

For Lease

High Visibility Medical/Retail/Office Space

314 Second Street

Williamsburg, Virginia 23188



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Vince Campana or Ron Campana

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Vince@CampanaWaltz.com or Ron@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 LEASE
314 Second Street
Williamsburg, Virginia

Location: 314 Second Street Williamsburg, Virginia 23188 - within city limits.

Description: This offering consists of an excellently cared for single story 4,412 square foot building that is a landmark in Williamsburg and Second Street. The building was previously used as a long standing medical care practice and is still readily available for many medical uses but also has a generously open layout that lends itself to a multitude of retail/office uses! Surrounding the property is a wide array of businesses including, Virginia Beer Company, South of the Border Mexican Restaurant, Second Street Restaurant, Auto Haus - European Cars, Holiday Chevrolet, and many more! This area of Williamsburg is experiencing a surge up new energy with the addition of the Casa Pearl Restaurant, the Velvet Shoestring, & Cochran Restaurant. Conveniently located near Colonial Williamsburg, I-64 access, Busch Gardens, Water County, and the College of William and Mary this opportunity won't be available for long. Additionally, the property has excellent road frontage and an oversized lighted pole sign that really propels the building's curb appeal! *This property is available immediately for lease!*

Lease: **\$15.00 per square foot! NNN**

Parking: Ample shared parking.

Zoning: B-2

General Information:

- Rare opportunity
- Located in the City Limits of Williamsburg
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

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Photographs



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Photographs



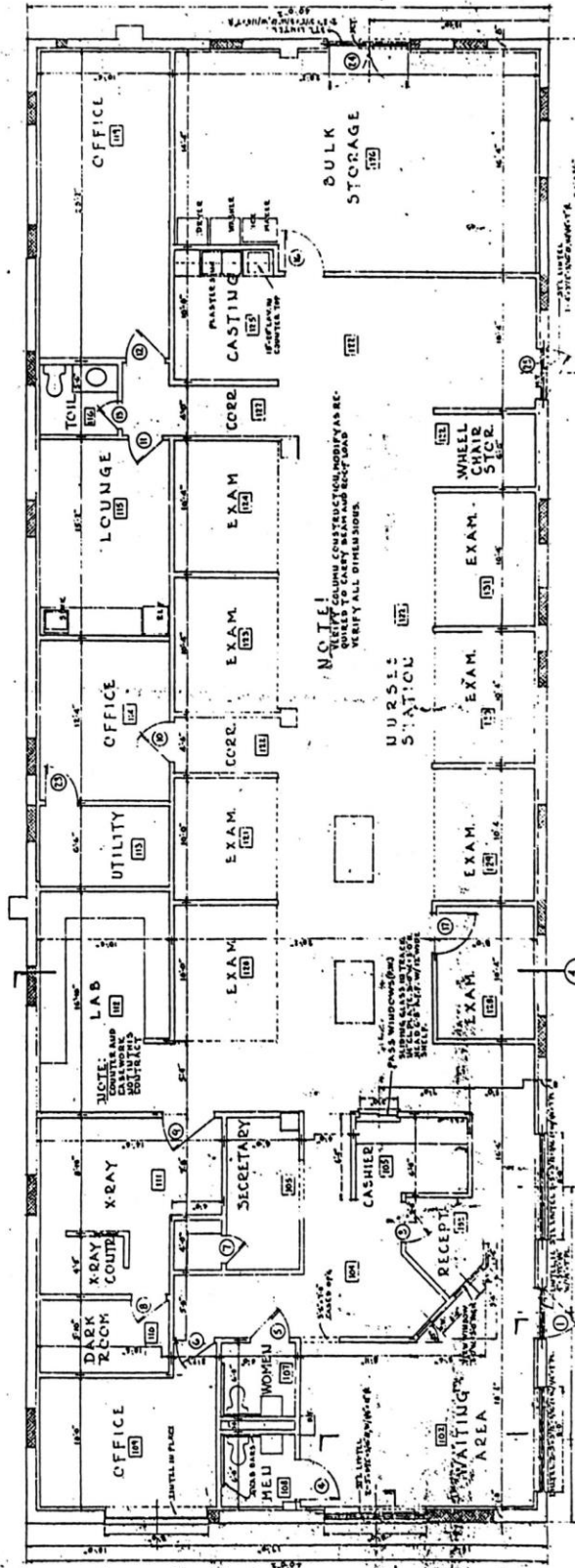
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General Layout

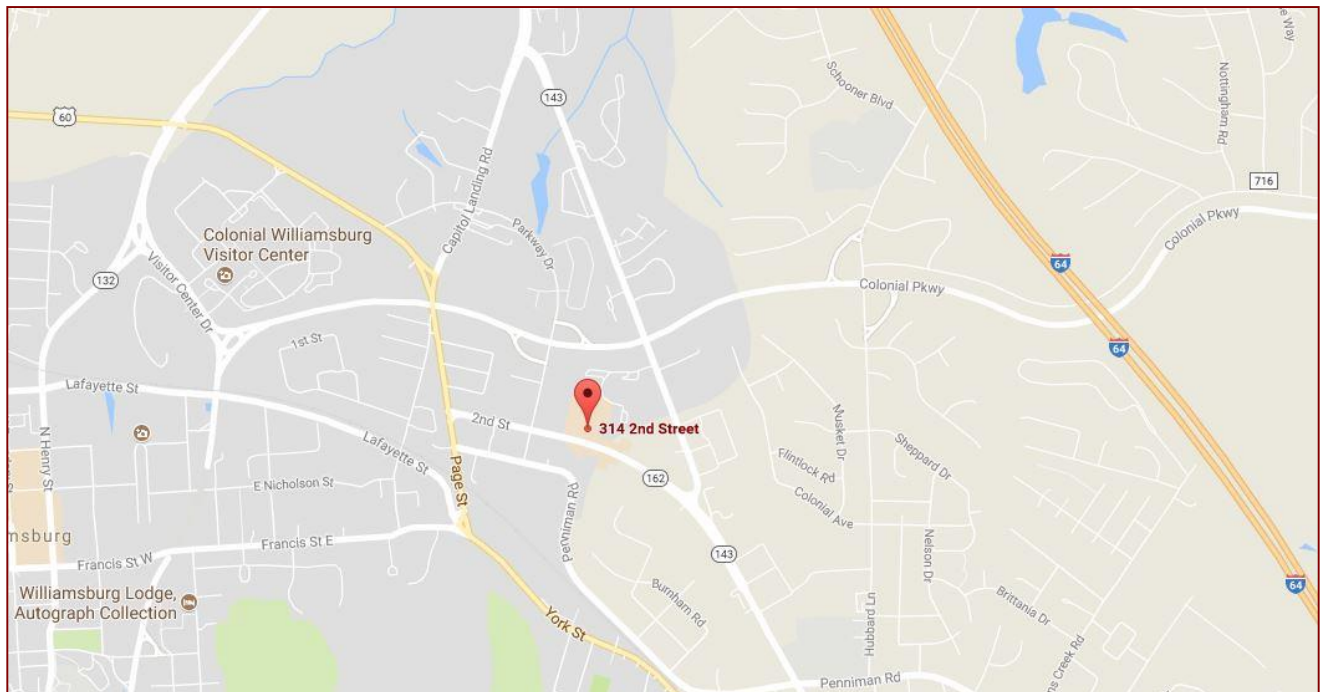
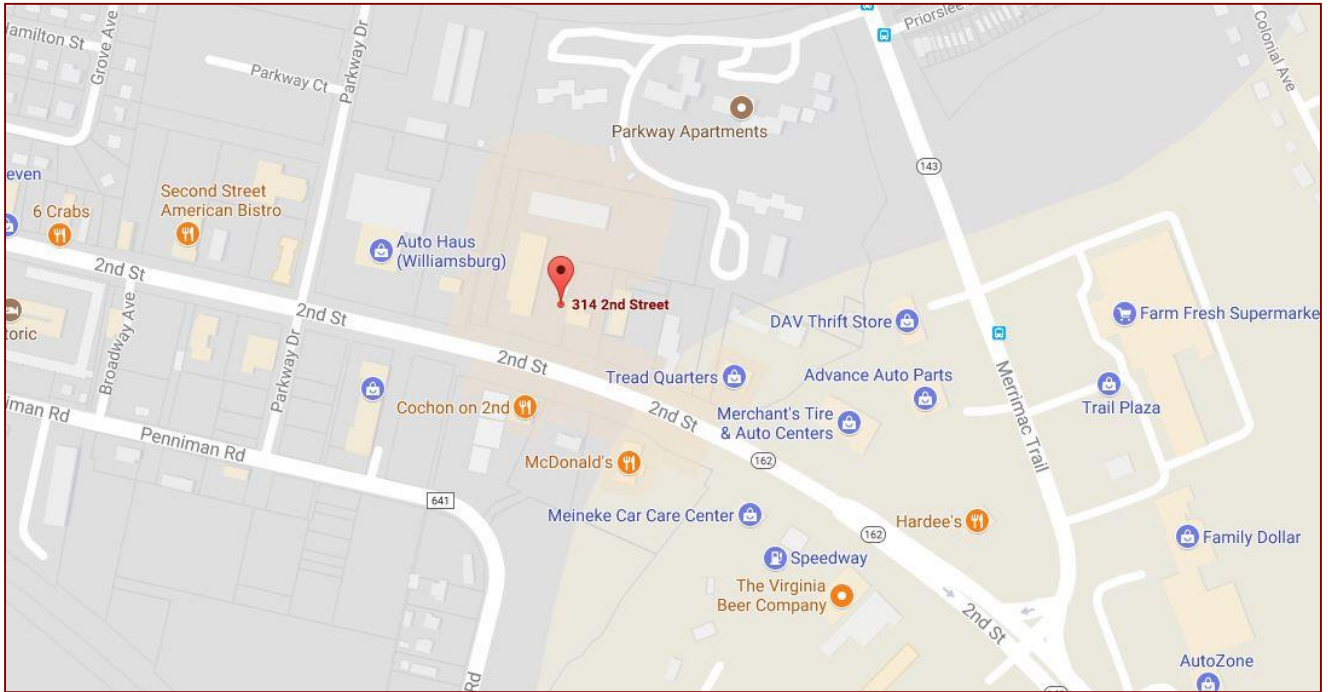


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For Lease

314 Second Street

Williamsburg, Virginia



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**Campana
Waltz**
Commercial Real Estate, LLC

Traffic Count Report

312 2nd St, Williamsburg, VA 23185

Building Type: **Class B Office**

Class: **B**

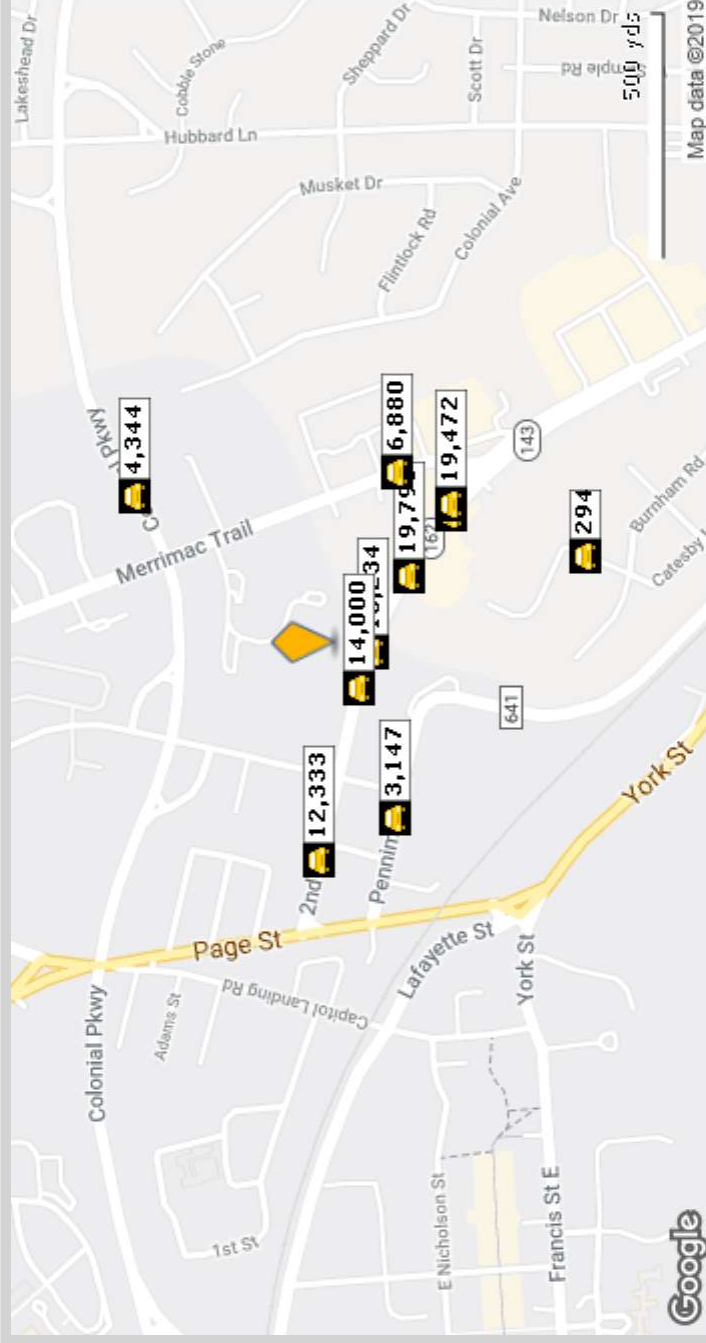
RBA: **4,400 SF**

Typical Floor: **4,400 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 2nd St	Parkway Dr	0.15 W	2018	13,234	MPSI	.04
2 2nd St	Parkway Dr	0.11 W	2016	14,000	AADT	.06
3 2nd St	Merrimac Trl	0.14 SE	2018	19,796	MPSI	.11
4 2nd St	Merrimac Trl	0.05 SE	2017	21,000	MPSI	.20
5 2nd St	Merrimac Trl	0.05 SE	2018	19,472	MPSI	.21
6 Merrimac Trl	2nd St	0.09 S	2018	6,880	MPSI	.21
7 Penniman Rd	Parkway Dr	0.03 E	2018	3,147	MPSI	.22
8 2nd St	Broadway Ave	0.04 E	2018	12,333	MPSI	.26
9 Colonial National Historic Pkwy	Merrimac Trl	0.08 SW	2018	4,344	MPSI	.30
10 Catesby Ln	Burnham Rd	0.06 SW	2018	294	MPSI	.31

Demographic Trend Report

1 Mile Radius

312 2nd St, Williamsburg, VA 23185

Building Type: **Class B Office**
 Class: **B**
 RBA: **4,400 SF**
 Typical Floor: **4,400 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Description	2010	2019	2024
Population	6,157	6,026	6,163
Age 0 - 4	377 6.12%	268 4.45%	392 6.36%
Age 5 - 9	367 5.96%	308 5.11%	328 5.32%
Age 10 - 14	362 5.88%	346 5.74%	321 5.21%
Age 15 - 19	430 6.98%	622 10.32%	425 6.90%
Age 20 - 24	584 9.49%	582 9.66%	536 8.70%
Age 25 - 29	454 7.37%	316 5.24%	492 7.98%
Age 30 - 34	408 6.63%	333 5.53%	394 6.39%
Age 35 - 39	357 5.80%	344 5.71%	349 5.66%
Age 40 - 44	407 6.61%	323 5.36%	332 5.39%
Age 45 - 49	462 7.50%	374 6.21%	338 5.48%
Age 50 - 54	467 7.58%	411 6.82%	363 5.89%
Age 55 - 59	370 6.01%	452 7.50%	393 6.38%
Age 60 - 64	312 5.07%	385 6.39%	391 6.34%
Age 65 - 69	260 4.22%	309 5.13%	345 5.60%
Age 70 - 74	190 3.09%	252 4.18%	277 4.49%
Age 75 - 79	163 2.65%	178 2.95%	206 3.34%
Age 80 - 84	104 1.69%	120 1.99%	141 2.29%
Age 85+	82 1.33%	103 1.71%	139 2.26%
Age 15+	5,050 82.02%	5,104 84.70%	5,121 83.09%
Age 20+	4,620 75.04%	4,482 74.38%	4,696 76.20%
Age 65+	799 12.98%	962 15.96%	1,108 17.98%
Median Age	36	39	38
Average Age	37.30	39.10	39.40
Population By Race	6,157	6,026	6,163
White	4,277 69.47%	4,073 67.59%	4,070 66.04%
Black	1,392 22.61%	1,386 23.00%	1,463 23.74%
Am. Indian & Alaskan	41 0.67%	56 0.93%	71 1.15%
Asian	212 3.44%	257 4.26%	275 4.46%
Hawaiian & Pacific Islander	7 0.11%	13 0.22%	14 0.23%
Other	215 3.49%	241 4.00%	269 4.36%

Demographic Trend Report

1 Mile Radius

312 2nd St, Williamsburg, VA 23185

Description	2010	2019	2024
Population by Race (Hispanic)	537	647	714
White	399 74.30%	446 68.93%	459 64.29%
Black	77 14.34%	107 16.54%	137 19.19%
Am. Indian & Alaskan	12 2.23%	27 4.17%	38 5.32%
Asian	14 2.61%	17 2.63%	17 2.38%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	36 6.70%	50 7.73%	62 8.68%
Household by Household Income	2,430	2,344	2,397
<\$25,000	493 20.29%	292 12.46%	288 12.02%
\$25,000 - \$50,000	641 26.38%	544 23.21%	554 23.11%
\$50,000 - \$75,000	399 16.42%	409 17.45%	415 17.31%
\$75,000 - \$100,000	306 12.59%	414 17.66%	431 17.98%
\$100,000 - \$125,000	124 5.10%	301 12.84%	324 13.52%
\$125,000 - \$150,000	253 10.41%	172 7.34%	166 6.93%
\$150,000 - \$200,000	118 4.86%	121 5.16%	125 5.21%
\$200,000+	96 3.95%	91 3.88%	94 3.92%
Average Household Income	\$74,730	\$81,860	\$82,365
Median Household Income	\$54,475	\$70,279	\$71,281

Demographic Summary Report

312 2nd St, Williamsburg, VA 23185

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **4,400 SF** Rent/SF/Yr: **-**
 Typical Floor: **4,400 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	6,163	30,141	57,141
2019 Estimate	6,026	28,987	54,362
2010 Census	6,157	26,895	49,202
Growth 2019 - 2024	2.27%	3.98%	5.11%
Growth 2010 - 2019	-2.13%	7.78%	10.49%
2019 Population by Hispanic Origin	647	2,124	3,668
2019 Population	6,026	28,987	54,362
White	4,073 67.59%	21,282 73.42%	40,940 75.31%
Black	1,386 23.00%	4,996 17.24%	8,976 16.51%
Am. Indian & Alaskan	56 0.93%	175 0.60%	264 0.49%
Asian	257 4.26%	1,481 5.11%	2,325 4.28%
Hawaiian & Pacific Island	13 0.22%	56 0.19%	83 0.15%
Other	241 4.00%	999 3.45%	1,774 3.26%
U.S. Armed Forces	92	563	833
Households			
2024 Projection	2,399	10,957	22,554
2019 Estimate	2,344	10,466	21,320
2010 Census	2,430	9,630	18,909
Growth 2019 - 2024	2.35%	4.69%	5.79%
Growth 2010 - 2019	-3.54%	8.68%	12.75%
Owner Occupied	1,333 56.87%	6,445 61.58%	13,245 62.12%
Renter Occupied	1,011 43.13%	4,021 38.42%	8,075 37.88%
2019 Households by HH Income	2,344	10,468	21,322
Income: <\$25,000	292 12.46%	1,733 16.56%	3,416 16.02%
Income: \$25,000 - \$50,000	544 23.21%	1,916 18.30%	3,975 18.64%
Income: \$50,000 - \$75,000	409 17.45%	1,674 15.99%	3,352 15.72%
Income: \$75,000 - \$100,000	414 17.66%	1,584 15.13%	2,935 13.77%
Income: \$100,000 - \$125,000	301 12.84%	1,198 11.44%	2,510 11.77%
Income: \$125,000 - \$150,000	172 7.34%	687 6.56%	1,639 7.69%
Income: \$150,000 - \$200,000	121 5.16%	605 5.78%	1,353 6.35%
Income: \$200,000+	91 3.88%	1,071 10.23%	2,142 10.05%
2019 Avg Household Income	\$81,860	\$95,858	\$97,061
2019 Med Household Income	\$70,279	\$73,565	\$74,324

Demographic Market Comparison Report

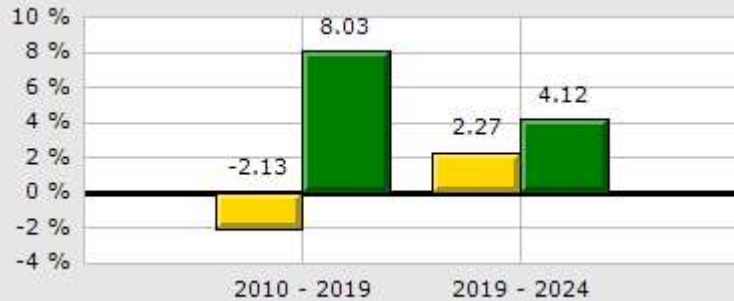
1 mile radius

312 2nd St, Williamsburg, VA 23185

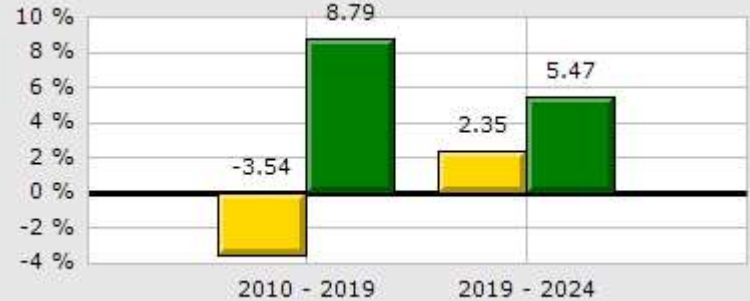
Type: **Class B Office/Medical**
 County: **Williamsburg**

■ 1 Mile
■ County

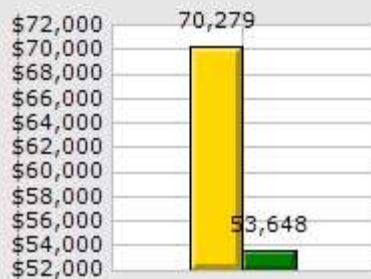
Population Growth



Household Growth



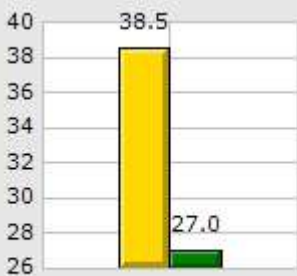
2019 Med Household Inc



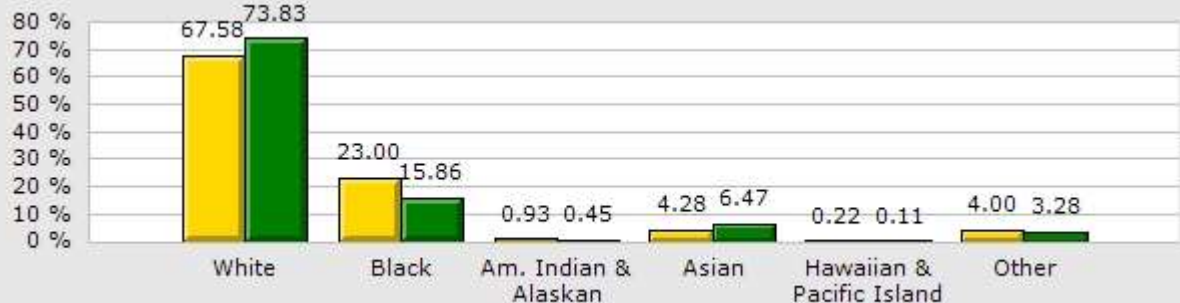
2019 Households by Household Income



2019 Median Age



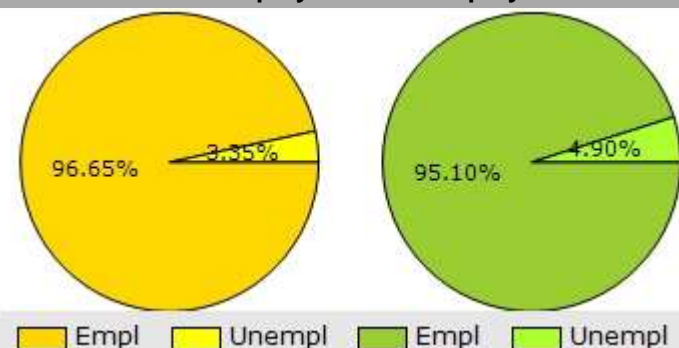
2019 Population by Race



2019 Renter vs. Owner



2019 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

312 2nd St, Williamsburg, VA 23185

Type: **Class B Office/Medical**
 County: **Williamsburg**

	1 Mile		County	
Population Growth				
Growth 2010 - 2019	-2.13%		8.03%	
Growth 2019 - 2024	2.27%		4.12%	
Empl	3,234	96.65%	6,116	95.10%
Unempl	112	3.35%	315	4.90%
2019 Population by Race				
	6,027		15,197	
White	4,073	67.58%	11,220	73.83%
Black	1,386	23.00%	2,410	15.86%
Am. Indian & Alaskan	56	0.93%	68	0.45%
Asian	258	4.28%	983	6.47%
Hawaiian & Pacific Island	13	0.22%	17	0.11%
Other	241	4.00%	499	3.28%
Household Growth				
Growth 2010 - 2019	-3.54%		8.79%	
Growth 2019 - 2024	2.35%		5.47%	
Renter Occupied	1,011	43.13%	2,925	58.82%
Owner Occupied	1,333	56.87%	2,048	41.18%
2019 Households by Household Income				
	2,344		4,973	
Income <\$25K	292	12.46%	1,170	23.53%
Income \$25K - \$50K	544	23.21%	1,168	23.49%
Income \$50K - \$75K	409	17.45%	826	16.61%
Income \$75K - \$100K	414	17.66%	594	11.94%
Income \$100K - \$125K	301	12.84%	443	8.91%
Income \$125K - \$150K	172	7.34%	142	2.86%
Income \$150K - \$200K	121	5.16%	200	4.02%
Income \$200K+	91	3.88%	430	8.65%
2019 Med Household Inc	\$70,279		\$53,648	
2019 Median Age	38.50		27.00	

Demographic Detail Report

312 2nd St, Williamsburg, VA 23185

Building Type: **Class B Office**
 Class: **B**
 RBA: **4,400 SF**
 Typical Floor: **4,400 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	6,163	30,141	57,141
2019 Estimate	6,026	28,987	54,362
2010 Census	6,157	26,895	49,202
Growth 2019 - 2024	2.27%	3.98%	5.11%
Growth 2010 - 2019	-2.13%	7.78%	10.49%
2019 Population by Age			
	6,026	28,987	54,362
Age 0 - 4	268 4.45%	1,271 4.38%	2,570 4.73%
Age 5 - 9	308 5.11%	1,323 4.56%	2,686 4.94%
Age 10 - 14	346 5.74%	1,368 4.72%	2,784 5.12%
Age 15 - 19	622 10.32%	3,146 10.85%	4,592 8.45%
Age 20 - 24	582 9.66%	3,913 13.50%	5,261 9.68%
Age 25 - 29	316 5.24%	1,760 6.07%	3,222 5.93%
Age 30 - 34	333 5.53%	1,655 5.71%	3,225 5.93%
Age 35 - 39	344 5.71%	1,484 5.12%	3,054 5.62%
Age 40 - 44	323 5.36%	1,277 4.41%	2,634 4.85%
Age 45 - 49	374 6.21%	1,385 4.78%	2,841 5.23%
Age 50 - 54	411 6.82%	1,504 5.19%	3,113 5.73%
Age 55 - 59	452 7.50%	1,699 5.86%	3,408 6.27%
Age 60 - 64	385 6.39%	1,628 5.62%	3,298 6.07%
Age 65 - 69	309 5.13%	1,543 5.32%	3,264 6.00%
Age 70 - 74	252 4.18%	1,392 4.80%	2,901 5.34%
Age 75 - 79	178 2.95%	1,067 3.68%	2,201 4.05%
Age 80 - 84	120 1.99%	771 2.66%	1,566 2.88%
Age 85+	103 1.71%	801 2.76%	1,743 3.21%
Age 65+	962 15.96%	5,574 19.23%	11,675 21.48%
Median Age	38.50	35.20	39.70
Average Age	39.10	39.30	41.20

Demographic Detail Report

312 2nd St, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2019 Population By Race	6,026	28,987	54,362
White	4,073 67.59%	21,282 73.42%	40,940 75.31%
Black	1,386 23.00%	4,996 17.24%	8,976 16.51%
Am. Indian & Alaskan	56 0.93%	175 0.60%	264 0.49%
Asian	257 4.26%	1,481 5.11%	2,325 4.28%
Hawaiian & Pacific Island	13 0.22%	56 0.19%	83 0.15%
Other	241 4.00%	999 3.45%	1,774 3.26%
Population by Hispanic Origin	6,026	28,987	54,362
Non-Hispanic Origin	5,379 89.26%	26,863 92.67%	50,693 93.25%
Hispanic Origin	647 10.74%	2,124 7.33%	3,670 6.75%
2019 Median Age, Male	37.40	34.30	38.20
2019 Average Age, Male	38.50	38.50	40.20
2019 Median Age, Female	39.60	36.10	41.20
2019 Average Age, Female	39.80	39.90	42.10
2019 Population by Occupation Classification	4,982	24,398	45,410
Civilian Employed	3,234 64.91%	12,781 52.39%	24,441 53.82%
Civilian Unemployed	112 2.25%	518 2.12%	892 1.96%
Civilian Non-Labor Force	1,547 31.05%	10,552 43.25%	19,278 42.45%
Armed Forces	89 1.79%	547 2.24%	799 1.76%
Households by Marital Status			
Married	1,103	4,949	10,268
Married No Children	674	3,317	6,913
Married w/Children	428	1,632	3,356
2019 Population by Education	4,616	20,246	40,280
Some High School, No Diploma	496 10.75%	1,437 7.10%	2,816 6.99%
High School Grad (Incl Equivalency)	813 17.61%	3,195 15.78%	6,593 16.37%
Some College, No Degree	1,079 23.38%	4,732 23.37%	9,841 24.43%
Associate Degree	715 15.49%	2,281 11.27%	3,810 9.46%
Bachelor Degree	811 17.57%	4,592 22.68%	9,293 23.07%
Advanced Degree	702 15.21%	4,009 19.80%	7,927 19.68%

Demographic Detail Report

312 2nd St, Williamsburg, VA 23185

Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	5,438		22,819		44,460	
Real Estate & Finance	65	1.20%	387	1.70%	997	2.24%
Professional & Management	1,361	25.03%	6,845	30.00%	14,474	32.56%
Public Administration	296	5.44%	971	4.26%	1,782	4.01%
Education & Health	755	13.88%	3,799	16.65%	7,175	16.14%
Services	749	13.77%	2,601	11.40%	4,863	10.94%
Information	32	0.59%	147	0.64%	294	0.66%
Sales	588	10.81%	2,579	11.30%	5,039	11.33%
Transportation	46	0.85%	233	1.02%	429	0.96%
Retail	403	7.41%	1,492	6.54%	2,835	6.38%
Wholesale	40	0.74%	244	1.07%	387	0.87%
Manufacturing	161	2.96%	696	3.05%	1,235	2.78%
Production	361	6.64%	997	4.37%	1,485	3.34%
Construction	384	7.06%	968	4.24%	1,538	3.46%
Utilities	81	1.49%	234	1.03%	499	1.12%
Agriculture & Mining	0	0.00%	29	0.13%	200	0.45%
Farming, Fishing, Forestry	0	0.00%	29	0.13%	129	0.29%
Other Services	116	2.13%	568	2.49%	1,099	2.47%
2019 Worker Travel Time to Job	3,194		12,257		23,678	
<30 Minutes	2,364	74.01%	9,113	74.35%	17,200	72.64%
30-60 Minutes	624	19.54%	2,415	19.70%	5,215	22.02%
60+ Minutes	206	6.45%	729	5.95%	1,263	5.33%
2010 Households by HH Size	2,430		9,630		18,908	
1-Person Households	626	25.76%	2,549	26.47%	5,073	26.83%
2-Person Households	869	35.76%	3,818	39.65%	7,484	39.58%
3-Person Households	412	16.95%	1,457	15.13%	2,871	15.18%
4-Person Households	313	12.88%	1,142	11.86%	2,227	11.78%
5-Person Households	128	5.27%	440	4.57%	844	4.46%
6-Person Households	51	2.10%	149	1.55%	266	1.41%
7 or more Person Households	31	1.28%	75	0.78%	143	0.76%
2019 Average Household Size	2.50		2.30		2.30	
Households						
2024 Projection	2,399		10,957		22,554	
2019 Estimate	2,344		10,466		21,320	
2010 Census	2,430		9,630		18,909	
Growth 2019 - 2024	2.35%		4.69%		5.79%	
Growth 2010 - 2019	-3.54%		8.68%		12.75%	

Demographic Detail Report

312 2nd St, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income	2,344	10,468	21,322
<\$25,000	292 12.46%	1,733 16.56%	3,416 16.02%
\$25,000 - \$50,000	544 23.21%	1,916 18.30%	3,975 18.64%
\$50,000 - \$75,000	409 17.45%	1,674 15.99%	3,352 15.72%
\$75,000 - \$100,000	414 17.66%	1,584 15.13%	2,935 13.77%
\$100,000 - \$125,000	301 12.84%	1,198 11.44%	2,510 11.77%
\$125,000 - \$150,000	172 7.34%	687 6.56%	1,639 7.69%
\$150,000 - \$200,000	121 5.16%	605 5.78%	1,353 6.35%
\$200,000+	91 3.88%	1,071 10.23%	2,142 10.05%
2019 Avg Household Income	\$81,860	\$95,858	\$97,061
2019 Med Household Income	\$70,279	\$73,565	\$74,324
2019 Occupied Housing	2,344	10,466	21,320
Owner Occupied	1,333 56.87%	6,445 61.58%	13,245 62.12%
Renter Occupied	1,011 43.13%	4,021 38.42%	8,075 37.88%
2010 Housing Units	2,572	11,885	24,506
1 Unit	1,885 73.29%	8,622 72.55%	16,567 67.60%
2 - 4 Units	189 7.35%	879 7.40%	1,835 7.49%
5 - 19 Units	408 15.86%	1,543 12.98%	4,054 16.54%
20+ Units	90 3.50%	841 7.08%	2,050 8.37%
2019 Housing Value	1,332	6,444	13,246
<\$100,000	42 3.15%	181 2.81%	467 3.53%
\$100,000 - \$200,000	314 23.57%	1,089 16.90%	2,229 16.83%
\$200,000 - \$300,000	409 30.71%	1,627 25.25%	3,483 26.29%
\$300,000 - \$400,000	375 28.15%	1,569 24.35%	3,148 23.77%
\$400,000 - \$500,000	55 4.13%	579 8.99%	1,358 10.25%
\$500,000 - \$1,000,000	107 8.03%	1,137 17.64%	2,170 16.38%
\$1,000,000+	30 2.25%	262 4.07%	391 2.95%
2019 Median Home Value	\$275,794	\$320,714	\$314,104
2019 Housing Units by Yr Built	2,591	11,962	24,714
Built 2010+	173 6.68%	1,116 9.33%	2,841 11.50%
Built 2000 - 2010	340 13.12%	2,711 22.66%	6,111 24.73%
Built 1990 - 1999	323 12.47%	1,418 11.85%	4,036 16.33%
Built 1980 - 1989	364 14.05%	1,837 15.36%	4,279 17.31%
Built 1970 - 1979	551 21.27%	1,792 14.98%	2,952 11.94%
Built 1960 - 1969	321 12.39%	1,166 9.75%	2,008 8.12%
Built 1950 - 1959	279 10.77%	1,041 8.70%	1,408 5.70%
Built <1949	240 9.26%	881 7.36%	1,079 4.37%
2019 Median Year Built	1977	1985	1991

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