

For Sale or Lease

605 J. Clyde Morris Boulevard
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz / Travis Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com / Travis@CampanaWaltz.com

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 or FOR LEASE
605 J. Clyde Morris Boulevard
Newport News, Virginia

Location: 605 J. Clyde Morris Boulevard, Newport News Virginia

Description: A rare find – a corner site on J. Clyde Morris Boulevard and Impala Drive. This free standing brick building has tremendous visibility and frontage on J. Clyde Morris Boulevard, close to Jefferson Avenue and minutes from Interstate 64. It is a former restaurant converted to office. Previous tenant was a title auto loan business with nice finishes throughout the space.

Size: 2,223 square feet of improvements

Site: .43 Acres

Sales Price: \$552,500.00

Lease Rate: \$4,000.00 NNN/Month

Zoning: C-2 General Commercial

Vehicles Per Day: 50,000

Additional Information:

- New Roof installed August 2010
- Aerial
- Survey
- Location Map
- Demographics

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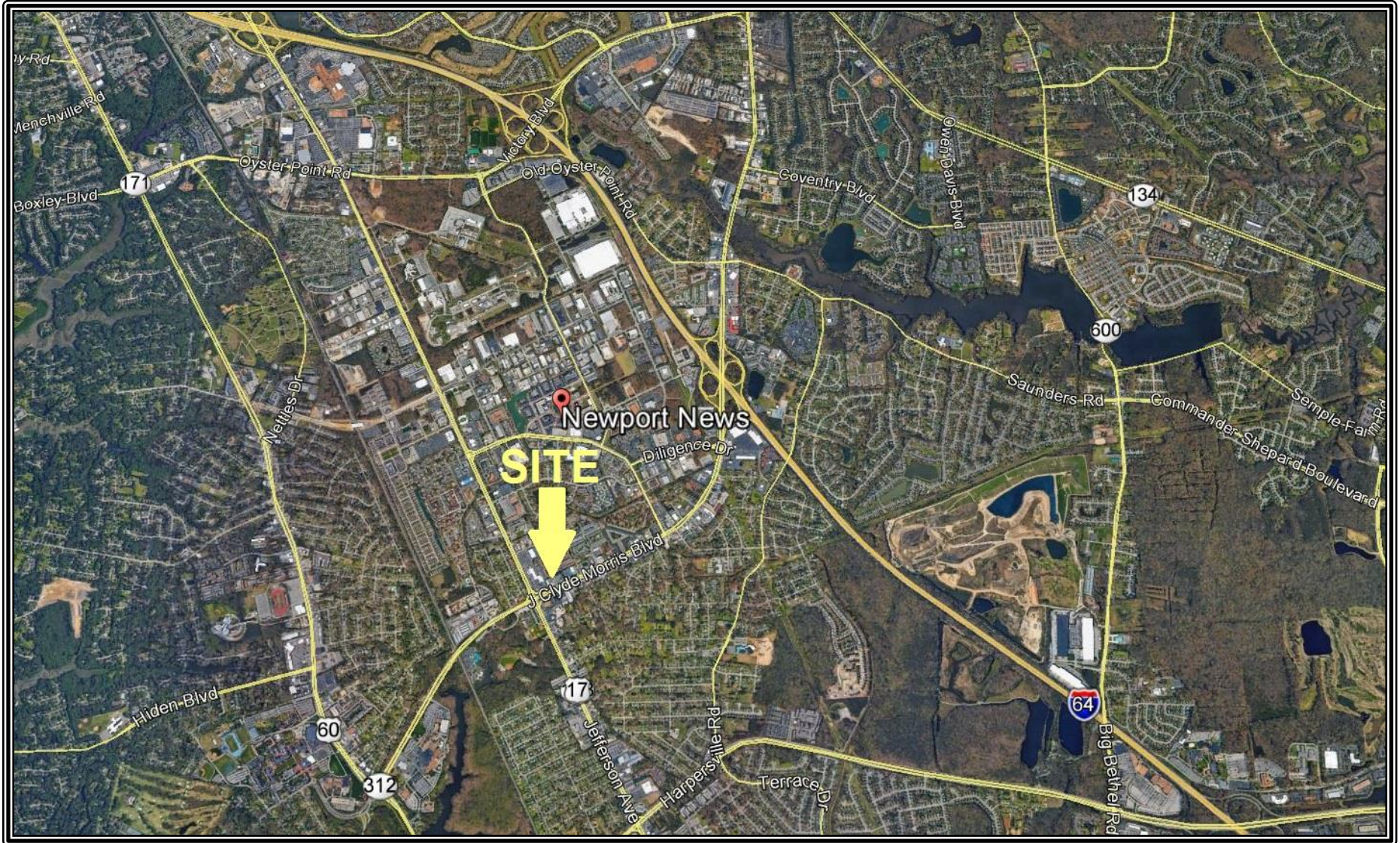
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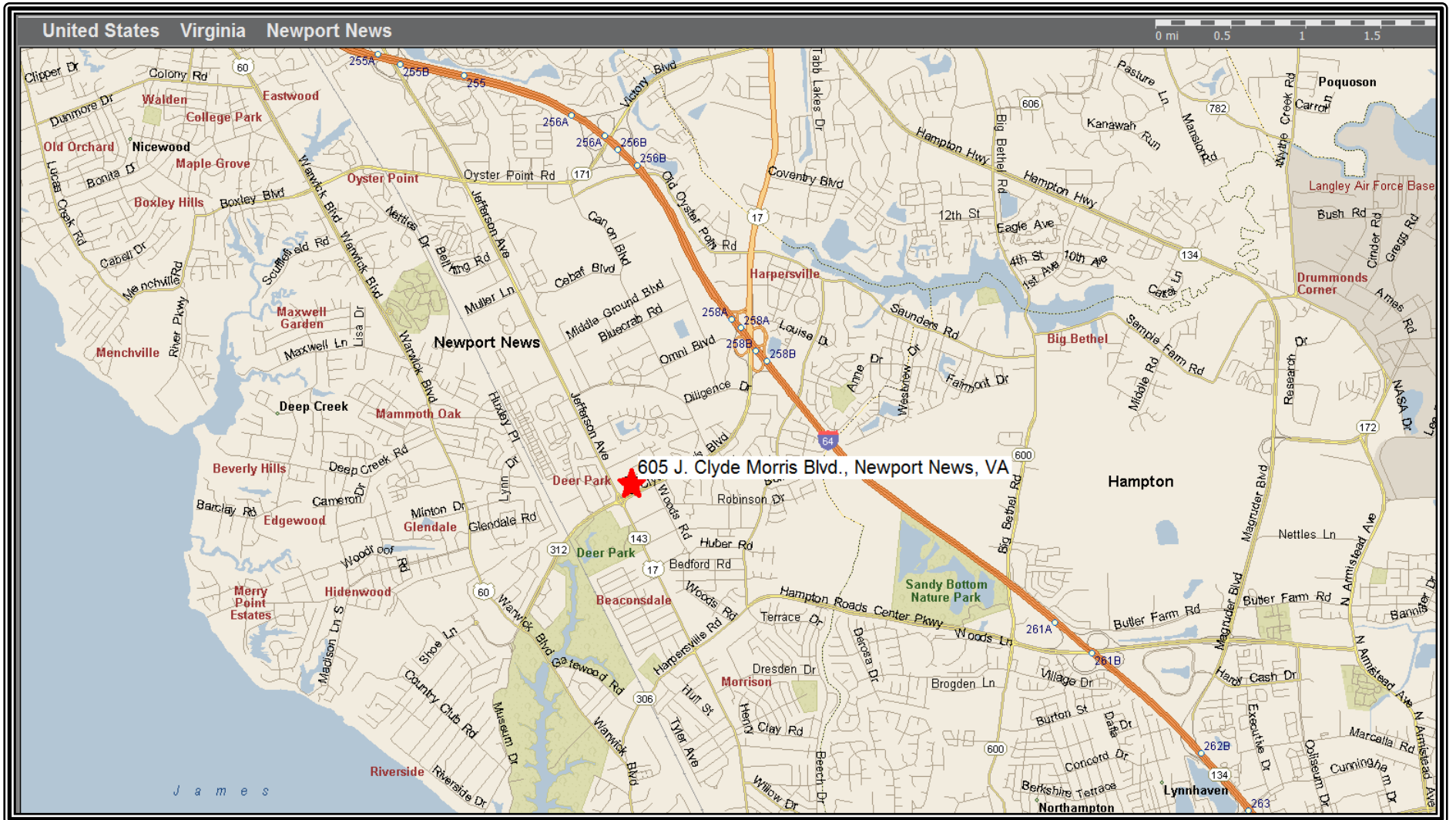
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Demographic and Income Profile

605 J Clyde Morris Blvd, Newport News, Virginia, 23601
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.07466
 Longitude: -76.47314

Summary	Census 2010	2017	2022
Population	23,918	25,312	26,140
Households	10,110	10,532	10,835
Families	5,716	5,860	5,984
Average Household Size	2.25	2.27	2.29
Owner Occupied Housing Units	4,440	4,270	4,354
Renter Occupied Housing Units	5,670	6,261	6,481
Median Age	30.5	32.0	32.6
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.65%	0.92%	0.83%
Households	0.57%	0.86%	0.79%
Families	0.42%	0.77%	0.71%
Owner HHs	0.39%	0.83%	0.72%
Median Household Income	1.50%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,384	13.1%	1,434	13.2%
\$15,000 - \$24,999	1,209	11.5%	1,191	11.0%
\$25,000 - \$34,999	1,302	12.4%	1,220	11.3%
\$35,000 - \$49,999	1,698	16.1%	1,583	14.6%
\$50,000 - \$74,999	2,164	20.5%	2,054	19.0%
\$75,000 - \$99,999	1,244	11.8%	1,368	12.6%
\$100,000 - \$149,999	1,040	9.9%	1,288	11.9%
\$150,000 - \$199,999	272	2.6%	387	3.6%
\$200,000+	219	2.1%	309	2.9%
Median Household Income	\$46,277		\$49,859	
Average Household Income	\$58,522		\$66,600	
Per Capita Income	\$25,473		\$28,639	

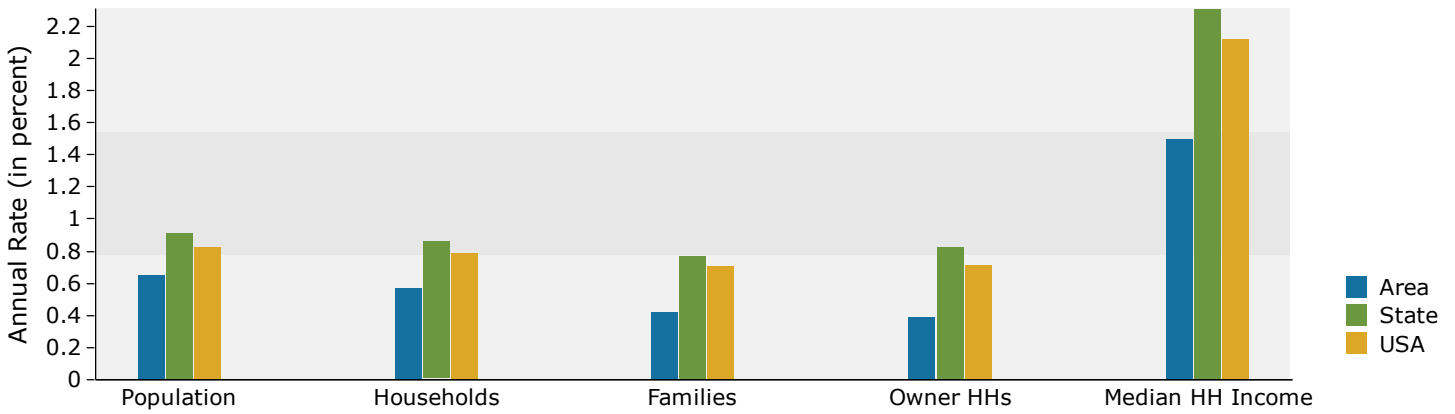
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,639	6.9%	1,597	6.3%	1,686	6.4%
5 - 9	1,317	5.5%	1,411	5.6%	1,428	5.5%
10 - 14	1,191	5.0%	1,267	5.0%	1,338	5.1%
15 - 19	1,454	6.1%	1,514	6.0%	1,578	6.0%
20 - 24	3,604	15.1%	3,356	13.3%	3,443	13.2%
25 - 34	4,409	18.4%	4,847	19.1%	4,681	17.9%
35 - 44	2,779	11.6%	3,166	12.5%	3,600	13.8%
45 - 54	3,131	13.1%	2,830	11.2%	2,618	10.0%
55 - 64	2,097	8.8%	2,588	10.2%	2,742	10.5%
65 - 74	1,171	4.9%	1,517	6.0%	1,741	6.7%
75 - 84	772	3.2%	830	3.3%	901	3.4%
85+	354	1.5%	388	1.5%	385	1.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,327	59.9%	14,668	58.0%	14,740	56.4%
Black Alone	6,858	28.7%	7,241	28.6%	7,451	28.5%
American Indian Alone	103	0.4%	114	0.5%	119	0.5%
Asian Alone	563	2.4%	746	2.9%	881	3.4%
Pacific Islander Alone	27	0.1%	40	0.2%	48	0.2%
Some Other Race Alone	1,076	4.5%	1,356	5.4%	1,587	6.1%
Two or More Races	963	4.0%	1,146	4.5%	1,313	5.0%
Hispanic Origin (Any Race)	2,254	9.4%	2,921	11.5%	3,520	13.5%

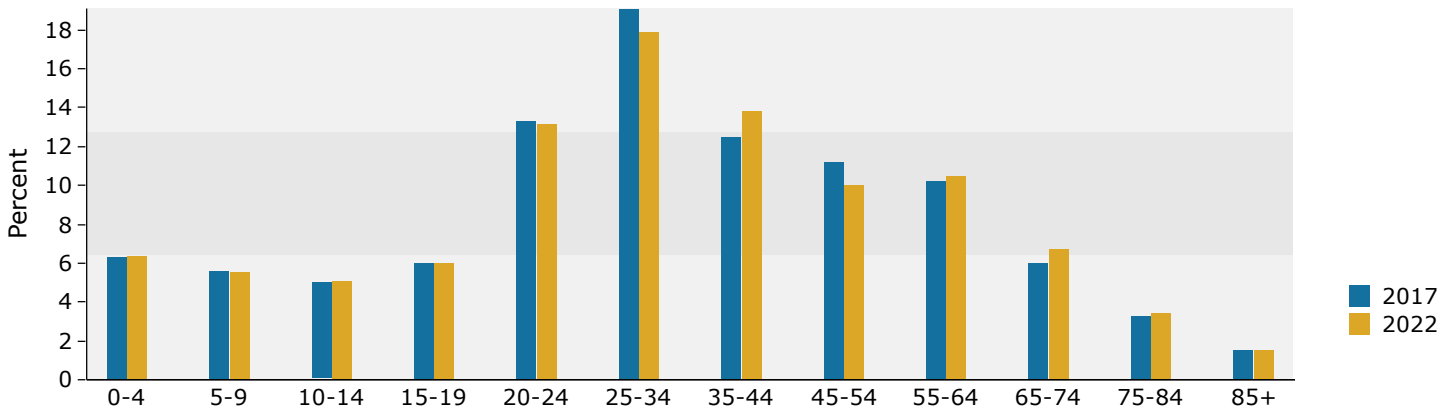
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

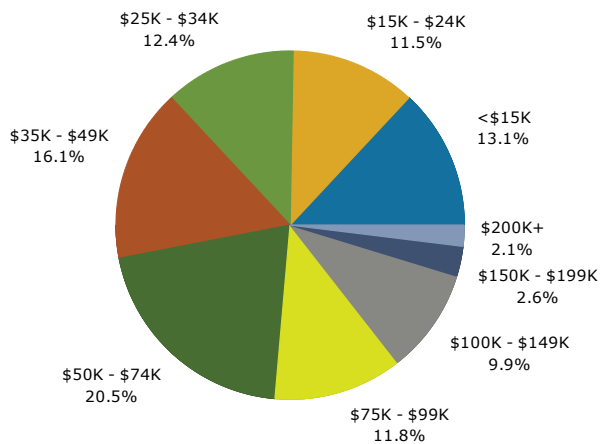
Trends 2017-2022



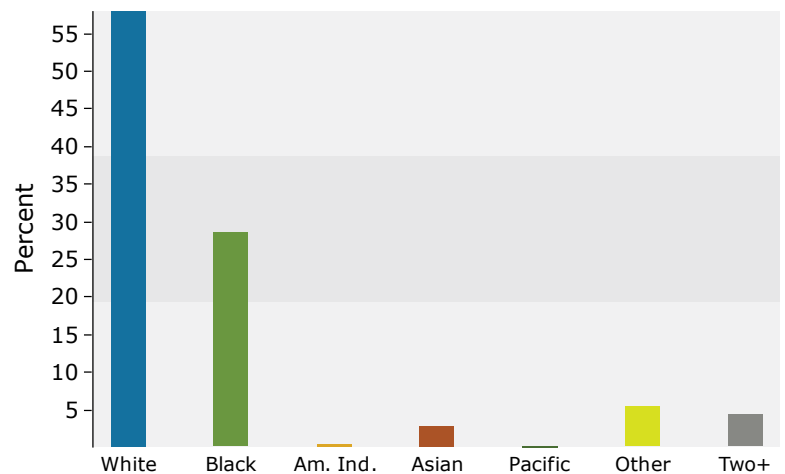
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 11.5%



Demographic and Income Profile

605 J Clyde Morris Blvd, Newport News, Virginia, 23601
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.07466
 Longitude: -76.47314

Summary	Census 2010	2017	2022
Population	100,380	103,862	105,655
Households	41,099	42,104	42,747
Families	25,341	25,642	25,873
Average Household Size	2.36	2.37	2.38
Owner Occupied Housing Units	22,690	22,000	22,176
Renter Occupied Housing Units	18,409	20,104	20,571
Median Age	34.6	35.7	36.6
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.34%	0.92%	0.83%
Households	0.30%	0.86%	0.79%
Families	0.18%	0.77%	0.71%
Owner HHs	0.16%	0.83%	0.72%
Median Household Income	1.20%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	3,960	9.4%	4,096	9.6%
\$15,000 - \$24,999	3,686	8.8%	3,602	8.4%
\$25,000 - \$34,999	4,244	10.1%	3,967	9.3%
\$35,000 - \$49,999	6,212	14.8%	5,757	13.5%
\$50,000 - \$74,999	8,819	20.9%	8,198	19.2%
\$75,000 - \$99,999	5,844	13.9%	6,095	14.3%
\$100,000 - \$149,999	5,645	13.4%	6,360	14.9%
\$150,000 - \$199,999	2,007	4.8%	2,537	5.9%
\$200,000+	1,687	4.0%	2,135	5.0%
Median Household Income	\$56,156		\$59,613	
Average Household Income	\$72,864		\$81,955	
Per Capita Income	\$30,792		\$34,400	

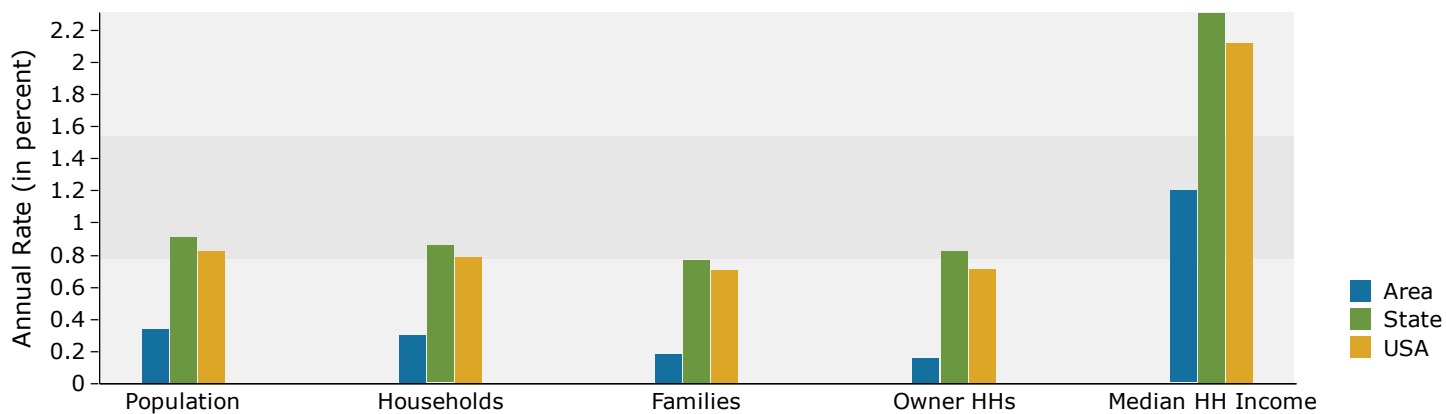
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,429	6.4%	6,009	5.8%	6,182	5.9%
5 - 9	5,872	5.8%	5,873	5.7%	5,716	5.4%
10 - 14	5,866	5.8%	5,718	5.5%	5,751	5.4%
15 - 19	7,421	7.4%	7,313	7.0%	7,242	6.9%
20 - 24	10,269	10.2%	9,311	9.0%	9,004	8.5%
25 - 34	14,878	14.8%	16,828	16.2%	16,611	15.7%
35 - 44	11,951	11.9%	12,151	11.7%	13,666	12.9%
45 - 54	15,246	15.2%	13,101	12.6%	11,542	10.9%
55 - 64	10,762	10.7%	12,813	12.3%	13,025	12.3%
65 - 74	6,095	6.1%	8,343	8.0%	9,695	9.2%
75 - 84	3,844	3.8%	4,308	4.1%	5,058	4.8%
85+	1,749	1.7%	2,096	2.0%	2,163	2.0%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	59,368	59.1%	60,178	57.9%	59,913	56.7%
Black Alone	31,296	31.2%	31,751	30.6%	31,997	30.3%
American Indian Alone	404	0.4%	426	0.4%	442	0.4%
Asian Alone	2,965	3.0%	3,711	3.6%	4,269	4.0%
Pacific Islander Alone	134	0.1%	192	0.2%	237	0.2%
Some Other Race Alone	2,381	2.4%	3,000	2.9%	3,514	3.3%
Two or More Races	3,831	3.8%	4,603	4.4%	5,284	5.0%
Hispanic Origin (Any Race)	6,289	6.3%	8,268	8.0%	10,035	9.5%

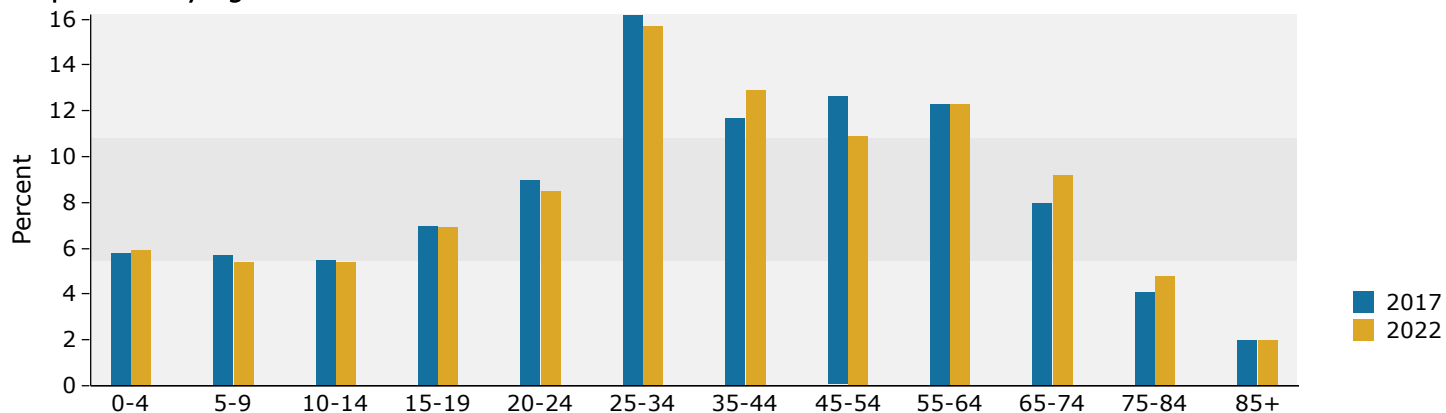
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

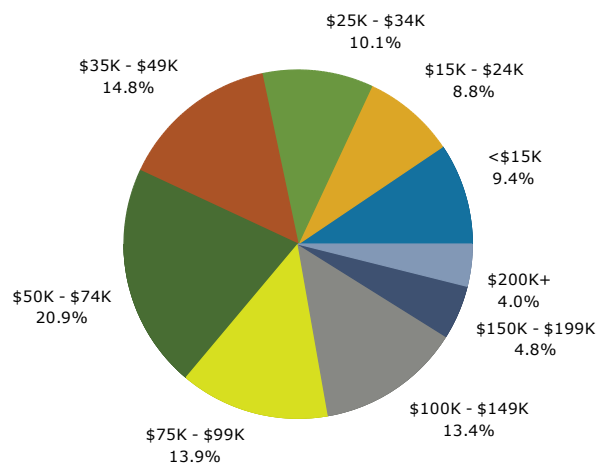
Trends 2017-2022



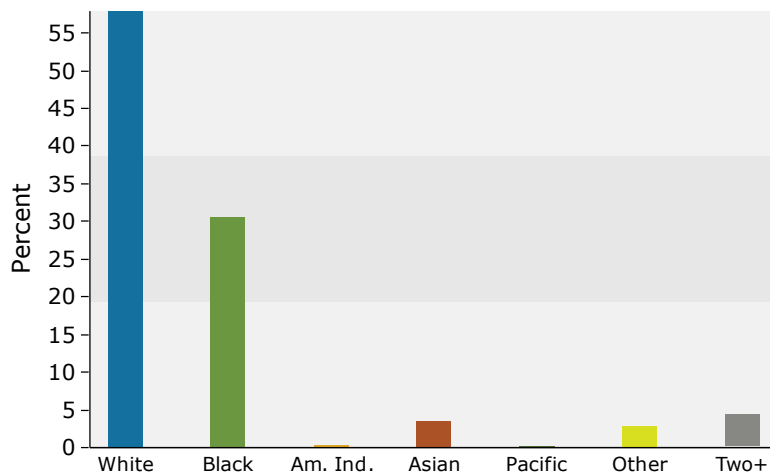
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 8.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

605 J Clyde Morris Blvd, Newport News, Virginia, 23601
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.07466
 Longitude: -76.47314

Summary	Census 2010	2017	2022
Population	241,300	248,582	252,091
Households	97,138	99,311	100,491
Families	61,565	62,229	62,656
Average Household Size	2.42	2.43	2.44
Owner Occupied Housing Units	51,882	50,263	50,609
Renter Occupied Housing Units	45,256	49,048	49,883
Median Age	34.4	35.5	36.5
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.28%	0.92%	0.83%
Households	0.24%	0.86%	0.79%
Families	0.14%	0.77%	0.71%
Owner HHs	0.14%	0.83%	0.72%
Median Household Income	0.94%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	10,611	10.7%	11,098	11.0%
\$15,000 - \$24,999	9,210	9.3%	9,096	9.1%
\$25,000 - \$34,999	10,638	10.7%	10,013	10.0%
\$35,000 - \$49,999	15,172	15.3%	14,051	14.0%
\$50,000 - \$74,999	20,124	20.3%	18,577	18.5%
\$75,000 - \$99,999	12,762	12.9%	13,224	13.2%
\$100,000 - \$149,999	12,900	13.0%	14,534	14.5%
\$150,000 - \$199,999	4,655	4.7%	5,805	5.8%
\$200,000+	3,239	3.3%	4,094	4.1%
Median Household Income	\$53,478		\$56,029	
Average Household Income	\$69,029		\$77,197	
Per Capita Income	\$28,417		\$31,614	

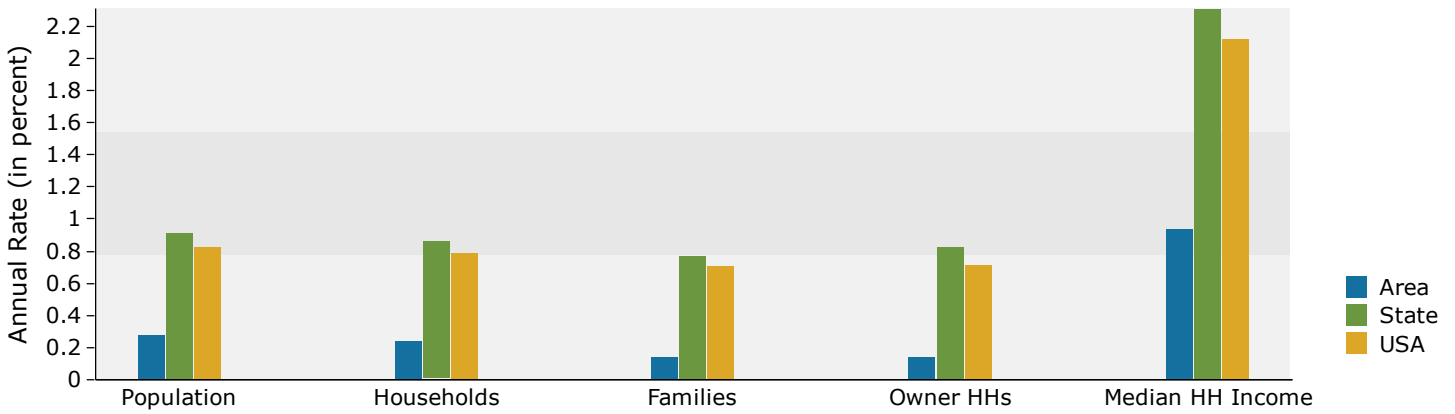
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,405	6.8%	15,502	6.2%	15,849	6.3%
5 - 9	15,530	6.4%	15,240	6.1%	14,789	5.9%
10 - 14	15,330	6.4%	14,878	6.0%	14,769	5.9%
15 - 19	17,707	7.3%	16,370	6.6%	16,093	6.4%
20 - 24	22,302	9.2%	20,532	8.3%	19,462	7.7%
25 - 34	35,315	14.6%	40,261	16.2%	39,823	15.8%
35 - 44	29,355	12.2%	29,609	11.9%	33,030	13.1%
45 - 54	36,248	15.0%	31,291	12.6%	27,884	11.1%
55 - 64	25,609	10.6%	30,376	12.2%	30,653	12.2%
65 - 74	14,851	6.2%	20,076	8.1%	23,166	9.2%
75 - 84	8,985	3.7%	9,976	4.0%	11,884	4.7%
85+	3,663	1.5%	4,472	1.8%	4,690	1.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	118,397	49.1%	119,739	48.2%	119,123	47.3%
Black Alone	99,752	41.3%	100,316	40.4%	100,156	39.7%
American Indian Alone	1,058	0.4%	1,111	0.4%	1,145	0.5%
Asian Alone	7,386	3.1%	9,137	3.7%	10,449	4.1%
Pacific Islander Alone	317	0.1%	460	0.2%	568	0.2%
Some Other Race Alone	4,936	2.0%	6,324	2.5%	7,429	2.9%
Two or More Races	9,454	3.9%	11,495	4.6%	13,222	5.2%
Hispanic Origin (Any Race)	14,258	5.9%	19,070	7.7%	23,163	9.2%

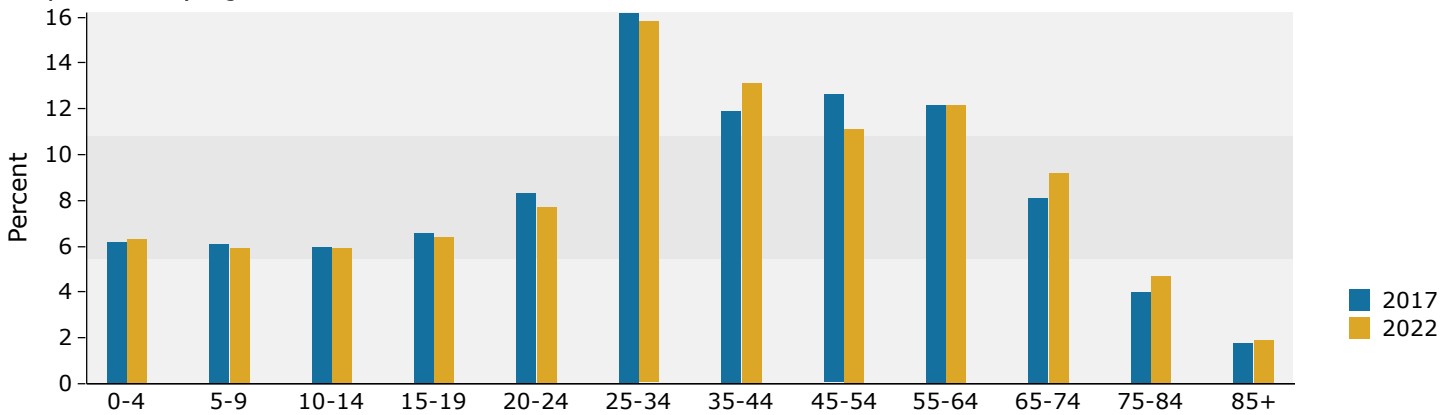
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

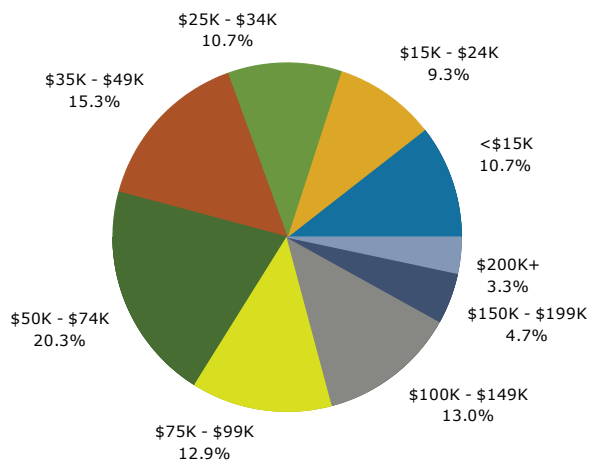
Trends 2017-2022



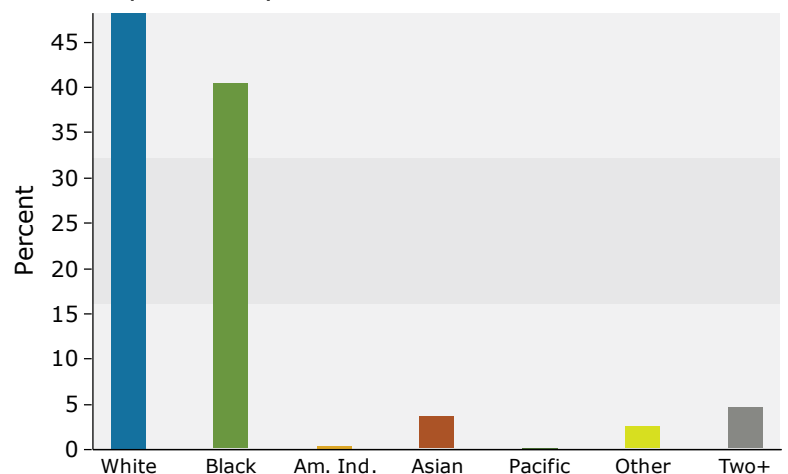
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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