

For Sale

Signalized Corner

14350 Warwick Boulevard
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Vince Campana

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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
14350 Warwick Boulevard
Newport News, Virginia

Location: 14350 Warwick Boulevard
City of Newport News,
Virginia 23602

Description: The property consists of a 6,356 square foot 1-story retail strip center with excellent visibility that is situated at the signalized corner of Warwick Boulevard and Denbigh Boulevard. This site has one of the highest traffic counts (see the included 2015 VDOT traffic data) of any site in Newport News with approximately 36,000 cars per day! This is a rare opportunity for retail users seeking a highly trafficked / highly visible / impulse location in the heart of Newport News, Virginia.

Land Area: .69 acres

Sales Price: \$1,200,000.00

Parking: 50 Parking Spaces

Traffic Count: 36,000 VPD

Zoning: C1 – Retail Commercial

General Information:

- Rare opportunity
- Excellent road frontage on Warwick Blvd. / Denbigh Blvd.
- Growing business area

Also included:

- Aerial Maps
- Photos
- VDOT Traffic Count
- Newport News Zoning Matrix

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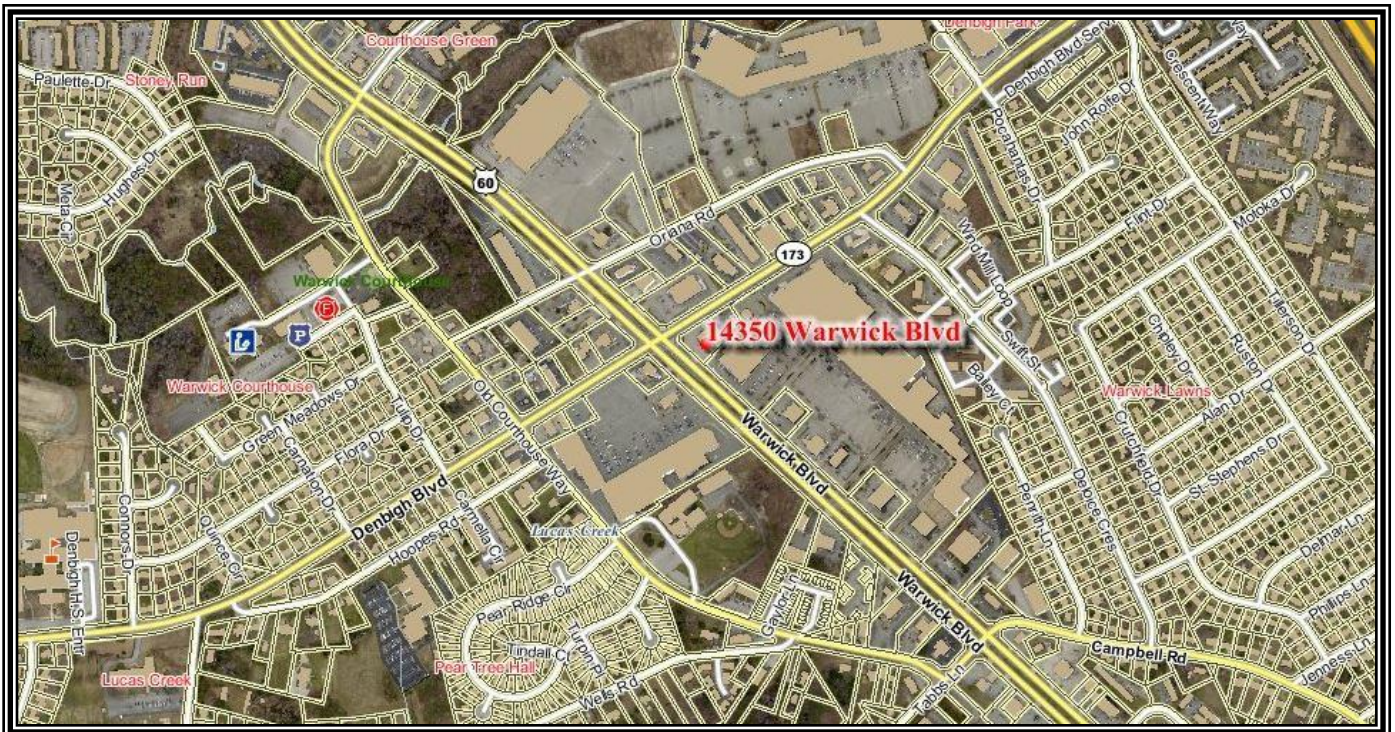
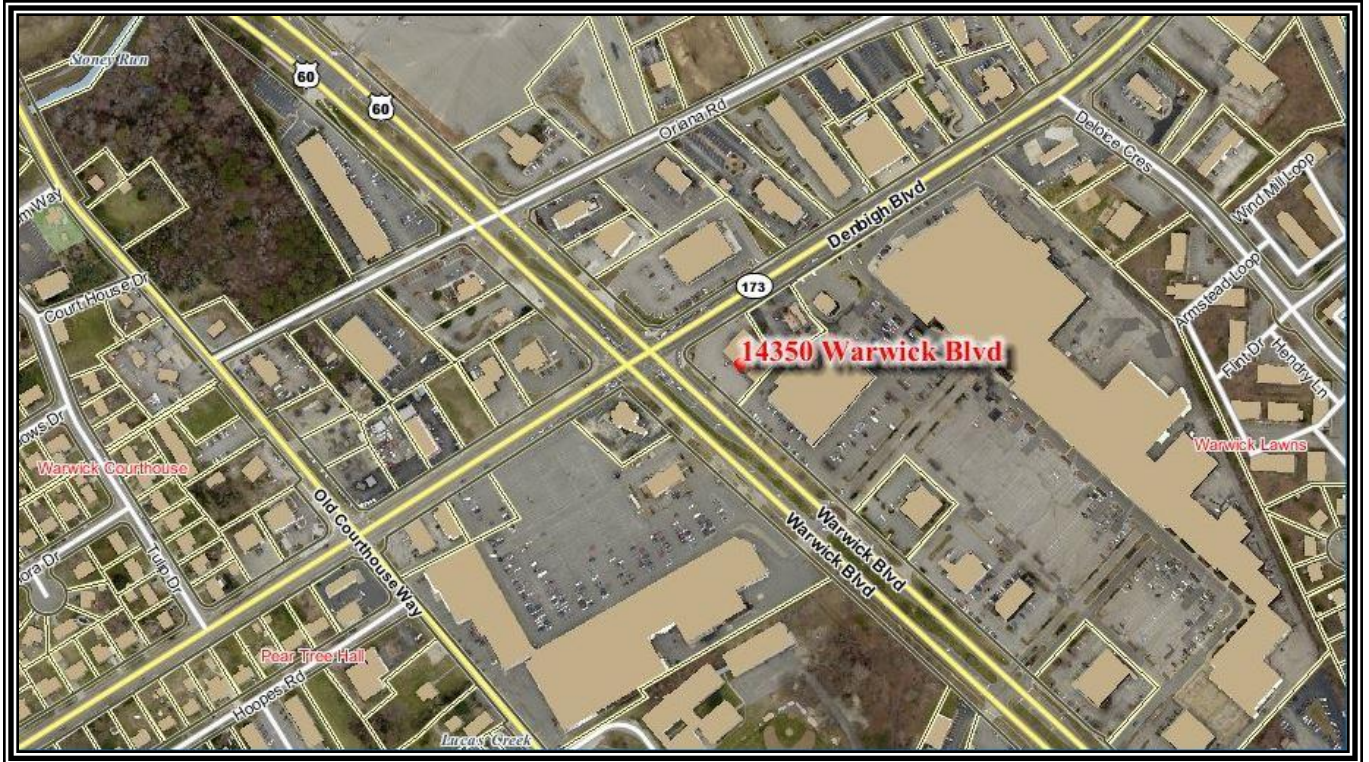




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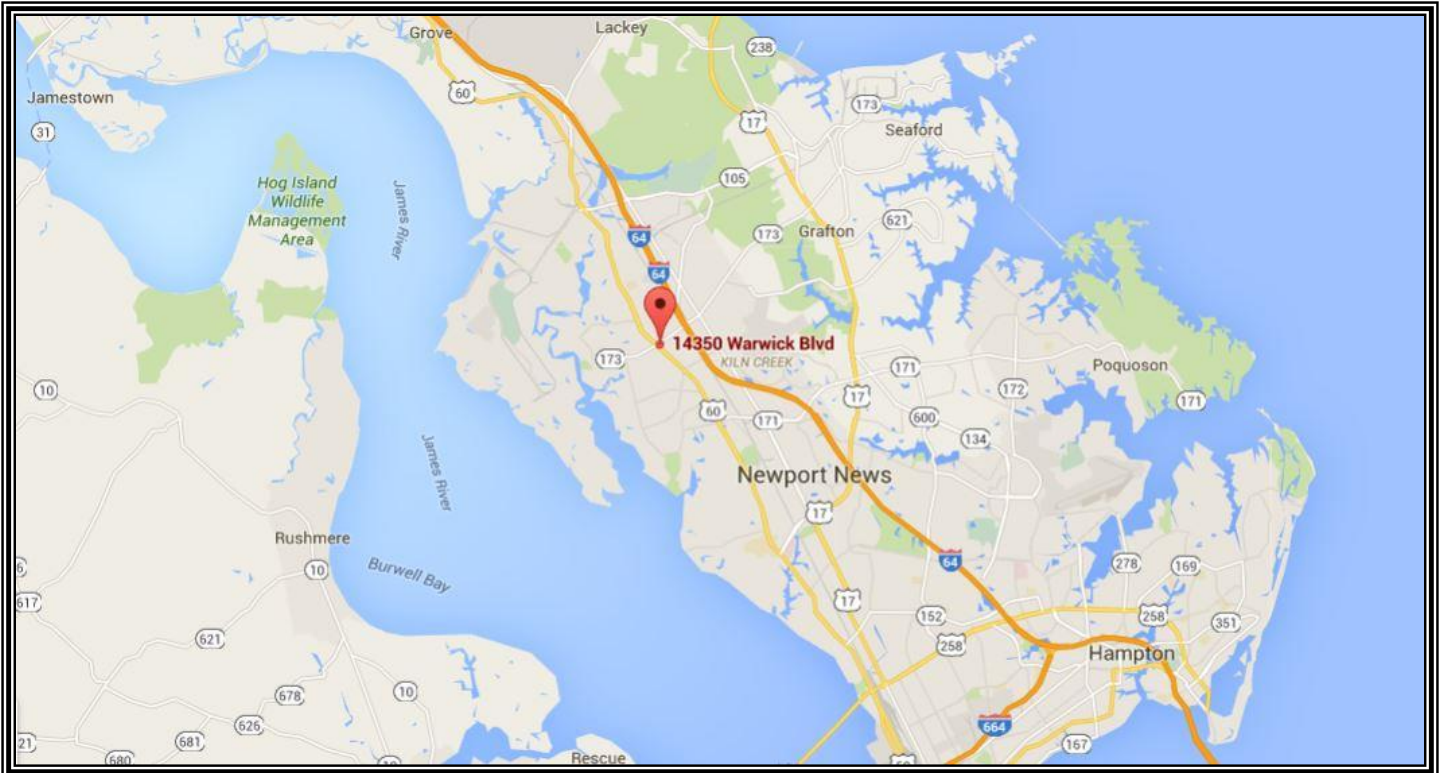
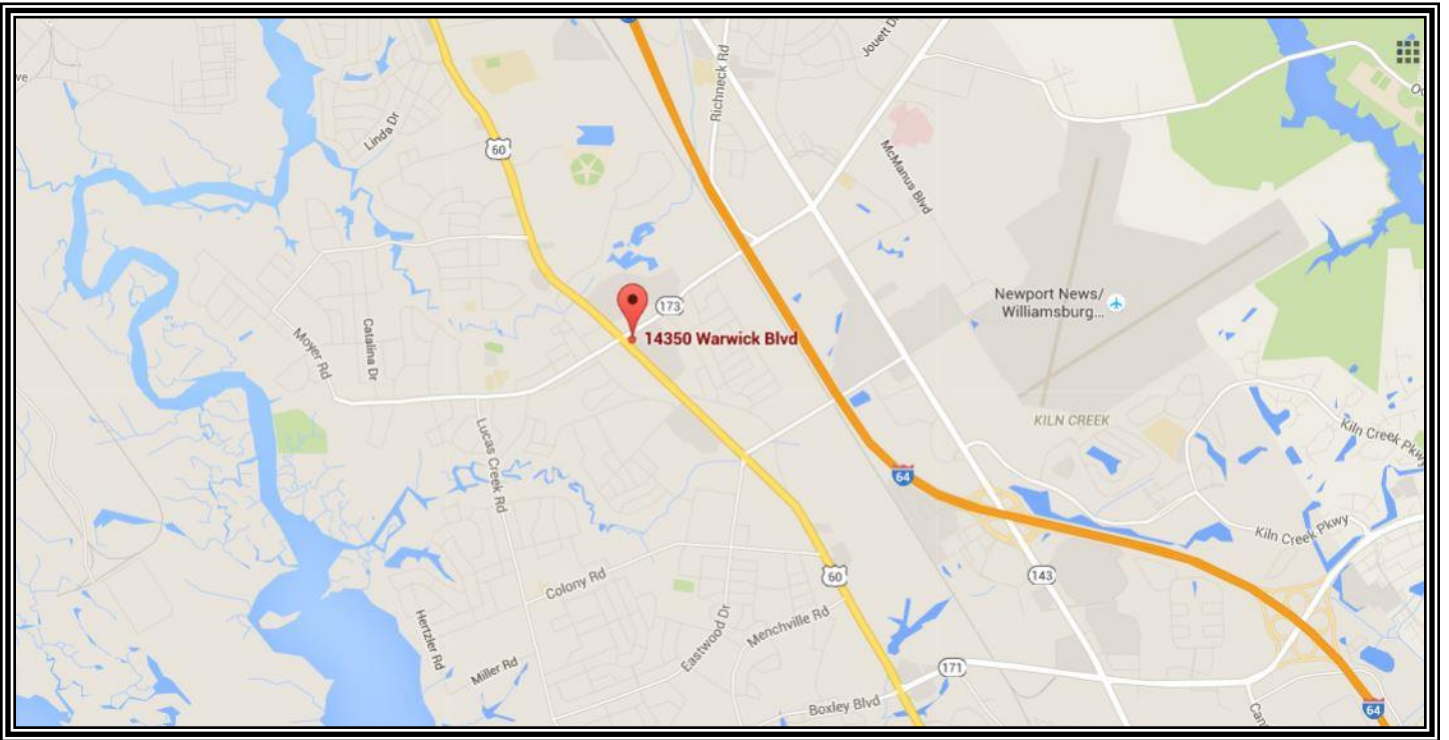
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Newport News, Virginia



For Sale

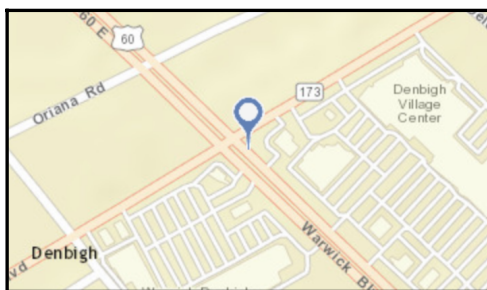
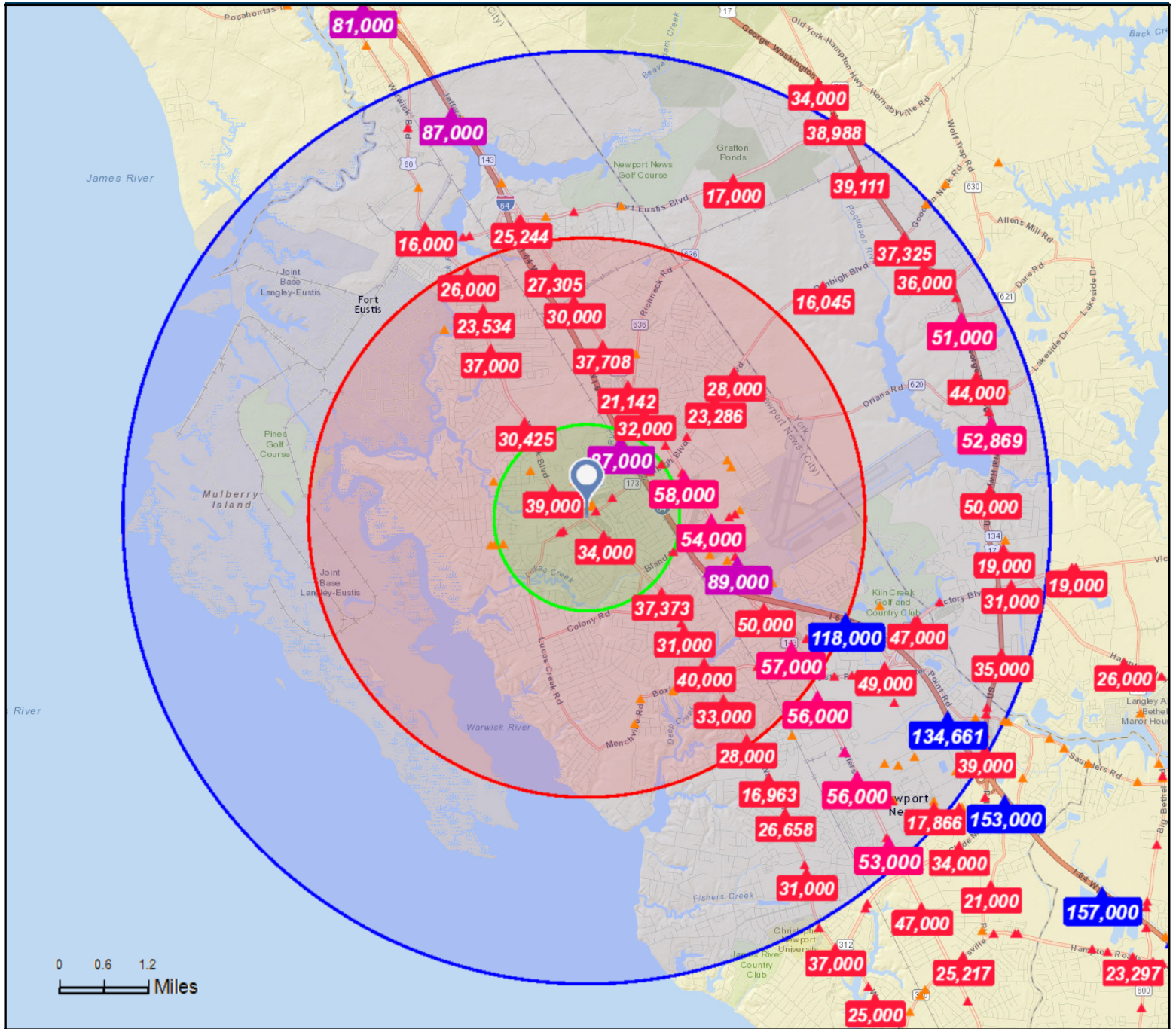
14350 Warwick Boulevard
Newport News, Virginia



Traffic Count Map

14350 Warwick Blvd, Newport News, Virginia, 23602 2
 14350 Warwick Blvd, Newport News, Virginia, 23602
 Rings: 1, 3, 5 mile radii

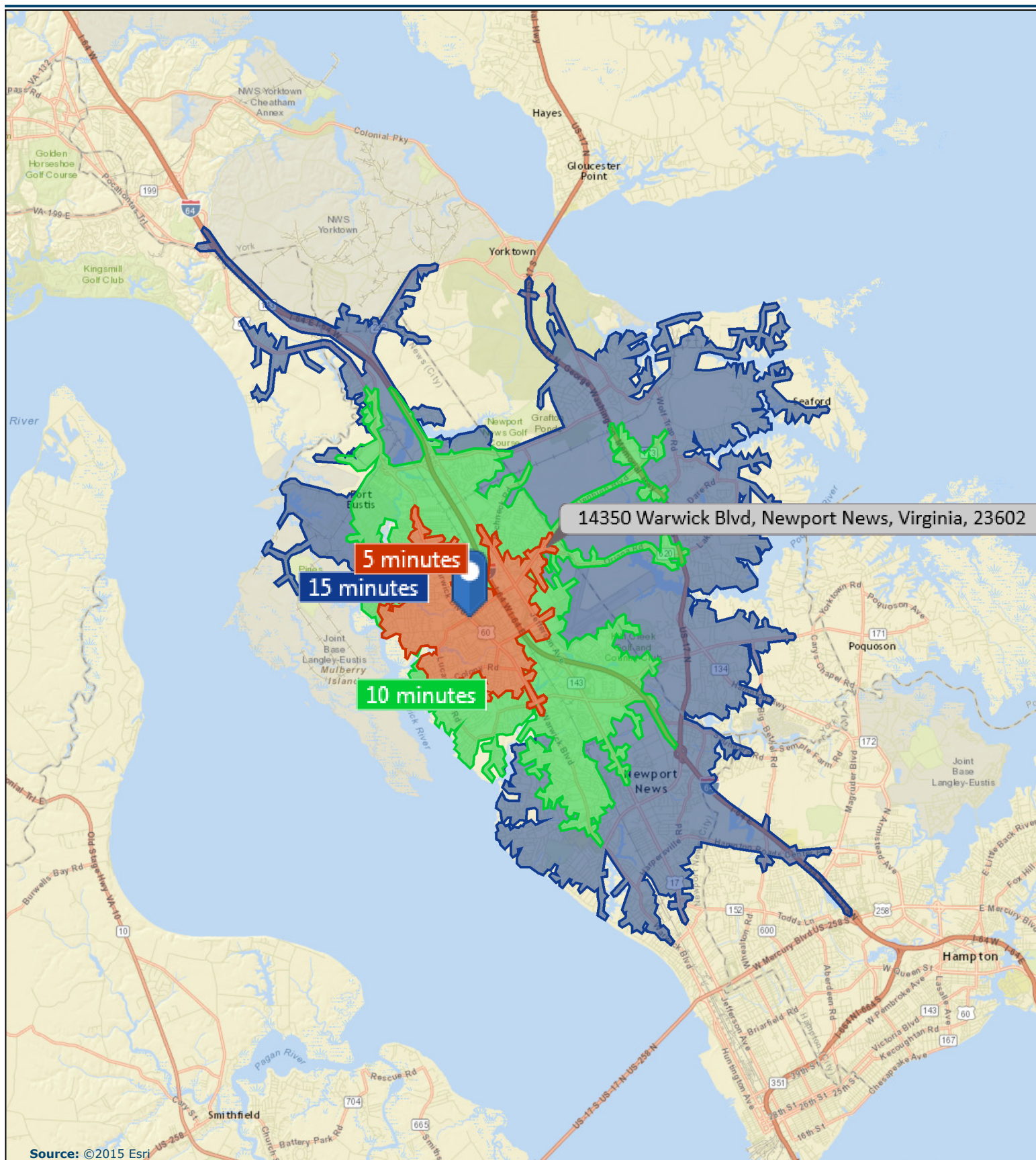
Prepared by Janice Lewis, CCIM
 Latitude: 37.12900
 Longitude: -76.53677



- 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: ©2015 Market Planning Solutions, Inc.



14350 Warwick Blvd, Newport News, Virginia, 23602
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.12900
Longitude: -76.53677

Summary	Census 2010	2015	2020
Population	31,819	32,149	32,701
Households	12,811	13,058	13,332
Families	8,361	8,435	8,555
Average Household Size	2.46	2.44	2.43
Owner Occupied Housing Units	6,413	6,174	6,235
Renter Occupied Housing Units	6,398	6,884	7,098
Median Age	32.6	33.4	34.2
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.34%	0.99%	0.75%
Households	0.42%	1.00%	0.77%
Families	0.28%	0.92%	0.69%
Owner HHs	0.20%	0.95%	0.70%
Median Household Income	2.27%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,645	12.6%	1,614	12.1%
\$15,000 - \$24,999	1,419	10.9%	1,172	8.8%
\$25,000 - \$34,999	1,454	11.1%	1,118	8.4%
\$35,000 - \$49,999	2,537	19.4%	2,483	18.6%
\$50,000 - \$74,999	2,939	22.5%	3,175	23.8%
\$75,000 - \$99,999	1,273	9.7%	1,690	12.7%
\$100,000 - \$149,999	1,010	7.7%	1,157	8.7%
\$150,000 - \$199,999	616	4.7%	740	5.6%
\$200,000+	164	1.3%	183	1.4%
Median Household Income	\$45,922		\$51,379	
Average Household Income	\$58,271		\$64,622	
Per Capita Income	\$23,399		\$26,046	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,455	7.7%	2,340	7.3%	2,401	7.3%
5 - 9	2,231	7.0%	2,184	6.8%	2,127	6.5%
10 - 14	2,116	6.7%	2,035	6.3%	2,041	6.2%
15 - 19	2,194	6.9%	2,036	6.3%	1,948	6.0%
20 - 24	2,733	8.6%	2,657	8.3%	2,598	7.9%
25 - 34	5,292	16.6%	5,674	17.7%	5,675	17.4%
35 - 44	4,004	12.6%	3,967	12.3%	4,409	13.5%
45 - 54	4,442	14.0%	3,953	12.3%	3,552	10.9%
55 - 64	3,138	9.9%	3,500	10.9%	3,703	11.3%
65 - 74	1,813	5.7%	2,227	6.9%	2,484	7.6%
75 - 84	1,064	3.3%	1,126	3.5%	1,266	3.9%
85+	336	1.1%	447	1.4%	498	1.5%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,571	42.6%	13,514	42.0%	13,506	41.3%
Black Alone	14,157	44.5%	13,945	43.4%	13,806	42.2%
American Indian Alone	186	0.6%	194	0.6%	206	0.6%
Asian Alone	1,171	3.7%	1,391	4.3%	1,607	4.9%
Pacific Islander Alone	43	0.1%	47	0.1%	51	0.2%
Some Other Race Alone	1,046	3.3%	1,263	3.9%	1,520	4.6%
Two or More Races	1,646	5.2%	1,796	5.6%	2,006	6.1%
Hispanic Origin (Any Race)	3,119	9.8%	3,750	11.7%	4,563	14.0%

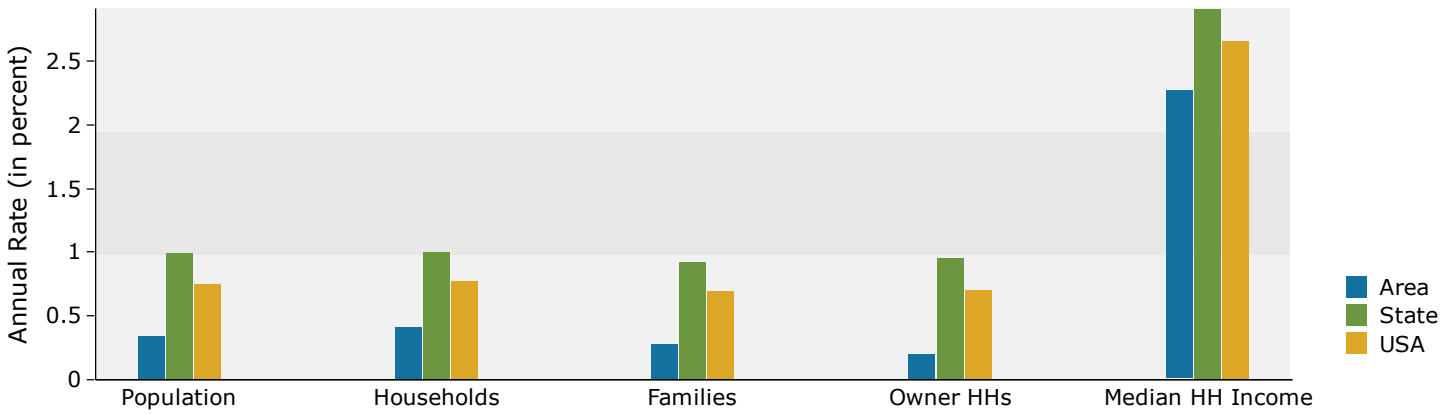
Data Note: Income is expressed in current dollars.

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

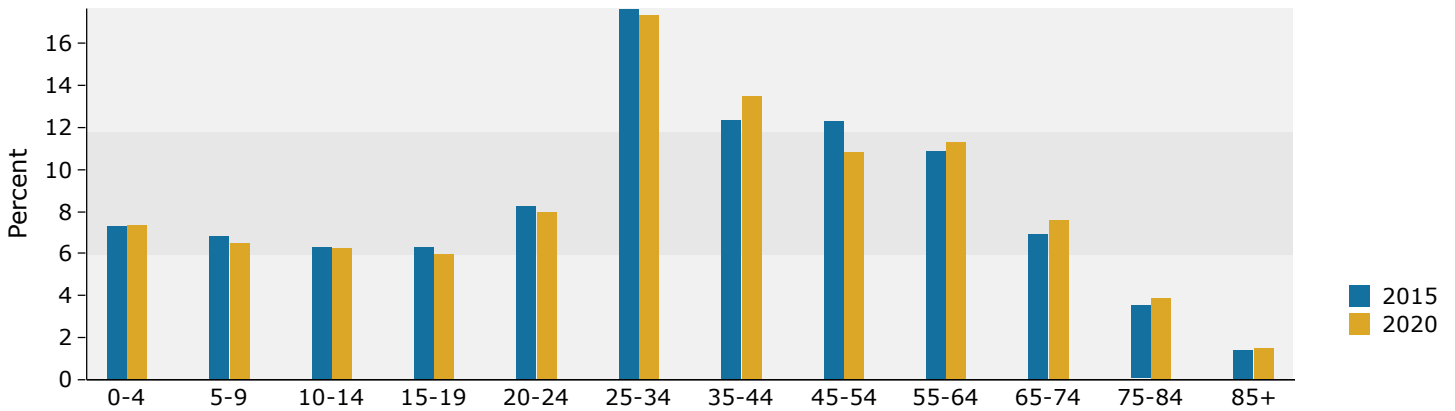
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Drive Time: 5 minute radius

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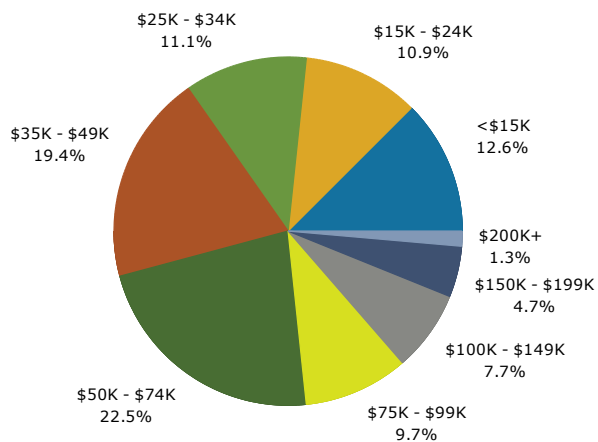
Trends 2015-2020



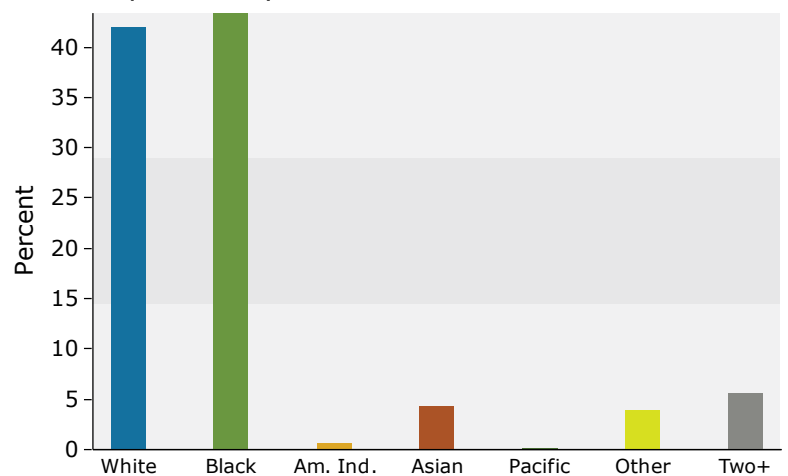
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 11.7%

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

14350 Warwick Blvd, Newport News, Virginia, 23602
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.12900
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Summary	Census 2010	2015	2020
Population	91,235	92,909	94,828
Households	35,772	36,658	37,543
Families	24,000	24,378	24,834
Average Household Size	2.51	2.49	2.48
Owner Occupied Housing Units	19,699	19,188	19,491
Renter Occupied Housing Units	16,073	17,471	18,052
Median Age	32.3	33.2	34.1
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.41%	0.99%	0.75%
Households	0.48%	1.00%	0.77%
Families	0.37%	0.92%	0.69%
Owner HHs	0.31%	0.95%	0.70%
Median Household Income	1.84%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	3,441	9.4%	3,337	8.9%
\$15,000 - \$24,999	3,236	8.8%	2,671	7.1%
\$25,000 - \$34,999	3,877	10.6%	2,964	7.9%
\$35,000 - \$49,999	6,582	18.0%	6,302	16.8%
\$50,000 - \$74,999	8,428	23.0%	8,881	23.7%
\$75,000 - \$99,999	4,626	12.6%	5,949	15.8%
\$100,000 - \$149,999	3,986	10.9%	4,505	12.0%
\$150,000 - \$199,999	1,720	4.7%	2,077	5.5%
\$200,000+	762	2.1%	858	2.3%
Median Household Income	\$52,314		\$57,294	
Average Household Income	\$66,182		\$73,135	
Per Capita Income	\$26,012		\$28,823	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,058	7.7%	6,772	7.3%	6,884	7.3%
5 - 9	6,320	6.9%	6,524	7.0%	6,328	6.7%
10 - 14	6,094	6.7%	5,873	6.3%	6,207	6.5%
15 - 19	6,547	7.2%	6,069	6.5%	5,902	6.2%
20 - 24	8,167	9.0%	7,507	8.1%	7,196	7.6%
25 - 34	14,961	16.4%	16,585	17.9%	16,390	17.3%
35 - 44	11,688	12.8%	11,498	12.4%	12,987	13.7%
45 - 54	12,805	14.0%	11,515	12.4%	10,179	10.7%
55 - 64	8,845	9.7%	10,109	10.9%	10,777	11.4%
65 - 74	4,988	5.5%	6,235	6.7%	7,131	7.5%
75 - 84	2,830	3.1%	3,064	3.3%	3,525	3.7%
85+	933	1.0%	1,156	1.2%	1,322	1.4%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	46,349	50.8%	46,391	49.9%	46,361	48.9%
Black Alone	33,177	36.4%	33,044	35.6%	32,957	34.8%
American Indian Alone	449	0.5%	475	0.5%	509	0.5%
Asian Alone	3,561	3.9%	4,239	4.6%	4,910	5.2%
Pacific Islander Alone	187	0.2%	207	0.2%	231	0.2%
Some Other Race Alone	2,995	3.3%	3,602	3.9%	4,318	4.6%
Two or More Races	4,516	4.9%	4,952	5.3%	5,542	5.8%
Hispanic Origin (Any Race)	8,621	9.4%	10,427	11.2%	12,711	13.4%

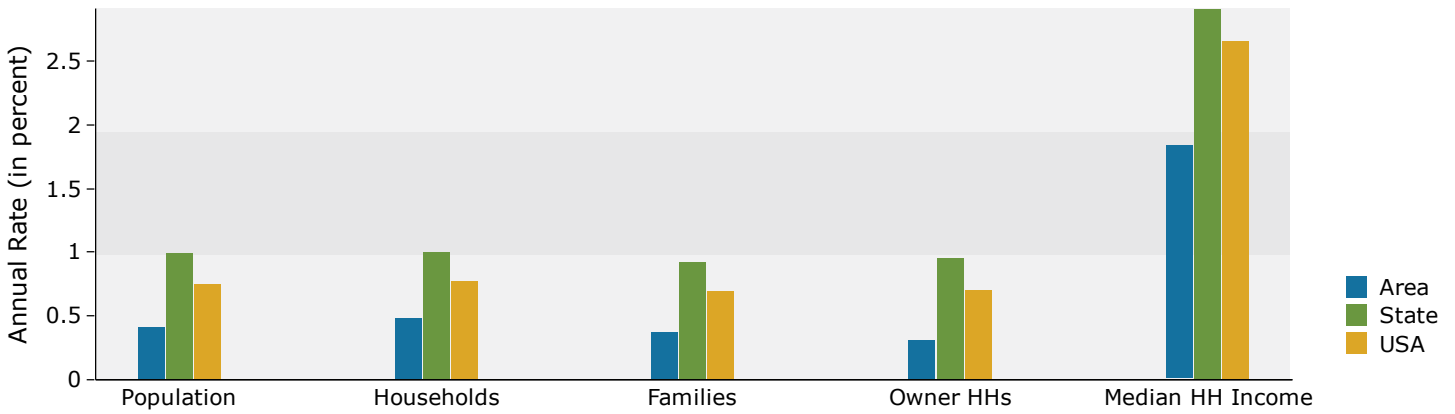
Data Note: Income is expressed in current dollars.

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

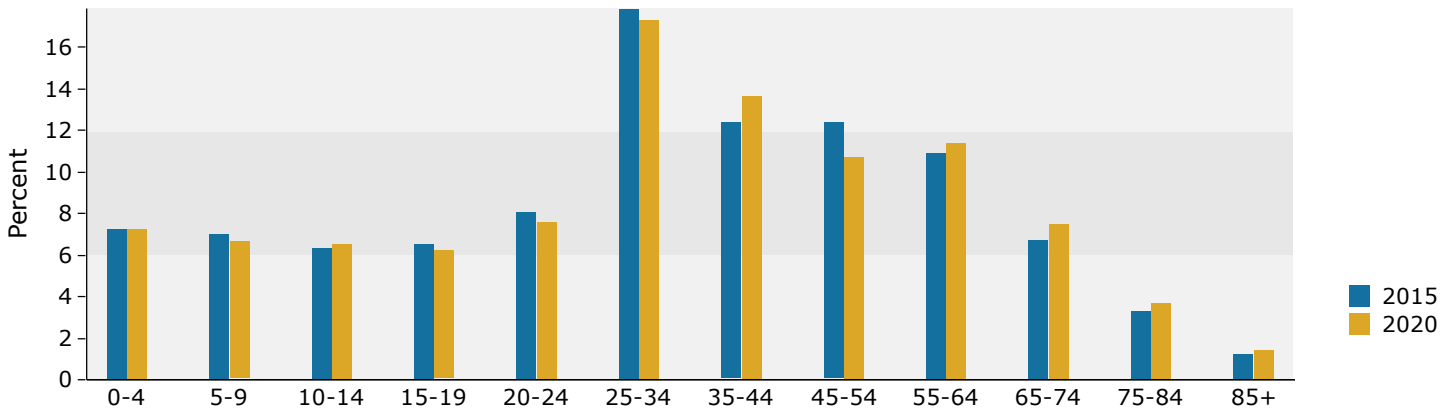
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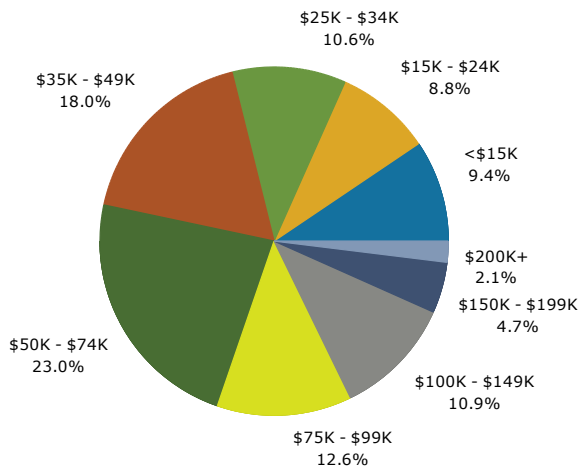
Trends 2015-2020



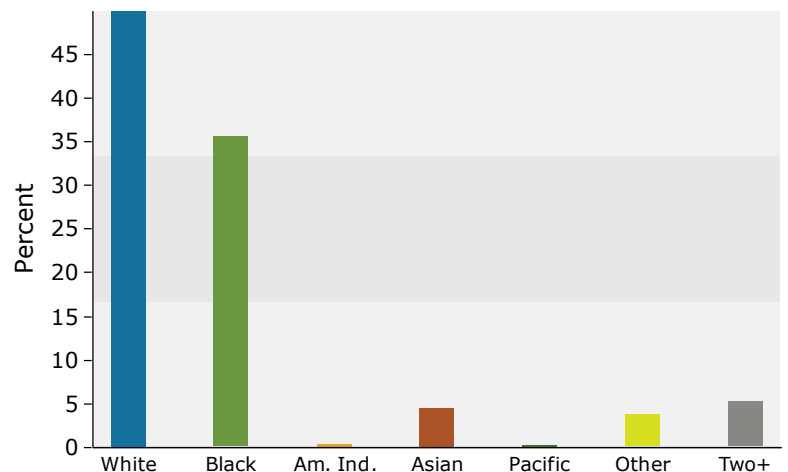
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 11.2%

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

14350 Warwick Blvd, Newport News, Virginia, 23602
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.12900
Longitude: -76.53677

Summary	Census 2010	2015	2020
Population	168,013	171,947	175,764
Households	64,890	66,769	68,535
Families	43,307	44,204	45,146
Average Household Size	2.49	2.47	2.46
Owner Occupied Housing Units	37,603	36,990	37,727
Renter Occupied Housing Units	27,287	29,779	30,809
Median Age	33.5	34.3	35.4
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.44%	0.99%	0.75%
Households	0.52%	1.00%	0.77%
Families	0.42%	0.92%	0.69%
Owner HHs	0.40%	0.95%	0.70%
Median Household Income	1.99%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	5,930	8.9%	5,749	8.4%
\$15,000 - \$24,999	5,592	8.4%	4,597	6.7%
\$25,000 - \$34,999	7,038	10.5%	5,339	7.8%
\$35,000 - \$49,999	11,147	16.7%	10,717	15.6%
\$50,000 - \$74,999	14,456	21.7%	15,393	22.5%
\$75,000 - \$99,999	8,012	12.0%	10,169	14.8%
\$100,000 - \$149,999	7,992	12.0%	8,886	13.0%
\$150,000 - \$199,999	4,276	6.4%	5,022	7.3%
\$200,000+	2,327	3.5%	2,665	3.9%
Median Household Income	\$54,475		\$60,119	
Average Household Income	\$73,202		\$80,964	
Per Capita Income	\$28,719		\$31,859	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,575	6.9%	11,086	6.4%	11,270	6.4%
5 - 9	10,893	6.5%	11,043	6.4%	10,689	6.1%
10 - 14	10,947	6.5%	10,481	6.1%	10,799	6.1%
15 - 19	12,952	7.7%	12,372	7.2%	12,009	6.8%
20 - 24	15,679	9.3%	14,898	8.7%	14,181	8.1%
25 - 34	25,314	15.1%	28,039	16.3%	28,008	15.9%
35 - 44	20,952	12.5%	20,486	11.9%	22,831	13.0%
45 - 54	24,333	14.5%	22,139	12.9%	19,471	11.1%
55 - 64	17,154	10.2%	19,677	11.4%	21,177	12.0%
65 - 74	10,033	6.0%	12,610	7.3%	14,706	8.4%
75 - 84	5,870	3.5%	6,395	3.7%	7,524	4.3%
85+	2,312	1.4%	2,719	1.6%	3,098	1.8%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	100,817	60.0%	101,424	59.0%	101,504	57.8%
Black Alone	47,966	28.5%	48,208	28.0%	48,393	27.5%
American Indian Alone	752	0.4%	804	0.5%	865	0.5%
Asian Alone	6,224	3.7%	7,375	4.3%	8,559	4.9%
Pacific Islander Alone	316	0.2%	365	0.2%	423	0.2%
Some Other Race Alone	4,701	2.8%	5,687	3.3%	6,847	3.9%
Two or More Races	7,237	4.3%	8,085	4.7%	9,172	5.2%
Hispanic Origin (Any Race)	13,256	7.9%	16,418	9.5%	20,301	11.6%

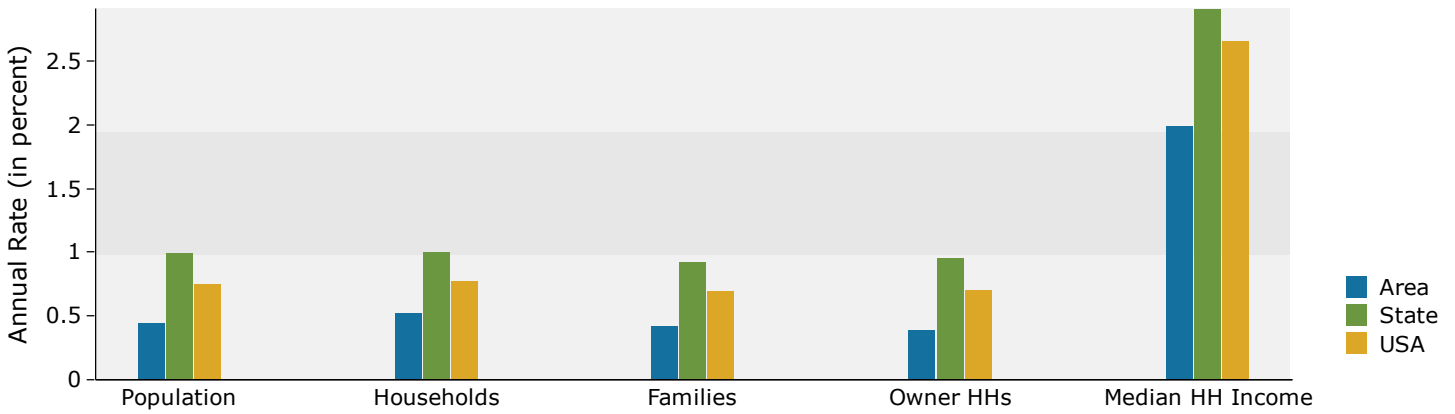
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

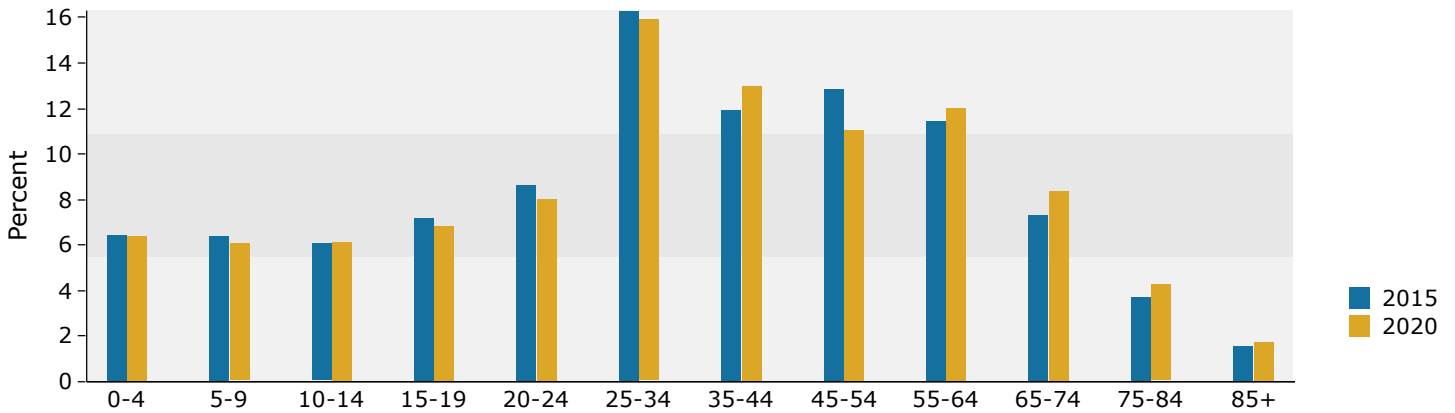
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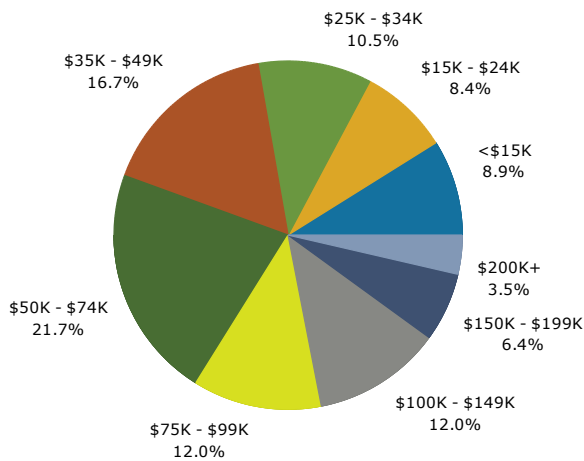
Trends 2015-2020



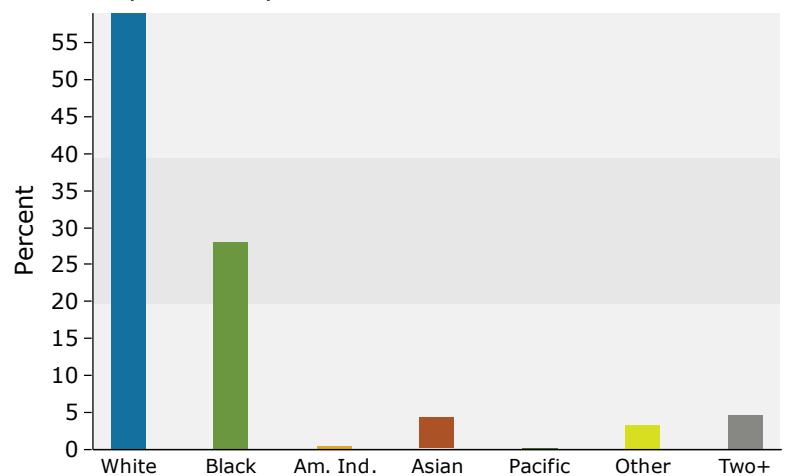
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 9.5%

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

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

P = PERMITTED USE

C = CONDITIONAL USE

BLANK = NOT PERMITTED

SUMMARY OF USES BY DISTRICT*

ZONING DISTRICTS																									
	R1 SINGLE- FAMILY	R2 SINGLE- FAMILY	R3 SINGLE- FAMILY	R4 SINGLE- FAMILY	R5 LOW- MIDDLE- CLASS SINGLE- FAMILY	R6 MEDIUM- DENSITY SINGLE- FAMILY	R7 MEDIUM- DENSITY MULTI- FAMILY	R8 HIGH- MIDDLE- CLASS MULTI- FAMILY	R9 MIXED- USE	P1 PARK	P2 PARK	O1 OFFICE & DEVELOPMENT	O2 OFFICE & DEVELOPMENT	O3 OFFICE & DEVELOPMENT	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTERS POINT BUSINESS	C5 OYSTERS POINT BUSINESS/ MANUFACTURING	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFERENCES	ART.	SEC.	
PERMITTED USES A. AGRICULTURAL																									
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					P		P	P	P		C				C		P	C							

PERSONS - SINGLE-FAMILY ATTACHED																									
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. C O D E X I I
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									
10. HOME OCCUPATION	P	P	P	P	P	P	P	P	P																X 4 5 - 5

																			18
11. BED & BREAKFAST	C	C	C	C	C		C	C	C				P	P	P				
12. BOARDING HOUSE							C	C							C				
13. ASSISTED LIVING FACILITY	P	P	P	P	P					P									
14. CUSTODIAN APARTMENT													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					

21. RECOVERY HOME	C	C	C	C	C	C	C	C	C	P	C	C	C						
PERMITTED USES C. HEALTH																			
1. HOSPICE										P	P	P							
2. MEDICAL CENTER COMPLEX										P	P	P							
3. HOSPITAL							C	C	C	P	P	P	P					V	45-520
4. MEDICAL & DENTAL LABORATORY										P	P	P	P	P	P	P			
5. NURSING HOME, CONVALESCENT HOME					C	P	P	P	P	P	P	P	C					V	45-520
6. OPTICIAN								P	P	P	P	P	P	P					
7. OUTPATIENT CARE CLINIC						C	C	P	P	P	P	P	P						
8. PHARMACY/DRUG STORE								P	P	P	P	P	P						
9. PHYSICAL THERAPY						C	C	P	P	P	P	P	P						

10. PHYSICIAN, DENTIST OR OPTOMETRIST' S OFFICE								C	C	P		P	P	P		P	P	P	P																			
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS													C				C	C	C																			
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS												P	P				P	P	P																			
13. ADULT DAY CARE FACILITY												P	P	P			P	P	P	C																		
14. FAMILY HOME ADULT DAY CARE FACILITY	P	P	P	P	P	P	P	P	P	P		P																										
15. ASSISTED LIVING FACILITY, CONGREGATE					C			P	P	P		C	P				P	P	P	C																		
PERMITTED USES D. UTILITIES																																						
1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN	P	P	P	P	P	P	P	P	P	P																												

HEIGHT																						
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	C	C	C	C	C	C	C	C	C	C												
3. COMMERCIAL RADIO OR TV STATION										C	P	P		P	P	P	P	P	C			
4. ELECTRICAL GENERATING PLANT																			C	C		
5. ELECTRICAL SUBSTATION	C	C	C	C	C	C	C	C	C	C		P	P	P	P	P	C	C	P	P		
6. ELEVATED WATER STORAGE TANK	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C		
7. LOCAL UTILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
8. COMMUNICATION TOWER/ANTENNA										C	C	C	C	C	C	C	C	C	C	C		
9. SANITARY LANDFILL											C								C	C		
10. SEWAGE TREATMENT PLANT											C								C	C		

4. OTHER EDUCATIONAL/ GROUP INSTRUCTION												P		P	P	P	P	P	P	C	C												
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	C	C	C	C	C	C	C	C	C	C	C	C	P			P	P	P	P														
6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	P	P	P	P	P	P	P	P	P	P	P									P										V		4 5 - 5 2 0	
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P	P									P										V		4 5 - 5 2 0	
8. VOCATIONAL SCHOOL												P	C	P	C	P	P	P	C	P	P	P											
9. BUSINESS SCHOOL												P	P	P	P	P	P	P	P	P	P	P											
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P	P	P								P	C	C												

PERMITTED USES F. COMMUNITY FACILITIES																							
1. CEMETERY	C	C	C	C	C	C	C	C	C														
2. CHURCH, SYNAGOGUE/ OTHER PLACES OF WORSHIP	P	P	P	P	P	P	P	P	P	P	C	C	C	C	P	P	P	C	C	C	C	V	4 5 - 5 2 0
2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C						C											V	4 5 - 5 2 7
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL...)	C	C	C	C	P	P	P	P	P	P	P	P			P	P	P	C	C	C	C	V	4 5 - 5 2 0
4. CORRECTION FACILITIES												P					P						
5. FIRE STATION	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	V	4 5 - 5 2 0
6. FUNERAL HOME															P	P	P			C			
7. LIBRARY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					V	4 5

																				-	5	2	0				
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C	C				P	P	P				V	4	5	-	5	2	0	
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P				P	P	P				V	4	5	-	5	2	0	
10. POLICE STATION					P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	V	4	5	-	5	2	0
11. POST OFFICE/PARCEL PICK UP STATION									P	P	P	P	P	P	P	P	P	P	P								
12. PUBLIC/PRIVATE GOLF COURSE	C	C	C	C	P	P	P	P	P	P				P	P	P				V	4	5	-	5	2	0	
13. PUBLIC/SEMI-	C	C	C	C	C	C	C	C		P	C	C		P	P	P	P			V	4	5					

PUBLIC MUSEUM OR ART GALLERY																					- 5 2 0
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			V 4 5 - 5 2 0
PERMITTED USES G. BUSINESS SERVICES																					
1. ADMIN. SUPPORT OFFICES INFORMATION AL OFFICES									C		P	P	P	P	P	P	P	P	P	P	
2. BANK, LOAN OFFICE OR CREDIT UNION									P		C	P	C	P	P	P	P	P	P	C	C
3. BUSINESS ADMIN. OFFICES									C		P	P	P	P	P	P	P	P	P	P	
4. PARCEL DISTRIBUTION CENTER												C		C	C	P		P	P	P	
5. PROFESSIONAL OFFICE									P		P	P	P	P	P	P	P	P	P	C	
6. OFFICE AND TWO-FAMILY RESIDENTIAL USE WITHIN												P									

ONE BUILDING																	
PERMITTED USES H. PERSONAL SERVICES																	
1. ARTIST OR PHOTOGRAPHY STUDIO							P	P			P	P	P	P	P		
2. BARBER/BEAUTY SHOP							P		P		P	P	P	P			
3. CARPET/UPHOLSTERY CLEANING												P	P	C	P	P	C
4. COIN-OPERATED COMMERCIAL LAUNDRY							P				P	P	P				
4.1. DAY SERVICES CENTER									C		C	C	C	C			
5. DIAPER SERVICE/LINEN SUPPLY												P	P	C	P	P	P
6. DRY CLEANING PICKUP							P				P	P	P	P	P		
7. DRY CLEANING PLANT											P	P	P	C	P	P	P
8. RECORDING STUDIO							P	C			P	P	P	P	P	P	

9. SHOE REPAIR												P														P	P	P	P													
10. TAILOR SHOP													P													P	P	P	P													
11. TRAVEL AGENCY														P	P												P	P	P	P												
12. TATTOO ESTABLISHMENT																													C													
PERMITTED USES I. RECREATIONAL USES																																										
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	C	C	C	C														P			P	C											
7. GOLF DRIVING RANGE																														P								C	C			

																				2		
2. APPLIANCE SALES								P				P	P	P					V			4 5 - 5 2 2
3. APPLIANCES SERVICES								P				P	P	P					V			4 5 - 5 2 2
4. BAKERY (RETAIL)								P				P	P	P	P	P						
5. BICYCLE SALES & SERVICE								P				P	P	P					V			4 5 - 5 2 2
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					V			4 5 - 5 2

																					5 2 2
19. GARDEN SUPPLY STORE								P												V	4 5 - 5 2 2
20. GOLF PRO SHOP/CLUBHO USE								P	C												
21. GROCERY STORE								P												V	4 5 - 5 2 2
22. HARDWARE STORE								P												V	4 5 - 5 2 2
23. HOME ACCESSORY STORE								P												V	4 5 - 5 2 2
24. ICE CREAM/CANDY STORE								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		V	4 5 - 5 2 2
29. LIQUOR STORE								P							P	P	P	P					
30. MALL/MALL BUILDING (ENCLOSED)								P							P	P	P						
31. MEDICAL SUPPLY SALES															P	P	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 ESTABLISHMEN T 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 WITH OUTSIDE CAGES AND RUNS																		C	C	C					
38. PRINTING ENGRAVING, BLUEPRINTING & COPYING									C									C	P	P	P	P	P		
39. RESTAURANT/C AFETERIA/DELI CATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY									P	C	P							P	P	P	P	P	C	C	

SHOP/CLUBHOUSE																				
45. TOY OR HOBBY STORE							P													
46. USED MERCHANDISE SALES																				V
47. VARIETY STORE							P													
48. VIDEO RENTAL							P													
49. WEARING APPAREL/SHOE STORE							P													
51. BANQUET/FUNCTION HALL																				
52. ANIMAL SHELTER																				P
53. MICRO-DISTILLERY AND/OR MICRO-WINERY							P													
53. MICRO/CRAFT BREWERY							P													

PERMITTED USES K. AUTO & MARINE SERVICES

1. AUTO PARTS STORE (NO SERVICE)											P												P	P	P													
2. AUTOMOBILE FUEL & KEROSENE SALES (SUPPLEMENT AL)																								C	C	C												
3. AUTOMOBILE GASOLINE SUPPLY STATION																									C	C	C											
3.1. AUTOMOBILE GASOLINE SUPPLY STATION - UNMANNED																													C	C								
4. AUTOMOBILE BODY & PAINT SHOP																															C							
5. SMALL MOTOR VEHICLE REPAIR AND SERVICE FACILITY																															C	C						
6.																													C	C	P				P	C	V	4

AUTOMOBILE SALES/NEW CAR DEALERSHIP																				5 - 5 2 2
7. AUTOMOBILE SALES, USED CAR DEALERSHIP																			V	4 5 - 5 2 2
8. CAR WASH																				
9. AUTOMOBILE UPHOLSTERY																				
10. AUTOMOBILE, LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL																				4 5 - 5 2 2
11. BOAT & YACHT SALES																			V	4 5 - 5 2 2
12. BOAT BASIN	C	C	C	C	C	C	C	C	P	P	P								P	P
13. LARGE MOTOR VEHICLE SALES,																				

STORAGE WAREHOUSE																		
5. FOOD PREPARATION, STORAGE & DISTRIBUTION										C	P		P	P	P			
6. HEATING OIL STORAGE & DISTRIBUTION											P			C	C			
7. MINI-STORAGE WAREHOUSE										C	P		C	P				
7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE										C	C	P	C	P				
8. MOVING & STORAGE											P		C	P				
9. PLUMBING SUPPLIES WHOLESALE & DISTRIBUTION										C	P		C	P	P			
10. PROPANE STORAGE & DISTRIBUTION													C					
11. SEAFOOD WHOLESALE DISTRIBUTION & RECEIVING										C	P		P	P	P			

PERMITTED USES N. OFFICE/RESEARCH DEVELOP.																									
1. COMPUTER CENTERS												P	P					P	P	P	P				
2. LASER, MATERIAL SCIENCE, ELECTRONICS PROD. FIRMS												P	P					P	P	P	P				
3. LIBRARIES, AUDITORIUMS, LECTURE & CONFERENCE CNTR.												P	P					P	P	P	P				
4. NONPROFIT PROFESSIONAL OR TECH. EDUCATIONAL INSTITUTE												P	P					P	P	P	P				
5. PILOT PLANTS FOR PRODUCTION OF PROTOTYPES													P					P	C	P	P				
6. RESEARCH LABORATORIES , OFFICES AND FACILITIES												P	P					P	P	P	P				
PERMITTED USES O. OPEN INDUSTRIAL																									
1. BRICK MFG./BRICKYARD LUMBER MILL																								C	C

2. CONCRETE, BITUMINOUS MFG. & ASPHALT PLANT																					C	P			
3. HEAVY EQUIPMENT STORAGE																						C	P		
4. OUTSIDE COAL STORAGE																								C	
5. OUTSIDE COMPOST FACILITY																								C	
6. OUTSIDE STORAGE AS MAIN USE																								P	
7. SAND & GRAVEL PROCESSING OR STORAGE																								C	P
8. SMALL REPAIR, SMALL CONSTRUCTIO N SHOP & SMALL CONTRACTORS OFFICE												C	P	P		P	P	P							
9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS																									P

PERMITTED USES P. LIMITED INDUSTRIAL																																				
1. BOTTLING PLANT														P		P	P	P																		
2. BUYBACK COLLECTION CENTER/GLASS, PAPER & ALUMINUM														P	C			C	C																	
3. INDOOR MANUFACTURING AND ASSEMBLY														P				P	C	P	P	P														
4. INDOOR COMPOST FACILITY																								C												
5. MACHINE SHOP																									P	P	P	P								
6. BREWERY SHOP																														P						
PERMITTED USES Q. HEAVY INDUSTRIAL																																				
1. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY																															P	P	P			
2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING																																			P	

3. CHEMICAL MANUFACTURING																				C			
4. DISTILLERY																					C		
5. GLUE, FERTILIZER MANUFACTURING																					C		
6. INDOOR RECYCLING CENTER																				C	P		
7. IRON, STEEL, COPPER, ALUMINUM, & OTHER METALWORK PLANT																					C		
8. PAPER PLANT																					C		
9. REFINERY																					C		
10. SEAFOOD PACKING & PROCESSING																					P		
11. SHIPBUILDING, SHIPYARD MANUFACTURE OR REPAIR																					P		
12. SLAUGHTERHOUSE, USE,																					C		

RENDERING PLANT ABATTOIR																					
13. TANNING OR CURING OF HIDES																					C
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																					
** SIZE LIMITED TO 20,000 SQUARE FEET IN FLOOR AREA, UNLESS USE IS CONTAINED IN A MULTI-TENANT STRUCTURE.																					

(Ord. No. 5028-97, § 1; Ord. No. 5094-98, § 1; Ord. No. 5200-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5203-98, § 1; Ord. No. 5210-98, § 1; Ord. No. 5264-99, § 1; Ord. No. 5265-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5274-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5395-00, §§ 1—5; Ord. No. 5407-00, § 1; Ord. No. 5422-00, § 1; Ord. No. 5529-00, § 1; Ord. No. 5530-00, § 1; Ord. No. 5550-00, § 1; Ord. No. 5551-00, § 1; Ord. No. 5561-01, § 1; Ord. No. 5711-01, § 1; Ord. No. 5741-02, § 1; Ord. No. 5780-02, § 1; Ord. No. 5781-02, § 1; Ord. No. 5956-03, § 1; Ord. No. 5957-03, § 1; Ord. No. 5958-03, § 1; Ord. No. 5985-03, § 1; Ord. No. 5966-03, § 1; Ord. No. 6174-05, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6193-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6197-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 1; Ord. No. 6334-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6336-07, § 1; Ord. No. 6352-07, § 1; Ord. No. 6537-08, § 1; Ord. No. 6538-08, § 1; Ord. No. 6539-08, § 1; Ord. No. 6540-08, § 1; Ord. No. 6578-09, § 1; Ord. No. 6770-11, § 1; Ord. No. 6782-11, § 1; Ord. No. 6794-11, § 1; Ord. No. 6802-11, § 1; Ord. No. 6889-12, § 1; Ord. No. 6892-12, § 1; Ord. No. 6995-13, § 1; Ord. No. 7001-13, § 1; Ord. No. 7066-14, § 1; Ord. No. 7103-14, § 1; Ord. No. 7181-15, § 1; Ord. No. 7246-16, § II; Ord. No. 7248-16, § 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 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