

**For Sale**  
**537 Wythe Creek Road**  
**Poquoson, Virginia**



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Ron A. Campana, Jr.**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

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*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**  
**537 Wythe Creek Road**  
**Poquoson, Virginia**

- Location:** 537 Wythe Creek Road  
Poquoson, Virginia
- Description:** Centrally located in Poquoson, Virginia. This highly visible retail land development opportunity offers a great location and high traffic count visibility along State Road 172. This is the gateway property to the Village Park development.
- Acreage:** Approximately 1.16 Acres
- Sale Price:** **\$265,000.00** (\$228,448.28/acre)
- Zoning:** **B-1 Business District** (Multiple allowable uses by right are attached in the marketing package.)
- Surrounding Info:** Newport News-Williamsburg International Airport / 8.7 miles  
Norfolk International Airport/ 24.7 miles

**Additional Information:**

- Plat
- Aerials
- Location Maps
- Zoning Matrix
- Demographics

**For additional information please contact:**

**Ron A. Campana, Jr.**  
**Campana Waltz Commercial Real Estate, LLC**  
11832 Fishing Point Drive, Suite 400  
Newport News, Virginia 23606  
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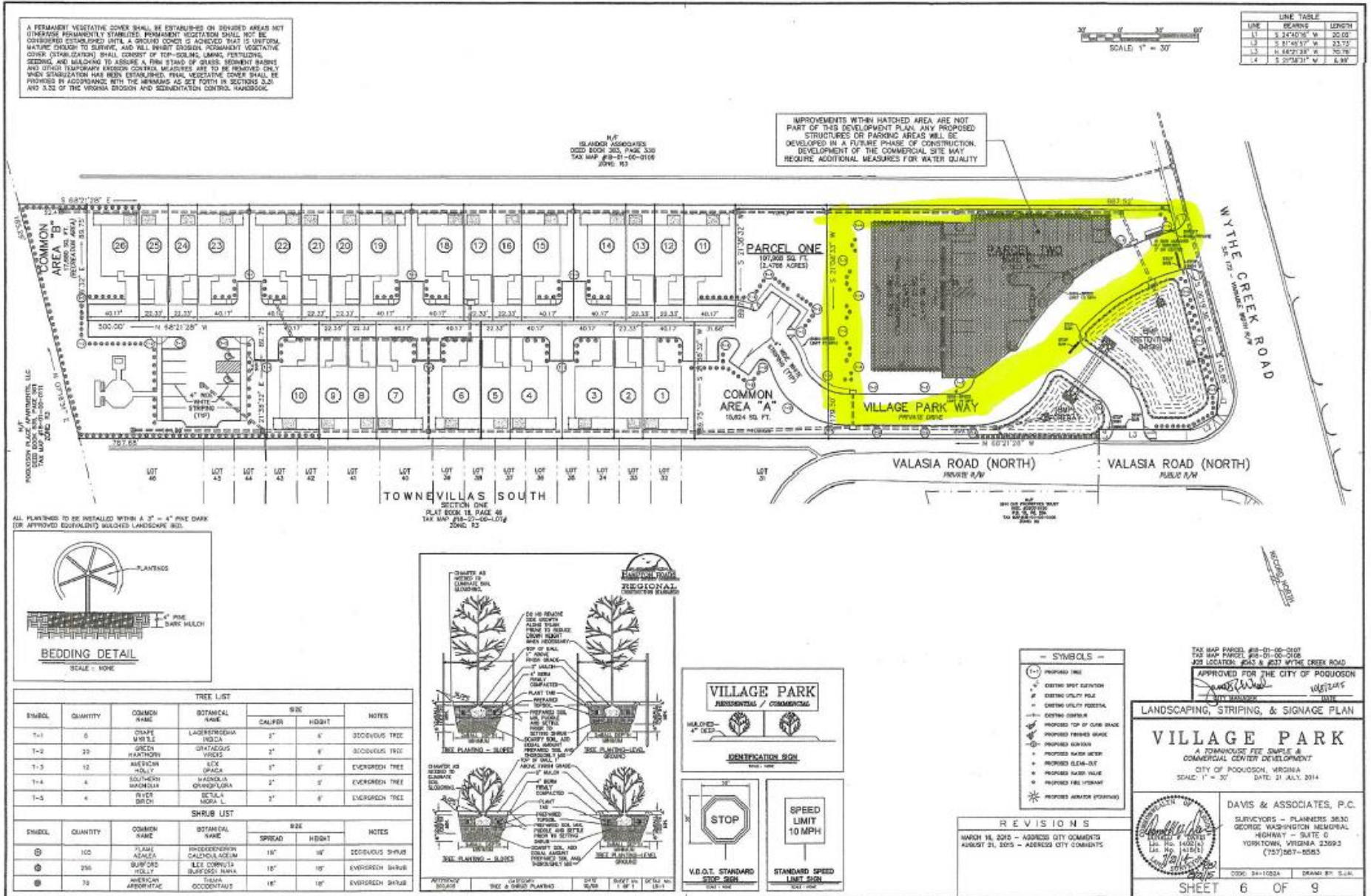
# 537 Wythe Creek Road Poquoson, Virginia



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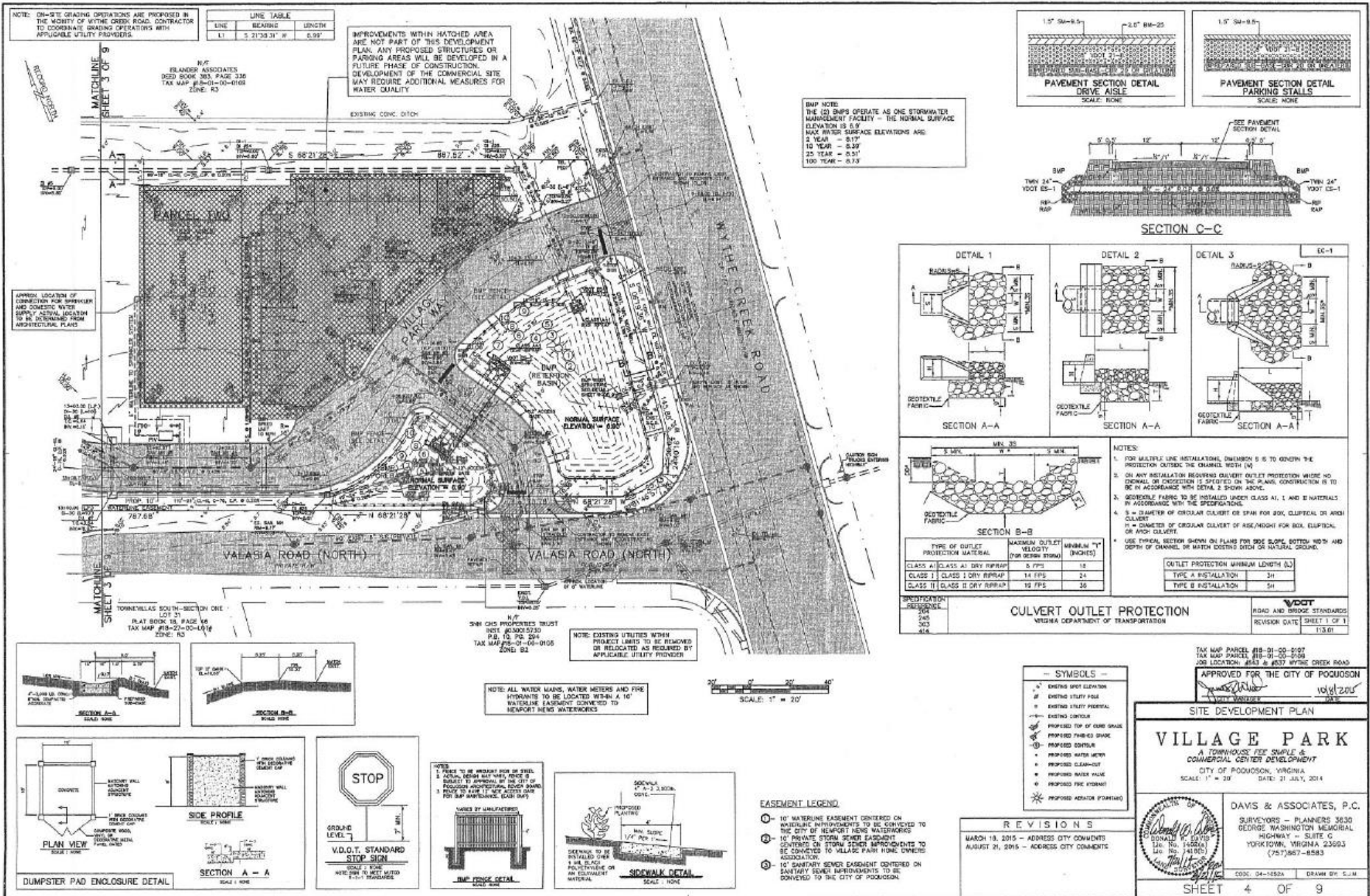
**Campana  
Waltz**  
Commercial Real Estate, LLC

# 537 Wythe Creek Road, Poquoson, Virginia



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# 537 Wythe Creek Road, Poquoson, Virginia



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# 537 Wythe Creek Road, Poquoson, Virginia



The property is outlined in blue and highlighted in yellow.  
For illustration purposes only.

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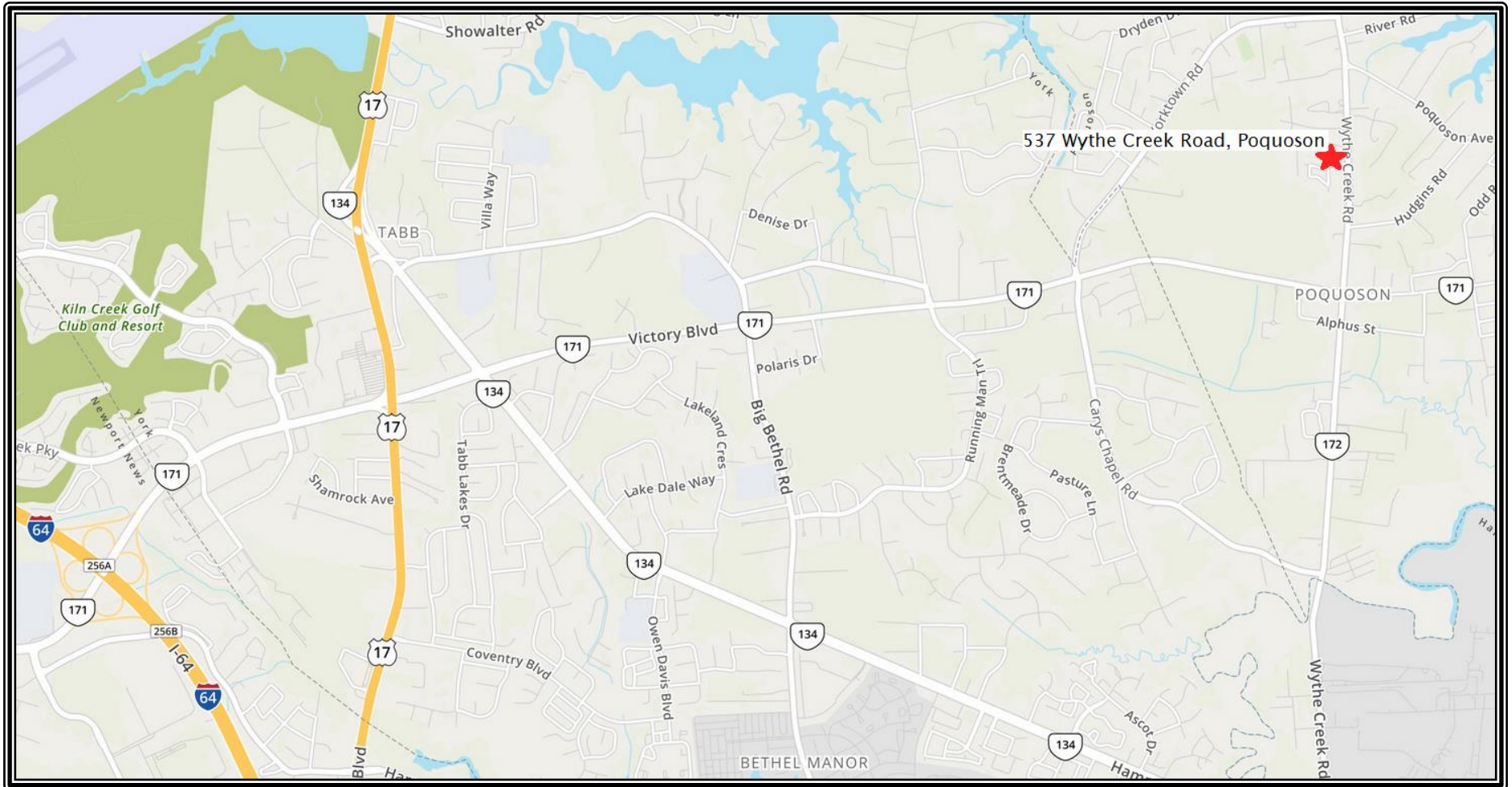


## 537 Wythe Creek Road, Poquoson, Virginia



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# 537 Wythe Creek Road, Poquoson, Virginia



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## ARTICLE IX. - B-1 DISTRICT REGULATIONS

### Section 9-1. - Application and purpose of article; composition of district.

- (a) The provisions of this article shall apply in the business district B-1 and, as used in this article, the words "this district" shall mean the business district B-1.
- (b) This district is composed of offices and certain businesses. The regulations for this district are designed to promote office structures that are normally used during daylight hours and that will not attract concentrations of traffic and crowds of customers.

### Section 9-2. - Permitted uses.

In this district, any building to be erected or land to be used shall be restricted to one of the following uses:

- (1) Professional offices for professional and personal services, such as physicians, engineers, lawyers, opticians, surveyors, banks and similar professions.
- (2) Public and semipublic uses, such as courthouses, churches and government office buildings.
- (3) Parking lots to be used only in connection with any permitted uses for off-street parking.
- (4) Public utilities, poles, lines (not to exceed 40 feet), distribution transformers, exchanges, pipes, meters and other facilities for the provision and maintenance of public utilities, including water and sewerage facilities.

### Section 9-3. - Sign regulation.

Signs shall meet the applicable regulations of the sign ordinance.

### Section 9-4. - Area and frontage regulations.

There are no area and frontage regulations in this district, except for off-street parking which shall be in accordance with the provisions contained in this ordinance.

### Section 9-5. - Setback requirements.

- (a) Setbacks in this district shall be located 35 feet or more from any street right-of-way. This shall be known as the setback line. No structure shall be located closer to the street than the setback line, except that signs which meet the requirements of the sign ordinance [appendix D] may be located in the front yard.
- (b) In the case of corner lots, the side yard shall have a setback of 20 feet or more for all buildings.

(Ord. No. 549, § 5, 7-24-1984; Ord. No. 710, § 1, 2-8-1988)

### Section 9-6. - Height regulations.

In this district, buildings may be erected up to 35 feet in height from grade.

### Section 9-7. - Yards and buffer zone.

- (a) In this district, there shall be a side yard, not less than 15 feet in width, on the side of a lot adjoining a residential district, and a rear yard, not less than 30 feet in depth, on the rear side of a lot adjoining a residential district.
- (b) Sufficient area shall be provided to adequately screen permitted uses in this district from residential districts and for off-street parking incidental to the industry and its employees and clients.

- (c) Any such buffer zone required shall be of such width and length as may be necessary to adequately screen the property involved and be planted with suitable shrubbery, evergreens or trees having a height of not less than six feet at the time of the planting thereof. The expense for any such buffer zone shall be paid by the landowner of the property upon which the buffer zone is located. Upon failure of the landowner to establish and maintain such a buffer zone by and from the time of the completion of any construction for which a permit is issued as to such property, the city may install and maintain such buffer zone and the expenses incurred by the city in so doing shall be chargeable to and paid by the owner of the property and the expenses so incurred shall constitute and be a lien upon the property to be collected by the city as taxes and levies are collected.
- (d) A required buffet zone shall utilize one of the below options and will be considered by the planning commission and city council during site plan or subdivision review: [\[4\]](#)
- (1) Suitable shrubbery, evergreens or trees.
  - (2) Wood, chainlink fence, cement block, brick or other materials for a fence or wall.
  - (3) Any combination of natural and manmade materials.

Footnotes:

--- (4) ---

**Cross reference**— Subdivision ordinance, app. B; site plan ordinance, app. C.

Section 9-8. - Visual obstructions at intersections.

For purposes of safety of travel, there shall be no structures, fences, shrubbery or other obstructions to vision more than 3½ feet above the curb level within the area enclosed by the property line of corner lots and a line joining points at a distance of ten feet from their intersections.

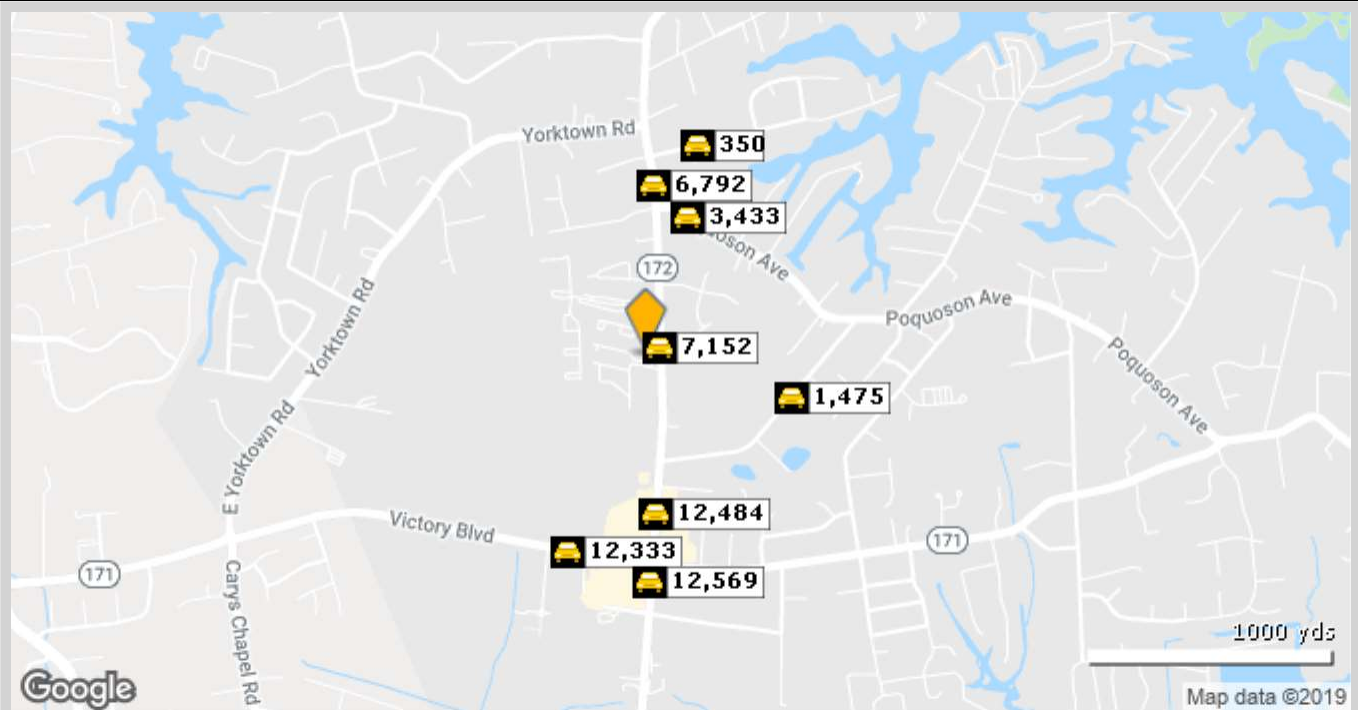
Section 9-9. - Construction of permanent buildings; removal of other buildings.

All permanent buildings in this district must be constructed on the building site using materials of a permanent nature. All other buildings not pertaining to the nature of the intended business use must be removed. Trailers shall not be considered as permanent buildings for business use.

# Traffic Count Report

537 Wythe Creek Rd, Poquoson, VA 23662

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Wythe Creek Rd	Valasia Rd	0.06 S	2018	7,152	MPSI	.05
2	Poquoson Ave	White House Cir	0.13 SE	2018	2,600	MPSI	.35
3	Poquoson Ave	Kelsor Dr	0.08 W	2012	3,433	MPSI	.35
4	Hudgins Rd	Old Pond Rd	0.13 SW	2018	1,132	MPSI	.36
5	Hudgins Rd	Old Pond Rd	0.00 SE	2012	1,475	MPSI	.36
6	Wythe Creek Rd	Hudgins Rd	0.12 N	2018	12,484	MPSI	.37
7	Yorktown Rd	Garden Atrium Way	0.02 S	2018	6,792	MPSI	.41
8	Victory Blvd	Beta St	0.04 E	2018	12,333	MPSI	.50
9	River Rd	Rivergate Dr	0.14 E	2018	350	MPSI	.51
10	Wythe Creek Rd	Alphus St	0.06 S	2018	12,569	MPSI	.53

# Demographic Trend Report

1 Mile Radius

537 Wythe Creek Rd, Poquoson, VA 23662

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Description	2010	2019	2024
<b>Population</b>	<b>5,096</b>	<b>5,032</b>	<b>5,108</b>
Age 0 - 4	219 4.30%	241 4.79%	247 4.84%
Age 5 - 9	317 6.22%	289 5.74%	261 5.11%
Age 10 - 14	400 7.85%	360 7.15%	306 5.99%
Age 15 - 19	415 8.14%	328 6.52%	335 6.56%
Age 20 - 24	244 4.79%	269 5.35%	320 6.26%
Age 25 - 29	200 3.92%	251 4.99%	285 5.58%
Age 30 - 34	223 4.38%	287 5.70%	275 5.38%
Age 35 - 39	275 5.40%	330 6.56%	297 5.81%
Age 40 - 44	350 6.87%	284 5.64%	306 5.99%
Age 45 - 49	481 9.44%	314 6.24%	308 6.03%
Age 50 - 54	417 8.18%	359 7.13%	324 6.34%
Age 55 - 59	346 6.79%	379 7.53%	350 6.85%
Age 60 - 64	354 6.95%	330 6.56%	348 6.81%
Age 65 - 69	274 5.38%	273 5.43%	311 6.09%
Age 70 - 74	220 4.32%	283 5.62%	275 5.38%
Age 75 - 79	156 3.06%	199 3.95%	227 4.44%
Age 80 - 84	96 1.88%	146 2.90%	167 3.27%
Age 85+	107 2.10%	109 2.17%	166 3.25%
<b>Age 15+</b>	<b>4,158 81.59%</b>	<b>4,141 82.29%</b>	<b>4,294 84.06%</b>
<b>Age 20+</b>	<b>3,743 73.45%</b>	<b>3,813 75.78%</b>	<b>3,959 77.51%</b>
<b>Age 65+</b>	<b>853 16.74%</b>	<b>1,010 20.07%</b>	<b>1,146 22.44%</b>
<b>Median Age</b>	<b>44</b>	<b>43</b>	<b>44</b>
<b>Average Age</b>	<b>40.60</b>	<b>41.70</b>	<b>42.80</b>
<b>Population By Race</b>	<b>5,096</b>	<b>5,032</b>	<b>5,108</b>
White	4,808 94.35%	4,645 92.31%	4,675 91.52%
Black	60 1.18%	91 1.81%	95 1.86%
Am. Indian & Alaskan	16 0.31%	21 0.42%	22 0.43%
Asian	138 2.71%	152 3.02%	160 3.13%
Hawaiian & Pacific Islander	1 0.02%	3 0.06%	3 0.06%
Other	72 1.41%	120 2.38%	153 3.00%

# Demographic Trend Report

1 Mile Radius

537 Wythe Creek Rd, Poquoson, VA 23662

Description	2010		2019		2024	
<b>Population by Race (Hispanic)</b>	<b>99</b>		<b>163</b>		<b>192</b>	
White	91	91.92%	142	87.12%	171	89.06%
Black	1	1.01%	5	3.07%	4	2.08%
Am. Indian & Alaskan	3	3.03%	6	3.68%	8	4.17%
Asian	1	1.01%	1	0.61%	1	0.52%
Hawaiian & Pacific Islander	0	0.00%	1	0.61%	0	0.00%
Other	3	3.03%	8	4.91%	8	4.17%
<b>Household by Household Income</b>	<b>1,943</b>		<b>1,913</b>		<b>1,942</b>	
<\$25,000	276	14.20%	178	9.30%	172	8.86%
\$25,000 - \$50,000	351	18.06%	275	14.38%	280	14.42%
\$50,000 - \$75,000	313	16.11%	370	19.34%	382	19.67%
\$75,000 - \$100,000	256	13.18%	233	12.18%	231	11.89%
\$100,000 - \$125,000	246	12.66%	272	14.22%	277	14.26%
\$125,000 - \$150,000	181	9.32%	193	10.09%	195	10.04%
\$150,000 - \$200,000	173	8.90%	183	9.57%	186	9.58%
\$200,000+	147	7.57%	209	10.93%	219	11.28%
<b>Average Household Income</b>	<b>\$96,488</b>		<b>\$109,535</b>		<b>\$110,471</b>	
<b>Median Household Income</b>	<b>\$78,076</b>		<b>\$89,323</b>		<b>\$89,826</b>	

# Demographic Summary Report

537 Wythe Creek Rd, Poquoson, VA 23662

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	5,108	31,900	76,177
2019 Estimate	5,032	31,723	76,315
2010 Census	5,096	31,260	75,851
Growth 2019 - 2024	1.51%	0.56%	-0.18%
Growth 2010 - 2019	-1.26%	1.48%	0.61%
<b>2019 Population by Hispanic Origin</b>	163	1,786	4,744
<b>2019 Population</b>	5,032	31,723	76,315
White	4,645 92.31%	25,184 79.39%	54,472 71.38%
Black	91 1.81%	3,523 11.11%	13,975 18.31%
Am. Indian & Alaskan	21 0.42%	152 0.48%	369 0.48%
Asian	152 3.02%	1,574 4.96%	4,198 5.50%
Hawaiian & Pacific Island	3 0.06%	56 0.18%	172 0.23%
Other	120 2.38%	1,234 3.89%	3,129 4.10%
U.S. Armed Forces	77	1,371	3,882
<b>Households</b>			
2024 Projection	1,944	11,629	28,489
2019 Estimate	1,915	11,564	28,569
2010 Census	1,943	11,410	28,548
Growth 2019 - 2024	1.51%	0.56%	-0.28%
Growth 2010 - 2019	-1.44%	1.35%	0.07%
Owner Occupied	1,468 76.66%	8,015 69.31%	19,224 67.29%
Renter Occupied	447 23.34%	3,550 30.70%	9,345 32.71%
<b>2019 Households by HH Income</b>			
Income: <\$25,000	178 9.30%	781 6.75%	2,925 10.24%
Income: \$25,000 - \$50,000	275 14.38%	1,996 17.26%	4,732 16.56%
Income: \$50,000 - \$75,000	370 19.34%	2,186 18.90%	5,687 19.91%
Income: \$75,000 - \$100,000	233 12.18%	1,609 13.91%	4,646 16.26%
Income: \$100,000 - \$125,000	272 14.22%	1,246 10.77%	2,939 10.29%
Income: \$125,000 - \$150,000	193 10.09%	1,022 8.84%	2,235 7.82%
Income: \$150,000 - \$200,000	183 9.57%	1,541 13.33%	3,146 11.01%
Income: \$200,000+	209 10.93%	1,183 10.23%	2,258 7.90%
<b>2019 Avg Household Income</b>	\$109,535	\$110,731	\$100,472
<b>2019 Med Household Income</b>	\$89,323	\$87,725	\$80,058

# Demographic Market Comparison Report

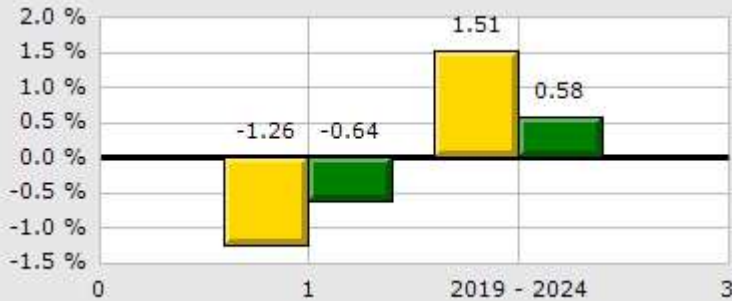
1 mile radius

537 Wythe Creek Rd, Poquoson, VA 23662

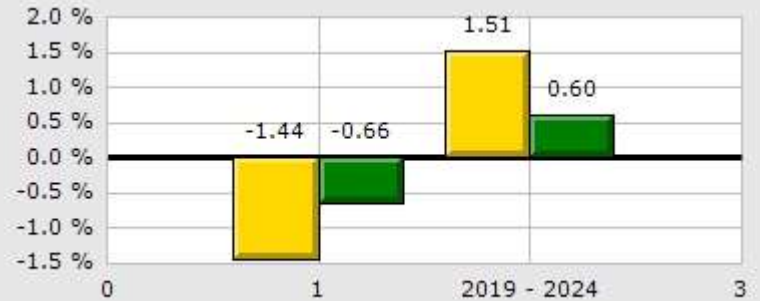
Type: **Land**  
 County: **Poquoson City**

■ 1 Mile  
■ County

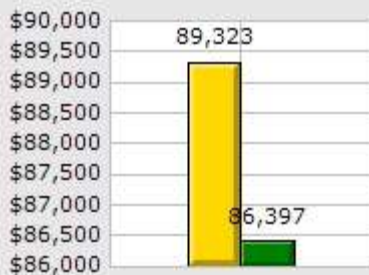
**Population Growth**



**Household Growth**



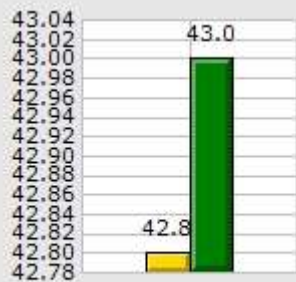
**2019 Med Household Inc**



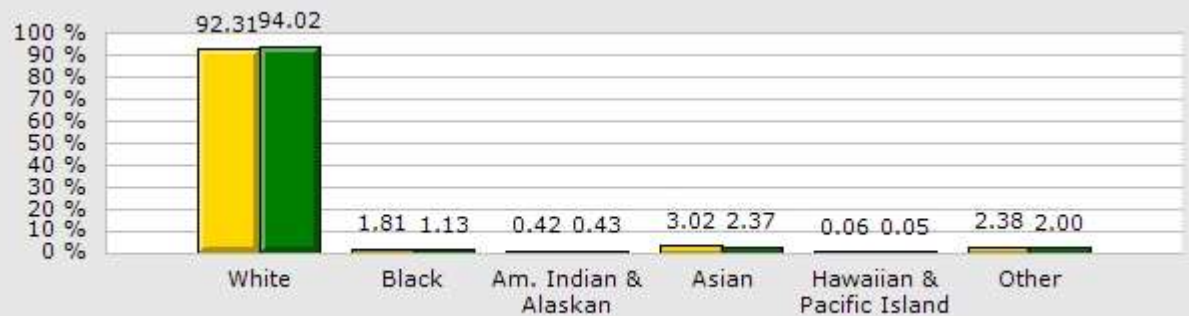
**2019 Households by Household Income**



**2019 Median Age**



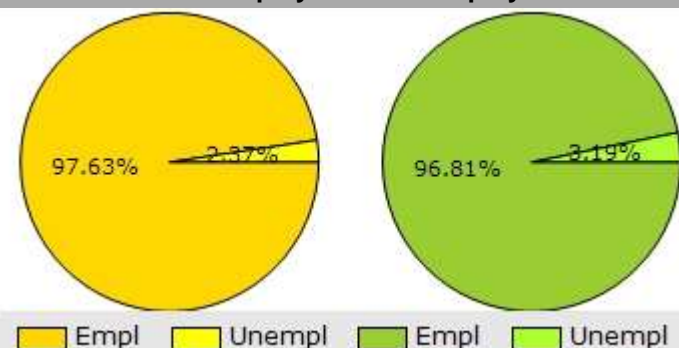
**2019 Population by Race**



**2019 Renter vs. Owner**



**2019 Employed vs. Unemployed**



# Demographic Market Comparison Report

1 mile radius

537 Wythe Creek Rd, Poquoson, VA 23662

Type: **Land**  
 County: **Poquoson City**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2019	-1.26%		-0.64%	
Growth 2019 - 2024	1.51%		0.58%	
Empl	2,427	97.63%	6,167	96.81%
Unempl	59	2.37%	203	3.19%
<b>2019 Population by Race</b>				
	<b>5,032</b>		<b>12,072</b>	
White	4,645	92.31%	11,350	94.02%
Black	91	1.81%	137	1.13%
Am. Indian & Alaskan	21	0.42%	52	0.43%
Asian	152	3.02%	286	2.37%
Hawaiian & Pacific Island	3	0.06%	6	0.05%
Other	120	2.38%	241	2.00%
<b>Household Growth</b>				
Growth 2010 - 2019	-1.44%		-0.66%	
Growth 2019 - 2024	1.51%		0.60%	
Renter Occupied	447	23.34%	888	19.76%
Owner Occupied	1,468	76.66%	3,607	80.24%
<b>2019 Households by Household Income</b>				
	<b>1,913</b>		<b>4,495</b>	
Income <\$25K	178	9.30%	513	11.41%
Income \$25K - \$50K	275	14.38%	722	16.06%
Income \$50K - \$75K	370	19.34%	692	15.39%
Income \$75K - \$100K	233	12.18%	703	15.64%
Income \$100K - \$125K	272	14.22%	619	13.77%
Income \$125K - \$150K	193	10.09%	314	6.99%
Income \$150K - \$200K	183	9.57%	490	10.90%
Income \$200K+	209	10.93%	442	9.83%
2019 Med Household Inc	\$89,323		\$86,397	
2019 Median Age	42.80		43.00	



# Demographic Detail Report

537 Wythe Creek Rd, Poquoson, VA 23662

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2024 Projection	5,108		31,900		76,177	
2019 Estimate	5,032		31,723		76,315	
2010 Census	5,096		31,260		75,851	
Growth 2019 - 2024	1.51%		0.56%		-0.18%	
Growth 2010 - 2019	-1.26%		1.48%		0.61%	
<b>2019 Population by Age</b>						
	<b>5,032</b>		<b>31,723</b>		<b>76,315</b>	
Age 0 - 4	241	4.79%	1,827	5.76%	4,464	5.85%
Age 5 - 9	289	5.74%	2,147	6.77%	4,929	6.46%
Age 10 - 14	360	7.15%	2,394	7.55%	5,290	6.93%
Age 15 - 19	328	6.52%	2,257	7.11%	5,249	6.88%
Age 20 - 24	269	5.35%	2,017	6.36%	5,225	6.85%
Age 25 - 29	251	4.99%	1,921	6.06%	5,107	6.69%
Age 30 - 34	287	5.70%	2,027	6.39%	5,001	6.55%
Age 35 - 39	330	6.56%	2,228	7.02%	5,278	6.92%
Age 40 - 44	284	5.64%	1,864	5.88%	4,515	5.92%
Age 45 - 49	314	6.24%	1,945	6.13%	4,652	6.10%
Age 50 - 54	359	7.13%	2,166	6.83%	5,083	6.66%
Age 55 - 59	379	7.53%	2,338	7.37%	5,531	7.25%
Age 60 - 64	330	6.56%	1,928	6.08%	4,607	6.04%
Age 65 - 69	273	5.43%	1,471	4.64%	3,546	4.65%
Age 70 - 74	283	5.62%	1,318	4.15%	3,105	4.07%
Age 75 - 79	199	3.95%	885	2.79%	2,150	2.82%
Age 80 - 84	146	2.90%	574	1.81%	1,387	1.82%
Age 85+	109	2.17%	415	1.31%	1,197	1.57%
Age 65+	1,010	20.07%	4,663	14.70%	11,385	14.92%
<b>Median Age</b>	<b>42.80</b>		<b>37.90</b>		<b>37.70</b>	
<b>Average Age</b>	<b>41.70</b>		<b>38.20</b>		<b>38.40</b>	

## Demographic Detail Report

537 Wythe Creek Rd, Poquoson, VA 23662

Radius	1 Mile	3 Mile	5 Mile
<b>2019 Population By Race</b>	<b>5,032</b>	<b>31,723</b>	<b>76,315</b>
White	4,645 92.31%	25,184 79.39%	54,472 71.38%
Black	91 1.81%	3,523 11.11%	13,975 18.31%
Am. Indian & Alaskan	21 0.42%	152 0.48%	369 0.48%
Asian	152 3.02%	1,574 4.96%	4,198 5.50%
Hawaiian & Pacific Island	3 0.06%	56 0.18%	172 0.23%
Other	120 2.38%	1,234 3.89%	3,129 4.10%
<b>Population by Hispanic Origin</b>	<b>5,032</b>	<b>31,723</b>	<b>76,315</b>
Non-Hispanic Origin	4,869 96.76%	29,937 94.37%	71,571 93.78%
Hispanic Origin	163 3.24%	1,786 5.63%	4,744 6.22%
<b>2019 Median Age, Male</b>	<b>40.40</b>	<b>36.70</b>	<b>36.20</b>
<b>2019 Average Age, Male</b>	<b>40.30</b>	<b>37.40</b>	<b>37.20</b>
<b>2019 Median Age, Female</b>	<b>45.10</b>	<b>39.00</b>	<b>39.30</b>
<b>2019 Average Age, Female</b>	<b>43.00</b>	<b>39.00</b>	<b>39.40</b>
<b>2019 Population by Occupation Classification</b>	<b>4,078</b>	<b>24,903</b>	<b>60,578</b>
Civilian Employed	2,427 59.51%	15,182 60.96%	36,068 59.54%
Civilian Unemployed	59 1.45%	399 1.60%	1,117 1.84%
Civilian Non-Labor Force	1,516 37.18%	8,011 32.17%	19,580 32.32%
Armed Forces	76 1.86%	1,311 5.26%	3,813 6.29%
<b>Households by Marital Status</b>			
Married	1,236	7,545	16,856
Married No Children	749	3,951	9,159
Married w/Children	487	3,594	7,697
<b>2019 Population by Education</b>	<b>3,702</b>	<b>22,192</b>	<b>54,060</b>
Some High School, No Diploma	215 5.81%	988 4.45%	2,671 4.94%
High School Grad (Incl Equivalency)	953 25.74%	4,542 20.47%	10,935 20.23%
Some College, No Degree	1,128 30.47%	7,084 31.92%	18,026 33.34%
Associate Degree	158 4.27%	1,112 5.01%	2,901 5.37%
Bachelor Degree	785 21.20%	4,754 21.42%	11,047 20.43%
Advanced Degree	463 12.51%	3,712 16.73%	8,480 15.69%

## Demographic Detail Report

537 Wythe Creek Rd, Poquoson, VA 23662

Radius	1 Mile		3 Mile		5 Mile	
<b>2019 Population by Occupation</b>	<b>4,533</b>		<b>28,403</b>		<b>67,566</b>	
Real Estate & Finance	100	2.21%	744	2.62%	1,685	2.49%
Professional & Management	1,618	35.69%	9,798	34.50%	22,077	32.67%
Public Administration	243	5.36%	2,337	8.23%	5,156	7.63%
Education & Health	489	10.79%	3,176	11.18%	7,606	11.26%
Services	277	6.11%	2,084	7.34%	4,998	7.40%
Information	54	1.19%	152	0.54%	448	0.66%
Sales	660	14.56%	3,122	10.99%	7,967	11.79%
Transportation	0	0.00%	48	0.17%	128	0.19%
Retail	258	5.69%	1,432	5.04%	3,721	5.51%
Wholesale	127	2.80%	380	1.34%	892	1.32%
Manufacturing	233	5.14%	1,674	5.89%	4,093	6.06%
Production	144	3.18%	1,222	4.30%	2,826	4.18%
Construction	109	2.40%	1,064	3.75%	2,950	4.37%
Utilities	97	2.14%	445	1.57%	1,041	1.54%
Agriculture & Mining	0	0.00%	67	0.24%	126	0.19%
Farming, Fishing, Forestry	0	0.00%	39	0.14%	68	0.10%
Other Services	124	2.74%	619	2.18%	1,784	2.64%
<b>2019 Worker Travel Time to Job</b>	<b>2,353</b>		<b>15,836</b>		<b>38,518</b>	
<30 Minutes	1,762	74.88%	12,557	79.29%	29,767	77.28%
30-60 Minutes	446	18.95%	2,693	17.01%	7,312	18.98%
60+ Minutes	145	6.16%	586	3.70%	1,439	3.74%
<b>2010 Households by HH Size</b>	<b>1,943</b>		<b>11,411</b>		<b>28,548</b>	
1-Person Households	383	19.71%	1,982	17.37%	6,148	21.54%
2-Person Households	720	37.06%	3,913	34.29%	9,604	33.64%
3-Person Households	367	18.89%	2,272	19.91%	5,461	19.13%
4-Person Households	314	16.16%	2,091	18.32%	4,682	16.40%
5-Person Households	112	5.76%	824	7.22%	1,904	6.67%
6-Person Households	31	1.60%	240	2.10%	521	1.82%
7 or more Person Households	16	0.82%	89	0.78%	228	0.80%
<b>2019 Average Household Size</b>	<b>2.60</b>		<b>2.70</b>		<b>2.60</b>	
<b>Households</b>						
2024 Projection	1,944		11,629		28,489	
2019 Estimate	1,915		11,564		28,569	
2010 Census	1,943		11,410		28,548	
Growth 2019 - 2024	1.51%		0.56%		-0.28%	
Growth 2010 - 2019	-1.44%		1.35%		0.07%	

## Demographic Detail Report

537 Wythe Creek Rd, Poquoson, VA 23662

Radius	1 Mile	3 Mile	5 Mile
<b>2019 Households by HH Income</b>	<b>1,913</b>	<b>11,564</b>	<b>28,568</b>
<\$25,000	178 9.30%	781 6.75%	2,925 10.24%
\$25,000 - \$50,000	275 14.38%	1,996 17.26%	4,732 16.56%
\$50,000 - \$75,000	370 19.34%	2,186 18.90%	5,687 19.91%
\$75,000 - \$100,000	233 12.18%	1,609 13.91%	4,646 16.26%
\$100,000 - \$125,000	272 14.22%	1,246 10.77%	2,939 10.29%
\$125,000 - \$150,000	193 10.09%	1,022 8.84%	2,235 7.82%
\$150,000 - \$200,000	183 9.57%	1,541 13.33%	3,146 11.01%
\$200,000+	209 10.93%	1,183 10.23%	2,258 7.90%
<b>2019 Avg Household Income</b>	<b>\$109,535</b>	<b>\$110,731</b>	<b>\$100,472</b>
<b>2019 Med Household Income</b>	<b>\$89,323</b>	<b>\$87,725</b>	<b>\$80,058</b>
<b>2019 Occupied Housing</b>	<b>1,915</b>	<b>11,565</b>	<b>28,569</b>
Owner Occupied	1,468 76.66%	8,015 69.30%	19,224 67.29%
Renter Occupied	447 23.34%	3,550 30.70%	9,345 32.71%
<b>2010 Housing Units</b>	<b>2,032</b>	<b>12,179</b>	<b>30,434</b>
1 Unit	1,689 83.12%	9,760 80.14%	23,591 77.52%
2 - 4 Units	66 3.25%	574 4.71%	1,527 5.02%
5 - 19 Units	218 10.73%	1,692 13.89%	4,416 14.51%
20+ Units	59 2.90%	153 1.26%	900 2.96%
<b>2019 Housing Value</b>	<b>1,468</b>	<b>8,014</b>	<b>19,224</b>
<\$100,000	37 2.52%	295 3.68%	770 4.01%
\$100,000 - \$200,000	94 6.40%	830 10.36%	2,999 15.60%
\$200,000 - \$300,000	414 28.20%	1,535 19.15%	4,975 25.88%
\$300,000 - \$400,000	542 36.92%	2,571 32.08%	5,316 27.65%
\$400,000 - \$500,000	229 15.60%	1,546 19.29%	2,898 15.07%
\$500,000 - \$1,000,000	152 10.35%	1,164 14.52%	2,073 10.78%
\$1,000,000+	0 0.00%	73 0.91%	193 1.00%
<b>2019 Median Home Value</b>	<b>\$334,871</b>	<b>\$352,392</b>	<b>\$316,328</b>
<b>2019 Housing Units by Yr Built</b>	<b>2,058</b>	<b>12,468</b>	<b>31,139</b>
Built 2010+	46 2.24%	466 3.74%	1,081 3.47%
Built 2000 - 2010	167 8.11%	2,086 16.73%	4,678 15.02%
Built 1990 - 1999	195 9.48%	2,460 19.73%	7,778 24.98%
Built 1980 - 1989	587 28.52%	2,463 19.75%	5,939 19.07%
Built 1970 - 1979	503 24.44%	2,183 17.51%	5,090 16.35%
Built 1960 - 1969	292 14.19%	1,386 11.12%	3,549 11.40%
Built 1950 - 1959	156 7.58%	750 6.02%	1,684 5.41%
Built <1949	112 5.44%	674 5.41%	1,340 4.30%
<b>2019 Median Year Built</b>	<b>1978</b>	<b>1984</b>	<b>1986</b>

## 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:

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Campana Waltz Commercial Real Estate, LLC