

For Sale

3300 West Mercury Boulevard & 1595 Pennwood Drive
Hampton, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Vince Campana

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Vince@CampanaWaltz.com

www.CampanaWaltz.com



This information was obtained from sources deemed to be reliable, but is not warranted.

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

FOR SALE
3300 W. Mercury Blvd & 1595 Pennwood Dr.
Hampton, Virginia

- Location:** 3300 West Mercury Boulevard & 1595 Pennwood Drive Hampton, Virginia
- Description:** This offering consists of a 10,591 square foot retail center and an abutting fenced in lot. The retail center is 100% leased and has a long history of remaining fully occupied. This center has unbeatable visibility and access at an intersection with a median cut for west and east bound traffic on Mercury Blvd. The primary tenant is Mercury Pawn Shop and they are accompanied by Underwater Adventures Dive Shop, Boost Mobile, and Sai Mart Convenience Store.
- Land Size:** .64 acres – 3300 W. Mercury Boulevard
.57 acres – 1595 Pennwood Drive
1.21 acres total
- Gross Income:** Approximately \$108,000.00 year.
- Parking:** Approximately 32 paved parking spaces at the front of the center with additional parking / storage area in the fenced in lot behind the building.
- Sale Price:** \$1,500,000.00

For Additional Information, Please Contact:

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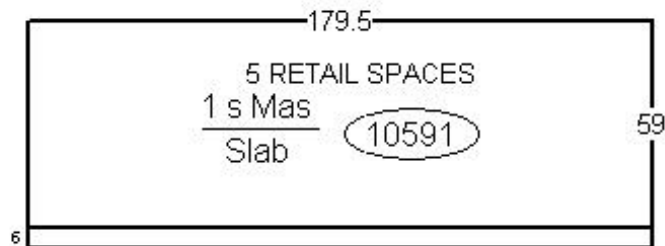
Photographs



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Building Dimensions

MERCURY PAWN SHOP & OTHER TENANTS



Cnpy
Conc

1077

PAVING

01

SITE PLAN 6-87

3300 W MERCURY BLVD

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Aerial View



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Hampton, Virginia

Property Address: 3300 W MERCURY BLVD
 HAMPTON, VA 23666
Mailing Address: 3300 W MERCURY BLVD
 HAMPTON, VA 23666
PIN/LRSN/RPC : 3001263

General Information

Owner's Name: HANSIN MORRIS & MARIE W
Assessment Neighborhood: 4500
Legal Description: LIPMAN PLAT L2F-B-2.
Subdivision Number: 600078
Deeded Acreage: .65
Deeded SqFt: 28314
GIS Acreage: .64
Old Map No: 03E002P00 00002FB2



Improvements

Year Built: 1988
Stories: 1

Square Footage	
Finished(Above Grade):	10591
Basement:	
Basement(Finished):	No Data
Attached Garage:	
Detached Garage:	
Enclosed Porch:	No Data
Open Porch:	No Data
Deck:	No Data

Rooms	
Total:	5
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C01General Retail
Foundation:	
Exterior:	No Data
Central A/C:	N
Heating Type:	10591 sf
Fireplaces:	No Data
Out Building:	Paving

Assessment Information

Fiscal Year	Land Value	Improvement Value	Total Value
FY2021	\$384,800	\$519,800	\$904,600
FY2020	\$384,800	\$501,800	\$886,600
FY2019	\$384,800	\$501,800	\$886,600
FY2018	\$384,800	\$501,800	\$886,600
FY2017	\$384,800	\$492,000	\$876,800
FY2016	\$384,800	\$492,000	\$876,800
FY2015	\$317,000	\$399,400	\$716,400
FY2014	\$317,000	\$399,400	\$716,400
FY2013	\$317,000	\$399,400	\$716,400
FY2012	\$317,000	\$420,400	\$737,400
FY2011	\$317,000	\$456,900	\$773,900
FY2010	\$317,000	\$496,600	\$813,600
FY2009	\$317,000	\$470,600	\$787,600
FY2008	\$317,000	\$463,700	\$780,700
FY2007	\$302,500	\$364,700	\$667,200
FY2006	\$288,200	\$345,100	\$633,300
FY2005	\$288,100	\$319,200	\$607,300
FY2004	\$279,700	\$309,900	\$589,600
FY2003	\$271,600	\$303,800	\$575,400

Transfer History

Grantor	Transfer Date	Consideration	Doc # or Deed Book/Pg
HANSIN MORRIS & MARIE W	12/1/1986 12:00:00 AM	125000	0811 0362
DIVERSE CORPORATION ET AL	4/1/1984 12:00:00 AM	86320	0676 0593
SUTHERLAND PAUL W ET AL	1/1/1982 12:00:00 AM	72000	0612 0304
CROCKETT W R ET AL	9/1/1974 12:00:00 AM	0	0477 0280
CROCKETT W R ET AL	2/1/1972 12:00:00 AM	0	0449 0255

City Resources

Land Development	
Zoning:	C-2
SPI:	No
Wetlands:	Not in Zone
RMA:	Not in Zone
IDA:	Not in Zone
Noise:	<i>No Data</i>
Soil Type:	URBAN LAND
Master Plan Area:	<i>No Data</i>

Neighborhood Services	
Census Tract:	10310
District:	Northampton, District 1
Representative:	David Duxbury

Police Dept	
District:	103
Traffic Zone:	24

Codes	
District:	1A
Inspector:	ELLIS
New Construction Inspector:	NOBLE-B, SCHILKE-E, GREEN-PM

Public Works	
Street Sweeping:	4th THURSDAY
Trash Day:	MONDAY
Recycling:	GREEN MONDAY
Pump Station Area:	219
Watershed:	BR 7

Fire Dept	
District:	ST06
Inspector:	1
Battalion:	2

Land Development	
Office Park:	Not in Park
Urban Enterprise Zone:	In Zone
Hampton Roads Center Enterprise Zone:	Not in Zone
Hampton Roads Center Technology Zone:	Not in Zone
Downtown Technology Zone:	Not in Zone

Voting Information	
Congress:	3
House of Representative:	92
Senate:	1
Poll Precinct:	FORREST
Poll Location:	FORREST ELEMENTARY

Sherriff's Office	
Warrant Services:	CP5

Hampton, Virginia

Property Address: 1595 PENNWOOD DR
HAMPTON, VA 23666

Mailing Address: 3300 W MERCURY BLVD
HAMPTON, VA 23666

PIN/LRSN/RPC : 3001264

General Information

Owner's Name: HANSIN MORRIS & MARIE

Assessment Neighborhood: 4500

Legal Description: LIPMAN PLAT L2FB-1.

Subdivision Number: 600078

Deeded Acreage: .56

Deeded SqFt: 24509

GIS Acreage: .57

Old Map No: 03E002Q00 00002FB1

Assessment Information

Fiscal Year	Land Value	Improvement Value	Total Value
FY2021	\$100,500	\$0	\$100,500
FY2020	\$100,500	\$0	\$100,500
FY2019	\$100,500	\$0	\$100,500
FY2018	\$100,500	\$0	\$100,500
FY2017	\$100,500	\$0	\$100,500
FY2016	\$100,500	\$0	\$100,500
FY2015	\$100,500	\$0	\$100,500
FY2014	\$100,500	\$0	\$100,500
FY2013	\$100,500	\$0	\$100,500
FY2012	\$100,500	\$0	\$100,500
FY2011	\$100,500	\$0	\$100,500
FY2010	\$100,500	\$0	\$100,500
FY2009	\$100,500	\$0	\$100,500
FY2008	\$100,500	\$0	\$100,500
FY2007	\$95,300	\$0	\$95,300
FY2006	\$90,700	\$0	\$90,700
FY2005	\$90,200	\$0	\$90,200
FY2004	\$87,600	\$0	\$87,600
FY2003	\$85,000	\$0	\$85,000

Transfer History

Grantor	Transfer Date	Consideration	Doc # or Deed Book/Pg
HANSIN MORRIS & MARIE	1/1/1996 12:00:00 AM	75000	1160 1352
TALIBI MAZHAR ALI & PARVEEN A	10/1/1986 12:00:00 AM	32400	0799 0092
TALIBI MAZHAR ALI ET AL	9/1/1974 12:00:00 AM	31200	0477 0283
CROCKETT W R ET AL	2/1/1972 12:00:00 AM	0	0449 0255
CROCKETT W R ET UX ET AL	1/1/1958 12:00:00 AM	22000	0268 0358

City Resources

Land Development	
Zoning:	C-2
SPI:	No
Wetlands:	Not in Zone
RMA:	Not in Zone
IDA:	Not in Zone
Noise:	<i>No Data</i>
Soil Type:	NIMMO
Master Plan Area:	<i>No Data</i>

Neighborhood Services	
Census Tract:	10310
District:	Northampton, District 1
Representative:	David Duxbury

Police Dept	
District:	103
Traffic Zone:	24

Codes	
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Poll Precinct:	FORREST
Poll Location:	FORREST ELEMENTARY

Sherriff's Office	
Warrant Services:	CP5

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE

Permission Key: P = permitted by-right | UP = use permit | PC = planning commission action | SX = special exception | ZA = zoning administrator permit | blank = not permitted | * = see additional standards column for reference

USES	Special Zoning Districts																										*Additional standards on uses	
	Langley Flight Approach						Residential Transition	Buckroe Bayfront					Hampton Roads Center			Downtown			Phoebus			Fort Monroe				Parks		
	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1		PO-2
RESIDENTIAL - 1, 2 & MULTIFAMILY																												
1-family detached dwelling					P		P*	P	P	P												P	P	UP				Sec. 3-3(1)
2-family dwelling (on one lot)								P	P	P						P	P					P	P	UP				
duplex dwelling (on two fee-simple lots)							P*	P	P	P						P	P					P	P	UP				Sec. 3-3(2)
multifamily dwelling							P		P	P	P					P	P	P	P	P	P		P	UP				
townhouse (on a fee-simple lot)							P									P	P	P	P	P	P		P	UP				
manufactured home																												Sec. 3-3(3)
manufactured/mobile home park							UP*											UP*										Sec. 3-3(4)
manufactured/mobile home subdivision							UP*											UP*										Sec. 3-3(4)
upper-floor dwelling unit (one unit over commercial)																P*	P*		P	P	P							Sec. 3-3(5)
dwelling unit for resident caretaker/watchman	P*	P*		P*		P*									P*													Sec. 3-3(6)
home occupation					P*		P*	P*	P*	P*	P*	P*				P*	P*	P*	P	P	P	P*	P*	P*				Sec. 3-3(7)
GROUP LIVING																												
boarding/rooming house							P									P		P										
detention facility																												
group home 1					P		P	P	P	P						P	P	P				P	P					
group home 2																												Sec. 3-3(8)
halfway house																												
juvenile residence																						P	P					Sec. 3-3(8)
nursing home							UP									UP	UP	UP										
orphanage																												Sec. 3-3(9)
shelter																												Sec. 3-3(9)
RETAIL SALES, SERVICES & OFFICE																												
bank, with drive-through		P		P		P	P			P	P	P		P	P	P	P		UP	UP	UP							
bank, without drive-through		P	P	P		P	P			P	P	P		P	P	P	P		P	P	P			UP	UP			
barber shop/beauty salon		P					P			P	P	P		P		P	P		P	P	P			UP	UP			
bed & breakfast 1							UP	UP	UP	UP						UP	UP	UP	UP	UP	UP	UP	UP	UP	P			
bed & breakfast 2							UP	UP	UP	UP						UP	UP	UP	UP	UP	UP	UP	UP	UP	P			
bicycle sales and repair							P			P	P	P		P		P	P		P	P	P			UP	UP			
boat repair	P	P																P							UP			
boat sales	P*	P					P			P	P	P		P		P	P		P	P	P				UP			Sec. 3-3(45)
car wash, hand/auto detailing	P	P					P																					
car wash, self-service or automated	P	P																										
catering service														P					P	P	P				UP	P		
clothing maker, custom		P		P		P	P			P	P	P				P	P		P	P	P							
computer equipment repair		P											P	P					P	P	P							
day care 1, family	P*	P*	P*	P*	P	P*	P	P	P	P	P	P	P*	P*	P*	P	P	P	P	P	P	P	P	P		P*	P*	Sec. 3-3(10)
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(11)
day care 1, commercial																ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*		ZA*		Sec. 3-3(49)
day care 2, commercial																UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*		Sec. 3-3(50)
day spa							P									P	P		P	P	P			UP	UP			
dry cleaning, collection or pick-up station		P		P		P	P			P	P	P				P	P		P	P	P			UP	UP			
dry cleaning, closed type using nonflammable liquid							UP									UP	UP											
dry cleaning														P														
farm supplies/equipment sales and service	P	P																										
funeral home/mortuary							UP												P	P	P							
gas station	P	P												P		P	P		UP	UP	UP							
hotel										UP	UP	UP	UP	P		UP	UP		UP	UP	UP	UP	UP	UP	UP			
hotel, extended stay										UP	UP	UP	UP	UP		UP	UP					UP	UP	UP	UP			
laundromat							P									P	P		P	P	P							
liquor store				P		P	P			P	P	P		P		P	P		P	P	P							
loan office							P									P	P		P	P	P							
motorcycle sales																												Sec. 3-3(40)
motorcycle service																												Sec. 3-3(41)
office, general		P	P	P		P	P			P	P	P	P	P	P	P	P		P	P	P	P	UP	P				
office, government		P	P	P		P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	UP	P				
office, laboratory or research		P*	P*	P*		P*							P*	P*	P*				P*	P*	P*	P	UP	P				Sec. 3-3(44)
office, medical		P		P		P	P			P	P	P	P	P	P	P	P		P	P	P			UP	P			
office, taxicab	P	P					P									P	P											
outdoor dining 1							ZA*			ZA*	ZA*	ZA*										ZA*	ZA*	ZA*	ZA*			Sec. 3-3(12)
outdoor dining 2							UP*			UP*	UP*	UP*										UP*	UP*	UP*	UP*			Sec. 3-3(13)

	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2	
outdoor dining, downtown																ZA*	ZA*											Sec. 3-3(14)
outdoor dining, Phoebus																			ZA*	ZA*	ZA*							Sec. 3-3(48)
pawn shop																												
print shop/private postal service, max. 500 sq. ft.							P									P	P											
print shop/private postal service, max. 3000 sq. ft.																												
print shop/private postal service, no max.		P	P	P		P				P	P	P	P	P	P				P	P	P							
restaurant, without drive-through		P					P			P	P	P		P	P	P	P		P	P	P	UP	UP	UP	P			
restaurant, with drive-through		P					P			P	P	P		P	P	P	P		UP	UP	UP							
restaurant, drive-in		P								P	P	P		P														
restaurant, accessory, not to include drive-through													P															
retail sales, general ^A		P		P		P	P			P	P	P		P		P	P		P	P	P	UP	UP	UP	UP			
rummage sale, temporary							P*									P*	P*		P*	P*	P*		P*	P*				Sec. 3-3(15)
second-hand store																			P	P	P							Sec. 3-3(16)
sign painting shop	P	P																	P	P	P				P			
storage facility	P	P		P		P																						
tattoo parlor																			UP	UP	UP							
tire sales	P	P																										Sec. 3-3(17)
tire repair	P	P																										Sec. 3-3(17)
Turkish bath							P									P	P											
upholstery shop				P		P													P	P	P				P			
vehicle repair, heavy	P	P																										
vehicle repair, light	P	P												P		P	P											
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales	P	P																										
vehicle sales, of used vehicles	UP	UP																										
vehicle storage, including vehicle storage accessory to sales of new vehicles or gas station																												Sec. 3-3(42)
vehicle storage, including vehicle storage accessory to heavy vehicle repair	UP*	UP*																										Sec. 3-3(18)
vending stand, food																										P		
INSTITUTIONAL																												
college/university, public							P						P	P		P	P		P	P	P	P	UP	P				
college/university, private							UP						P	P		UP	UP		UP	UP	UP	P	UP	P				
hospital							UP									UP	UP		UP	UP	UP			P				
library, public							P						P			P	P	P	P	P	P	P	UP					
library, private							UP						P			UP	UP	UP	P	P	P	P	UP					
museum, public							P						P			P	P	P	P	P	P	P	UP					
museum, private							UP						P			UP	UP	UP	P	P	P	P	UP					
post office							P						P	P		P	P		P	P	P							
religious facility							P*	P*	P*	P*	P*	P*				P*	P*	P*	P*	P*	P*	P	P					Sec. 3-3(24)
mental health/substance abuse treatment facility																												
school, horse riding																												Sec. 3-3(19)
school, public							UP						P	P		UP	UP	UP	UP	UP	UP	P	UP	P				
school, private							UP						P	P		UP	UP	UP	UP	UP	UP	P	UP	P				
RECREATIONAL																												
adult entertainment establishment																												Sec. 3-3(20)
amusement center																			UP	UP	UP							
amusement operations																												
auditorium														P		P	P		P	P	P	P	UP		P			
banquet hall																ZA*			ZA*	ZA*	ZA*	ZA*	UP*		ZA*	ZA*		Sec. 3-3(51)
billiard hall										UP	UP	UP	P	P					P	P	P				P			
boat tour/charter boat docking facility																	P		P	P	P			UP	UP	P		
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	
bowling alley													P	P					P	P	P				P			
carnival																												
club/lodge, private or fraternal							UP									UP	UP		P	P	P		UP					
community center							UP									UP	UP	UP	UP	UP	UP		UP		P	P		
coin-operated amusement devices, accessory							P*									P*	P*		P*	P*	P*							Sec. 3-3(21)
dance hall																			UP	UP	UP							
golf course/country club			UP	UP		UP							P	P											P	P		
live entertainment 1, in conjunction with a restaurant							ZA*			ZA*	ZA*	ZA*				ZA*	ZA*		ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*			Sec. 3-3(22)
live entertainment 1, in conjunction with a micro-brewery/distillery/winery													ZA*	ZA*		ZA*	ZA*		ZA*	ZA*	ZA*		ZA*	ZA*	ZA*			Sec. 3-3(22)
live entertainment 2, in conjunction with a restaurant							UP*			UP*	UP*	UP*				UP*	UP*		UP*	UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(23)
live entertainment 2, in conjunction with a micro-brewery/distillery/winery													UP*	UP*		UP*	UP*		UP*	UP*	UP*		UP*	UP*	UP*			Sec. 3-3(23)
marina, including boat sales, rental, storage and fuel	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	

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