

For Sale/Lease

732 Thimble Shoals Boulevard
Suite 702
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

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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 / LEASE
732 Thimble Shoals Boulevard
Suite 702
Newport News, Virginia

- Location:** Oyster Point Center Condominiums
732 Thimble Shoals Boulevard, Suite 702
Newport News, Virginia
- Description:** A well-appointed Office Condominium which is located in the heart of Oyster Point in Newport News. The office is in close proximity to Interstate 64, and the Oyster Point City Center. The property is an end unit and is ideal for almost any small office use.
- Building Size:** Approximately 848 Square Feet
- Sales Price:** \$115,000.00
- Lease Rate:** \$950.00/month (Rental rate is inclusive of Condominium Fees and Real Estate Taxes)
- Parking:** ample
- Built:** 1988
- Condominium Fees:** \$3.33/ square foot
- Zoning:** C-4 Oyster Point Business District. Multiple allowable uses by right.
- General Information:**
- Rare opportunity
 - Well established area
 - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Site Plan
 - Aerial Maps
 - Location Map
 - Demographic Information

For Additional Information, Please Contact:

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732 Thimble Shoals Boulevard, Newport News, Virginia



The property is highlighted in green.
For illustration purposes only.

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732 Thimble Shoals Boulevard, Suite 702
Newport News, Virginia

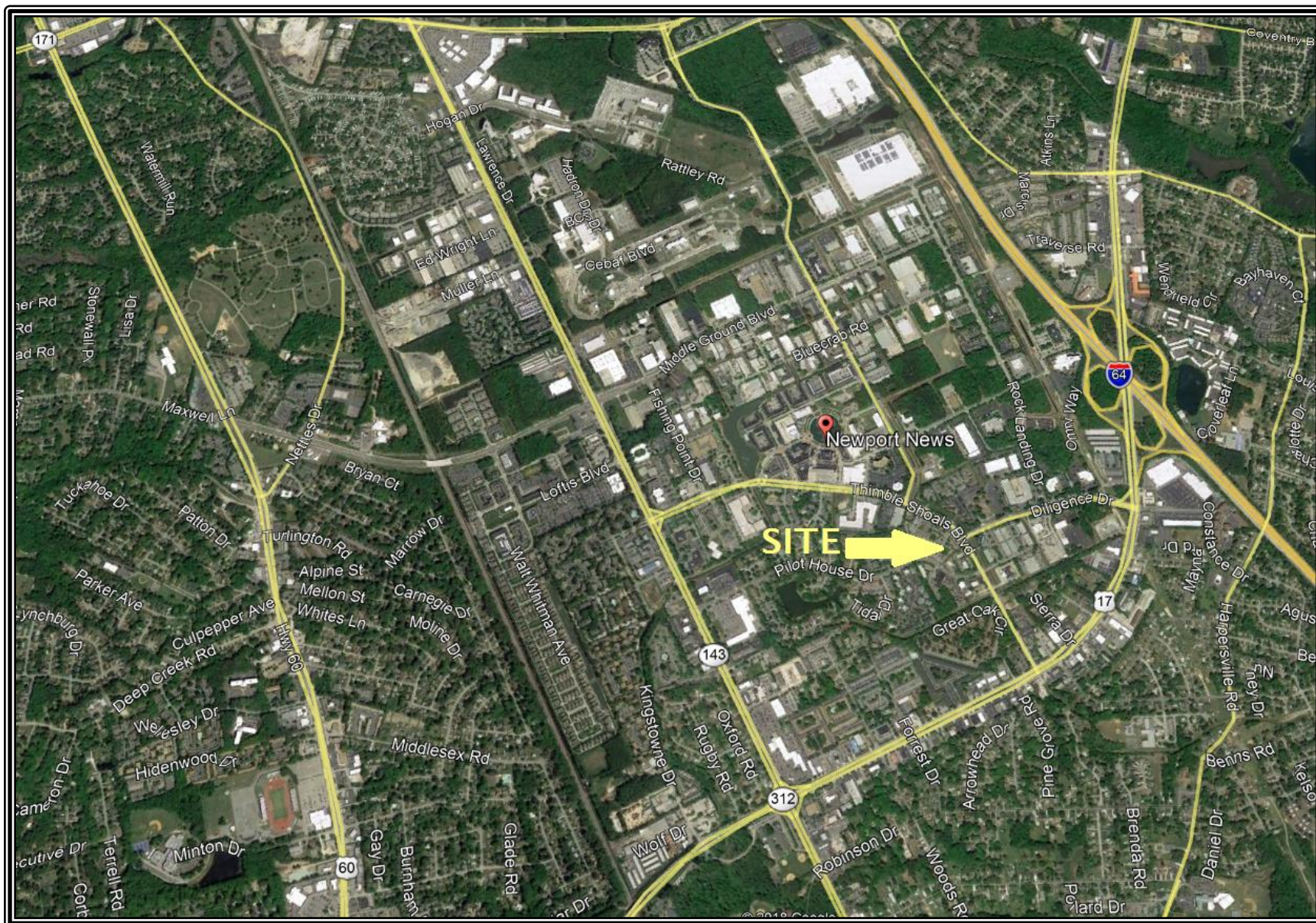


Property is outlined in blue.
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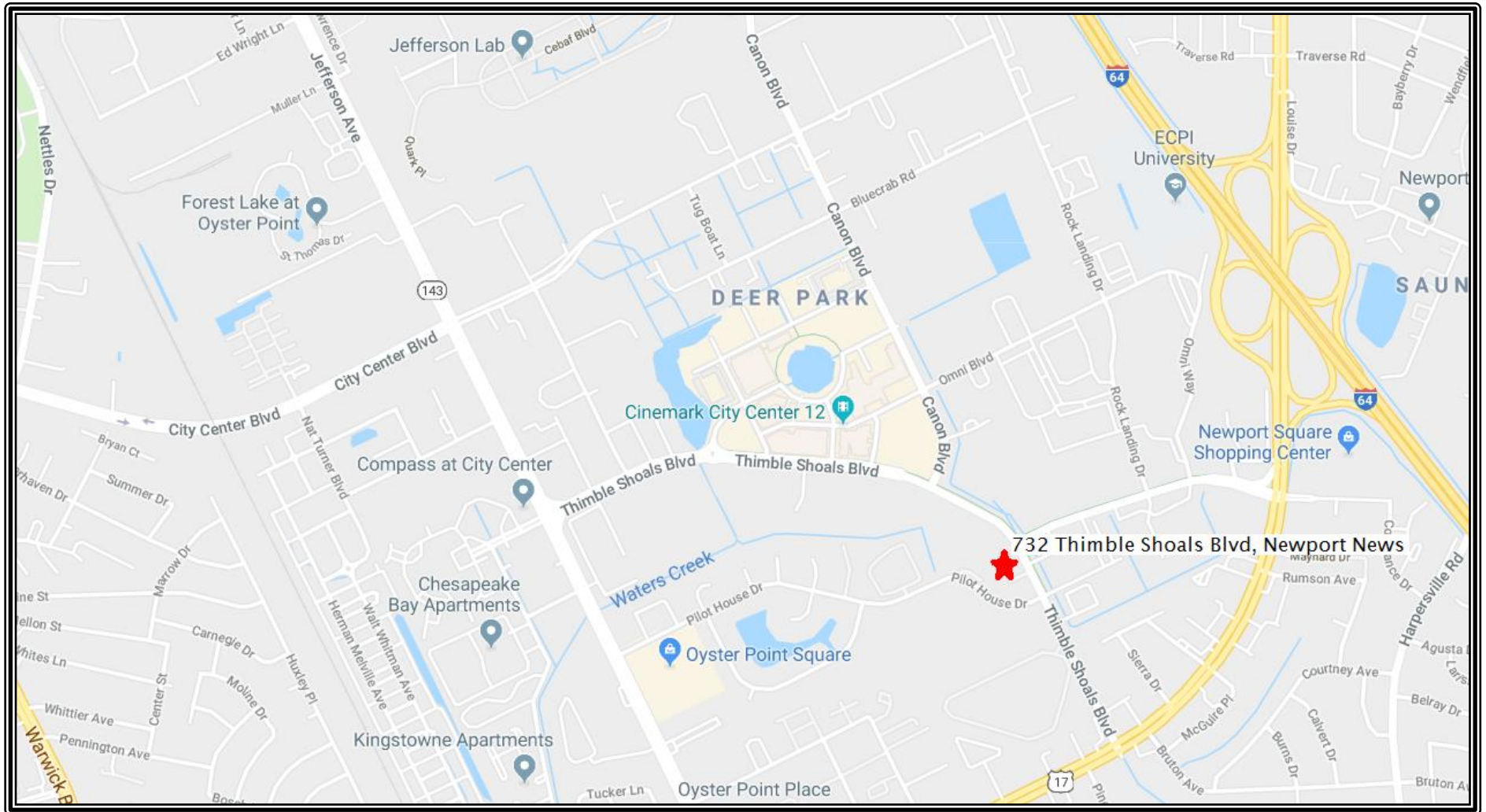
**Campana
Waltz**
Commercial Real Estate, LLC

732 Thimble Shoals Boulevard, Newport News, Virginia



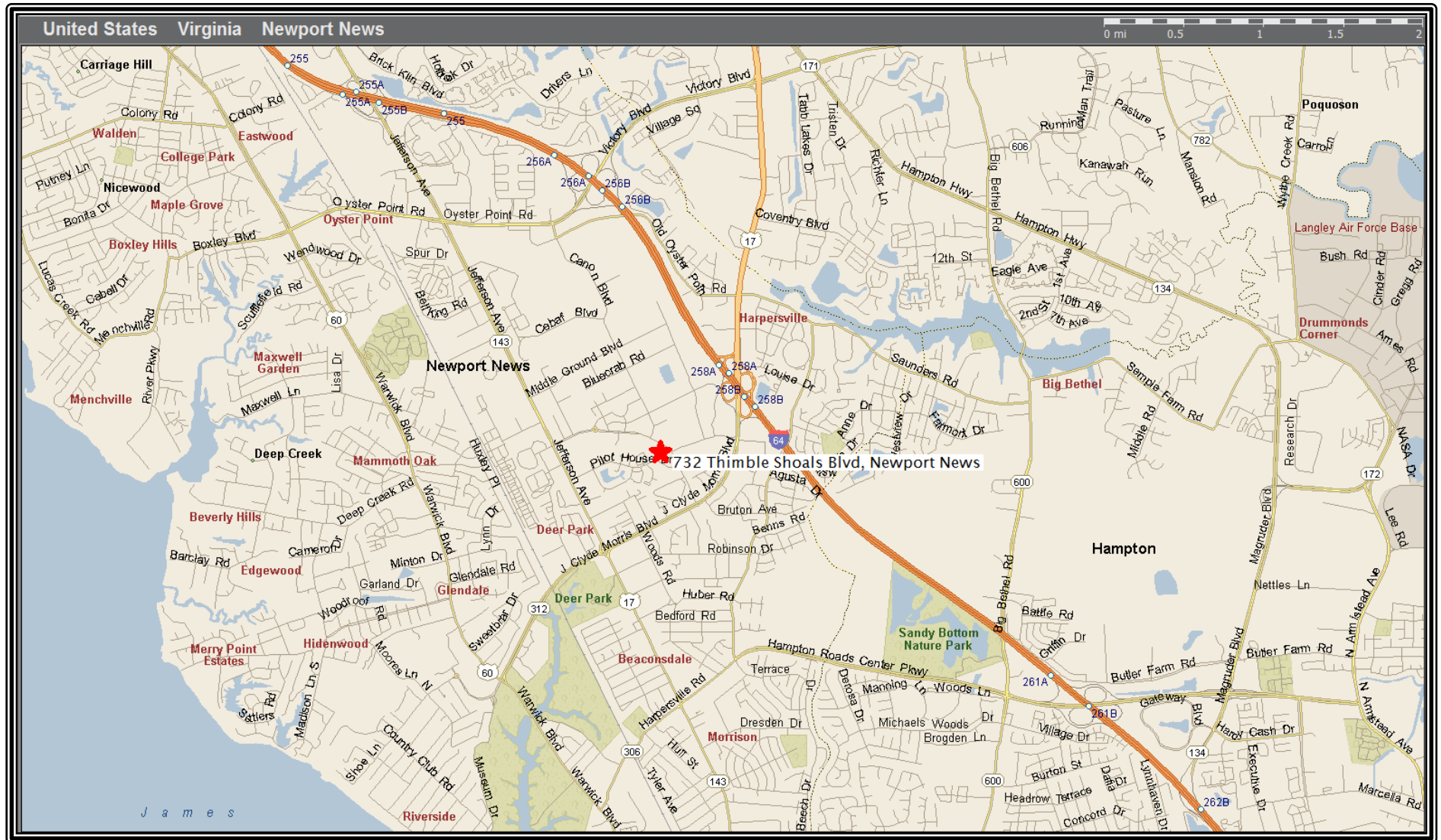
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732 Thimble Shoals Boulevard Newport News, Virginia



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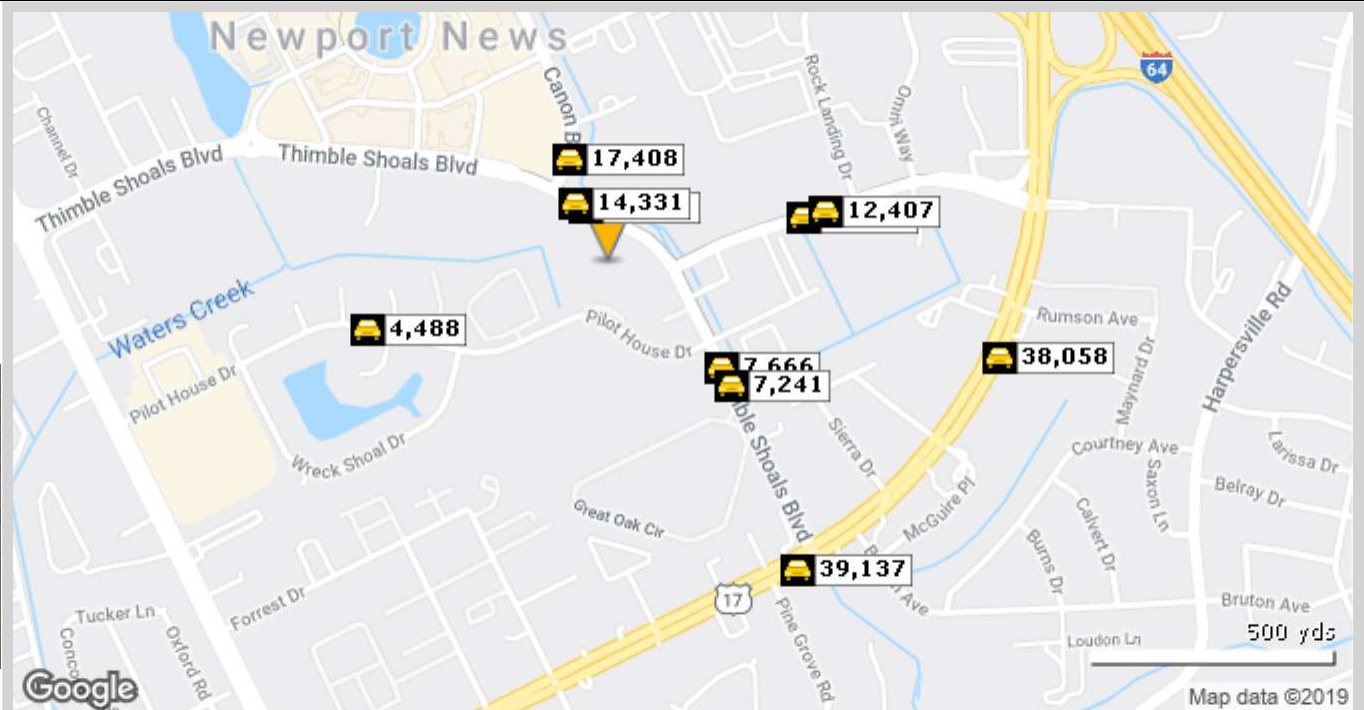
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Traffic Count Report

Suites 701-702

732 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class B Office**
 Class: **B**
 RBA: **2,000 SF**
 Typical Floor: **2,000 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	Thimble Shoals Blvd	Canon Blvd	0.04 NW	2018	15,791	MPSI	.07
2	Thimble Shoals Blvd	Canon Blvd	0.03 NW	2018	14,331	MPSI	.08
3	Canon Blvd	Triton Ct	0.04 N	2018	17,408	MPSI	.13
4	Thimble Shoals Blvd	Pilot House Dr	0.03 NW	2018	7,666	MPSI	.18
5	Thimble Shoals Blvd	Pilot House Dr	0.06 NW	2018	7,241	MPSI	.21
6	Diligence Dr	Rock Landing Dr	0.07 E	2018	16,594	MPSI	.24
7	Diligence Dr	Rock Landing Dr	0.04 E	2018	12,407	MPSI	.27
8	Pilot House Dr	Ships Lndg	0.03 W	2018	4,488	MPSI	.29
9	J Clyde Morris Blvd	Thimble Shoals Blvd	0.03 NE	2018	39,137	MPSI	.42
10	J Clyde Morris Blvd	Rumson Ave	0.06 NE	2018	38,058	MPSI	.48

Suites 701-702

732 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class B Office**Class: **B**RBA: **2,000 SF**Typical Floor: **2,000 SF**Total Available: **0 SF**% Leased: **100%**Rent/SF/Yr: **-**

Description	2010		2019		2024	
Population	11,170		11,238		11,178	
Age 0 - 4	838	7.50%	890	7.92%	842	7.53%
Age 5 - 9	579	5.18%	745	6.63%	810	7.25%
Age 10 - 14	481	4.31%	588	5.23%	701	6.27%
Age 15 - 19	542	4.85%	571	5.08%	603	5.39%
Age 20 - 24	1,423	12.74%	790	7.03%	628	5.62%
Age 25 - 29	1,492	13.36%	1,083	9.64%	792	7.09%
Age 30 - 34	954	8.54%	1,082	9.63%	939	8.40%
Age 35 - 39	672	6.02%	930	8.28%	956	8.55%
Age 40 - 44	625	5.60%	674	6.00%	838	7.50%
Age 45 - 49	689	6.17%	614	5.46%	689	6.16%
Age 50 - 54	620	5.55%	638	5.68%	616	5.51%
Age 55 - 59	523	4.68%	662	5.89%	602	5.39%
Age 60 - 64	387	3.46%	547	4.87%	573	5.13%
Age 65 - 69	319	2.86%	416	3.70%	485	4.34%
Age 70 - 74	277	2.48%	329	2.93%	377	3.37%
Age 75 - 79	237	2.12%	245	2.18%	279	2.50%
Age 80 - 84	218	1.95%	194	1.73%	198	1.77%
Age 85+	295	2.64%	241	2.14%	251	2.25%
Age 15+	9,273	83.02%	9,016	80.23%	8,826	78.96%
Age 20+	8,731	78.16%	8,445	75.15%	8,223	73.56%
Age 65+	1,346	12.05%	1,425	12.68%	1,590	14.22%
Median Age	31		34		36	
Average Age	35.50		36.40		37.20	
Population By Race	11,170		11,238		11,178	
White	6,514	58.32%	6,219	55.34%	5,994	53.62%
Black	3,776	33.80%	4,021	35.78%	4,138	37.02%
Am. Indian & Alaskan	67	0.60%	65	0.58%	61	0.55%
Asian	333	2.98%	425	3.78%	449	4.02%
Hawaiian & Pacific Islander	47	0.42%	47	0.42%	46	0.41%
Other	421	3.77%	461	4.10%	491	4.39%

Suites 701-702

732 Thimble Shoals Blvd, Newport News, VA 23606

Description	2010	2019	2024
Population by Race (Hispanic)	1,322	1,513	1,612
White	895 67.70%	1,041 68.80%	1,114 69.11%
Black	277 20.95%	307 20.29%	322 19.98%
Am. Indian & Alaskan	32 2.42%	31 2.05%	30 1.86%
Asian	12 0.91%	14 0.93%	16 0.99%
Hawaiian & Pacific Islander	32 2.42%	33 2.18%	34 2.11%
Other	74 5.60%	87 5.75%	96 5.96%
Household by Household Income	5,180	5,374	5,375
<\$25,000	1,173 22.64%	1,228 22.85%	1,246 23.18%
\$25,000 - \$50,000	1,652 31.89%	1,297 24.13%	1,244 23.14%
\$50,000 - \$75,000	1,146 22.12%	1,275 23.73%	1,277 23.76%
\$75,000 - \$100,000	745 14.38%	622 11.57%	601 11.18%
\$100,000 - \$125,000	202 3.90%	383 7.13%	400 7.44%
\$125,000 - \$150,000	133 2.57%	84 1.56%	76 1.41%
\$150,000 - \$200,000	61 1.18%	316 5.88%	349 6.49%
\$200,000+	68 1.31%	169 3.14%	182 3.39%
Average Household Income	\$55,047	\$68,182	\$69,666
Median Household Income	\$46,772	\$53,624	\$54,724

Demographic Summary Report

Suites 701-702

732 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class B Office**

Class: **B**

RBA: **2,000 SF**

Typical Floor: **2,000 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	11,178	79,095	159,346
2019 Estimate	11,238	79,902	161,817
2010 Census	11,170	82,805	170,860
Growth 2019 - 2024	-0.53%	-1.01%	-1.53%
Growth 2010 - 2019	0.61%	-3.51%	-5.29%
2019 Population by Hispanic Origin	1,513	6,658	12,320
2019 Population	11,238	79,902	161,817
White	6,219 55.34%	50,535 63.25%	93,987 58.08%
Black	4,021 35.78%	21,758 27.23%	53,026 32.77%
Am. Indian & Alaskan	65 0.58%	400 0.50%	840 0.52%
Asian	425 3.78%	3,664 4.59%	6,918 4.28%
Hawaiian & Pacific Island	47 0.42%	176 0.22%	293 0.18%
Other	461 4.10%	3,369 4.22%	6,752 4.17%
U.S. Armed Forces	309	2,423	4,437
Households			
2024 Projection	5,376	31,871	64,835
2019 Estimate	5,373	32,129	65,726
2010 Census	5,181	32,838	68,586
Growth 2019 - 2024	0.06%	-0.80%	-1.36%
Growth 2010 - 2019	3.71%	-2.16%	-4.17%
Owner Occupied	1,593 29.65%	17,388 54.12%	36,729 55.88%
Renter Occupied	3,781 70.37%	14,740 45.88%	28,997 44.12%
2019 Households by HH Income	5,374	32,130	65,726
Income: <\$25,000	1,228 22.85%	5,153 16.04%	11,306 17.20%
Income: \$25,000 - \$50,000	1,297 24.13%	7,173 22.32%	15,242 23.19%
Income: \$50,000 - \$75,000	1,275 23.73%	6,242 19.43%	12,757 19.41%
Income: \$75,000 - \$100,000	622 11.57%	4,461 13.88%	8,863 13.48%
Income: \$100,000 - \$125,000	383 7.13%	3,584 11.15%	6,827 10.39%
Income: \$125,000 - \$150,000	84 1.56%	1,881 5.85%	3,755 5.71%
Income: \$150,000 - \$200,000	316 5.88%	1,797 5.59%	3,337 5.08%
Income: \$200,000+	169 3.14%	1,839 5.72%	3,639 5.54%
2019 Avg Household Income	\$68,182	\$83,523	\$81,048
2019 Med Household Income	\$53,624	\$65,202	\$62,304

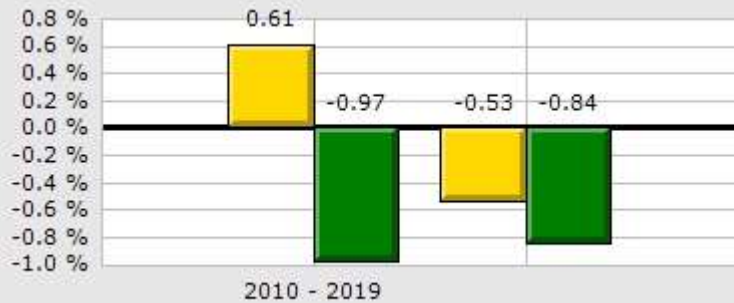
Suites 701-702

732 Thimble Shoals Blvd, Newport News, VA 23606

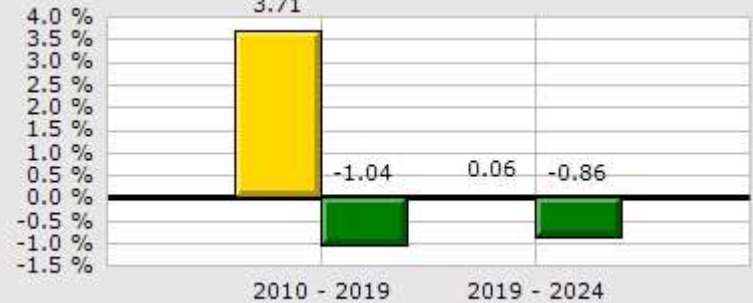
Type: **Class B Office**
County: **Newport News**

1 Mile
County

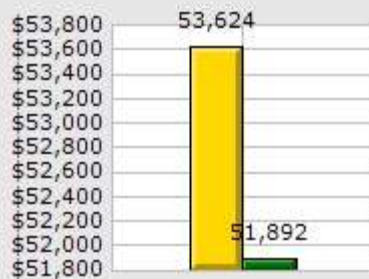
Population Growth



Household Growth



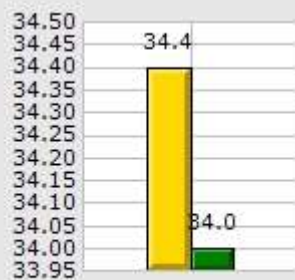
2019 Med Household Inc



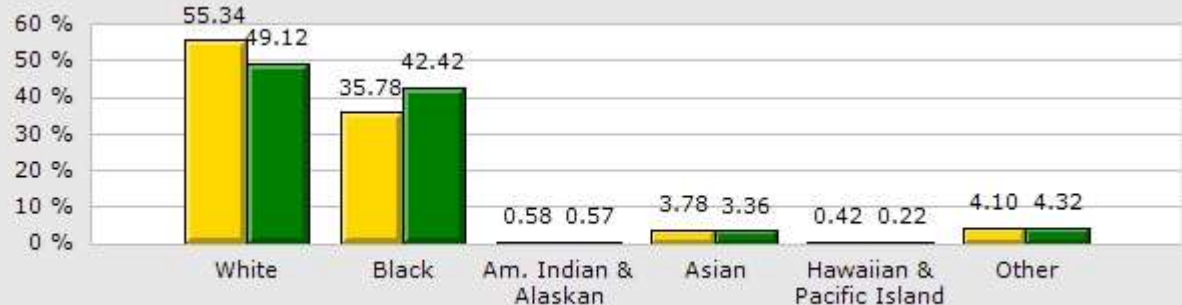
2019 Households by Household Income



2019 Median Age



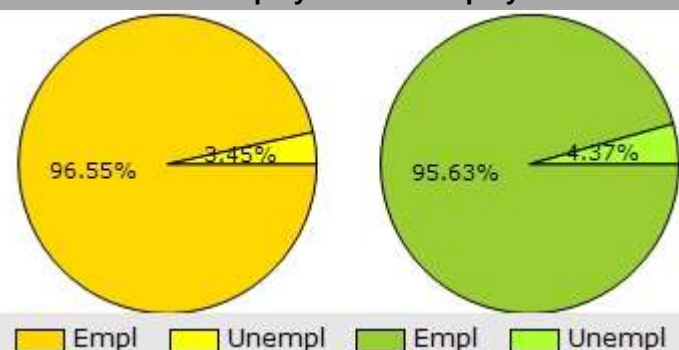
2019 Population by Race



2019 Renter vs. Owner



2019 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Suites 701-702

732 Thimble Shoals Blvd, Newport News, VA 23606

Type: **Class B Office**
County: **Newport News**

	1 Mile		County	
Population Growth				
Growth 2010 - 2019	0.61%		-0.97%	
Growth 2019 - 2024	-0.53%		-0.84%	
Empl	5,968	96.55%	82,203	95.63%
Unempl	213	3.45%	3,753	4.37%
2019 Population by Race				
	11,238		178,973	
White	6,219	55.34%	87,913	49.12%
Black	4,021	35.78%	75,912	42.42%
Am. Indian & Alaskan	65	0.58%	1,013	0.57%
Asian	425	3.78%	6,010	3.36%
Hawaiian & Pacific Island	47	0.42%	393	0.22%
Other	461	4.10%	7,732	4.32%
Household Growth				
Growth 2010 - 2019	3.71%		-1.04%	
Growth 2019 - 2024	0.06%		-0.86%	
Renter Occupied	3,781	70.36%	36,132	51.67%
Owner Occupied	1,593	29.64%	33,799	48.33%
2019 Households by Household Income				
	5,374		69,931	
Income <\$25K	1,228	22.85%	16,456	23.53%
Income \$25K - \$50K	1,297	24.13%	17,507	25.03%
Income \$50K - \$75K	1,275	23.73%	13,959	19.96%
Income \$75K - \$100K	622	11.57%	8,306	11.88%
Income \$100K - \$125K	383	7.13%	6,635	9.49%
Income \$125K - \$150K	84	1.56%	2,137	3.06%
Income \$150K - \$200K	316	5.88%	2,608	3.73%
Income \$200K+	169	3.14%	2,323	3.32%
2019 Med Household Inc	\$53,624		\$51,892	
2019 Median Age	34.40		34.00	

Demographic Detail Report

Suites 701-702

732 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class B Office**

Class: **B**

RBA: **2,000 SF**

Typical Floor: **2,000 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	11,178		79,095		159,346	
2019 Estimate	11,238		79,902		161,817	
2010 Census	11,170		82,805		170,860	
Growth 2019 - 2024	-0.53%		-1.01%		-1.53%	
Growth 2010 - 2019	0.61%		-3.51%		-5.29%	
2019 Population by Age	11,238		79,902		161,817	
Age 0 - 4	890	7.92%	5,674	7.10%	10,866	6.71%
Age 5 - 9	745	6.63%	5,178	6.48%	10,216	6.31%
Age 10 - 14	588	5.23%	4,765	5.96%	9,679	5.98%
Age 15 - 19	571	5.08%	5,195	6.50%	10,548	6.52%
Age 20 - 24	790	7.03%	6,460	8.08%	12,526	7.74%
Age 25 - 29	1,083	9.64%	6,848	8.57%	12,936	7.99%
Age 30 - 34	1,082	9.63%	6,069	7.60%	11,652	7.20%
Age 35 - 39	930	8.28%	5,302	6.64%	10,398	6.43%
Age 40 - 44	674	6.00%	4,292	5.37%	8,627	5.33%
Age 45 - 49	614	5.46%	4,459	5.58%	9,231	5.70%
Age 50 - 54	638	5.68%	5,061	6.33%	10,714	6.62%
Age 55 - 59	662	5.89%	5,401	6.76%	11,557	7.14%
Age 60 - 64	547	4.87%	4,552	5.70%	9,754	6.03%
Age 65 - 69	416	3.70%	3,498	4.38%	7,503	4.64%
Age 70 - 74	329	2.93%	2,681	3.36%	5,801	3.58%
Age 75 - 79	245	2.18%	1,835	2.30%	3,997	2.47%
Age 80 - 84	194	1.73%	1,308	1.64%	2,848	1.76%
Age 85+	241	2.14%	1,323	1.66%	2,967	1.83%
Age 65+	1,425	12.68%	10,645	13.32%	23,116	14.29%
Median Age	34.40		34.80		36.20	
Average Age	36.40		36.90		37.80	

Demographic Detail Report

Suites 701-702					
732 Thimble Shoals Blvd, Newport News, VA 23606					
Radius	1 Mile		3 Mile		5 Mile
2019 Population By Race	11,238		79,902		161,817
White	6,219	55.34%	50,535	63.25%	93,987 58.08%
Black	4,021	35.78%	21,758	27.23%	53,026 32.77%
Am. Indian & Alaskan	65	0.58%	400	0.50%	840 0.52%
Asian	425	3.78%	3,664	4.59%	6,918 4.28%
Hawaiian & Pacific Island	47	0.42%	176	0.22%	293 0.18%
Other	461	4.10%	3,369	4.22%	6,752 4.17%
Population by Hispanic Origin	11,238		79,902		161,817
Non-Hispanic Origin	9,725	86.54%	73,244	91.67%	149,495 92.39%
Hispanic Origin	1,513	13.46%	6,657	8.33%	12,322 7.61%
2019 Median Age, Male	33.50		33.50		34.60
2019 Average Age, Male	35.00		35.60		36.40
2019 Median Age, Female	35.40		36.10		37.70
2019 Average Age, Female	37.80		38.10		39.00
2019 Population by Occupation Classification	8,901		63,247		128,944
Civilian Employed	5,968	67.05%	39,223	62.02%	80,004 62.05%
Civilian Unemployed	213	2.39%	1,464	2.31%	2,988 2.32%
Civilian Non-Labor Force	2,403	27.00%	20,171	31.89%	41,508 32.19%
Armed Forces	317	3.56%	2,389	3.78%	4,444 3.45%
Households by Marital Status					
Married	1,606		14,660		29,441
Married No Children	1,036		8,280		17,092
Married w/Children	570		6,379		12,349
2019 Population by Education	8,179		56,558		115,453
Some High School, No Diploma	1,137	13.90%	4,324	7.65%	8,838 7.66%
High School Grad (Incl Equivalency)	1,785	21.82%	11,678	20.65%	25,722 22.28%
Some College, No Degree	2,788	34.09%	19,006	33.60%	39,199 33.95%
Associate Degree	524	6.41%	3,929	6.95%	7,469 6.47%
Bachelor Degree	1,134	13.86%	9,968	17.62%	19,750 17.11%
Advanced Degree	811	9.92%	7,653	13.53%	14,475 12.54%

Demographic Detail Report

Suites 701-702						
732 Thimble Shoals Blvd, Newport News, VA 23606						
Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	10,978		73,039		149,409	
Real Estate & Finance	326	2.97%	1,796	2.46%	3,891	2.60%
Professional & Management	2,756	25.10%	20,690	28.33%	40,329	26.99%
Public Administration	461	4.20%	4,221	5.78%	8,456	5.66%
Education & Health	1,135	10.34%	8,654	11.85%	17,804	11.92%
Services	1,204	10.97%	6,719	9.20%	13,766	9.21%
Information	56	0.51%	480	0.66%	998	0.67%
Sales	1,412	12.86%	9,289	12.72%	18,868	12.63%
Transportation	56	0.51%	477	0.65%	1,381	0.92%
Retail	837	7.62%	4,783	6.55%	9,431	6.31%
Wholesale	125	1.14%	745	1.02%	1,571	1.05%
Manufacturing	766	6.98%	5,121	7.01%	10,441	6.99%
Production	686	6.25%	3,469	4.75%	8,362	5.60%
Construction	760	6.92%	3,637	4.98%	7,750	5.19%
Utilities	220	2.00%	1,085	1.49%	2,798	1.87%
Agriculture & Mining	0	0.00%	64	0.09%	98	0.07%
Farming, Fishing, Forestry	0	0.00%	29	0.04%	34	0.02%
Other Services	178	1.62%	1,780	2.44%	3,431	2.30%
2019 Worker Travel Time to Job	6,127		40,497		82,405	
<30 Minutes	4,505	73.53%	30,604	75.57%	61,948	75.18%
30-60 Minutes	1,262	20.60%	8,052	19.88%	16,836	20.43%
60+ Minutes	360	5.88%	1,841	4.55%	3,621	4.39%
2010 Households by HH Size	5,182		32,838		68,587	
1-Person Households	1,990	38.40%	9,351	28.48%	19,203	28.00%
2-Person Households	1,663	32.09%	10,786	32.85%	22,830	33.29%
3-Person Households	778	15.01%	5,841	17.79%	12,285	17.91%
4-Person Households	458	8.84%	4,305	13.11%	8,943	13.04%
5-Person Households	190	3.67%	1,773	5.40%	3,608	5.26%
6-Person Households	56	1.08%	543	1.65%	1,170	1.71%
7 or more Person Households	47	0.91%	239	0.73%	548	0.80%
2019 Average Household Size	2.10		2.40		2.40	
Households						
2024 Projection	5,376		31,871		64,835	
2019 Estimate	5,373		32,129		65,726	
2010 Census	5,181		32,838		68,586	
Growth 2019 - 2024	0.06%		-0.80%		-1.36%	
Growth 2010 - 2019	3.71%		-2.16%		-4.17%	

Demographic Detail Report

Suites 701-702				
732 Thimble Shoals Blvd, Newport News, VA 23606				
Radius	1 Mile		3 Mile	
2019 Households by HH Income	5,374		32,130	
<\$25,000	1,228	22.85%	5,153	16.04%
\$25,000 - \$50,000	1,297	24.13%	7,173	22.32%
\$50,000 - \$75,000	1,275	23.73%	6,242	19.43%
\$75,000 - \$100,000	622	11.57%	4,461	13.88%
\$100,000 - \$125,000	383	7.13%	3,584	11.15%
\$125,000 - \$150,000	84	1.56%	1,881	5.85%
\$150,000 - \$200,000	316	5.88%	1,797	5.59%
\$200,000+	169	3.14%	1,839	5.72%
2019 Avg Household Income	\$68,182		\$83,523	
2019 Med Household Income	\$53,624		\$65,202	
2019 Occupied Housing	5,374		32,128	
Owner Occupied	1,593	29.64%	17,388	54.12%
Renter Occupied	3,781	70.36%	14,740	45.88%
2010 Housing Units	5,849		34,765	
1 Unit	2,162	36.96%	22,194	63.84%
2 - 4 Units	857	14.65%	2,870	8.26%
5 - 19 Units	1,426	24.38%	6,303	18.13%
20+ Units	1,404	24.00%	3,398	9.77%
2019 Housing Value	1,593		17,387	
<\$100,000	96	6.03%	1,212	6.97%
\$100,000 - \$200,000	851	53.42%	4,952	28.48%
\$200,000 - \$300,000	522	32.77%	6,470	37.21%
\$300,000 - \$400,000	100	6.28%	2,553	14.68%
\$400,000 - \$500,000	24	1.51%	1,252	7.20%
\$500,000 - \$1,000,000	0	0.00%	723	4.16%
\$1,000,000+	0	0.00%	225	1.29%
2019 Median Home Value	\$182,314		\$239,095	
2019 Housing Units by Yr Built	5,864		35,553	
Built 2010+	505	8.61%	2,146	6.04%
Built 2000 - 2010	1,081	18.43%	3,724	10.47%
Built 1990 - 1999	589	10.04%	8,189	23.03%
Built 1980 - 1989	1,299	22.15%	6,104	17.17%
Built 1970 - 1979	905	15.43%	4,830	13.59%
Built 1960 - 1969	852	14.53%	5,231	14.71%
Built 1950 - 1959	464	7.91%	3,960	11.14%
Built <1949	169	2.88%	1,369	3.85%
2019 Median Year Built	1983		1983	

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