

Wythe Creek Road Property Poquoson, Virginia Land Lease



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Vince Campana

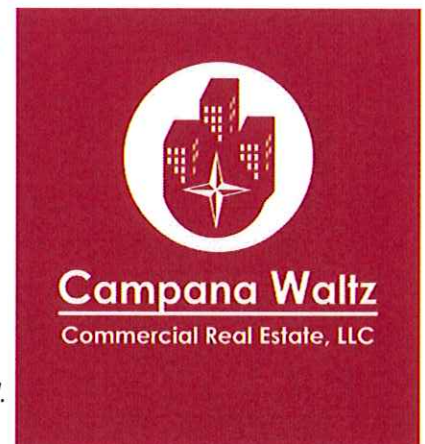
Campana Waltz Commercial Real Estate, L.L.C.

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LAND LEASE

Vacant Land
Wythe Creek Road
Poquoson, Virginia

Location: Tax Map Numbers: 18-01-00-0104
18-01-00-0103
Wythe Creek Road
Poquoson, Virginia

Description: This property is situated a quarter mile away from the highly trafficked intersection of Wythe Creek Road and Victory Boulevard in Poquoson, Virginia. There are two parcels that are adjacent to one another and rest in the main business corridor of Poquoson.

Size: 1.53 Acres
66,647 Square Feet

Price: \$4,000 month.

Term: Long term leases desired.

Zoning: B2

**Additional
Information:**

- Location Maps
- Demographics
- Zoning Ordinance

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Campana Waltz Commercial Real Estate, LLC

11832 Fishing Point Drive, Suite 400

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APPENDIX A--ZONING

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and from the time of the completion of any construction for which a permit is issued as to such property, the city may install and maintain such buffer zone and the expenses incurred by the city in so doing shall be chargeable to and paid by the owner of the property and the expenses so incurred shall constitute and be a lien upon the property to be collected by the city as taxes and levies are collected.

(d) A required buffer zone shall utilize one of the below options and will be considered by the planning commission and city council during site plan or subdivision review:*

- (1) Suitable shrubbery, evergreens or trees.
- (2) Wood, chainlink fence, cement block, brick or other materials for a fence or wall.
- (3) Any combination of natural and manmade materials.

Section 9-8. Visual obstructions at intersections.

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

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

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

ARTICLE X. B-2 DISTRICT REGULATIONS**Section 10-1. Application of article; purpose of district.**

(a) The provisions of this article shall apply in the business district B-2 and, as used in this article, the words "this district" shall mean the business district B-2.

(b) The purpose of this district is to provide sufficient space for a wide variety of business, commercial, industrial and miscellaneous service activities.

Section 10-2. Permitted and conditional uses.

(a) In the general business district B-2, structures and land shall be used for one or more of the following uses:

- (1) Retail sales including antiques, reproductions, art galleries, wearing apparel, appliance sales with accessory services, groceries, books, magazines, cards, cameras, florists, gifts and souvenirs, hardware and paint stores with no outside storage, hobby

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

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and crafts, household furnishings, furniture, jewelry, music, records, video tapes, pharmacy and drugstores, radio and TV sales with accessory service, sporting goods, tobacco products, toys, gourmet items, health foods, candy, specialty foods, bakery, delicatessen, ice cream shops, liquor stores, bait, tackle and marine supplies with no outside storage, office equipment and supplies, pet store with no outside kennels, bike store with accessory service, piece goods, sewing supplies, optical goods, health aids and appliances, fish and seafood (retail only), department, variety, discount stores, auto parts and accessories (new only), shopping centers.

- (2) Business, professional and professional services including barber[shops] and beauty shops, broadcasting studio without on-site towers, apparel services such as dry cleaning pickup, laundromat, tailor, or shoe repair, funeral home, photographic studio and processing, repair of household items, banks and financial institutions, professional offices, business offices, hotels or motels, sitdown restaurants without drive-in facilities, tool and equipment rental without outside storage or display, music, dance, crafts, arts and similar instructional studios, interior decorators (but not paint contractors), upholstery shops.
- (3) Plant nursery, greenhouse, or landscaping contracting and storage, garden supply store.
- (4) Meeting halls, recreational or social uses operated by social, fraternal, civic, public or similar organizations.
- (5) Preschools, day care centers, nursery schools, technical, vocation or business schools.
- (6) Places of worship including accessory parochial schools, day care centers, and cemeteries.
- (7) Medical care facilities including hospitals and trauma centers.
- (8) Post office, government offices, library, museum, public safety facilities.
- (9) Sale of seasonal items such as Christmas trees or produce.
- (10) Private clubs, indoor theaters, health, exercise and fitness centers, bowling alley, skating rink, swimming pool, tennis or racquet sport facilities, whether indoor or outdoor.
- (11) Wires, poles, towers, pipes, meters and similar facilities which provide service connection between primary distribution lines or mains and individual residential, commercial, or industrial customers, or which are an integral and accessory part of subdivision or development, and sewage pump and lift stations.

(b) In the B-2 general business district structures and land to be used for one or more of the following uses shall be permitted only after the issuance of a conditional use permit using the procedures in section 1-7 of this ordinance [appendix]. If a proposed use cannot be made acceptable through the establishment of conditions, a conditional use permit request may be denied by city council.

- (1) Auction establishments.

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- (2) Hardware stores or tool and equipment rental shops with outside storage.
- (3) Lumberyards and building material sales.
- (4) Convenience stores.
- (5) Animal hospitals or veterinary clinic.
- (6) Automobile repair garages, rental and service establishments (including for motorcycles or recreational vehicles), automobile fuel and service station with minor repairs and gasoline stations without service bays.
- (7) Publishing, printing or engraving establishments.
- (8) Temporary uses such as carnival, circus, fair, or festival.
- (9) Flea markets.
- (10) Amusement arcade, video game, pool, or billiard parlors.
- (11) Boat, farm equipment, mobile home sales or service.
- (12) Small engine repair.
- (13) Fast food restaurant with drive-in facilities.
- (14) Car wash.
- (15) Ministorage warehouses.
- (16) Plumbing, electrical, mechanical, home improvement, painting, general contractors shops and storage yards.
- (17) Cabinet makers shops.
- (18) Utility transmission facilities other than normal distribution facilities, including telephone exchanges, pipelines, high voltage power lines, transmission lines and towers exceeding 40 feet in height, electric substations, distribution centers and/or transformer stations, water storage towers, and radio, television and microwave facilities exceeding 50 feet in height.

(c) The zoning administrator may allow a use which is not specifically permitted, provided that the use is similar in character to other uses which are listed as permitted. Specific characteristics which should be reviewed for similarity with those of permitted uses include locational requirements, operational characteristics, visual impact, and traffic generation. Appeals from the decision of the zoning administrator shall be as generally provided in section 1-4.

(Ord. No. 666, § 1, 2-24-1987)

Section 10-3. Sign regulations.

Signs meeting the requirement of the sign ordinance [appendix D] of the City of Poquoson shall be permitted in this district.

(Ord. No. 550, § 3, 7-24-1984)

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Section 10-4. Area regulations.

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

Section 10-5. Setback requirements.

Setback lines in this district shall be no less than 80 feet from the center of any street right-of-way or no less than 50 feet from the edge of any street right-of-way, whichever is the greater of the two. No structure shall be located closer to the street than the setback line, except that signs which meet the requirements of the sign ordinance (appendix D) may be located in the front yard.

(Ord. No. 549, § 6, 7-24-1984; Ord. No. 641, § 1, 9-23-1986; Ord. No. 710, § 1, 2-8-1988)

Section 10-6. Height regulations.

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

(b) Church spires, belfries, cupolas, monuments, cooling towers, chimneys, flues, flagpoles, television antennae and radio aeriels are exempt from this section.

Section 10-7. Yards generally.

The following requirements shall apply in this district:

- (1) There shall be a side yard not less than 15 feet in width on the side of a lot adjoining a residential district.
- (2) There shall be a rear yard not less than 30 feet in depth on the rear side of a lot adjoining a residential district.

Section 10-8. Landscaping and buffer zone.

(a) Landscaping may be required within any established or required front setback area in this district. The plans and execution must take into consideration traffic hazards.

(b) Sufficient area shall be provided to adequately screen permitted uses in this district from residential districts and for off-street parking incidental to the industry and its employees and clients.

(c) Any such buffer zone required shall be of such width and length as may be necessary to adequately screen the property involved and be planted with suitable shrubbery, evergreens or trees having a height of not less than six feet at the time of the planting thereof. The expense for any such buffer zone shall be paid by the landowner of the property upon which the buffer zone is located. Upon failure of the landowner to establish and maintain such a buffer zone by and from the time of the completion of any construction for which a permit is issued as to such property, the city may install and maintain such buffer zone and the expenses incurred by the

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city in so doing shall be chargeable to and paid by the owner of the property and the expenses so incurred shall constitute and be a lien upon the property to be collected by the city as taxes and levies are collected.

(d) A required buffer zone shall utilize one of the below options and will be considered by the planning commission and city council during site plan or subdivision review:*

- (1) Suitable shrubbery, evergreens or trees.
- (2) Wood, chainlink fence, cement block, brick or other materials for a fence or wall.
- (3) Any combination of natural and manmade materials.

Section 10-9. Construction of permanent buildings and removal of others.

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

Section 10-10. Off-street loading facilities.

Service drives or other areas shall be provided for off-street loading and in such a way that, in the process of loading or unloading, no truck will block the passage of other vehicles on service drive or extend into any other public or private drive or street used for traffic circulation.

Section 10-11. Visual obstructions at intersections.

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

Section 10-12. Shopping center requirements.

The following provisions shall apply to shopping centers in this district:

- (1) Permitted uses: Commercial uses serving the needs of a community, such as retail drugstores, department stores, food sales, wearing apparel shops, auto and home appliance services, barber(shops) and beauty shops, offices and personal and professional services. Consideration shall be given to the size, location, service area and traffic patterns of the proposed shopping center.
- (2) In order that the purpose of the shopping center shall be realized, the land and the buildings and appurtenant facilities shall be in a single ownership, or under the

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

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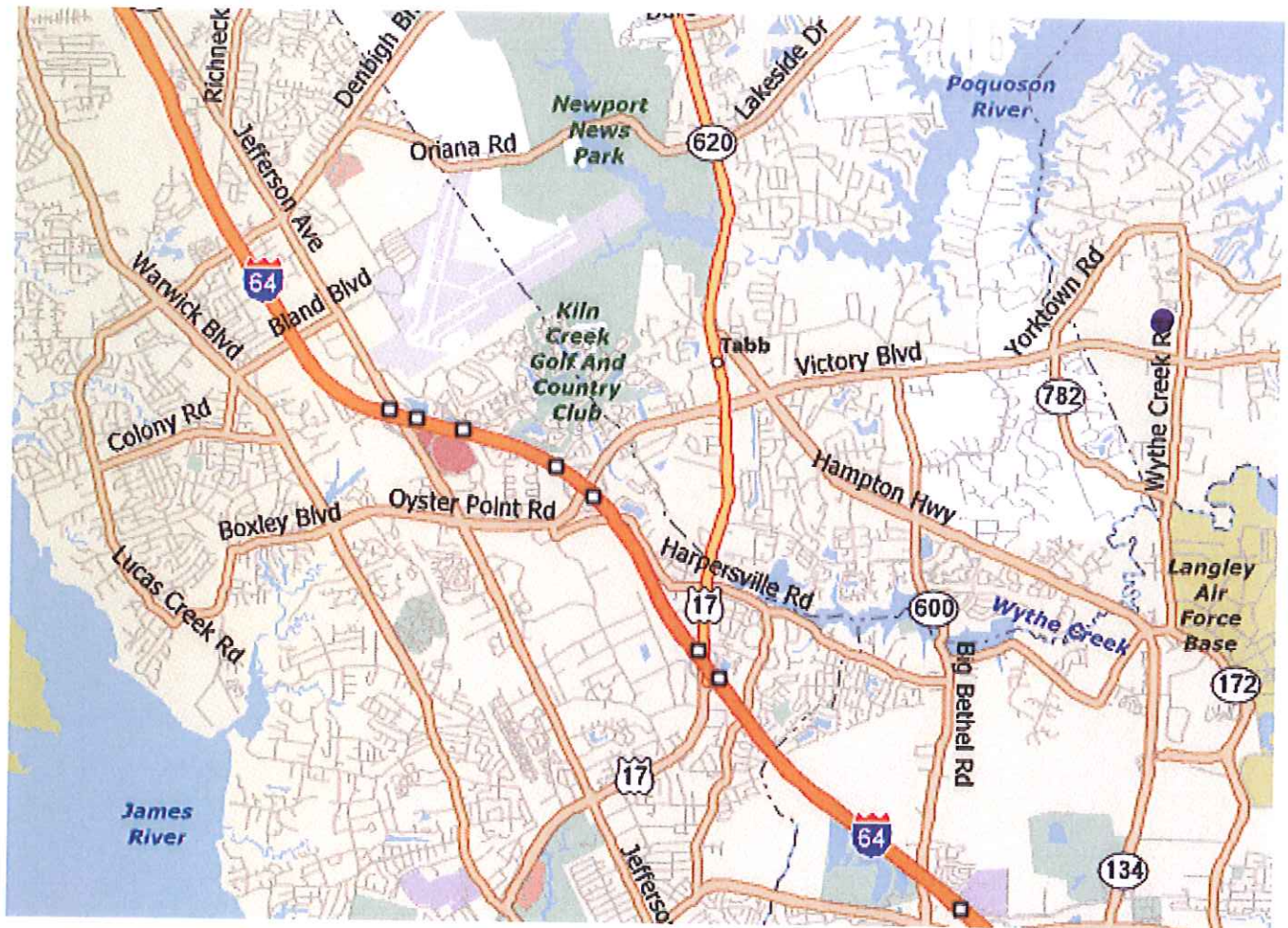
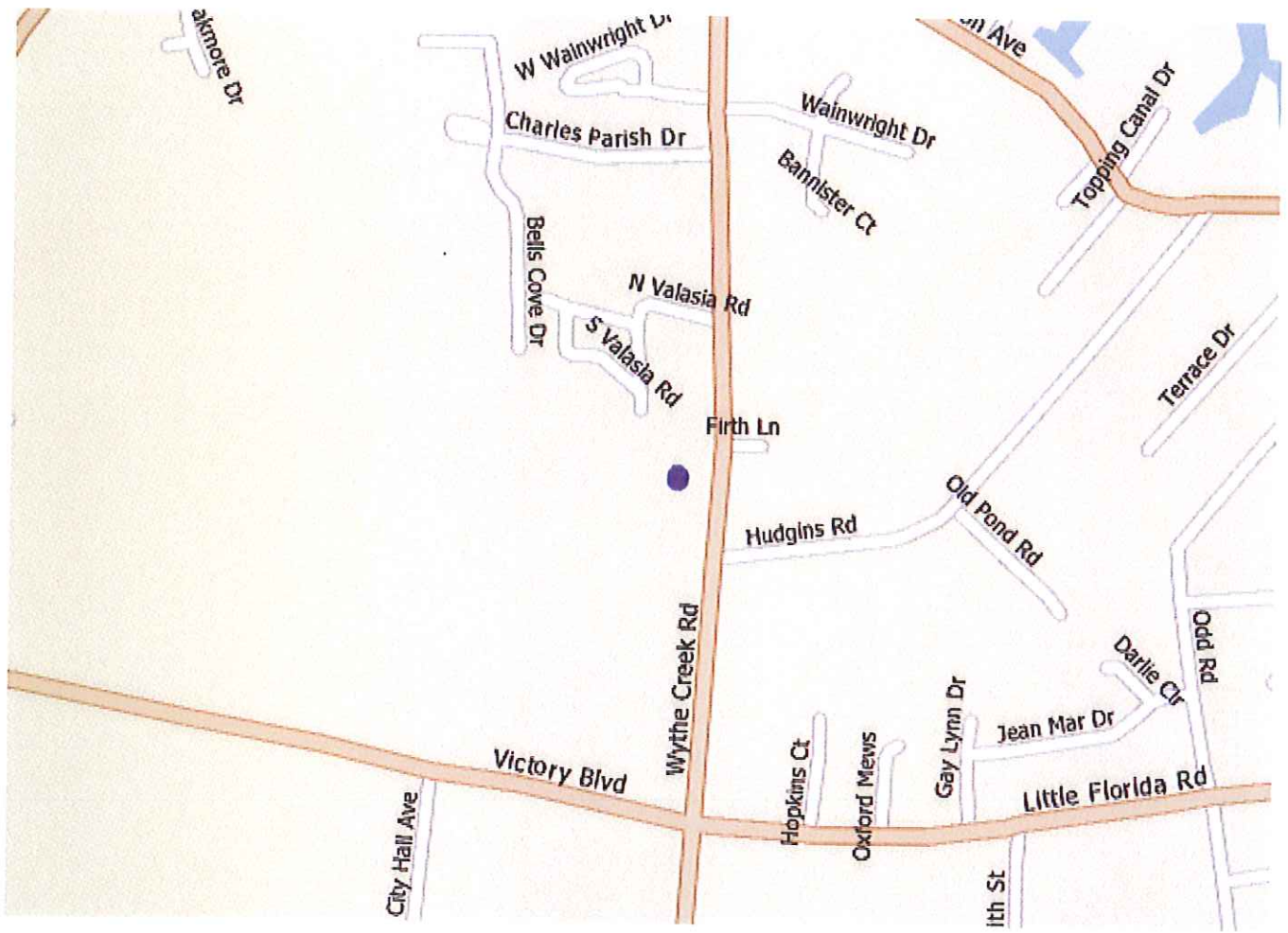
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management or supervision of a central authority, or they shall be subject to such other supervisory lease, ownership, control or agreement as may be necessary to carry out the provisions of this section.

- (3) The aggregate plan area of all buildings proposed shall not exceed 25 percent of the entire lot area of the project. All buildings shall be located not less than 60 feet from all street lines adjoining the shopping center site.
 - (4) Parking spaces shall be provided meeting the requirements of the site plan ordinance.
 - (5) The drives, parking areas, loading areas and walks shall be paved with hard all-weather surface material meeting specifications of the zoning administrator.
 - (6) Any part of the project area not used for buildings or other structures, loading or accessways shall be landscaped with grass, trees, shrubs or pedestrian walks.
 - (7) The shopping center buildings shall be designed and built as a whole, unified and single project, but may, however, be built in stages in accordance with a construction timing schedule approved by the city council. If the approved schedule is not met, the council may, after expiration of a period of three years from the date of final approval of the shopping center in question, study conditions and changes of conditions in the original request and, after a report by the planning commission, the council may reduce the size or eliminate the unfinished portions of the shopping center.
 - (8) Before recommending approval of a shopping center, the planning commission may make reasonable additional requirements as to utilities, drainage, landscaping and maintenance thereof, lighting, signs and advertising devices, screening, accessways, curb cuts, traffic control, height of buildings and setback of buildings. If required by the city council, a surety bond shall be filed for, or deposited in escrow with, the city, in a sum sufficient to insure completion of such special requirements as may be imposed by the council.
- (Ord. No. 635, § 1, 8-11-1986; Ord. No. 758, § 1, 10-10-1989)

Section 10-13. Signs.

Signs shall meet the applicable regulations of the sign ordinance, appendix D.



Wythe Creek Road 
 poquoson, VA 23662
 County: Poquoson City

For more information, click to email:
Skip Campana (757) 327-0333
 Ext. 203

**Campana Waltz Commercial
 Real Estate, LLC**

Population	1-mi.	3-mi.	5-mi.
2005 Male Population	1,603	23,814	55,046
2005 Female Population	1,579	19,401	53,200
% 2005 Male Population	50.38%	55.11%	50.85%
% 2005 Female Population	49.62%	44.89%	49.15%
2005 Age 0-5	194	2,923	8,376
2005 Age 6-13	426	5,176	12,726
2005 Age 14-17	247	2,653	6,300
2005 Age 18-20	136	1,898	4,342
2005 Age 21-24	156	3,403	7,454
2005 Age 25-29	124	3,388	7,957
2005 Age 30-34	141	3,535	8,234
2005 Age 35-39	251	5,024	10,361
2005 Age 40-44	320	4,348	10,084
2005 Age 45-49	317	3,221	8,226
2005 Age 50-54	261	2,374	6,441
2005 Age 55-59	202	1,710	5,105
2005 Age 60-64	147	1,229	3,745
2005 Age 65-69	100	855	2,847
2005 Age 70-74	67	561	2,137
2005 Age 75-79	42	411	1,733
2005 Age 80-84	29	271	1,209
2005 Age 85+	21	234	971
% 2005 Age 0-5	6.10%	6.76%	7.74%
% 2005 Age 6-13	13.39%	11.98%	11.76%
% 2005 Age 14-17	7.76%	6.14%	5.82%
% 2005 Age 18-20	4.28%	4.39%	4.01%
% 2005 Age 21-24	4.90%	7.87%	6.89%
% 2005 Age 25-29	3.90%	7.84%	7.35%
% 2005 Age 30-34	4.43%	8.18%	7.61%
% 2005 Age 35-39	7.89%	11.63%	9.57%
% 2005 Age 40-44	10.06%	10.06%	9.32%
% 2005 Age 45-49	9.97%	7.45%	7.60%
% 2005 Age 50-54	8.20%	5.49%	5.95%
% 2005 Age 55-59	6.35%	3.96%	4.72%
% 2005 Age 60-64	4.62%	2.84%	3.46%
% 2005 Age 65-69	3.14%	1.98%	2.63%
% 2005 Age 70-74	2.11%	1.30%	1.97%
% 2005 Age 75-79	1.32%	0.95%	1.60%
% 2005 Age 80-84	0.91%	0.63%	1.12%

% 2005 Age 85+	0.66%	0.54%	0.90%
2005 White Population	2,839	33,833	76,326
2005 Black Population	181	6,405	24,053
2005 Asian/Hawaiian/Pacific Islander	88	1,332	3,585
2005 American Indian/Alaska Native	10	162	424
2005 Other Population (Incl 2+ Races)	65	1,484	3,859
2005 Hispanic Population	55	1,433	3,658
2005 Non-Hispanic Population	3,127	41,783	104,588
% 2005 White Population	89.19%	78.29%	70.51%
% 2005 Black Population	5.69%	14.82%	22.22%
% 2005 Asian/Hawaiian/Pacific Islander	2.76%	3.08%	3.31%
% 2005 American Indian/Alaska Native	0.31%	0.37%	0.39%
% 2005 Other Population (Incl 2+ Races)	2.04%	3.43%	3.56%
% 2005 Hispanic Population	1.73%	3.32%	3.38%
% 2005 Non-Hispanic Population	98.27%	96.68%	96.62%
2000 Non-Hispanic White	2,666	31,169	70,652
2000 Non-Hispanic Black	146	5,826	22,217
2000 Non-Hispanic Amer Indian/Alaska Native	3	161	350
2000 Non-Hispanic Asian	91	1,194	3,163
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	38	90
2000 Non-Hispanic Some Other Race	29	70	162
2000 Non-Hispanic Two or More Races	68	753	1,986
% 2000 Non-Hispanic White	88.78%	79.49%	71.64%
% 2000 Non-Hispanic Black	4.86%	14.86%	22.53%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.10%	0.41%	0.35%
% 2000 Non-Hispanic Asian	3.03%	3.05%	3.21%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.10%	0.09%
% 2000 Non-Hispanic Some Other Race	0.97%	0.18%	0.16%

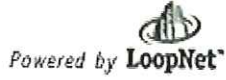
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	2,543	8,346	42,321
Total Establishments	135	725	3,875
2005 Total Population	3,182	43,215	108,246
2005 Total Households	1,104	12,241	38,603
Population Change 1990-2005	731	14,710	33,281
Household Change 1990-2005	274	3,349	11,514
% Population Change 1990-2005	29.82%	51.60%	44.40%
% Household Change 1990-2005	33.01%	37.66%	42.50%
Population Change 2000-2005	197	2,617	6,336
Household Change 2000-2005	71	1,064	3,052
% Population Change 2000-2005	6.60%	6.45%	6.22%
% Households Change 2000-2005	6.87%	9.52%	8.58%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	1,101	11,564	37,024
2000 Occupied Housing Units	1,069	11,182	35,587

2000 Owner Occupied Housing Units	898	7,434	22,467
2000 Renter Occupied Housing Units	171	3,748	13,120
2000 Vacant Housing Units	32	382	1,437
% 2000 Occupied Housing Units	97.09%	96.70%	96.12%
% 2000 Owner Occupied Housing Units	81.56%	64.29%	60.68%
% 2000 Renter Occupied Housing Units	15.53%	32.41%	35.44%
% 2000 Vacant Housing Units	2.91%	3.30%	3.88%

Income	1-mi.	3-mi.	5-mi.
2005 Median Household Income	\$77,638	\$64,518	\$55,579
2005 Per Capita Income	\$30,802	\$22,011	\$24,952
2005 Household Income < \$10,000	49	255	1,381
2005 Household Income \$10,000-\$14,999	48	367	1,534
2005 Household Income \$15,000-\$19,999	39	337	1,562
2005 Household Income \$20,000-\$24,999	41	640	2,044
2005 Household Income \$25,000-\$29,999	47	730	2,273
2005 Household Income \$30,000-\$34,999	39	621	2,281
2005 Household Income \$35,000-\$39,999	17	561	1,978
2005 Household Income \$40,000-\$44,999	35	564	2,130
2005 Household Income \$45,000-\$49,999	31	517	2,027
2005 Household Income \$50,000-\$59,999	82	1,075	3,748
2005 Household Income \$60,000-\$74,999	96	1,502	4,927
2005 Household Income \$75,000-\$99,999	270	2,478	6,508
2005 Household Income \$100,000-\$124,999	138	1,141	2,827
2005 Household Income \$125,000-\$149,999	86	816	1,856
2005 Household Income \$150,000-\$199,999	45	392	877
2005 Household Income \$200,000-\$249,999	11	76	190
2005 Household Income \$250,000-\$499,999	30	162	446
2005 Household Income \$500,000+	1	5	14
2005 Household Income \$200,000+	42	244	650
% 2005 Household Income < \$10,000	4.43%	2.08%	3.58%
% 2005 Household Income \$10,000-\$14,999	4.34%	3.00%	3.97%
% 2005 Household Income \$15,000-\$19,999	3.53%	2.75%	4.05%
% 2005 Household Income \$20,000-\$24,999	3.71%	5.23%	5.29%
% 2005 Household Income \$25,000-\$29,999	4.25%	5.96%	5.89%
% 2005 Household Income \$30,000-\$34,999	3.53%	5.07%	5.91%
% 2005 Household Income \$35,000-\$39,999	1.54%	4.58%	5.12%
% 2005 Household Income \$40,000-\$44,999	3.17%	4.61%	5.52%
% 2005 Household Income \$45,000-\$49,999	2.81%	4.22%	5.25%
% 2005 Household Income \$50,000-\$59,999	7.42%	8.78%	9.71%
% 2005 Household Income \$60,000-\$74,999	8.69%	12.27%	12.76%
% 2005 Household Income \$75,000-\$99,999	24.43%	20.25%	16.86%
% 2005 Household Income \$100,000-\$124,999	12.49%	9.32%	7.32%
% 2005 Household Income \$125,000-\$149,999	7.78%	6.67%	4.81%
% 2005 Household Income \$150,000-\$199,999	4.07%	3.20%	2.27%
% 2005 Household Income \$200,000-\$249,999	1.00%	0.62%	0.49%

% 2005 Household Income \$250,000-\$499,999	2.71%	1.32%	1.16%
% 2005 Household Income \$500,000+	0.09%	0.04%	0.04%
% 2005 Household Income \$200,000+	3.80%	1.99%	1.68%



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