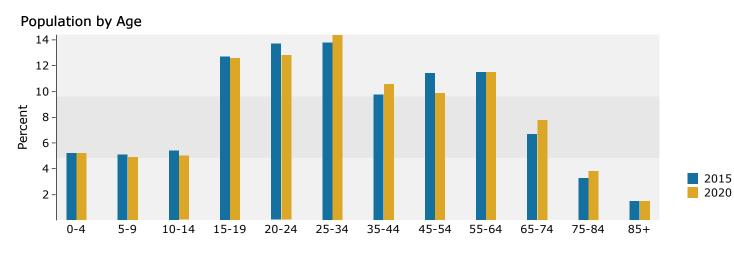
48 W Queens Way48 W Queens Way, Hampton, Virginia, 23669Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM Latitude: 37.02563

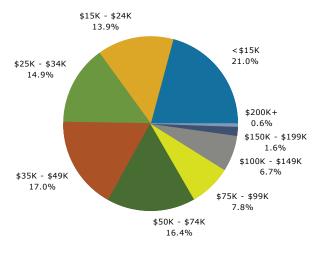
Longitude: -76.34532

Trends 2015-2020

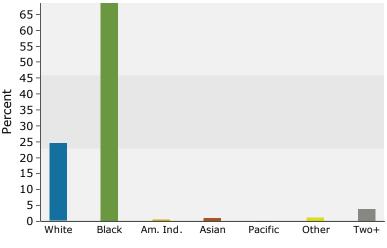




2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 5.2%

48 W Queens Way

48 W Queens Way, Hampton, Virginia, 23669 Drive Time: 10 minute radius Prepared by Janice Lewis, CCIM

Latitude: 37.02563 Longitude: -76.34532

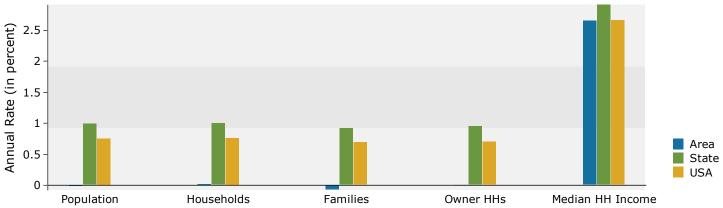
Summary	Cer	nsus 2010		2015		2020
Population		92,455		92,309		92,210
Households		37,110		37,384		37,427
Families		22,650		22,620		22,527
Average Household Size		2.39		2.37		2.37
Owner Occupied Housing Units		19,645		18,907		18,903
Renter Occupied Housing Units		17,465		18,477		18,524
Median Age		34.4		35.0		35.8
Frends: 2015 - 2020 Annual Rate		Area		State		National
Population		-0.02%		0.99%		0.75%
Households		0.02%		1.00%		0.77%
Families		-0.08%		0.92%		0.69%
Owner HHs		0.00%		0.95%		0.70%
Median Household Income		2.65%		2.91%		2.66%
			20	15	20)20
Households by Income			Number	Percent	Number	Percent
<\$15,000			5,620	15.0%	5,480	14.6%
\$15,000 - \$24,999			4,576	12.2%	3,807	10.2%
\$25,000 - \$34,999			5,325	14.2%	4,150	11.1%
\$35,000 - \$49,999			6,670	17.8%	6,424	17.2%
\$50,000 - \$74,999			7,245	19.4%	7,934	21.2%
\$75,000 - \$99,999			3,521	9.4%	4,640	12.4%
\$100,000 - \$149,999			3,115	8.3%	3,440	9.2%
\$150,000 - \$199,999			869	2.3%	1,035	2.8%
\$200,000+			442	1.2%	518	1.4%
Median Household Income			\$40,808		\$46,509	
Average Household Income			\$53,283		\$59,602	
Per Capita Income			\$22,150		\$24,808	
	Census 20)10		15	20	20
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,057	6.6%	5,745	6.2%	5,706	6.2%
5 - 9	5,614	6.1%	5,659	6.1%	5,410	5.9%
10 - 14	5,575	6.0%	5,390	5.8%	5,588	6.1%
15 - 19	7,592	8.2%	6,663	7.2%	6,535	7.1%
20 - 24	9,102	9.8%	8,244	8.9%	7,468	8.1%
25 - 34	12,931	14.0%	14,472	15.7%	14,424	15.6%
35 - 44	10,581	11.4%	10,312	11.2%	, 11,348	12.3%
45 - 54	13,414	14.5%	11,609	12.6%	9,848	10.7%
55 - 64	10,285	11.1%	11,490	12.4%	11,717	12.7%
65 - 74	6,109	6.6%	7,277	7.9%	8,276	9.0%
75 - 84	3,731	4.0%	3,896	4.2%	4,267	4.6%
85+	1,467	1.6%	1,554	1.7%	1,623	1.8%
	Census 20			117 /0		20
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	34,713	37.5%	34,610	37.5%	34,595	37.5%
Black Alone	50,772	54.9%	49,711	53.9%	49,616	53.8%
American Indian Alone	431	0.5%	476	0.5%	475	0.5%
Asian Alone	1,681	1.8%	1,955	2.1%	1,959	2.1%
Pacific Islander Alone	100	0.1%	126	0.1%	127	0.1%
	1,271	1.4%	1,484	1.6%	1,488	1.6%
Some Other Race Alone	1/2/1	2.170				
Some Other Race Alone Two or More Races	3 487	3.8%	3 947	4 3%	3 457	2 R0/2
Some Other Race Alone Two or More Races	3,487	3.8%	3,947	4.3%	3,952	4.3%

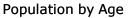
48 W Queens Way 48 W Queens Way, Hampton, Virginia, 23669 Drive Time: 10 minute radius

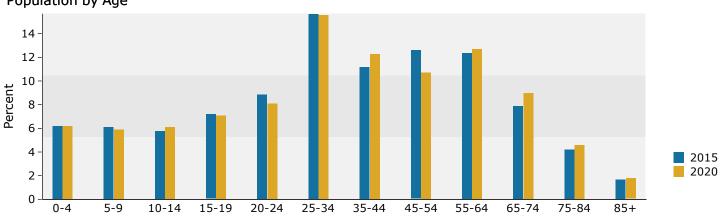
Prepared by Janice Lewis, CCIM Latitude: 37.02563

Longitude: -76.34532

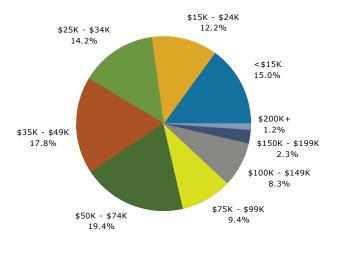
Trends 2015-2020



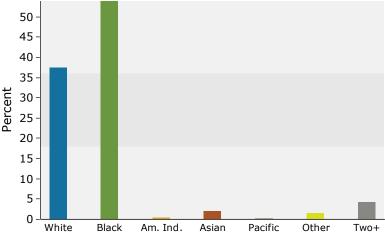




2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 5.7%

48 W Queens Way

48 W Queens Way, Hampton, Virginia, 23669 Drive Time: 15 minute radius Prepared by Janice Lewis, CCIM

Latitude: 37.02563 Longitude: -76.34532

Summary	Cei	nsus 2010		2015		2020
Population		207,740		209,121		210,501
Households		84,018		85,285		86,113
Families		52,221		52,609		52,870
Average Household Size		2.40		2.38		2.37
Owner Occupied Housing Units		43,854		42,438		42,656
Renter Occupied Housing Units		40,164		42,847		43,457
Median Age		34.4		34.9		35.8
Trends: 2015 - 2020 Annual Rate		Area		State		National
Population		0.13%		0.99%		0.75%
Households		0.19%		1.00%		0.77%
Families		0.10%		0.92%		0.69%
Owner HHs		0.10%		0.95%		0.70%
Median Household Income		2.65%		2.91%		2.66%
			20	15	20	20
Households by Income			Number	Percent	Number	Percent
<\$15,000			12,586	14.8%	12,328	14.3%
\$15,000 - \$24,999			9,494	11.1%	7,892	9.2%
\$25,000 - \$34,999			11,525	13.5%	8,991	10.4%
\$35,000 - \$49,999			15,443	18.1%	15,034	17.5%
\$50,000 - \$74,999			16,412	19.2%	17,838	20.7%
\$75,000 - \$99,999			8,623	10.1%	11,200	13.0%
\$100,000 - \$149,999			7,677	9.0%	8,572	10.0%
\$150,000 - \$199,999			2,248	2.6%	2,752	3.2%
\$200,000+			1,276	1.5%	1,505	1.7%
			,		,	
Median Household Income			\$42,456		\$48,398	
Average Household Income			\$55,813		\$62,373	
Per Capita Income			\$22,967		\$25,713	
	Census 20	010		15		20
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,640	7.0%	13,751	6.6%	13,755	6.5%
5 - 9	13,276	6.4%	13,513	6.5%	12,870	6.1%
10 - 14	12,695	6.1%	12,496	6.0%	12,985	6.2%
15 - 19	15,373	7.4%	13,646	6.5%	13,511	6.4%
20 - 24	19,368	9.3%	17,531	8.4%	15,898	7.6%
25 - 34	30,108	14.5%	33,890	16.2%	33,875	16.1%
35 - 44	24,498	11.8%	23,786	11.4%	26,377	12.5%
45 - 54	31,013	14.9%	27,118	13.0%	22,905	10.9%
55 - 64	22,556	10.9%	25,709	12.3%	26,816	12.7%
65 - 74	13,284	6.4%	15,958	7.6%	18,572	8.8%
75 - 84	7,913	3.8%	8,417	4.0%	9,320	4.4%
85+	3,017	1.5%	3,307	1.6%	3,619	1.7%
	Census 20			15		20
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	87,872	42.3%	87,786	42.0%	87,894	41.8%
Black Alone	102,985	49.6%	101,959	48.8%	102,111	48.5%
American Indian Alone	974	0.5%	1,065	0.5%	1,096	0.5%
Asian Alone	4,447	2.1%	5,162	2.5%	5,425	2.6%
Pacific Islander Alone	248	0.1%	311	0.1%	335	0.2%
Some Other Race Alone	3,300	1.6%	3,929	1.9%	4,290	2.0%
Two or More Races	7,914	3.8%	8,909	4.3%	9,350	4.4%
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2.270	0,505		5,555	
Hispanic Origin (Any Race)	10,243	4.9%	12,745	6.1%	13,996	6.6%
	10,210		+2,7,13	0.1.70	10,000	0.070

Campana Waltz Commercial Real Estate, LLC

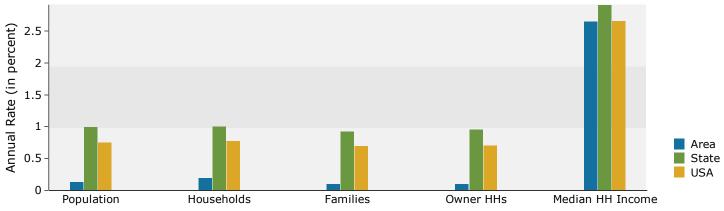
Demographic and Income Profile

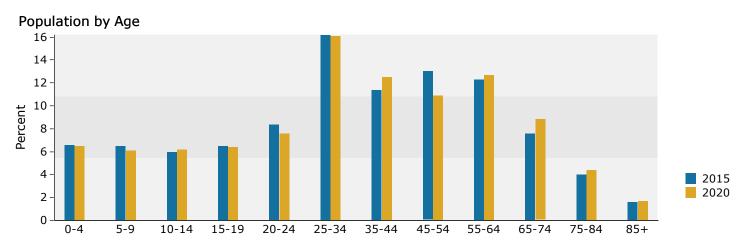
48 W Queens Way48 W Queens Way, Hampton, Virginia, 23669Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM Latitude: 37.02563

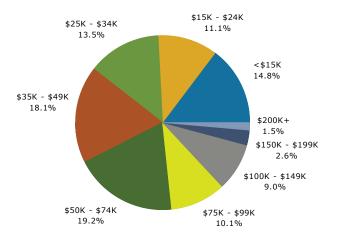
Longitude: -76.34532

Trends 2015-2020

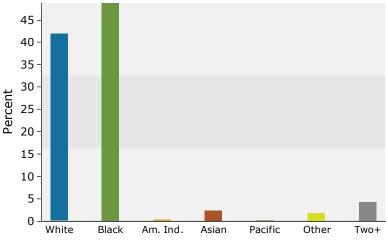




2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 6.1%

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: