

# For Lease

Shady Banks Shopping Center  
2960 Hampton Highway, Suites A & B  
York County, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**  
**Tom Waltz**

11832 Fishing Point Drive, Suite 400  
Newport News, Virginia 23606  
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**Campana Waltz**  
Commercial Real Estate, LLC

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This offer subject to errors and omissions, or withdrawal, without notice.*

**FOR LEASE**  
**Shady Banks Shopping Center**  
**York County, Virginia**

- Location:** 2960 Hampton Highway (Route 134)
- Description:** Suite A: 1,300 square feet – former Union Brothers Pizza Shop with hood in place  
Suite B: 1,300 square feet  
Suites A & B are contiguous.
- Lease:** \$16.50 / square foot – NNN
- Parking:** Ample – storefront and side area parking available.
- Traffic Count:** 22,000 vehicles per day
- Zoning:** GB – General Business. Multiple allowable uses by right are attached in the marketing package.

**General Information:**

- Well established area
- Surrounded by numerous retailers and multiple solid residential neighborhoods
- Close proximity to Oyster Point's City Center, NASA, Langley Air Force Base

**Also included:**

- Aerial Maps
- Location Map
- Site Plan
- Demographics

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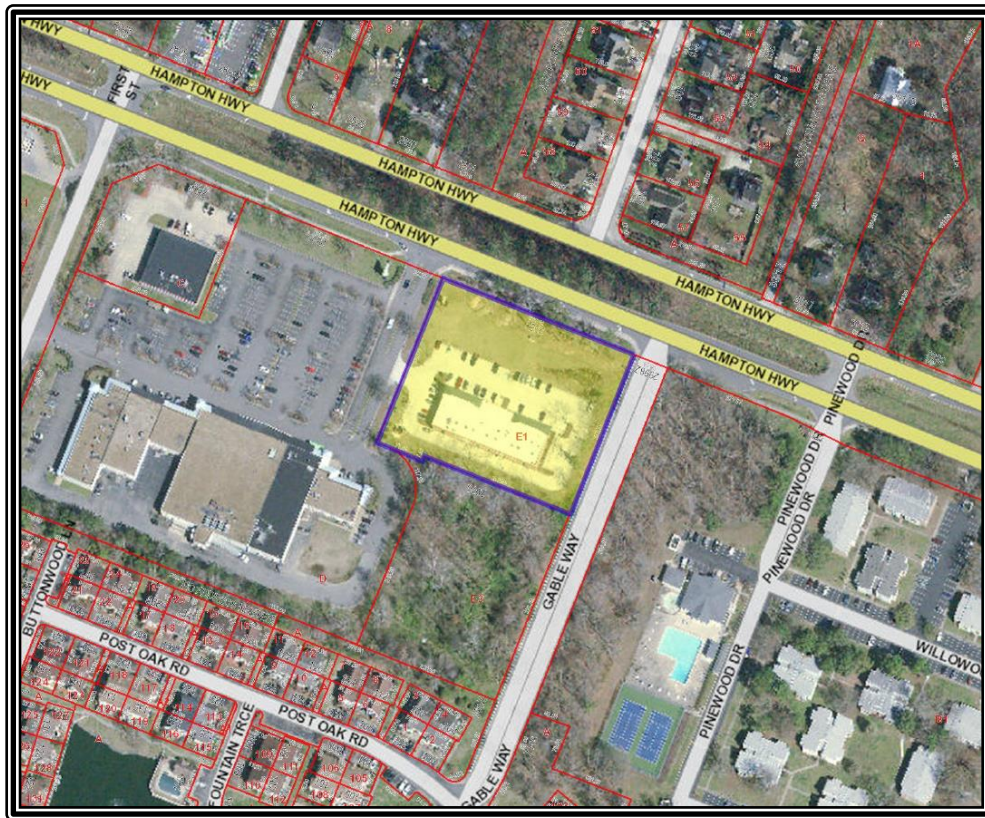


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## 2960 Hampton Highway, Suites A & B

### York County, Virginia

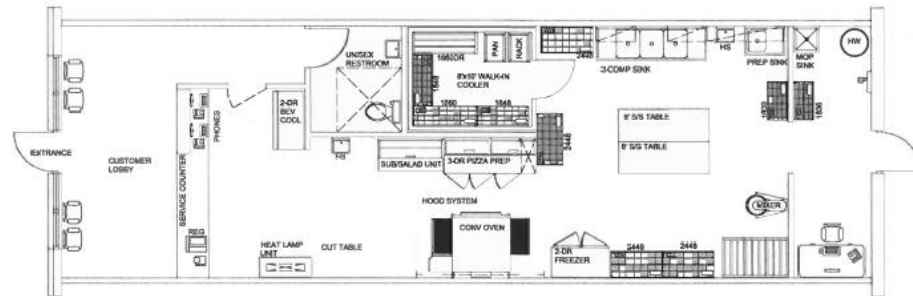


The property is outlined in blue and highlighted in yellow.  
For illustration purposes only.

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# 2960 Hampton Highway, Suite A, York County, Virginia



REVISED PRELIMINARY FOODSERVICE EQUIPMENT LAYOUT

SCALE: 1/4\"/>

THESE PLANS ARE PRIMARILY A GENERAL ARRANGEMENT OF EQUIPMENT, FIXTURES & INTERIOR FINISHINGS FOR THE CONVENIENCE OF ONE OR MORE OF THE FOLLOWING: ARCHITECTURAL, ARCHITECT, GENERAL CONTRACTOR OR ASB CONTRACTOR.  
 THE DRAWING SHOWS ONLY THOSE CONNECTIONS REQUIRED TO PROPOSED INSTALL THE EQUIPMENT FURNISHED BY J & G MILLS EQUIPMENT. IT DOES NOT SHOW RESTROOM, LIGHT FIXTURE, PLUMBING OR ELECTRICAL WORK NECESSARY. VISIT OR ASK CONDITIONS CONNECTION, AIR BALANCE CALCULATIONS ETC. AS THESE ARE TO BE PROVIDED BY ARCHITECTURAL, CONSULTING ENGINEER OR OTHER.  
 THESE PLANS HAVE BEEN MADE WITH INFORMATION FURNISHED BY OTHERS. THE OWNER/OWNER'S ARCHITECTURAL CONSULTANT OR BY OTHERS. THESE PLANS DO NOT REPRESENT THE DESIGNER'S RESPONSIBILITY. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE EQUIPMENT AND THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE EQUIPMENT AND THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE EQUIPMENT.  
 THE ATTACHED PLANS ARE TO BE A GUIDE FOR CONTRACTORS AND THEIR SUBCONTRACTORS IN NO WAY SHALL J & G MILLS EQUIPMENT, BE HELD RESPONSIBLE FOR ANY WORK OR MATERIALS FURNISHED AND DONE BY PARTIES OTHER THAN ARCHITECT OR EMPLOYED BY J & G MILLS EQUIPMENT.

**J & G MILLS EQUIPMENT LLC**  
 33300 SCHOLDCRAFT ROAD • SUITE 204 • LENOVA, VA 46150  
 1-754-488-4348 PHONE: 1-754-488-4839 FAX  
 JOE@J&GMILL.COM E-MAIL

DATE		BY	J. WELLS
SCALE			
TITLE			
PROJECT			2014

**For illustration purposes only.**  
**The furniture, fixtures and equipment have been removed from the suite.**

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York County, Virginia



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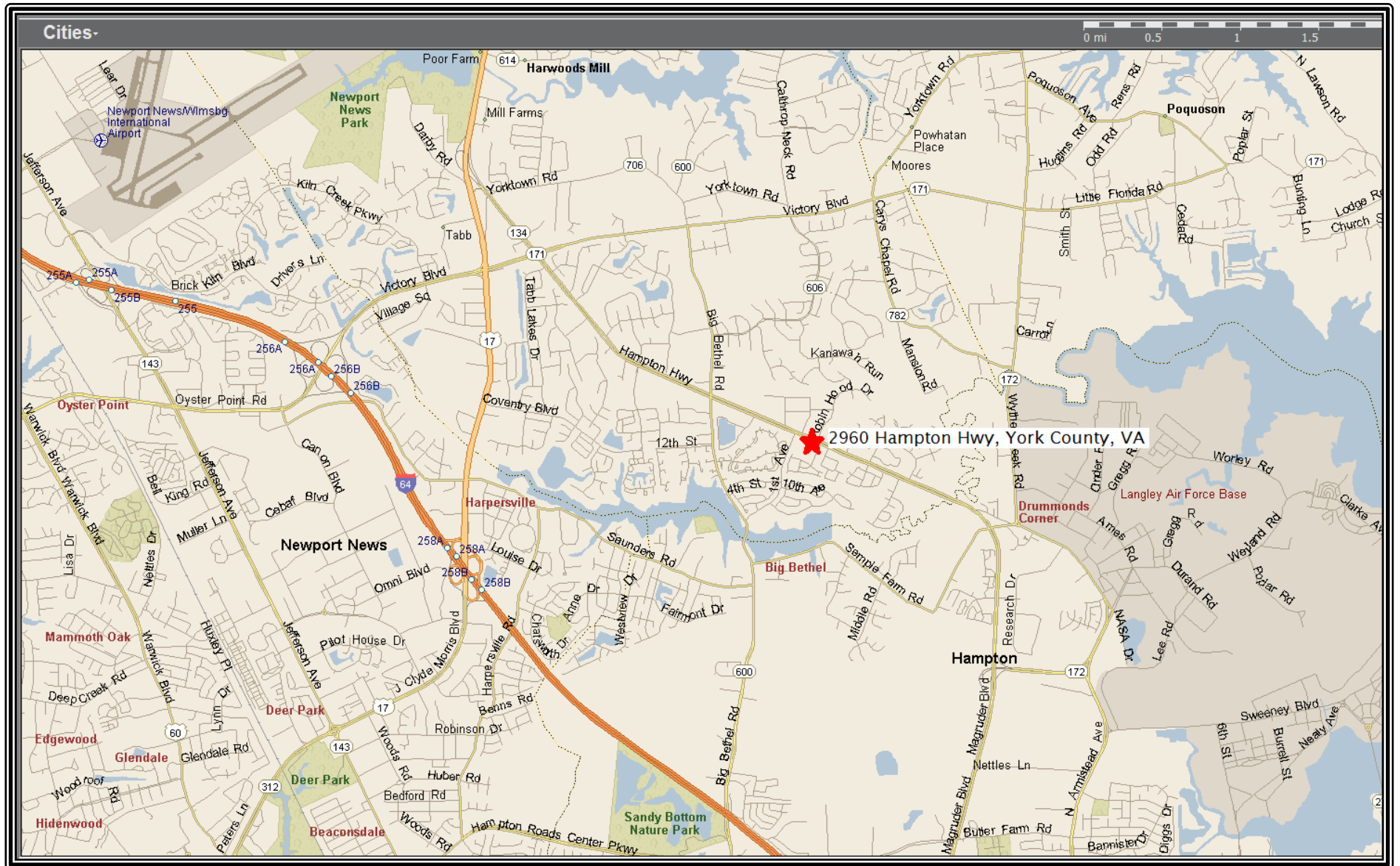
For Lease  
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- (d) In the event of conflict between the Tables of Lot and Building Dimensional Requirements and the text of this chapter, the text shall control.

**Sec. 24.1-305. Additional requirements.**

- (a) Additional provisions which may be directly applicable to the types of development permitted in the zoning districts are contained in other sections of this chapter and may qualify or supplement the regulations presented within each district. Furthermore, other provisions of the code, including without limitation, the erosion and sediment control ordinance, stormwater management ordinance and subdivision ordinance may affect the use and development of land.
- (b) Performance standards for most uses are contained in article IV of this chapter. These are minimum standards which must be achieved for the establishment of the use to which they pertain whether the use is permitted as a matter of right or only by a special or administrative permit. Additional performance standards may be imposed during the issuance of special use permits in accordance with the applicable provisions of this chapter.

**Sec. 24.1-306. Table of land uses.**

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS							
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 1 - RESIDENTIAL USES													
<b>1. Residential - Conventional</b>														
a) Single-Family, Detached	P	P	P	P	P		S							
b) Single-Family, Attached														
• Duplex					S		P							
• Townhouse							P							
• Multiplex							P							
c) Multi-Family							P							
d) Manufactured Home (Permanent)						P								
<b>2. Residential (Cluster Techniques Open Space Development)</b>														
a) Single-Family, Detached	P	P	P	P	P									
b) Single-Family, Attached														
• Duplex	S	S	S	S	S									
<b>3. Apartment Accessory to Single-Family Detached</b>	(1)	(1)	(1)	(1)	(1)									
<b>4. Manufactured Home Park</b>							S							
<b>5. Boarding House</b>		S					S							
<b>6. Tourist Home, Bed and Breakfast</b>	S	S	S	S	S		S		P	P				
<b>7. Group Home (for more than 8 occupants)</b>		S	S	S	S		S							
<b>8. Transitional Home</b>		S	S	S	S		S							
<b>9. Senior Housing – Independent Living Facility</b>														
(a) detached or attached units w/individual outside entrances							S							
(b) multi-unit structures w/internal entrances							S		S	S		S		
(c) multi-unit structure w/internal or external entrances to individual units when established in an adapted structure formerly used as hotel or motel.									S	S		S		

(1) Refer to Section 24.1-407 for accessory apartment location and performance standards (Ord. No. 03-2, 1/21/03; Ord. No. 03-8(R), 3/4/03; Ord. No. 03-25, 6/17/03; Ord. No. 08-17(R), 3/17/09; Ord. No. 11-15(R), 11/16/11; Ord. No. 13-16, 11/19/13; Ord. No. 14-12, 8/17/14)



P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
<b>USES</b>	<b>CATEGORY 2 - AGRICULTURE, ANIMAL KEEPING, AND RELATED USES</b>													
1. Aquaculture	P										P		P	P
2. Agriculture	P	P											P	P
3. Horsekeeping in Conjunction with Residential Use	P	P	S	S	S		S	S	S	S			S	S
4. Plant Nursery or Greenhouse														
a) Wholesale Only	P	P								P		P	P	
b) Retail Sales with or without wholesale sales	S									P		P	P	
		S							P					
c) Retail or Wholesale with accessory landscape contracting storage & equipment	S	S								S		P	P	P
5. Private Kennel accessory to a residence	P	P	S	S	S						S		S	
6. Backyard chicken-keeping accessory to a single-family detached dwelling	P	P	P	P	P						P			
7. Animal Hospital, Vet Clinic, Commercial Kennel														
a) Without Outside Runs	S	S					S		S	P		P	P	P
b) With Outside Runs	S	S								S		S	P	P
8. Commercial Stables		S											S	S
9. Commercial Orchard or Vineyard	P	P		S	S					S		P	P	P
10. Forestry	P	P		S	S	S	S	S	S	S	S	S	S	S
11. Farmer's Market	S							P		P		P	P	P

(Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
<b>USES</b>	<b>CATEGORY 3 - HOME OCCUPATIONS</b>													
1. Activities with No On-Premises Retail Sales, Personal Services or Customer Contact	P	P	P	P	P	P	P				P			
2. Activities with Limited On-Premises Retail Sales, Personal Services or Customer Contact	S	S	S	S	S	S	S				P			
3. Small Contracting Business	S	S									S			

(Ord. No. 14-12, 6/17/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
<b>USES</b>	<b>CATEGORY 4 - COMMUNITY USES</b>													
1. Meeting Halls, Recreational, Social Uses, or Private Clubs Operated by Social, Fraternal, Civic, Public, or Similar Organizations		S	S	S	S	S	S	S	S	P	S			P
2. Any Recreational or Social Uses Approved as a Part of a Subdivision or Site Plan and Operated Primarily for Use of Residents or Occupants of Such Development	P	P	P	P	P	P	P				P			

(Ord. No. 14-12, 6/17/14)

PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 5 - EDUCATIONAL USES													
USES														
1. Pre-school, Child Care, Nursery School		S	S	S	S	S	S	P	P	P	S	P		
2. Elementary, Intermediate, High School and/or Vo-Tech and Related Support Facilities														
a) York County Public Schools	P	P	P	P	P	P	P	P	P	P	P	S	S	S
b) Other		S	S	S	S	S	S	S	S	P	S	S	S	S
3. Technical, Vocational, Business School									S	P		P	P	
4. College/University		S							S	P		P		

(Ord. No. 14-12, 6/17/14)

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	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 6 - INSTITUTIONAL USES													
USES														
1. Place of Worship including Accessory Parsonage, Parochial School, Accessory Day Care, Accessory Cemetery		P	P	P	P	P	P	P	P	P				
1a. Convent/Monastery		S					S		S			S		
2. Senior Housing – Congregate Care							S		S	S		S		
3. Senior Housing – Assisted Living							S		S	S		S		
4. Senior Housing – Continuing Care Retirement Community							S		S	S		S		
5. Nursing Home		S	S	S	S		S		S	S		S		
6. Medical Care Facility, including General Care Hospital, Trauma Center									S	P		P		
7. Emergency Care/First-Aid Centers or Clinic									P	P		P		
8. Secured Medical Facility										S				

(Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14)

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	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 7 - PUBLIC AND SEMI-PUBLIC USES													
USES														
1. Conference Center									P	P		P		
2. Post Office								P	P	P		P		
3. Animal Shelter		S											S	S
4. Museum									P	P	S	P		
5. Government Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6. Libraries		P	P	P	P	P	P	P	P	P	P	P	P	P
7. Public Safety Facilities (Fire, Rescue, Sheriff)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. Park or Recreation Facilities (Civic or Semi-Public), excluding golf courses	S	S	S	S	S	S	S	S		P	S	P	S	S
9. Governmental Park & Recreation Facilities (Athletic and Non-Athletic)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10. Cemetery	S	S	S	S	S	S	S		P	P				
11. Military Installation	P	P												

12. Correctional Facility																		
a) County Jail	P									P	P	P	P				P	P
b) Other Facility																	S	S

(Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 8 - TEMPORARY USES													
1. Carnival, Circus, Fair, Festival or Similar Special Event	A	A	A	A	A	A	A	A	A	A	A	A	A	A
2. Sale of Seasonal Items such as Christmas Trees, Produce	A	A	A	A	A	A	A	A	A	A	A	A	A	A
3. Recycling Collection Point	A	A	A	A	A	A	A	A	A	A	A	A	A	A
4. Craft Shows & Sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5. Flea Markets										S			S	S
6. Temporary Construction Office Trailers & Buildings	A	A	A	A	A	A	A	A	A	A	A	A	A	A
7. Temporary Construction Workers' Parking	S	S	S	S	S	S	S	P	P	P	P	P	P	P
8. Temporary Home While Constructing Permanent Dwelling Facilities	A	A	A	A	A		A				A			
9. Temporary Trailers for Business or School Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A
10. Model Home Display Parks										S			S	

(Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 9 - RECREATION AND AMUSEMENT (NON-GOVERNMENTAL)													
1. Theater - Indoor										P		P		
2. Health, Exercise, Fitness Centers Including Swimming and Racquet Sports														
a) Indoor Only								S	P	P		P	P	P
b) Indoor & Outdoor									S	P		P	P	P
3. Bowling Alley										P		P		
4. Video Arcade, Pool Hall, Billiards Hall, Bingo Hall										S		S		
5. Indoor Family Amusement Center									S	P		P		
6. Skating Rink										P		P		
7. Firing Range-Indoor Only										S			S	S
8. Paintball Gun Firing Range-outdoor	S													S
9. Miniature Golf, Waterslide, Skateboard Rink, Baseball Hitting Range, Outdoor Commercial Amusement										S		S		
10. Golf Driving Range	S									P		S	S	S
11. Country Club or Golf Course, Public or Private	S	S	S	S	S	S	S		S			S		
12. Campgrounds	S	S								S	S			
13. Theme Park, Amphitheater, Stadium										S		S	S	S
14. Marina, Dock, Boating Facility (Commercial)											P		P	P
15. Marina, Dock, Boating Facility (Private/Club)	S	S	S	S	S	S	S				P		P	P

(Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 10 - COMMERCIAL / RETAIL <sup>1</sup>													
1. Antiques/Reproductions, Art Gallery								P	P	P	P	P		
2. Wearing Apparel Store								P	P	P		P		
3. Appliance Sales										P		P		
4. Auction House									P	P		S		
5. Convenience Store								S	S	S		S		
6. Grocery Store								P		P		P		
7. Book, Magazine, Card Shop								P	P	P		P		
8. Camera Shop, One-Hour Photo Service								P	P	P		P		P
9. Florist								P	P	P		P		P
10. Gifts, Souvenirs Shop									P	P		P		
11. Hardware, Paint Store									P	P		P	P	P
12. Hobby, Craft Shop									P	P		P		
13. Household Furnishings, Furniture										P		P		
14. Jewelry Store									P	P		P		
15. Lumberyard, Building Materials										S			P	P
16. Music, Records, Video Tapes									P	P		P		
17. Drug Store								S	S	P		P		
18. Radio and TV Sales									S	P		P		
19. Sporting Goods Store									P	P		P		
20. Firearms Sales and Service									S	S		S		
21. Tobacco Store									P	P		P		
22. Toy Store									S	P		P		
23. Gourmet Items/Health Foods/Candy/ Specialty Foods/Bakery Shops								P	P	P		P		
24. ABC Store									P	P		P		
25. Bait, Tackle/Marine Supplies Including Incidental Grocery Sales										P	P	P	S	S
26. Office Equipment & Supplies									P	P		P	P	P
27. Pet Store								S	P	P		P		
28. Bike Store, Including Rental/Repair								P	P	P		P		P
29. Piece Goods, Sewing Supplies								P	P	P		P		
30. Optical Goods, Health Aids or Appliances									P	P		P		P
31. Fish, Seafood Store										P	P	P		
32. Department, Variety, Discount Store										P		P		
33. Auto Parts, Accessories (new parts)									P	P		P		
34. Second Hand, Used Merchandise Retailers (household items, etc.)									P	P				
a) without outside display/storage									S	S				
b) with outside display/storage													P	P
35. Storage shed and utility building sales/display										S			P	P
36. Home Improvement Center										P		P		

(Ord. No. 14-12, 6/17/14)  
<sup>1</sup>See Section 24.1-466(g) for special provisions applicable to developments with 80,000 or more square feet of gross floor area.

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 11 – BUSINESS / PROFESSIONAL SERVICE													
1. Broadcasting Studio									P	P		P	P	P
2. Barber/Beauty Shop								P	P	P		P		P
3. Apparel Services (Dry Cleaning/Laundry retail) Laundromat, Tailor, Shoe Repair, etc.)								P	P	P		P	P	P
4. Funeral Home (may include cremation services)									S	P		P		
4a. Cremation Services (human or pets)										S			S	S
5. a) Photographic Studio								S	P	P		P	P	P
b) Film Processing Lab									S	P		P	P	P
6. Household Items Repair										P		P	P	P
7. Fortune Teller										S				
7.1 Tattoo Parlor													S	
7.2 Pawn Shop										S				
8. a) Banks, Financial Institutions								P	P	P		P		
b) Freestanding Automatic Teller Machines								P	P	P	S	P		
8.1 Payday Loan Establishments										S				
9. Offices							S	P	P	P		P	P	P
10. Hotel & Motel									S	P	S	P		
11. Timeshare Resort							S			S	S	S		
12. Restaurant/Sit Down									P	P		P		
13. Restaurant/Brew-Pub										P		P		
14. Restaurant/Fast Food									S	P		S		
15. Restaurant/Drive In									S	P		S		
16. Restaurant - Carryout/Delivery only								S	P	P		S		
17. Catering Kitchen/Services								S	P	P		S		
18. Nightclub									S	S		S		
19. Commercial Reception Hall or Conference Center								S	S	P	S	P		
20. Small-Engine Repair (lawn and garden equipment, outboard motors, etc.)										P	P		P	P
21. Tool, Household Equipment, Lawn & Garden Equipment, Rental Establishment										P		P	P	P
22. Establishments Providing Printing, Photocopying, Blueprinting, Mailing, Facsimile Reception & Transmission or similar business services to the general public, and business and professional users									P	P		P	P	P
23. Professional Pharmacy								P	P	P		P		

(Ord. No. 05-34(R),12/20/05; Ord. No. 06-21, 9/19/06; Ord. No. 14-12, 6/17/14)

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	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 12 – MOTOR VEHICLE / TRANSPORTATION													
1. Car Wash									S	S		S		
2. Automobile Fuel Dispensing Establishment/ Service Station (May include accessory convenience store and/or car wash)										S		S	S	
3. Auto Repair Garage										S			P	P
4. Auto Body Work & Painting										S		S	P	P
5. Auto or Light Truck Sales, Rental, Service (New or used vehicles sales) (Including Motorcycles or R.V.'s)										S		S	P	P
a) Without Auto Body Work & Painting										S		S	P	P
b) With Body Work & Painting										S		S	P	P
6. Heavy Truck and Equipment Sales, Rental, Service										S			P	P
7. Farm Equipment Sales, Rental, Service										S			P	P
8. Manufactured Home Sales, Rental, Service										S			S	S
9. Boat Sales, Service, Rental, and Fuel Dispensing										P	P		S	
10. Marine Railway, Boat Building and Repair											P		P	P
11. Truck Stop													S	S
12. Truck Terminal													P	P
13. Heliport										S		S	S	S
14. Helipad										S		S	S	S
15. Airport												S	S	S
16. Bus or Rail Terminal										P		S	P	P
17. Taxi or Limousine Service										P			P	
18. Towing Service / Auto Storage or Impound Yard													S	S
18a. Recreational Vehicle Storage Facility										S			P	P
19. Automobile Graveyard, Junkyard														S
20. Bus Service/Repair Facility													P	P

(Ord. No. 09-22(R), 10/20/09; Ord. No. 10-24, 12/21/10; Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 13 - SHOPPING CENTERS / BUSINESS PARKS <sup>1</sup>													
1. Neighborhood Shopping Center								P	P	P			P	
2. Community or Regional Shopping Center										P			P	
3. Specialty Shopping Center									S	P			P	
4. Office Park									P	P			P	P
5. Industrial Park													P	P

(Ord. No. 14-12, 6/17/14)

<sup>1</sup>See Section 24.1-481(a)(3) for special provisions applicable to shopping centers with 80,000 or more square feet of gross floor area.

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 14 - WHOLESALING / WAREHOUSING													
1. Wholesale Auction Establishment a) without outdoor storage/activity b) with outdoor storage										P			P	P
										S			P	P
2. Warehousing, Including Moving and Storage Establishment										S		S	P	P
3. Wholesale Trade Establishment (May Include accessory retail sales) a) without outdoor storage b) with outdoor storage										P		P	P	P
										S		S	P	P
4. Seafood Receiving, Packing, Storage											P		S	P
5. Petroleum Products Bulk Storage/Retail Distribution													S	P
6. Mini-Storage Warehouses a. Single-story b. Multi-story										S			P	P
										S			P	P

(Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 15 - LIMITED INDUSTRIAL ACTIVITIES													
1. Laboratories, Research/Development Testing Facilities										S		P	P	P
2. Publishing, Printing, Other than general public and business/professional services										P		P	P	P
3. Computer and Technology Development and Assembly										P		P	P	P
4. Contractors' Shops (e.g., Plumbing, Electrical, Mechanical, HVAC, Home Improvement or Construction, Swimming Pool, Landscaping, Cabinetmaking, General Building, Excavating, etc.) a) With Enclosed Storage of Equipment or Materials b) With Outdoor/Exposed Storage										P			P	P
										S			P	P
5. Laundry, Dry Cleaning Plant (institutional)													P	P
6. Stone Monument Sales, Processing													S	P
7. Manufacture or Assembly of Electronic Instruments, Components, Devices										S	S	P	P	P
8. Machine Shops & Fabricators										S	S		P	P
9. Manufacture or Assembly of Medical, Drafting, Metering, Marine, Photographic, Mechanical Instruments												P	P	P
10. Ice Manufacturing and Storage													P	P
11. Sales, Distribution, and Installation of Glass, Including Windows, Mirrors, and/or Automobile Glass									S	P			P	P
12. Recycling Center									S	S			P	P
13. Recycling Plant													S	P

(Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 16 - GENERAL INDUSTRIAL													
1. Manufacture & Assembly of Tools, Firearms, Hardware, HVAC Equipment												S	P	P
2. Manufacture & Assembly of Musical Instruments, Toys, Novelties												S	P	P
3. Manufacture, Compounding, Processing, Packaging of Cosmetics, Toiletries, Pharmaceuticals												S	P	P
4. Manufacture, Compounding, Assembly of Products Made From Previously Prepared Paper, Plastic, Metal, Textiles, Tobacco, Wood, Paint, Fiber, Glass, Rubber, Leather, Cellophane, Canvas, Fur, Felt, Horn, Wax, Hair, Yarn												S	P	P
5. Manufacture of Pottery and Ceramic Products												S	P	P
6. Manufacture, Compounding, Processing & Packaging of Food and Food Products												S	P	P
7. Concrete or Asphalt Mixing, Batching Plant														S
8. Distillation of Varnish, Turpentine														S
9. Fertilizer Manufacturing														S
10. Fireworks, Explosives Manufacturing, Storage														S
11. Fish Canning, Curing, Grinding, Smoking											S			S
12. Glue, Size Manufacturing														S
13. Iron, Steel, Copper, Metal Works & Foundries														S
14. Lime, Cement, Gypsum, Plaster Manufacturing														S
15. Petroleum Products, Alcohol Refining, Manufacturing, Mixing, Storage														S
16. Soap Manufacturing														S
17. Tanning/Curing Hides														S
18. Slaughterhouse, Rendering Plant														S
19. Chemical Manufacturing													S	S
20. Paint, Shellac Manufacturing													S	S
21. Extractive Industries, Surface Mines, Borrow Pits														S
21.1. Soil Stockpiling	S	A	S	S	S	S	S	A	A	A	A	A	A	A
22. Sawmill/Firewood splitting/sales lot													S	S
23. Construction Trailer Storage Yards													S	S
24. Reclamation of Non-Conforming Borrow Pits	P	P	P	P	P	P	P	P	P	P	P	P	P	P
25. Meat & Poultry Packing, Curing, Canning, Smoking														S

(Ord. No. 14-12, 6/17/14)



USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 17 - UTILITIES													
1. Electric Substations, Distribution Center, Transformer Stations, Telephone Exchanges	S	S	S	S	S	S	S	A	A	A	S	S	A	P
2. Electric Generating Plants														S
3. Sewage Pump/Lift Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4. Sewage Treatment/Disposal Facilities	S	S											S	S
5. Water Purification Facilities	S	S											S	P
6. Water Storage Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	P
7. Radio, Television, Microwave Facilities	S	S								S	S	S	P	P
8. Utility Transmission Facilities other than Normal Distribution Facilities (Essential Services): Including Telephone Exchanges, Pipelines, High Voltage Power Lines	S	S	S	S	S	S	S	S	S	S	S	S	S	S
9. Solid Waste Disposal and Treatment Facilities including Incinerators, Landfills, Transfer Stations														S
10. Storage, Handling, Transport of Coal or Other Solid Fossil Fuels used in the County; Storage, Handling, Transport, Disposal of Fly Ash, Bottom Ash														S

(Ord. No. O98-18, 10/7/98; Ord. No. O99-17, 12/1/99; Ord. No. 00-12, 7/18/00; Ord. No. 00-15, 8/15/00; Ord. No. 00-22, 12/19/00; Ord. No. 03-25, 6/17/03; Ord. No. 04-2(R), 3/2/04; Ord. No. 05-13(R), 5/17/05; Ord. No. 06-19(R), 7/18/06; Ord. No. 08-17(R), 3/17/09; Ord. No. 10-18(R-1), 1/18/11; Ord. No. 14-12, 6/17/14)

**Sec. 24.1-307. Prohibited uses.**

The following uses shall be prohibited in the county:

- (a) Smelting;
- (b) Nuclear materials manufacturing;
- (c) Nuclear waste processing or disposal;
- (d) Biohazard waste processing or disposal; and
- (e) Manufacture, transformation, or distribution of biologically accumulative poisons or other poisons that are or ever were registered in accordance with the provisions of the Federal Insecticide, Fungicide, and Rodenticide Act (7 USC 135, et sec.).
- (f) ATV (All Terrain Vehicle) tracks, cross-country circuits or other facilities de-signed or used for operation of such vehicles by other than the property owner/occupant as an activity accessory to their residential use of a property.
- (g) Placement of trailers or containerized cargo units on any property for storage or other uses, except as specifically authorized by the terms of this chapter.

(Ord. No. 05-13(R), 5/17/05; Ord. No. 08-17(R), 3/17/09)

**Secs. 24.1-308—24.1-319. Reserved**

DIVISION 2. RESIDENTIAL DISTRICTS



# Demographic and Income Profile

2960 Hampton Hwy, Yorktown, Virginia, 23693  
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.10149  
 Longitude: -76.41696

Summary	Census 2010	2018	2023
Population	19,926	20,906	21,440
Households	7,370	7,780	7,975
Families	5,585	5,835	5,968
Average Household Size	2.70	2.69	2.69
Owner Occupied Housing Units	3,797	3,639	3,793
Renter Occupied Housing Units	3,573	4,141	4,182
Median Age	29.5	31.4	32.8
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.51%	0.83%	0.83%
Households	0.50%	0.78%	0.79%
Families	0.45%	0.70%	0.71%
Owner HHs	0.83%	1.08%	1.16%
Median Household Income	2.21%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	294	3.8%	244	3.1%
\$15,000 - \$24,999	338	4.3%	285	3.6%
\$25,000 - \$34,999	654	8.4%	568	7.1%
\$35,000 - \$49,999	1,032	13.3%	930	11.7%
\$50,000 - \$74,999	1,536	19.7%	1,468	18.4%
\$75,000 - \$99,999	1,067	13.7%	1,109	13.9%
\$100,000 - \$149,999	1,464	18.8%	1,685	21.1%
\$150,000 - \$199,999	896	11.5%	1,010	12.7%
\$200,000+	499	6.4%	676	8.5%
Median Household Income	\$75,629		\$84,376	
Average Household Income	\$94,145		\$108,559	
Per Capita Income	\$34,219		\$39,415	

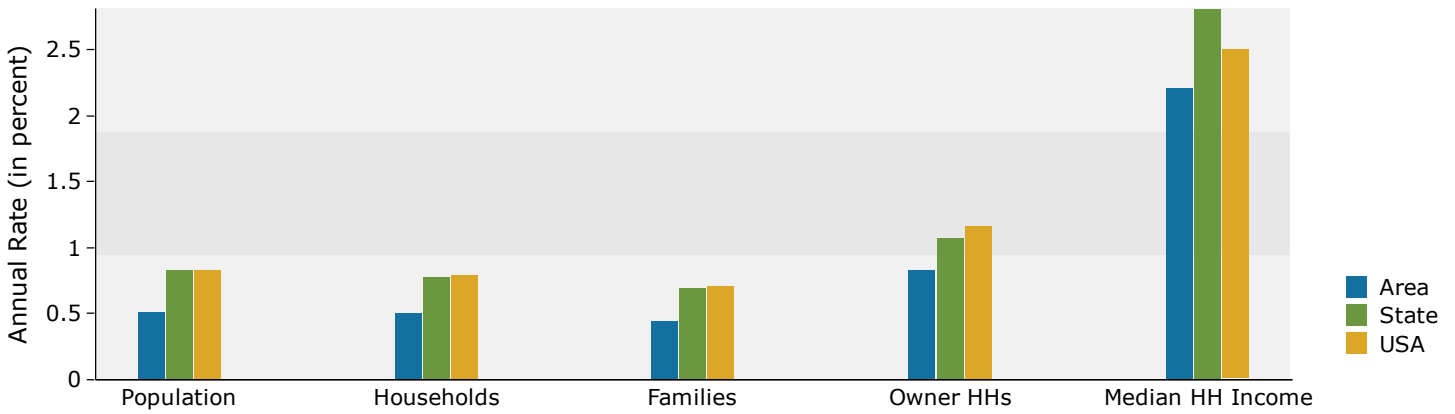
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,752	8.8%	1,711	8.2%	1,767	8.2%
5 - 9	1,742	8.7%	1,714	8.2%	1,708	8.0%
10 - 14	1,652	8.3%	1,585	7.6%	1,559	7.3%
15 - 19	1,566	7.9%	1,335	6.4%	1,316	6.1%
20 - 24	1,644	8.3%	1,478	7.1%	1,358	6.3%
25 - 34	3,173	15.9%	3,993	19.1%	3,947	18.4%
35 - 44	2,702	13.6%	2,714	13.0%	3,294	15.4%
45 - 54	3,000	15.1%	2,442	11.7%	2,154	10.0%
55 - 64	1,742	8.7%	2,257	10.8%	2,138	10.0%
65 - 74	646	3.2%	1,179	5.6%	1,494	7.0%
75 - 84	245	1.2%	407	1.9%	585	2.7%
85+	62	0.3%	90	0.4%	120	0.6%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,663	63.6%	12,565	60.1%	12,421	57.9%
Black Alone	4,534	22.8%	4,849	23.2%	4,931	23.0%
American Indian Alone	93	0.5%	109	0.5%	116	0.5%
Asian Alone	1,263	6.3%	1,525	7.3%	1,741	8.1%
Pacific Islander Alone	36	0.2%	68	0.3%	85	0.4%
Some Other Race Alone	358	1.8%	521	2.5%	658	3.1%
Two or More Races	978	4.9%	1,269	6.1%	1,488	6.9%
Hispanic Origin (Any Race)	1,176	5.9%	1,836	8.8%	2,374	11.1%

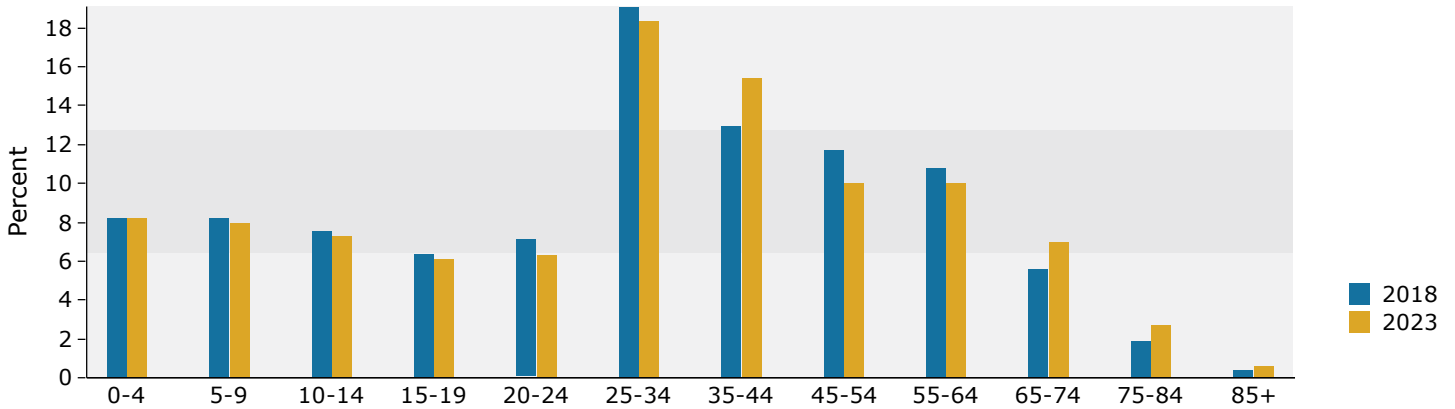
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

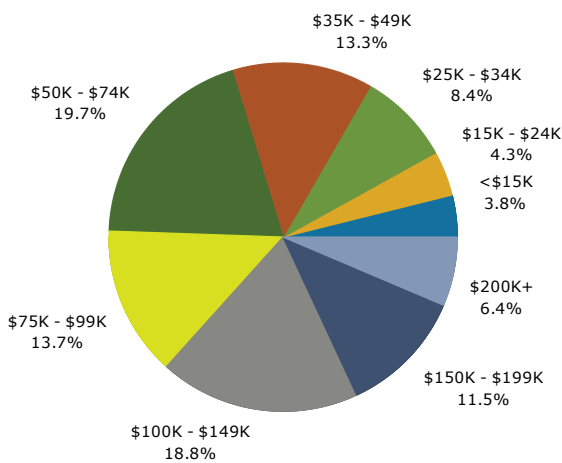
## Trends 2018-2023



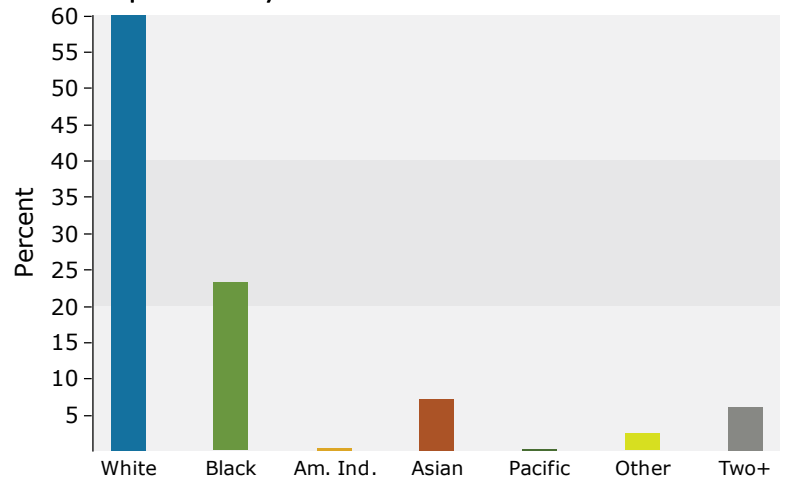
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 8.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



# Demographic and Income Profile

2960 Hampton Hwy, Yorktown, Virginia, 23693  
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.10149  
 Longitude: -76.41696

Summary	Census 2010	2018	2023
Population	76,062	80,146	81,444
Households	30,082	31,772	32,256
Families	20,447	21,355	21,646
Average Household Size	2.48	2.48	2.48
Owner Occupied Housing Units	17,685	17,362	17,932
Renter Occupied Housing Units	12,397	14,410	14,324
Median Age	34.7	36.0	37.2
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.32%	0.83%	0.83%
Households	0.30%	0.78%	0.79%
Families	0.27%	0.70%	0.71%
Owner HHs	0.65%	1.08%	1.16%
Median Household Income	2.52%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	1,816	5.7%	1,510	4.7%
\$15,000 - \$24,999	1,981	6.2%	1,661	5.1%
\$25,000 - \$34,999	2,476	7.8%	2,124	6.6%
\$35,000 - \$49,999	4,115	13.0%	3,710	11.5%
\$50,000 - \$74,999	6,795	21.4%	6,511	20.2%
\$75,000 - \$99,999	4,381	13.8%	4,536	14.1%
\$100,000 - \$149,999	5,590	17.6%	6,543	20.3%
\$150,000 - \$199,999	2,725	8.6%	3,120	9.7%
\$200,000+	1,894	6.0%	2,542	7.9%
Median Household Income	\$68,526		\$77,589	
Average Household Income	\$88,115		\$102,370	
Per Capita Income	\$35,245		\$40,836	

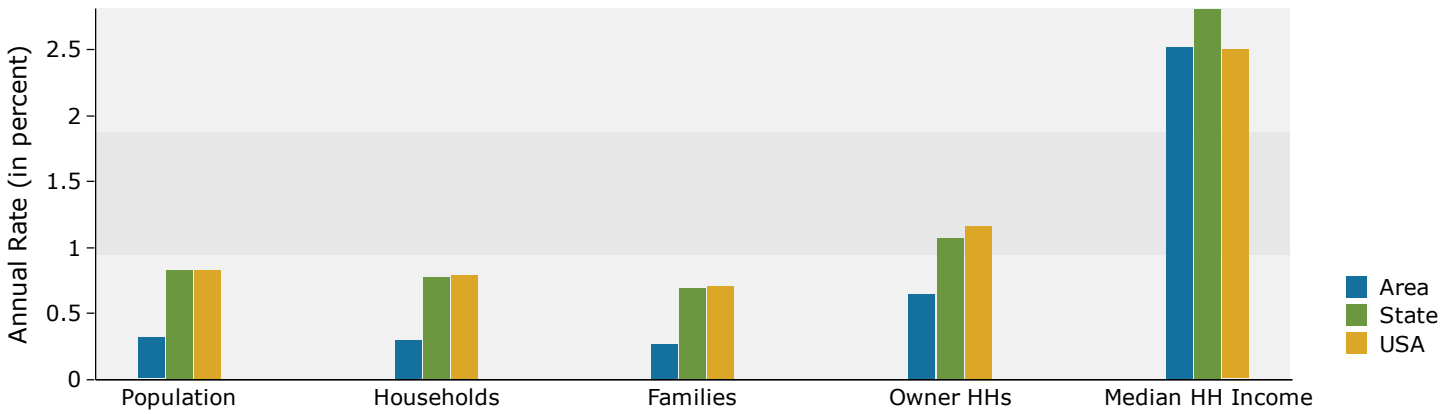
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,138	6.8%	4,988	6.2%	5,103	6.3%
5 - 9	5,124	6.7%	4,992	6.2%	4,899	6.0%
10 - 14	5,235	6.9%	5,003	6.2%	4,847	6.0%
15 - 19	5,326	7.0%	4,779	6.0%	4,654	5.7%
20 - 24	6,647	8.7%	6,253	7.8%	5,873	7.2%
25 - 34	10,889	14.3%	12,993	16.2%	12,722	15.6%
35 - 44	9,619	12.6%	9,769	12.2%	11,149	13.7%
45 - 54	12,013	15.8%	10,192	12.7%	9,120	11.2%
55 - 64	8,075	10.6%	10,027	12.5%	9,770	12.0%
65 - 74	4,474	5.9%	6,632	8.3%	7,774	9.5%
75 - 84	2,464	3.2%	3,164	3.9%	4,025	4.9%
85+	1,057	1.4%	1,354	1.7%	1,508	1.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,839	60.3%	46,342	57.8%	45,865	56.3%
Black Alone	21,993	28.9%	23,309	29.1%	23,468	28.8%
American Indian Alone	307	0.4%	340	0.4%	355	0.4%
Asian Alone	3,507	4.6%	4,284	5.3%	4,856	6.0%
Pacific Islander Alone	122	0.2%	181	0.2%	216	0.3%
Some Other Race Alone	1,162	1.5%	1,581	2.0%	1,894	2.3%
Two or More Races	3,132	4.1%	4,109	5.1%	4,790	5.9%
Hispanic Origin (Any Race)	3,883	5.1%	5,662	7.1%	7,070	8.7%

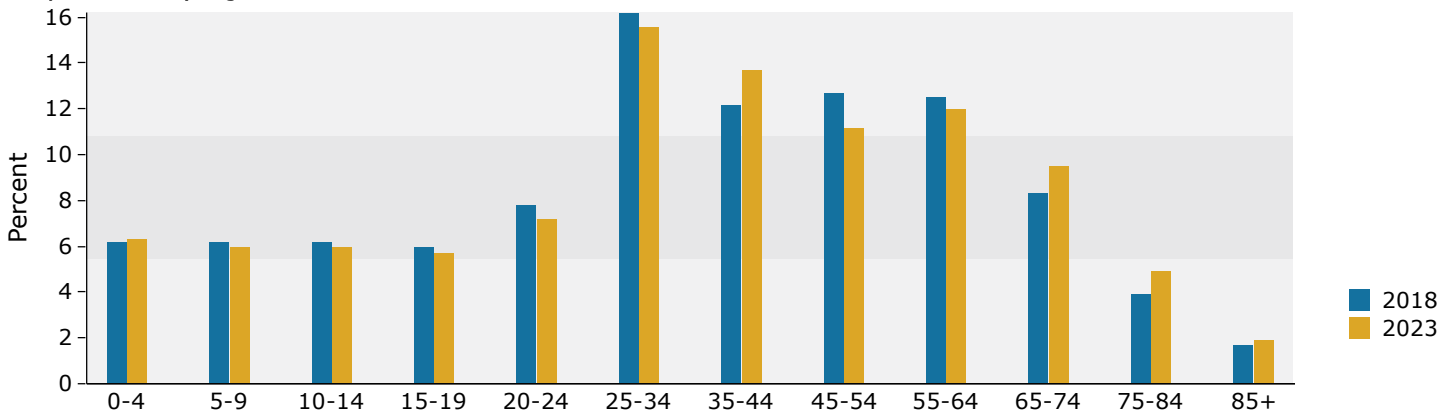
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

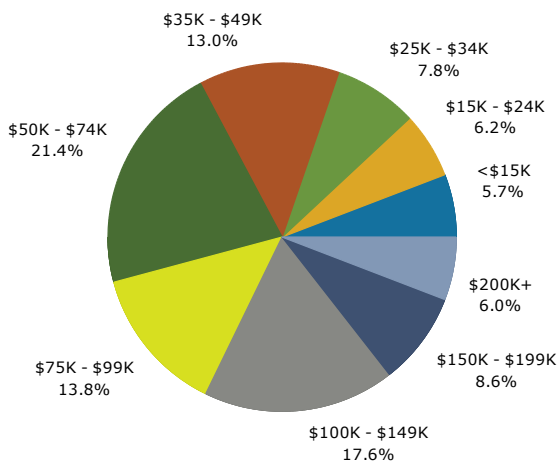
## Trends 2018-2023



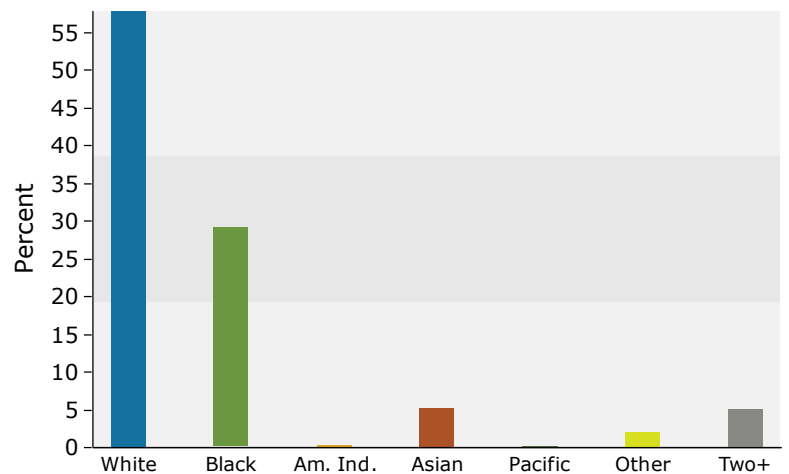
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 7.1%



# Demographic and Income Profile

2960 Hampton Hwy, Yorktown, Virginia, 23693  
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.10149  
 Longitude: -76.41696

Summary	Census 2010	2018	2023
Population	218,962	225,306	227,868
Households	89,192	91,676	92,659
Families	56,983	57,821	58,166
Average Household Size	2.42	2.42	2.42
Owner Occupied Housing Units	49,221	47,467	48,783
Renter Occupied Housing Units	39,971	44,208	43,876
Median Age	35.3	36.7	37.7
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.23%	0.83%	0.83%
Households	0.21%	0.78%	0.79%
Families	0.12%	0.70%	0.71%
Owner HHs	0.55%	1.08%	1.16%
Median Household Income	2.19%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	8,862	9.7%	7,712	8.3%
\$15,000 - \$24,999	8,479	9.2%	7,357	7.9%
\$25,000 - \$34,999	9,100	9.9%	7,996	8.6%
\$35,000 - \$49,999	13,544	14.8%	12,519	13.5%
\$50,000 - \$74,999	18,795	20.5%	18,484	19.9%
\$75,000 - \$99,999	11,683	12.7%	12,546	13.5%
\$100,000 - \$149,999	12,350	13.5%	14,958	16.1%
\$150,000 - \$199,999	5,153	5.6%	6,068	6.5%
\$200,000+	3,709	4.0%	5,020	5.4%
Median Household Income	\$55,691		\$62,063	
Average Household Income	\$73,038		\$85,115	
Per Capita Income	\$30,136		\$35,019	

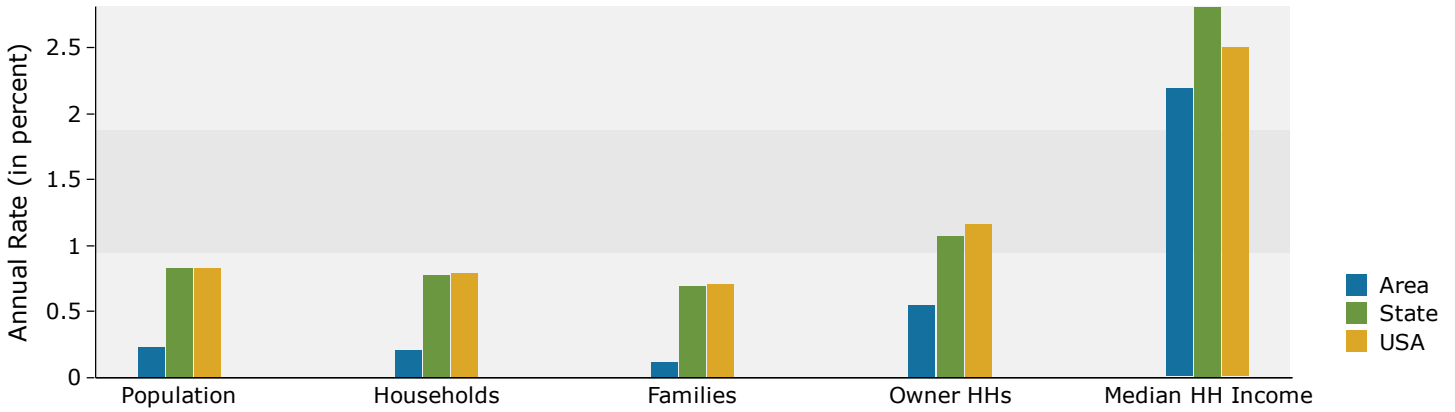
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,555	6.6%	13,760	6.1%	14,017	6.2%
5 - 9	14,084	6.4%	13,486	6.0%	13,180	5.8%
10 - 14	14,148	6.5%	13,652	6.1%	13,271	5.8%
15 - 19	15,019	6.9%	13,350	5.9%	13,200	5.8%
20 - 24	19,056	8.7%	17,290	7.7%	16,475	7.2%
25 - 34	31,728	14.5%	35,992	16.0%	34,884	15.3%
35 - 44	27,110	12.4%	27,525	12.2%	30,648	13.4%
45 - 54	33,686	15.4%	28,366	12.6%	25,906	11.4%
55 - 64	23,845	10.9%	28,521	12.7%	27,806	12.2%
65 - 74	14,076	6.4%	19,599	8.7%	22,361	9.8%
75 - 84	8,254	3.8%	9,588	4.3%	11,710	5.1%
85+	3,402	1.6%	4,179	1.9%	4,409	1.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	111,998	51.1%	111,683	49.6%	110,161	48.3%
Black Alone	86,361	39.4%	87,813	39.0%	87,912	38.6%
American Indian Alone	933	0.4%	977	0.4%	1,004	0.4%
Asian Alone	6,864	3.1%	8,394	3.7%	9,506	4.2%
Pacific Islander Alone	273	0.1%	364	0.2%	424	0.2%
Some Other Race Alone	4,305	2.0%	5,625	2.5%	6,710	2.9%
Two or More Races	8,228	3.8%	10,450	4.6%	12,152	5.3%
Hispanic Origin (Any Race)	12,091	5.5%	16,515	7.3%	20,321	8.9%

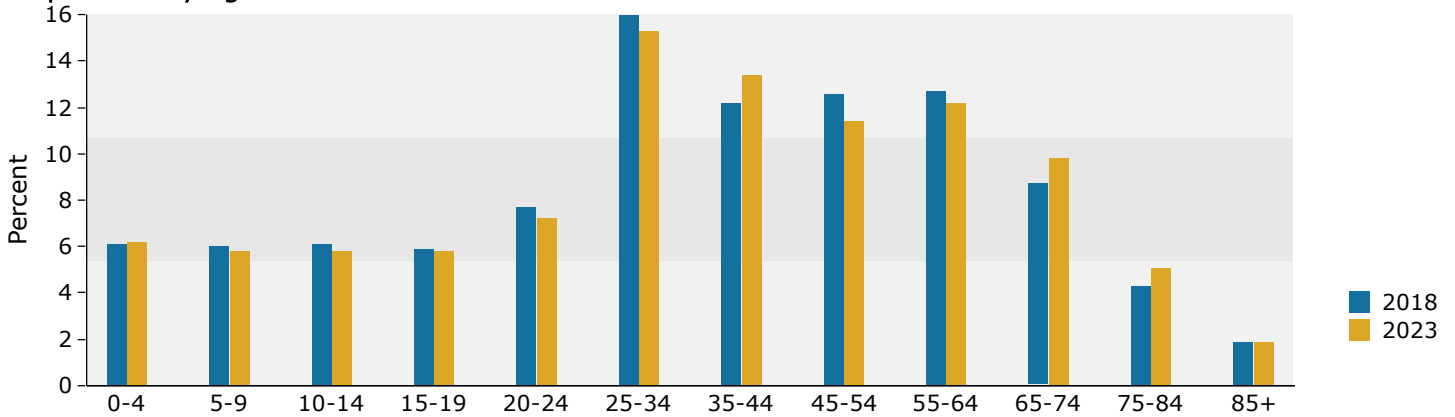
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

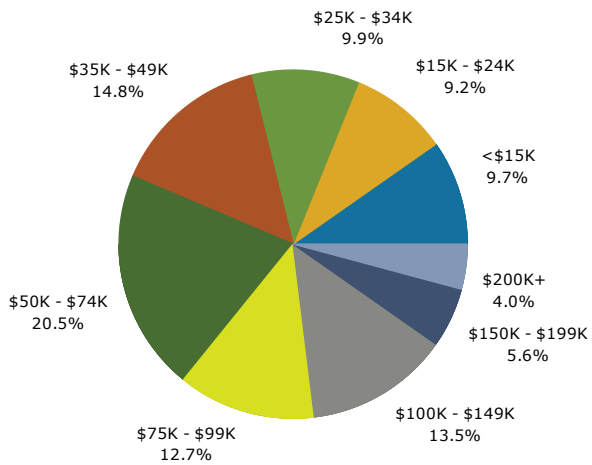
## Trends 2018-2023



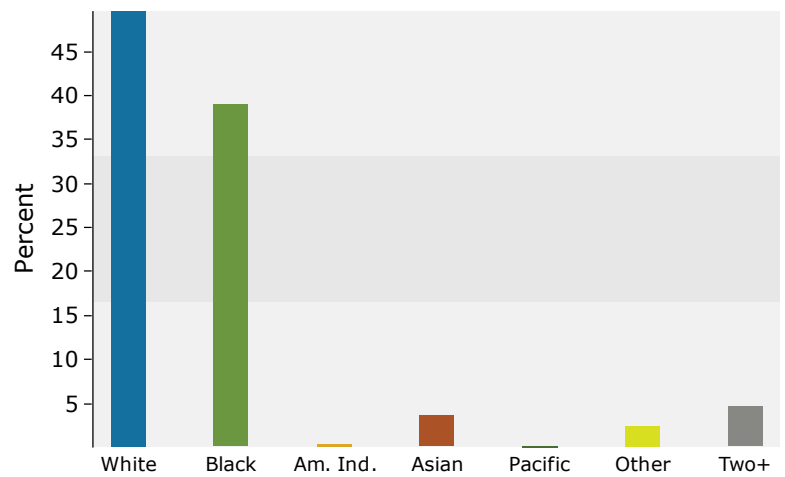
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 7.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

## 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