

# 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](mailto:Janice@CampanaWaltz.com)

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

**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

- Location:** 48 West Queens Way, Hampton Virginia 23669
- Description:** 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.
- Land Area:** 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
- Size:** 3,072 square feet on .15 acres
- Sales Price:** \$350,000.00
- Lease:** \$10.00 per square foot, net of utilities, taxes and insurance  
\$14.00 per square foot for 2<sup>nd</sup> floor  
\$18.00 per square foot for 1<sup>st</sup> floor single offices
- Parking:** Private parking fits 4 vehicles; public parking on both sides of the building.
- Zoning:** 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!
- General Information:**
- Rare opportunity to own in Downtown Hampton
  - Well established area
  - Surrounded by retail, office, restaurants and tourism attractions
- Also included:**
- 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](mailto:Janice@CampanaWaltz.com)

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

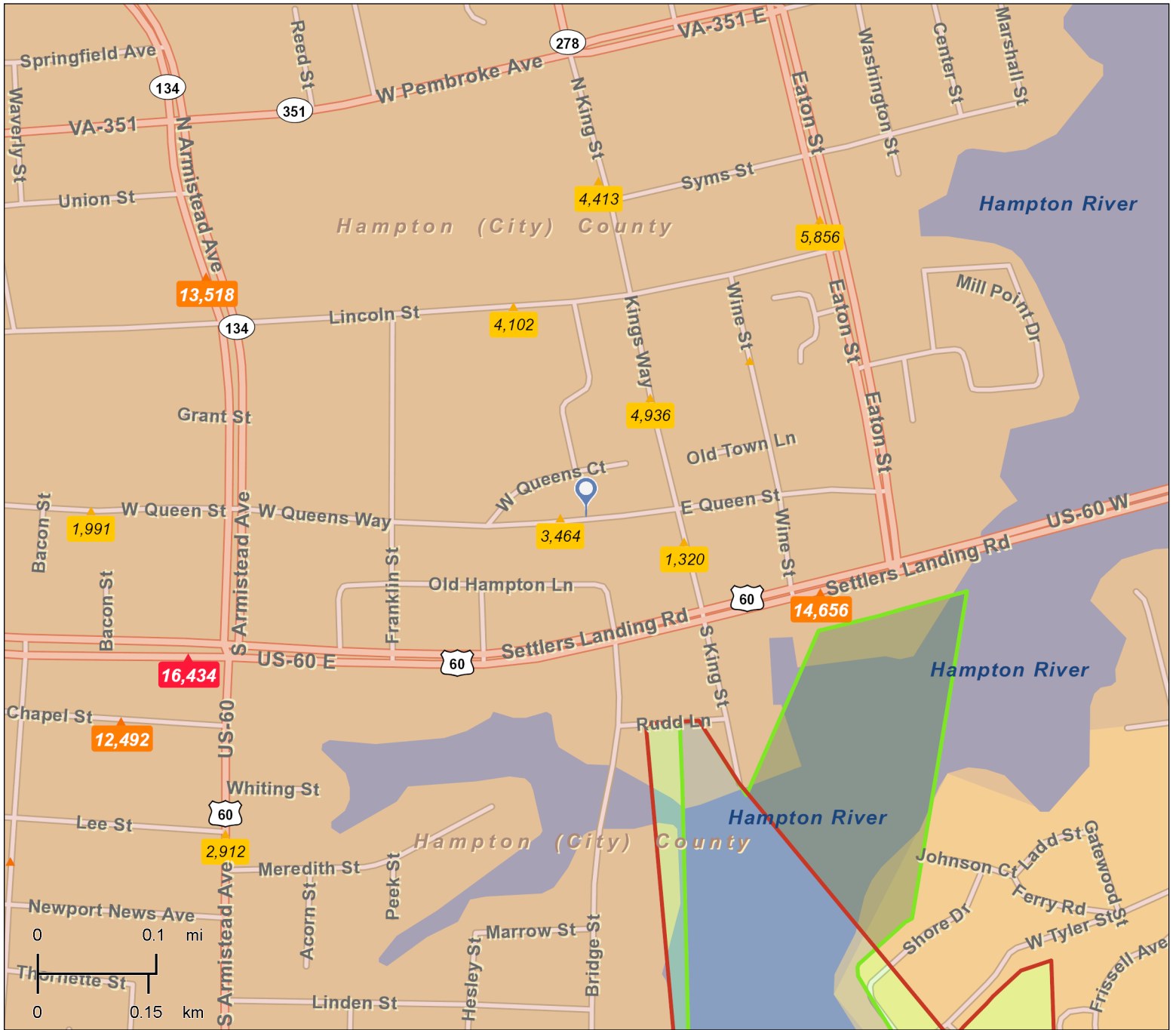


*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions or withdrawal without notice.*

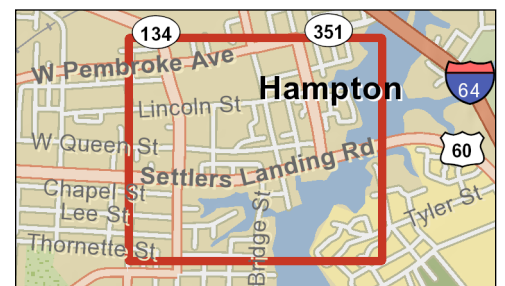
# Traffic Count Map - Close Up

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



- 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



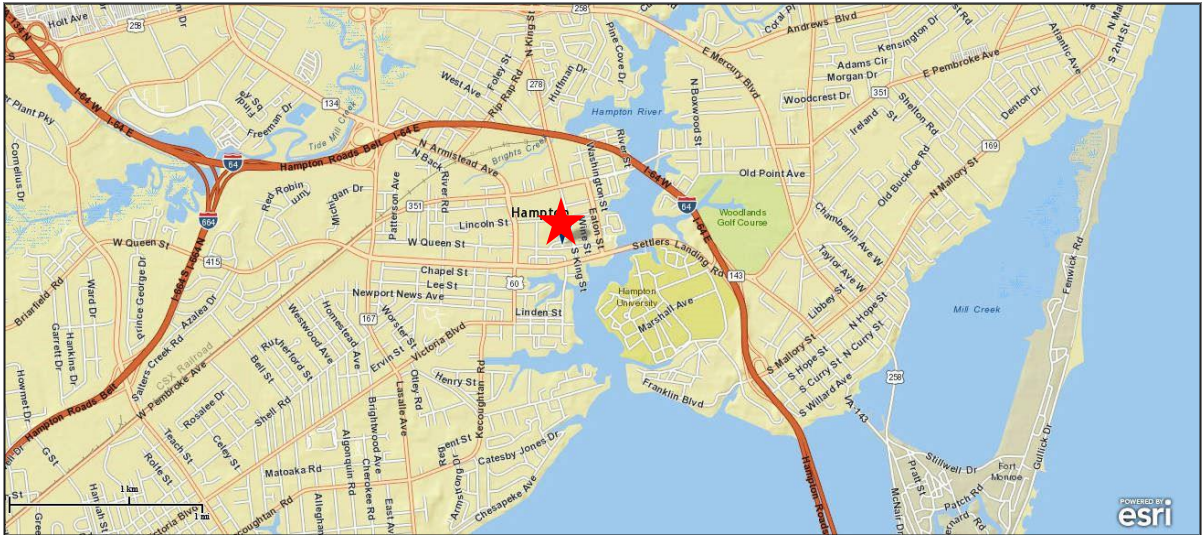
Source: ©2012 Market Planning Solutions, Inc.

May 09, 2015

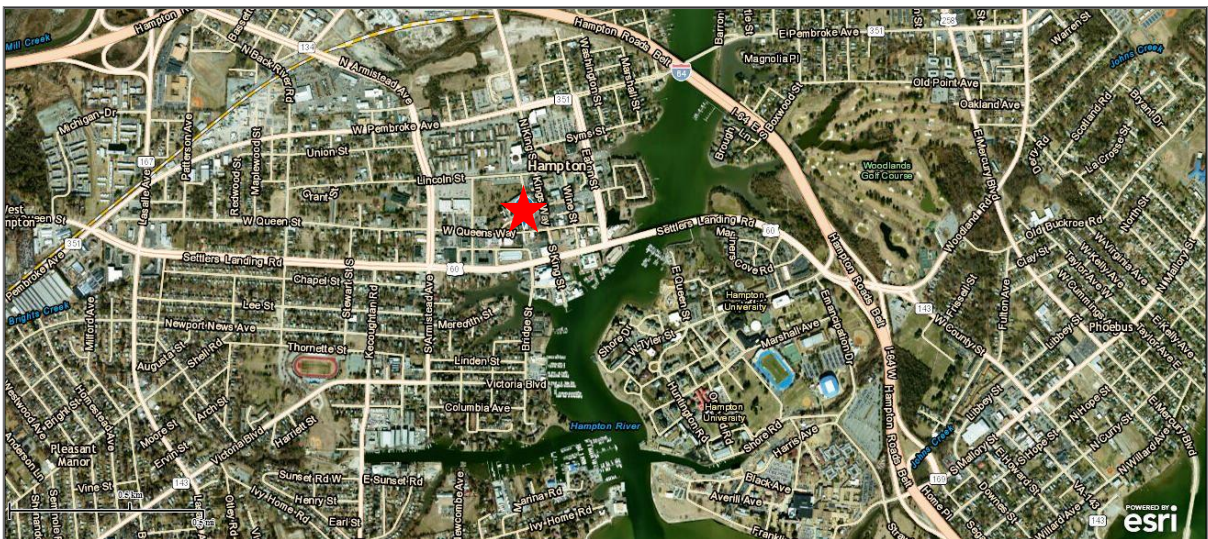
Made with Esri Business Analyst



# 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.



**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](mailto:Janice@CampanaWaltz.com)

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



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

USES	D	Special										
		RT-1	SPI-BBD SFR	SPI-BBD MR	SPI-BBD OMU	SPI-BBD RMU	SPI-BBD S	SPI-HRC	SPI-HRC NC	SPI-HRC W	SPI-OH B	SPI-OH R
<b>RESIDENTIAL - 1, 2 &amp; MULTIFAMILY</b>												
1-family detached dwelling		P*	P	P	P							
2-family dwelling (on one lot)			P	P	P						P	P
duplex dwelling (on two fee-simple lots)		P*	P	P	P						P	P
multifamily dwelling		P		P	P	P	P				P	P
townhouse (on a fee-simple lot)		P									P	P
manufactured home												
manufactured/mobile home park		UP*										UP*
manufactured/mobile home subdivision		UP*										UP*
upper-floor dwelling unit (one or two units over commercial)											P*	P*
dwelling unit for resident caretaker/watchman home occupation		P*	P*	P*	P*	P*	P*		P*		P*	P*
<b>RESIDENTIAL - GROUP LIVING</b>												
adult care residence 1		P	P	P	P						P	P
adult care residence 2		P									P	P
adult care residence 3		P									P	UP*
boarding/rooming house		P									P	P
detention facility		P									P	P
group home 1		P	P	P	P						P	P
group home 2		P									P	UP*
halfway house		P									P	P
juvenile residence 1		P	P	P	P						P	P
juvenile residence 2		P									P	P
juvenile residence 3		P									P	UP*
nursing home		UP									UP	UP
orphanage		UP*									UP	UP
shelter		UP*									UP	UP*
<b>RETAIL SALES, SERVICES &amp; OFFICE</b>												
bank, with drive-through		P			P	P	P		P	P	P	P
bank, without drive-through		P			P	P	P		P	P	P	P
bank, accessory, without drive-through								P				
barber shop/beauty salon		P			P	P	P		P		P	P
bed & breakfast		UP	UP	UP	UP						UP	UP
bicycle sales and repair		P			P	P	P		P		P	P
boat repair												
boat sales		P			P	P	P		P		P	P
car wash, hand/auto detailing		P										
car wash, self-service or automated												
catering service								P				
clothing maker, custom		P			P	P	P				P	P
computer equipment repair								P	P			
day care 1		P	P	P	P						P	P
day care 2		SX*									SX*	SX*
day care 3								UP*			UP*	UP*
day care 3, accessory								UP*		UP*		
dry cleaning, collection or pick-up station		P			P	P	P				P	P
dry cleaning, closed type using nonflammable liquid		UP									UP	UP
dry cleaning								P				
farm supplies/equipment sales and service												
funeral home/mortuary		UP										
gas station								P			P	P
hotel					UP	UP	UP	UP	P		UP	UP
laundromat		P									P	P
liquor store		P			P	P	P		P		P	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	Census 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%

Households by Income	2015		2020	
	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%
Median Household Income	\$35,107		\$38,841	
Average Household Income	\$45,600		\$51,084	
Per Capita Income	\$18,751		\$20,868	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,012	5.4%	948	5.2%	935	5.2%
5 - 9	1,045	5.6%	931	5.1%	880	4.9%
10 - 14	1,005	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%	2,319	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%

Race and Ethnicity	Census 2010		2015		2020	
	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	4.3%	939	5.2%	936	5.2%

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

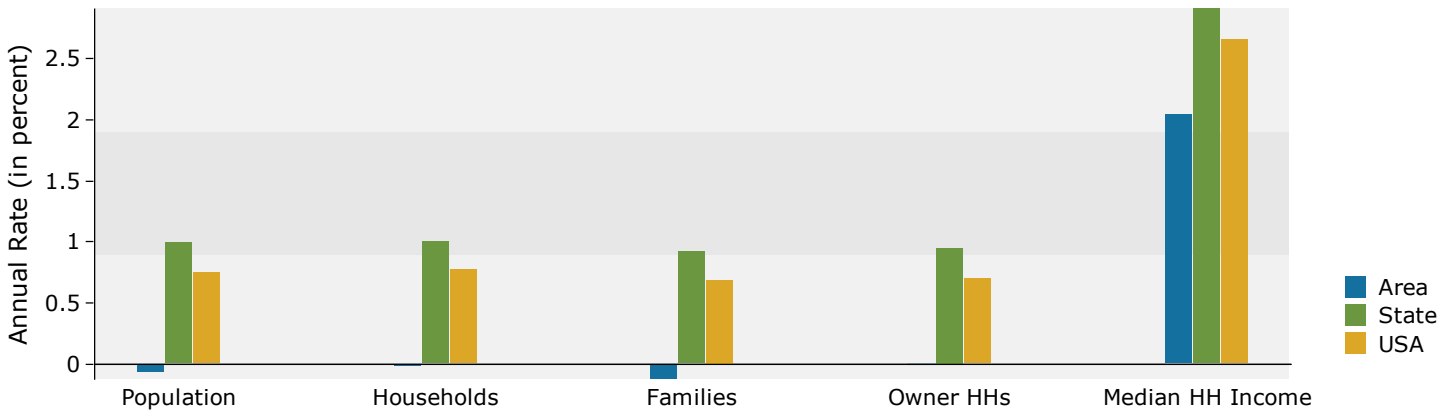
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



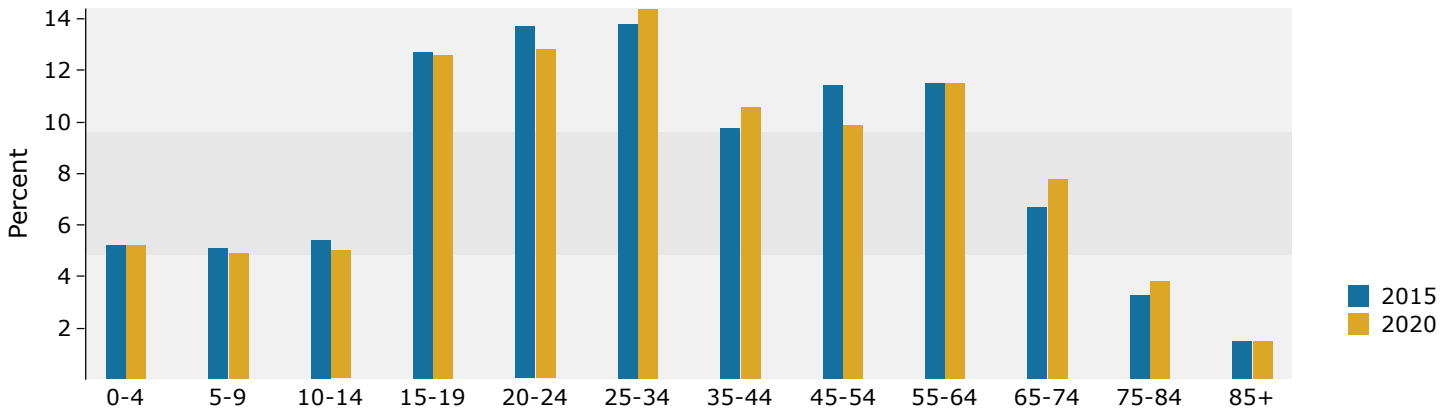
48 W Queens Way  
48 W Queens Way, Hampton, Virginia, 23669  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.02563  
Longitude: -76.34532

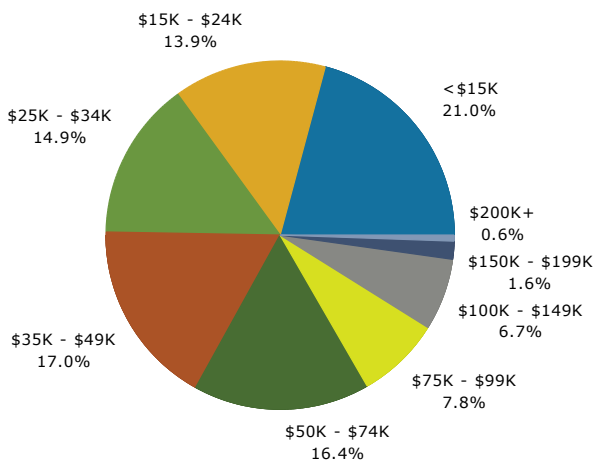
## Trends 2015-2020



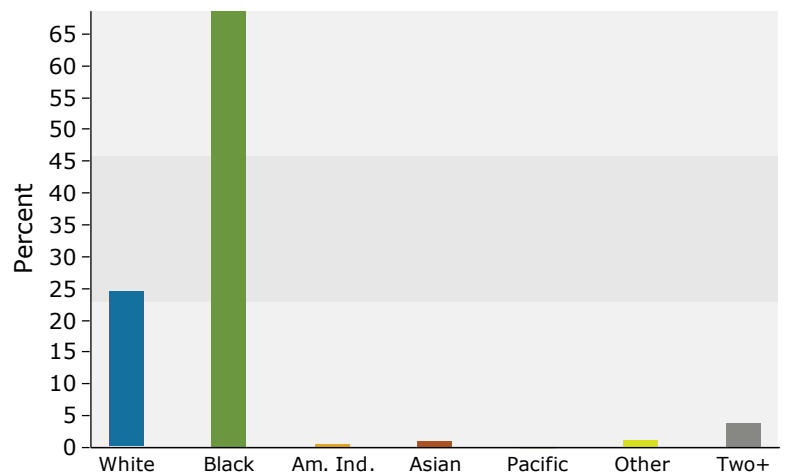
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 5.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



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	Census 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
Trends: 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%

Households by Income	2015		2020	
	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	

Population by Age	Census 2010		2015		2020	
	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%

Race and Ethnicity	Census 2010		2015		2020	
	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%
Some Other Race Alone	1,271	1.4%	1,484	1.6%	1,488	1.6%
Two or More Races	3,487	3.8%	3,947	4.3%	3,952	4.3%
Hispanic Origin (Any Race)	4,301	4.7%	5,286	5.7%	5,302	5.7%

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

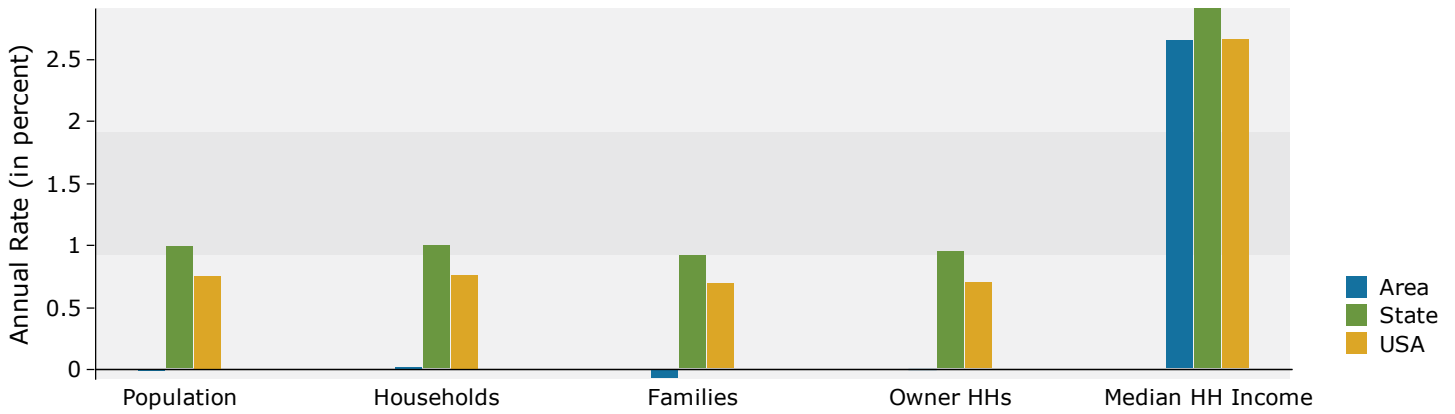
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



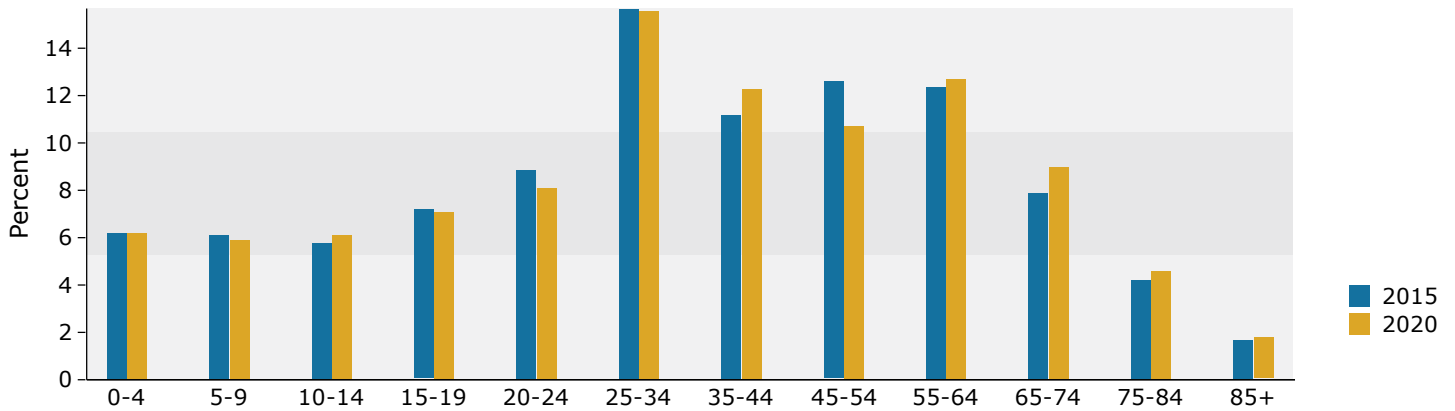
48 W Queens Way  
48 W Queens Way, Hampton, Virginia, 23669  
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.02563  
Longitude: -76.34532

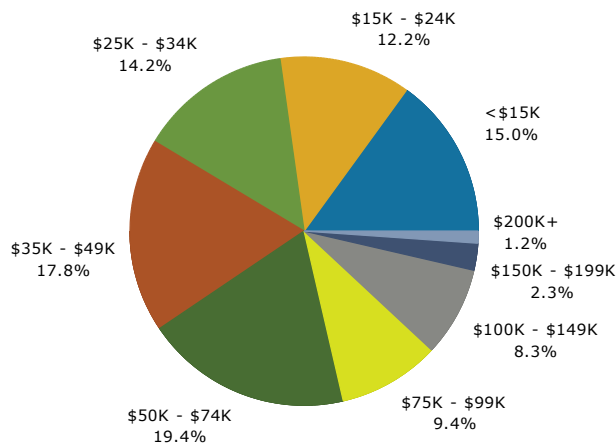
## Trends 2015-2020



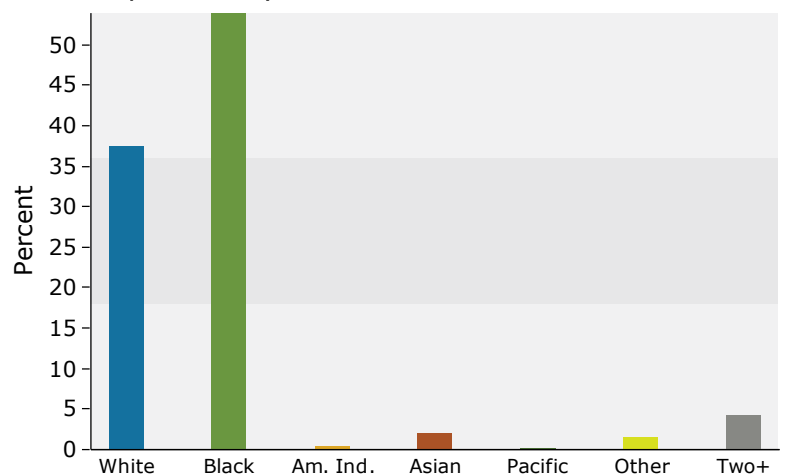
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 5.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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	Census 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%

Households by Income	2015		2020	
	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	

Population by Age	Census 2010		2015		2020	
	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%

Race and Ethnicity	Census 2010		2015		2020	
	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%
Hispanic Origin (Any Race)	10,243	4.9%	12,745	6.1%	13,996	6.6%

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

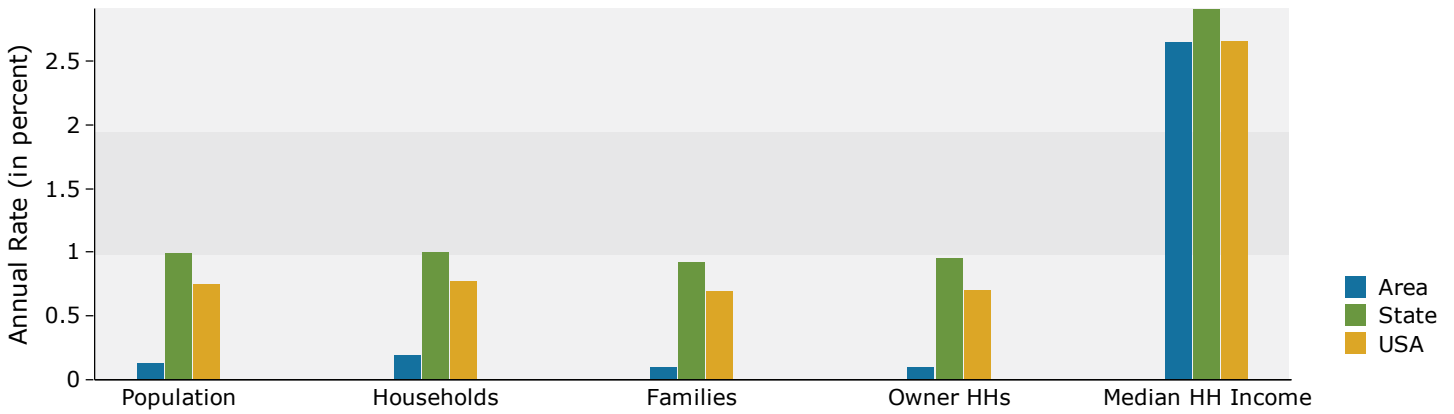
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



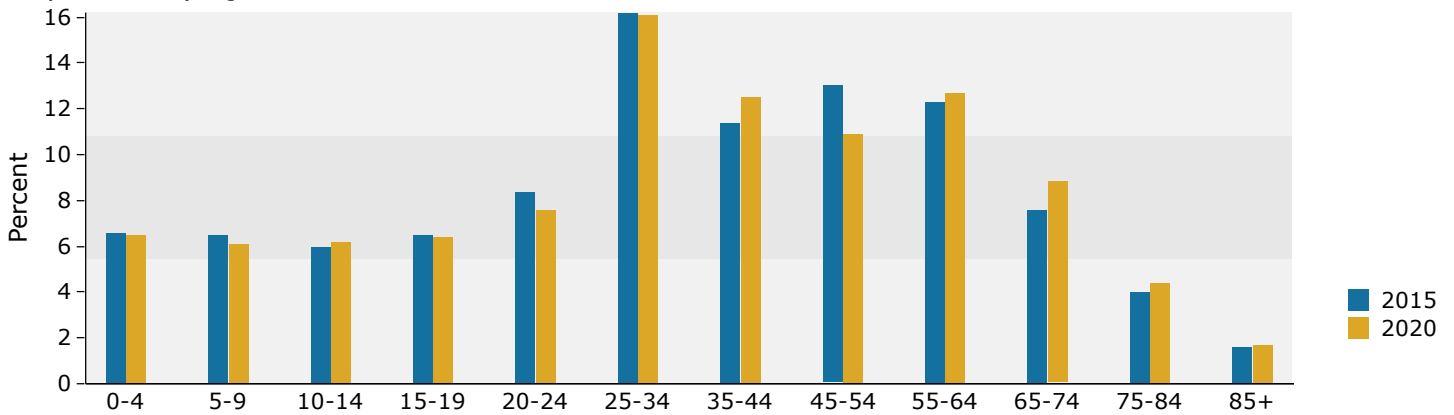
48 W Queens Way  
48 W Queens Way, Hampton, Virginia, 23669  
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.02563  
Longitude: -76.34532

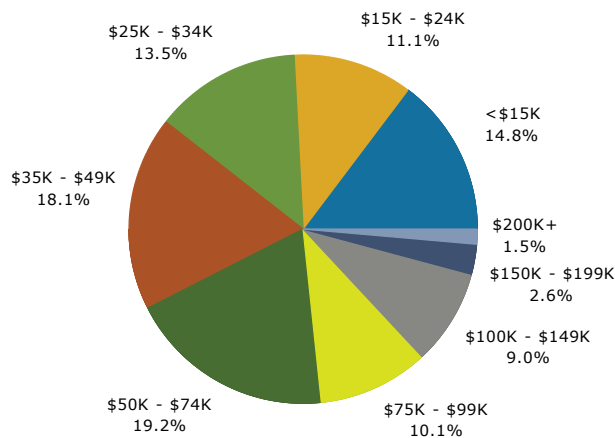
## Trends 2015-2020



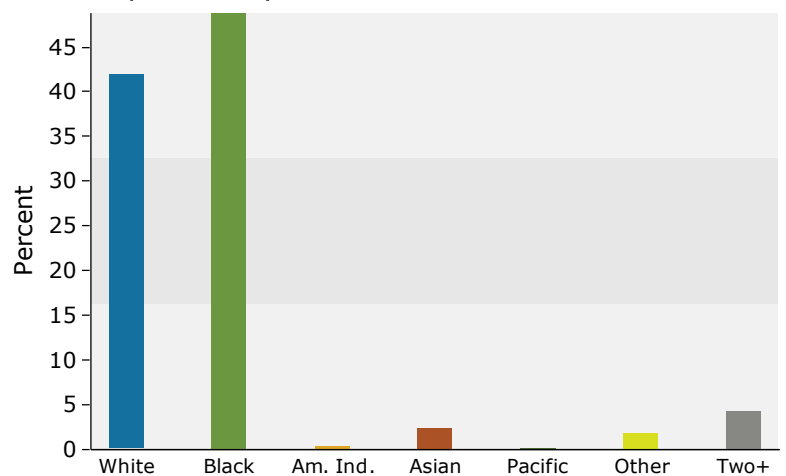
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 6.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## 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