

# For Sale / Lease

732 Thimble Shoals Boulevard  
Suite 905  
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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**Campana  
Waltz**  
Commercial Real Estate, LLC

**FOR SALE / LEASE**  
**732 Thimble Shoals Boulevard**  
**Suite 905**  
**Newport News, Virginia**

- Location:** Oyster Point Center Condominiums  
732 Thimble Shoals Boulevard, Suite 905  
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 move in ready condition and is ideal for almost any small office use.
- Building Size:** Approximately 1,024 Square Feet
- Sales Price:** **\$135,000.00**
- Lease Rate:** \$12.50 / square foot – inclusive of condominium fees
- Parking:** ample
- Built:** 1987
- 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:**

- Floor Plan
- Interior Photographs
- Aerial Maps
- Location Map
- Demographic Information

**For Additional Information, Please Contact:**

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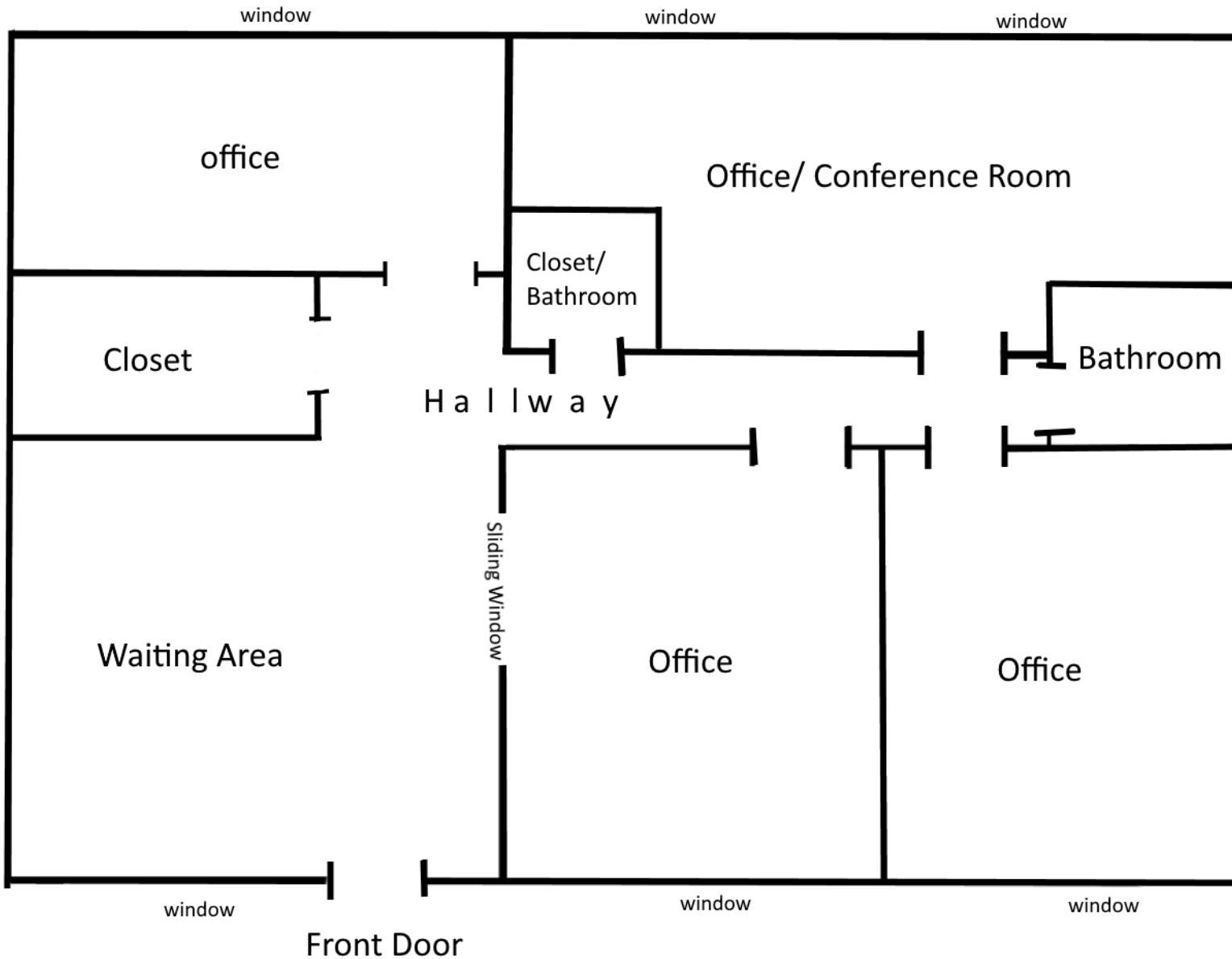
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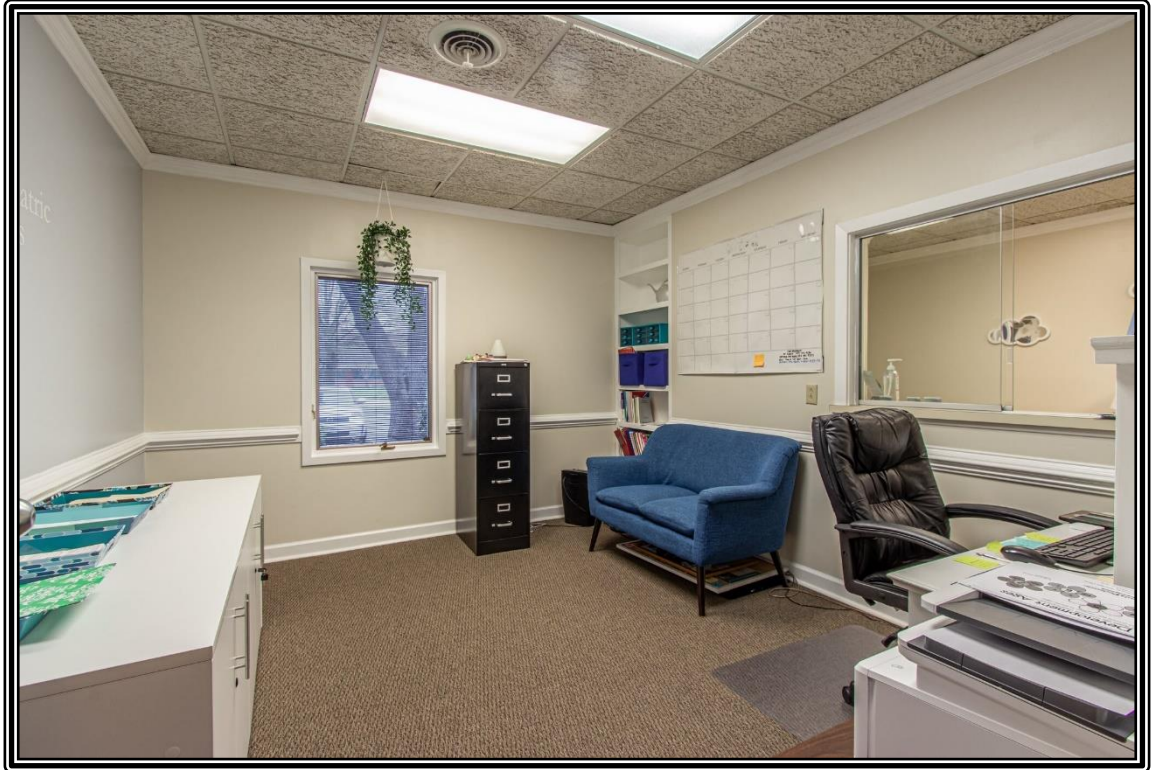
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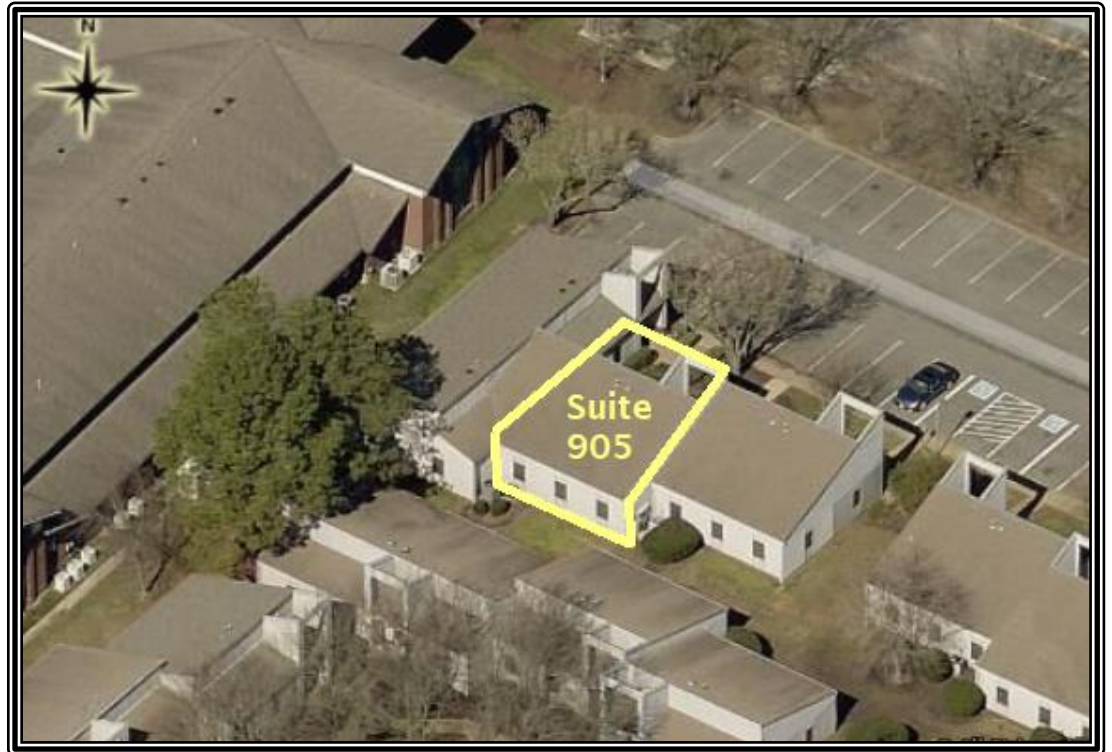
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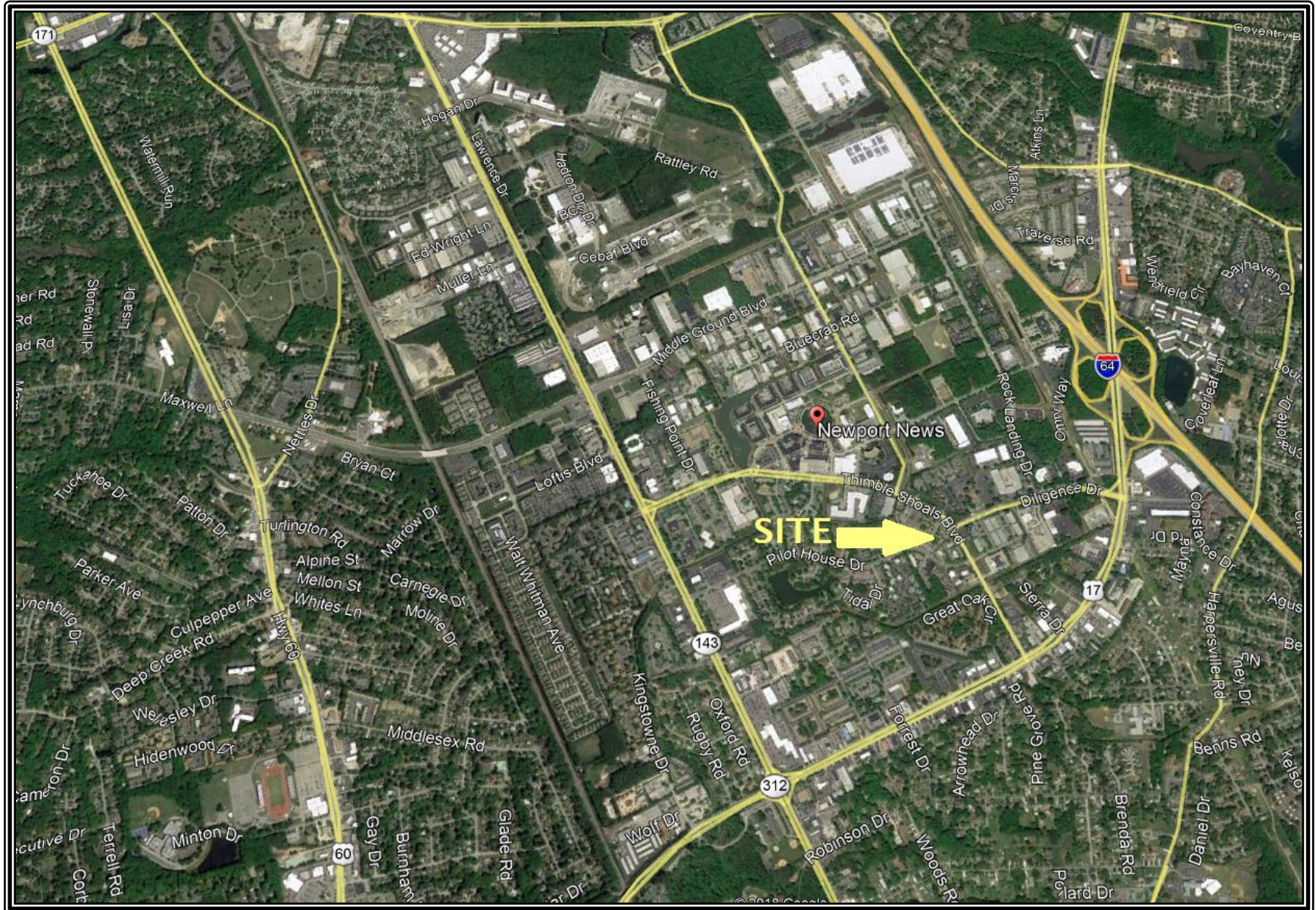


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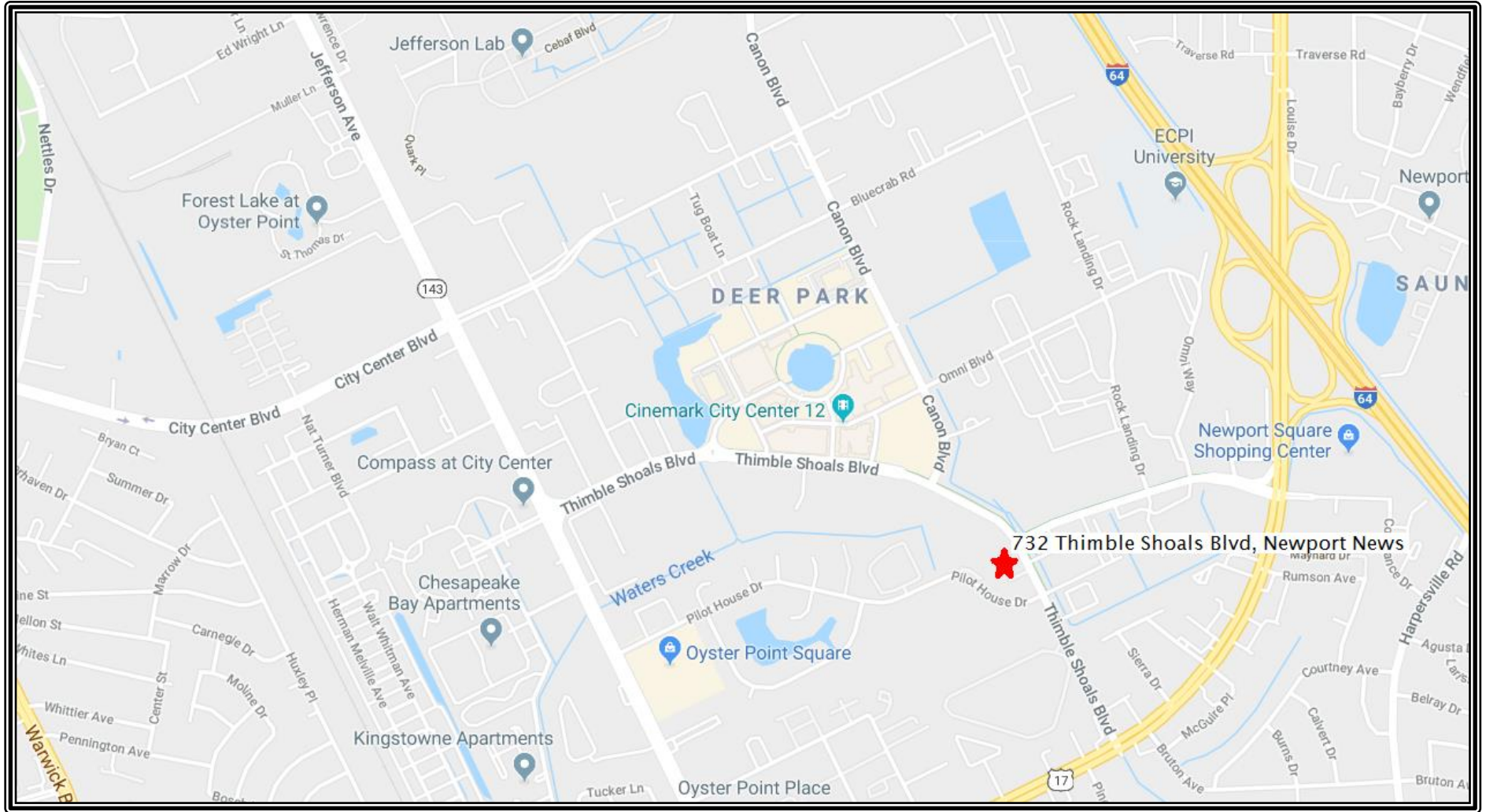
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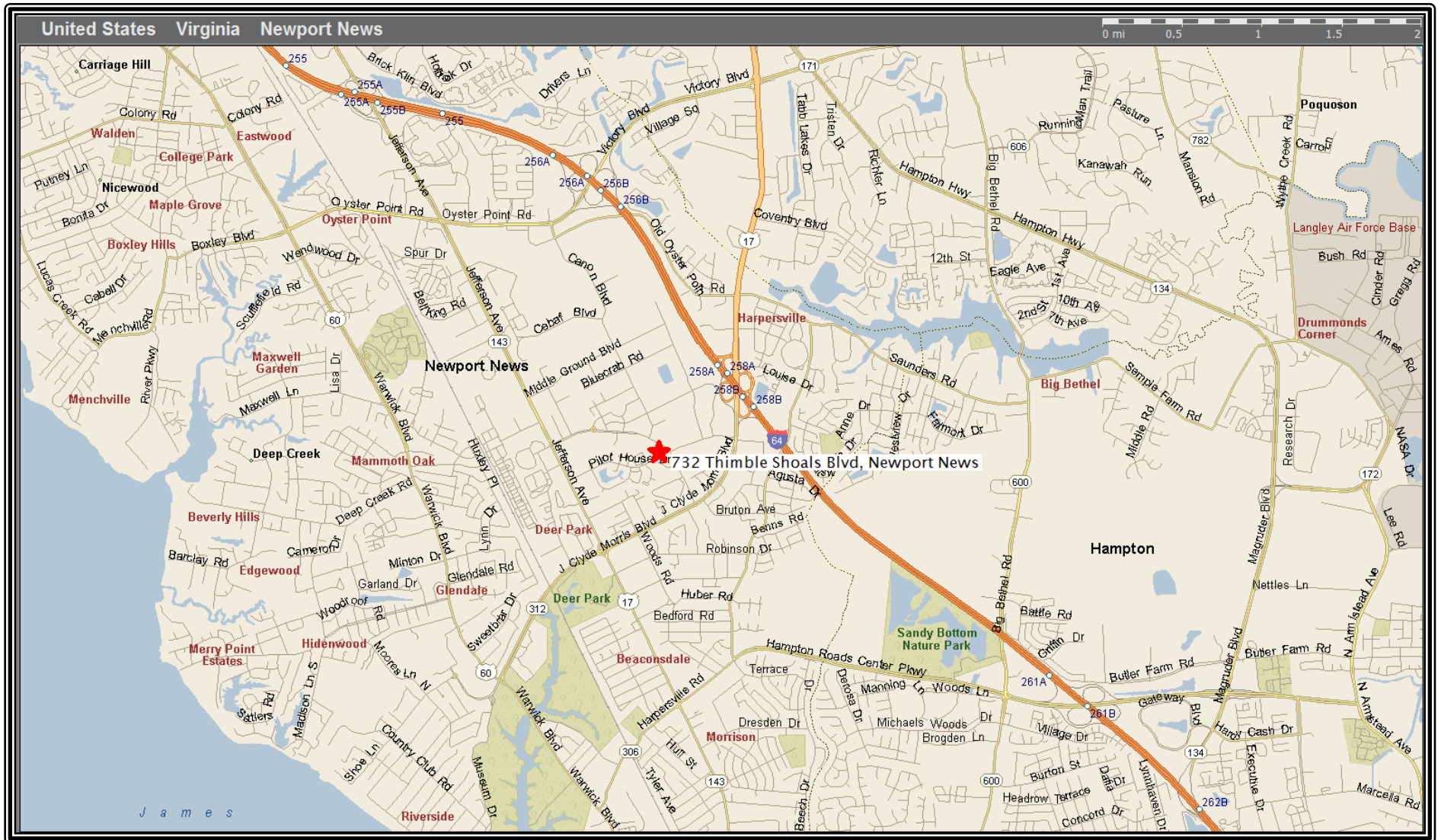


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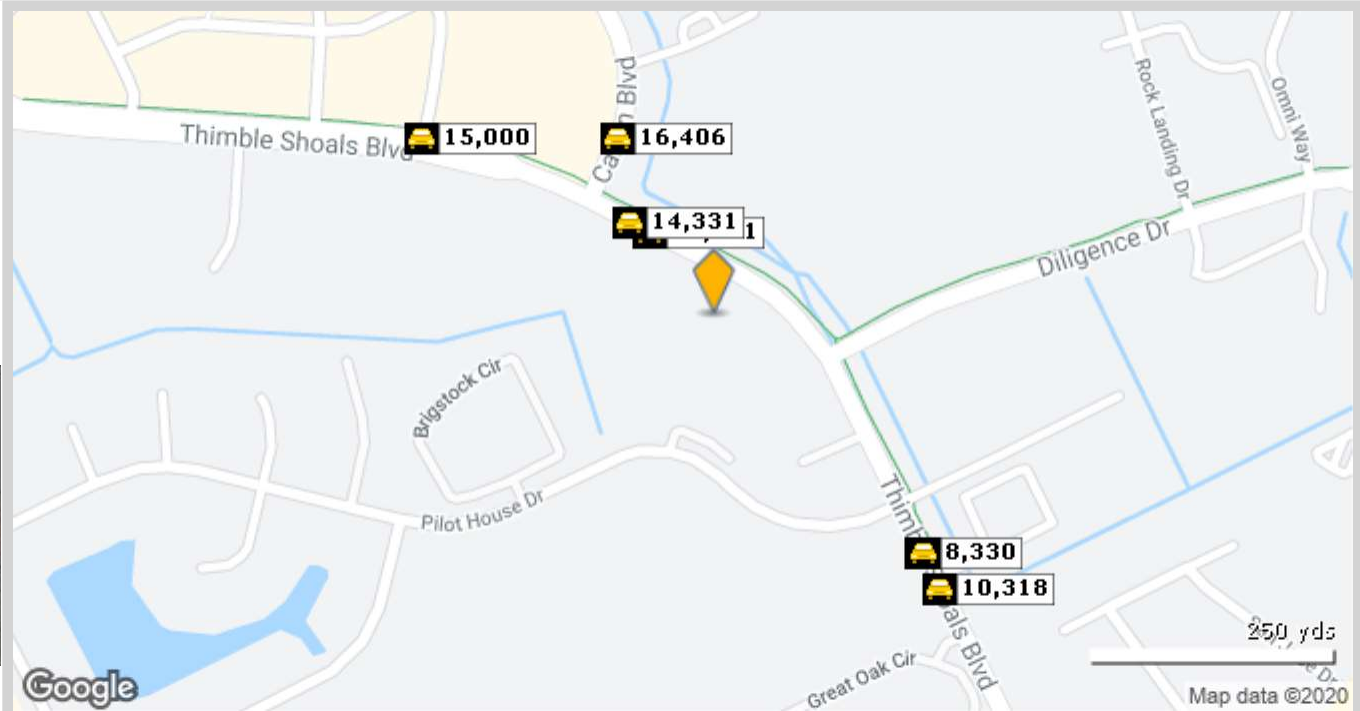


# Traffic Count Report

## Suites 902-906

732 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **8,000 SF**  
 Typical Floor: **954 SF**  
 Total Available: **954 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



	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	.06
2	Thimble Shoals Blvd	Canon Blvd	0.04 NW	2020	14,761	MPSI	.06
3	Thimble Shoals Blvd	Canon Blvd	0.03 NW	2020	16,743	MPSI	.07
4	Thimble Shoals Blvd	Canon Blvd	0.03 NW	2018	14,331	MPSI	.08
5	Canon Blvd	Triton Ct	0.04 N	2018	17,408	MPSI	.12
6	Canon Blvd	Triton Ct	0.04 N	2020	16,406	MPSI	.12
7	Thimble Shoals Blvd	Pilot House Dr	0.03 NW	2018	7,666	MPSI	.19
8	Thimble Shoals Blvd	Pilot House Dr	0.03 NW	2020	8,330	MPSI	.19
9	Thimble Shoals Boulevard	Fountain Way	0.06 W	2018	15,000	ADT	.20
10	Thimble Shoals Blvd	Pilot House Dr	0.06 NW	2020	10,318	MPSI	.21

**Suites 902-906**  
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Description	2010		2020		2025	
<b>Population</b>	<b>10,744</b>		<b>11,268</b>		<b>11,281</b>	
Age 0 - 4	808	7.52%	903	8.01%	820	7.27%
Age 5 - 9	556	5.17%	744	6.60%	808	7.16%
Age 10 - 14	464	4.32%	587	5.21%	708	6.28%
Age 15 - 19	522	4.86%	578	5.13%	615	5.45%
Age 20 - 24	1,369	12.74%	801	7.11%	641	5.68%
Age 25 - 29	1,437	13.37%	1,140	10.12%	826	7.32%
Age 30 - 34	920	8.56%	1,140	10.12%	1,000	8.86%
Age 35 - 39	646	6.01%	961	8.53%	1,018	9.02%
Age 40 - 44	600	5.58%	694	6.16%	882	7.82%
Age 45 - 49	664	6.18%	590	5.24%	707	6.27%
Age 50 - 54	598	5.57%	580	5.15%	598	5.30%
Age 55 - 59	504	4.69%	622	5.52%	565	5.01%
Age 60 - 64	372	3.46%	531	4.71%	541	4.80%
Age 65 - 69	307	2.86%	394	3.50%	464	4.11%
Age 70 - 74	268	2.49%	322	2.86%	365	3.24%
Age 75 - 79	226	2.10%	243	2.16%	275	2.44%
Age 80 - 84	206	1.92%	190	1.69%	196	1.74%
Age 85+	278	2.59%	248	2.20%	252	2.23%
<b>Age 15+</b>	<b>8,917</b>	<b>83.00%</b>	<b>9,034</b>	<b>80.17%</b>	<b>8,945</b>	<b>79.29%</b>
<b>Age 20+</b>	<b>8,395</b>	<b>78.14%</b>	<b>8,456</b>	<b>75.04%</b>	<b>8,330</b>	<b>73.84%</b>
<b>Age 65+</b>	<b>1,285</b>	<b>11.96%</b>	<b>1,397</b>	<b>12.40%</b>	<b>1,552</b>	<b>13.76%</b>
<b>Median Age</b>	<b>31</b>		<b>34</b>		<b>36</b>	
<b>Average Age</b>	<b>35.40</b>		<b>36.00</b>		<b>36.90</b>	
<b>Population By Race</b>	<b>10,744</b>		<b>11,268</b>		<b>11,281</b>	
White	6,263	58.29%	6,307	55.97%	6,153	54.54%
Black	3,630	33.79%	3,935	34.92%	4,045	35.86%
Am. Indian & Alaskan	65	0.60%	72	0.64%	77	0.68%
Asian	322	3.00%	419	3.72%	439	3.89%
Hawaiian & Pacific Islander	46	0.43%	60	0.53%	58	0.51%
Other	406	3.78%	475	4.22%	509	4.51%



**Suites 902-906**

732 Thimble Shoals Blvd, Newport News, VA 23606

Description	2010	2020	2025
<b>Population by Race (Hispanic)</b>	<b>1,295</b>	<b>1,607</b>	<b>1,701</b>
White	878 67.80%	1,121 69.76%	1,195 70.25%
Black	271 20.93%	301 18.73%	315 18.52%
Am. Indian & Alaskan	32 2.47%	38 2.36%	45 2.65%
Asian	12 0.93%	14 0.87%	14 0.82%
Hawaiian & Pacific Islander	32 2.47%	44 2.74%	42 2.47%
Other	71 5.48%	88 5.48%	91 5.35%
<b>Household by Household Income</b>	<b>4,972</b>	<b>5,249</b>	<b>5,263</b>
<\$25,000	1,128 22.69%	1,200 22.86%	1,211 23.01%
\$25,000 - \$50,000	1,584 31.86%	1,442 27.47%	1,435 27.27%
\$50,000 - \$75,000	1,092 21.96%	1,179 22.46%	1,171 22.25%
\$75,000 - \$100,000	727 14.62%	607 11.56%	585 11.12%
\$100,000 - \$125,000	196 3.94%	388 7.39%	405 7.70%
\$125,000 - \$150,000	125 2.51%	152 2.90%	153 2.91%
\$150,000 - \$200,000	58 1.17%	163 3.11%	178 3.38%
\$200,000+	62 1.25%	118 2.25%	125 2.38%
<b>Average Household Income</b>	<b>\$54,895</b>	<b>\$62,977</b>	<b>\$63,787</b>
<b>Median Household Income</b>	<b>\$46,771</b>	<b>\$49,775</b>	<b>\$49,815</b>

# Demographic Summary Report

## Suites 902-906

732 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **8,000 SF**  
 Typical Floor: **954 SF**

Total Available: **954 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	11,281	84,609	171,870
2020 Estimate	11,268	85,075	173,292
2010 Census	10,744	84,064	173,808
Growth 2020 - 2025	0.12%	-0.55%	-0.82%
Growth 2010 - 2020	4.88%	1.20%	-0.30%
<b>2020 Population by Hispanic Origin</b>	1,606	7,274	13,784
<b>2020 Population</b>	11,268	85,075	173,292
White	6,307 55.97%	53,848 63.29%	101,377 58.50%
Black	3,935 34.92%	22,935 26.96%	55,734 32.16%
Am. Indian & Alaskan	72 0.64%	451 0.53%	939 0.54%
Asian	419 3.72%	3,953 4.65%	7,455 4.30%
Hawaiian & Pacific Island	60 0.53%	220 0.26%	372 0.21%
Other	475 4.22%	3,668 4.31%	7,415 4.28%
U.S. Armed Forces	280	2,645	4,875
<b>Households</b>			
2025 Projection	5,263	33,334	68,678
2020 Estimate	5,249	33,540	69,300
2010 Census	4,971	33,264	69,818
Growth 2020 - 2025	0.27%	-0.61%	-0.90%
Growth 2010 - 2020	5.59%	0.83%	-0.74%
Owner Occupied	1,559 29.70%	18,402 54.87%	38,763 55.94%
Renter Occupied	3,690 70.30%	15,138 45.13%	30,537 44.06%
<b>2020 Households by HH Income</b>	5,249	33,541	69,300
Income: <\$25,000	1,200 22.86%	5,183 15.45%	12,008 17.33%
Income: \$25,000 - \$50,000	1,442 27.47%	7,839 23.37%	15,666 22.61%
Income: \$50,000 - \$75,000	1,179 22.46%	6,781 20.22%	14,299 20.63%
Income: \$75,000 - \$100,000	607 11.56%	4,924 14.68%	9,590 13.84%
Income: \$100,000 - \$125,000	388 7.39%	3,482 10.38%	6,965 10.05%
Income: \$125,000 - \$150,000	152 2.90%	1,869 5.57%	3,568 5.15%
Income: \$150,000 - \$200,000	163 3.11%	2,081 6.20%	4,220 6.09%
Income: \$200,000+	118 2.25%	1,382 4.12%	2,984 4.31%
<b>2020 Avg Household Income</b>	\$62,977	\$79,670	\$78,585
<b>2020 Med Household Income</b>	\$49,775	\$64,047	\$62,532



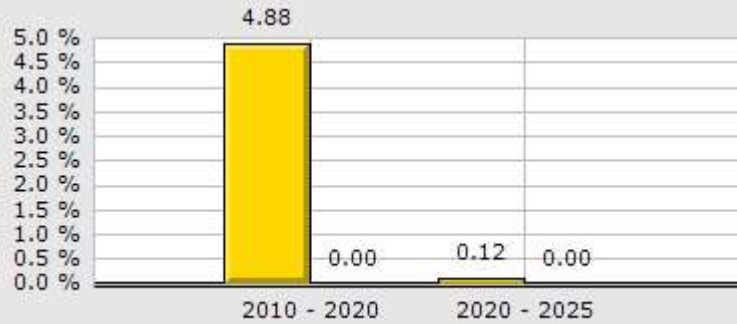
**Suites 902-906**

732 Thimble Shoals Blvd, Newport News, VA 23606

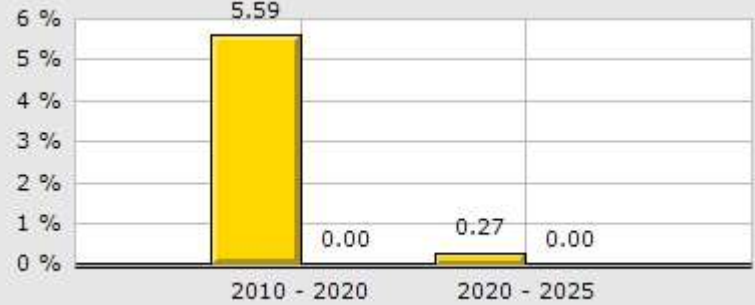
Type: **Class C Office/Medical**  
 County: **Newport News**

**1 Mile** (Yellow)  
**County** (Green)

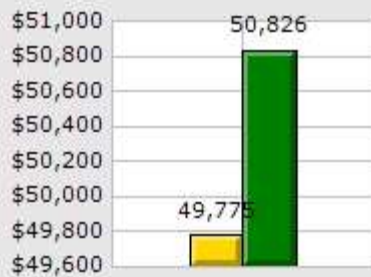
**Population Growth**



**Household Growth**



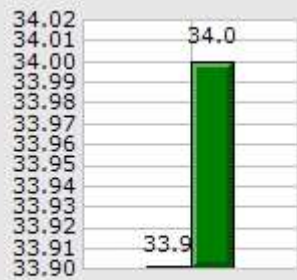
**2020 Med Household Inc**



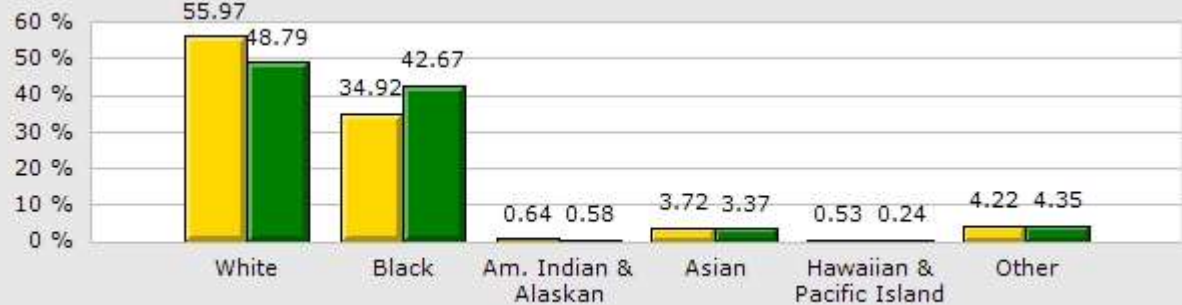
**2020 Households by Household Income**



**2020 Median Age**



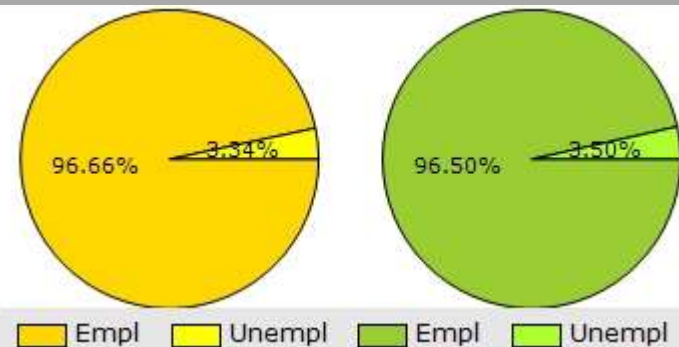
**2020 Population by Race**



**2020 Renter vs. Owner**



**2020 Employed vs. Unemployed**



**Demographic Market Comparison Report**

1 mile radius

**Suites 902-906**

732 Thimble Shoals Blvd, Newport News, VA 23606

Type: **Class C Office/Medical**  
 County: **Newport News**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2020	4.88%		0.00%	
Growth 2020 - 2025	0.12%		0.00%	
Empl	5,968	96.66%	84,360	96.50%
Unempl	206	3.34%	3,060	3.50%
<b>2020 Population by Race</b>				
	<b>11,268</b>		<b>177,990</b>	
White	6,307	55.97%	86,844	48.79%
Black	3,935	34.92%	75,950	42.67%
Am. Indian & Alaskan	72	0.64%	1,032	0.58%
Asian	419	3.72%	6,001	3.37%
Hawaiian & Pacific Island	60	0.53%	421	0.24%
Other	475	4.22%	7,742	4.35%
<b>Household Growth</b>				
Growth 2010 - 2020	5.59%		0.00%	
Growth 2020 - 2025	0.27%		0.00%	
Renter Occupied	3,690	70.30%	34,621	49.93%
Owner Occupied	1,559	29.70%	34,718	50.07%
<b>2020 Households by Household Income</b>				
	<b>5,249</b>		<b>69,339</b>	
Income <\$25K	1,200	22.86%	16,451	23.73%
Income \$25K - \$50K	1,442	27.47%	17,758	25.61%
Income \$50K - \$75K	1,179	22.46%	13,345	19.25%
Income \$75K - \$100K	607	11.56%	8,598	12.40%
Income \$100K - \$125K	388	7.39%	6,581	9.49%
Income \$125K - \$150K	152	2.90%	2,678	3.86%
Income \$150K - \$200K	163	3.11%	2,216	3.20%
Income \$200K+	118	2.25%	1,712	2.47%
2020 Med Household Inc	\$49,775		\$50,826	
2020 Median Age	33.90		34.00	

# Demographic Detail Report

## Suites 902-906

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Growth 2020 - 2025	0.12%	-0.55%	-0.82%
Growth 2010 - 2020	4.88%	1.20%	-0.30%
<b>2020 Population by Age</b>			
	<b>11,268</b>	<b>85,075</b>	<b>173,292</b>
Age 0 - 4	903 8.01%	5,924 6.96%	11,628 6.71%
Age 5 - 9	744 6.60%	5,404 6.35%	10,836 6.25%
Age 10 - 14	587 5.21%	5,033 5.92%	10,341 5.97%
Age 15 - 19	578 5.13%	5,545 6.52%	11,314 6.53%
Age 20 - 24	801 7.11%	6,803 8.00%	13,567 7.83%
Age 25 - 29	1,140 10.12%	7,413 8.71%	14,458 8.34%
Age 30 - 34	1,140 10.12%	6,609 7.77%	13,046 7.53%
Age 35 - 39	961 8.53%	5,847 6.87%	11,697 6.75%
Age 40 - 44	694 6.16%	4,715 5.54%	9,500 5.48%
Age 45 - 49	590 5.24%	4,645 5.46%	9,563 5.52%
Age 50 - 54	580 5.15%	5,046 5.93%	10,564 6.10%
Age 55 - 59	622 5.52%	5,659 6.65%	11,956 6.90%
Age 60 - 64	531 4.71%	4,910 5.77%	10,371 5.98%
Age 65 - 69	394 3.50%	3,682 4.33%	7,801 4.50%
Age 70 - 74	322 2.86%	2,922 3.43%	6,249 3.61%
Age 75 - 79	243 2.16%	2,029 2.38%	4,356 2.51%
Age 80 - 84	190 1.69%	1,411 1.66%	2,994 1.73%
Age 85+	248 2.20%	1,476 1.73%	3,052 1.76%
Age 65+	1,397 12.40%	11,520 13.54%	24,452 14.11%
<b>Median Age</b>	<b>33.90</b>	<b>34.90</b>	<b>35.60</b>
<b>Average Age</b>	<b>36.00</b>	<b>37.00</b>	<b>37.60</b>



## Demographic Detail Report

<b>Suites 902-906</b>						
732 Thimble Shoals Blvd, Newport News, VA 23606						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2020 Population By Race</b>	<b>11,268</b>		<b>85,075</b>		<b>173,292</b>	
White	6,307	55.97%	53,848	63.29%	101,377	58.50%
Black	3,935	34.92%	22,935	26.96%	55,734	32.16%
Am. Indian & Alaskan	72	0.64%	451	0.53%	939	0.54%
Asian	419	3.72%	3,953	4.65%	7,455	4.30%
Hawaiian & Pacific Island	60	0.53%	220	0.26%	372	0.21%
Other	475	4.22%	3,668	4.31%	7,415	4.28%
<b>Population by Hispanic Origin</b>	<b>11,268</b>		<b>85,075</b>		<b>173,292</b>	
Non-Hispanic Origin	9,662	85.75%	77,801	91.45%	159,509	92.05%
Hispanic Origin	1,607	14.26%	7,274	8.55%	13,784	7.95%
<b>2020 Median Age, Male</b>	<b>33.00</b>		<b>33.40</b>		<b>34.00</b>	
<b>2020 Average Age, Male</b>	<b>34.50</b>		<b>35.60</b>		<b>36.10</b>	
<b>2020 Median Age, Female</b>	<b>34.90</b>		<b>36.40</b>		<b>37.30</b>	
<b>2020 Average Age, Female</b>	<b>37.50</b>		<b>38.40</b>		<b>38.90</b>	
<b>2020 Population by Occupation Classification</b>	<b>8,918</b>		<b>67,604</b>		<b>138,226</b>	
Civilian Employed	5,968	66.92%	42,458	62.80%	86,391	62.50%
Civilian Unemployed	206	2.31%	1,307	1.93%	2,758	2.00%
Civilian Non-Labor Force	2,463	27.62%	21,251	31.43%	44,257	32.02%
Armed Forces	281	3.15%	2,588	3.83%	4,820	3.49%
<b>Households by Marital Status</b>						
Married	1,597		15,660		31,610	
Married No Children	1,027		8,836		18,341	
Married w/Children	570		6,824		13,269	
<b>2020 Population by Education</b>	<b>8,187</b>		<b>60,622</b>		<b>123,708</b>	
Some High School, No Diploma	1,142	13.95%	4,616	7.61%	9,493	7.67%
High School Grad (Incl Equivalency)	1,812	22.13%	12,504	20.63%	27,485	22.22%
Some College, No Degree	2,806	34.27%	20,254	33.41%	42,113	34.04%
Associate Degree	533	6.51%	4,257	7.02%	8,102	6.55%
Bachelor Degree	1,112	13.58%	10,882	17.95%	21,190	17.13%
Advanced Degree	782	9.55%	8,109	13.38%	15,325	12.39%

## Demographic Detail Report

<b>Suites 902-906</b>						
732 Thimble Shoals Blvd, Newport News, VA 23606						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2020 Population by Occupation</b>	<b>10,973</b>		<b>79,042</b>		<b>161,308</b>	
Real Estate & Finance	321	2.93%	1,990	2.52%	4,223	2.62%
Professional & Management	2,709	24.69%	22,472	28.43%	43,611	27.04%
Public Administration	472	4.30%	4,650	5.88%	9,131	5.66%
Education & Health	1,106	10.08%	9,260	11.72%	19,276	11.95%
Services	1,193	10.87%	7,157	9.05%	14,909	9.24%
Information	59	0.54%	518	0.66%	1,102	0.68%
Sales	1,432	13.05%	10,215	12.92%	20,459	12.68%
Transportation	58	0.53%	453	0.57%	1,400	0.87%
Retail	849	7.74%	5,172	6.54%	10,082	6.25%
Wholesale	124	1.13%	755	0.96%	1,660	1.03%
Manufacturing	780	7.11%	5,571	7.05%	11,217	6.95%
Production	691	6.30%	3,762	4.76%	9,046	5.61%
Construction	780	7.11%	3,819	4.83%	8,230	5.10%
Utilities	225	2.05%	1,173	1.48%	3,010	1.87%
Agriculture & Mining	0	0.00%	69	0.09%	111	0.07%
Farming, Fishing, Forestry	0	0.00%	28	0.04%	35	0.02%
Other Services	174	1.59%	1,978	2.50%	3,806	2.36%
<b>2020 Worker Travel Time to Job</b>	<b>6,090</b>		<b>43,779</b>		<b>88,960</b>	
<30 Minutes	4,444	72.97%	32,972	75.31%	66,674	74.95%
30-60 Minutes	1,283	21.07%	8,819	20.14%	18,398	20.68%
60+ Minutes	363	5.96%	1,988	4.54%	3,888	4.37%
<b>2010 Households by HH Size</b>	<b>4,972</b>		<b>33,265</b>		<b>69,818</b>	
1-Person Households	1,904	38.29%	9,394	28.24%	19,539	27.99%
2-Person Households	1,592	32.02%	10,932	32.86%	23,241	33.29%
3-Person Households	750	15.08%	5,942	17.86%	12,511	17.92%
4-Person Households	442	8.89%	4,393	13.21%	9,107	13.04%
5-Person Households	184	3.70%	1,811	5.44%	3,673	5.26%
6-Person Households	54	1.09%	550	1.65%	1,189	1.70%
7 or more Person Households	46	0.93%	243	0.73%	558	0.80%
<b>2020 Average Household Size</b>	<b>2.10</b>		<b>2.40</b>		<b>2.40</b>	
<b>Households</b>						
2025 Projection	5,263		33,334		68,678	
2020 Estimate	5,249		33,540		69,300	
2010 Census	4,971		33,264		69,818	
Growth 2020 - 2025	0.27%		-0.61%		-0.90%	
Growth 2010 - 2020	5.59%		0.83%		-0.74%	

## Demographic Detail Report

<b>Suites 902-906</b>			
732 Thimble Shoals Blvd, Newport News, VA 23606			
Radius	1 Mile	3 Mile	5 Mile
<b>2020 Households by HH Income</b>	<b>5,249</b>	<b>33,541</b>	<b>69,300</b>
<\$25,000	1,200 22.86%	5,183 15.45%	12,008 17.33%
\$25,000 - \$50,000	1,442 27.47%	7,839 23.37%	15,666 22.61%
\$50,000 - \$75,000	1,179 22.46%	6,781 20.22%	14,299 20.63%
\$75,000 - \$100,000	607 11.56%	4,924 14.68%	9,590 13.84%
\$100,000 - \$125,000	388 7.39%	3,482 10.38%	6,965 10.05%
\$125,000 - \$150,000	152 2.90%	1,869 5.57%	3,568 5.15%
\$150,000 - \$200,000	163 3.11%	2,081 6.20%	4,220 6.09%
\$200,000+	118 2.25%	1,382 4.12%	2,984 4.31%
<b>2020 Avg Household Income</b>	<b>\$62,977</b>	<b>\$79,670</b>	<b>\$78,585</b>
<b>2020 Med Household Income</b>	<b>\$49,775</b>	<b>\$64,047</b>	<b>\$62,532</b>
<b>2020 Occupied Housing</b>	<b>5,249</b>	<b>33,540</b>	<b>69,300</b>
Owner Occupied	1,559 29.70%	18,402 54.87%	38,763 55.94%
Renter Occupied	3,690 70.30%	15,138 45.13%	30,537 44.06%
<b>2010 Housing Units</b>	<b>5,686</b>	<b>36,094</b>	<b>75,027</b>
1 Unit	2,142 37.67%	23,237 64.38%	48,701 64.91%
2 - 4 Units	843 14.83%	2,980 8.26%	5,568 7.42%
5 - 19 Units	1,384 24.34%	6,514 18.05%	15,049 20.06%
20+ Units	1,317 23.16%	3,363 9.32%	5,709 7.61%
<b>2020 Housing Value</b>	<b>1,559</b>	<b>18,403</b>	<b>38,763</b>
<\$100,000	35 2.25%	755 4.10%	2,520 6.50%
\$100,000 - \$200,000	663 42.53%	4,729 25.70%	11,600 29.93%
\$200,000 - \$300,000	749 48.04%	7,493 40.72%	13,482 34.78%
\$300,000 - \$400,000	103 6.61%	3,242 17.62%	6,278 16.20%
\$400,000 - \$500,000	9 0.58%	1,353 7.35%	2,685 6.93%
\$500,000 - \$1,000,000	0 0.00%	605 3.29%	1,781 4.59%
\$1,000,000+	0 0.00%	226 1.23%	417 1.08%
<b>2020 Median Home Value</b>	<b>\$210,881</b>	<b>\$249,612</b>	<b>\$239,026</b>
<b>2020 Housing Units by Yr Built</b>	<b>5,701</b>	<b>36,828</b>	<b>76,784</b>
Built 2010+	322 5.65%	1,494 4.06%	2,582 3.36%
Built 2000 - 2010	1,069 18.75%	3,879 10.53%	8,349 10.87%
Built 1990 - 1999	579 10.16%	8,820 23.95%	15,376 20.03%
Built 1980 - 1989	1,302 22.84%	6,456 17.53%	13,918 18.13%
Built 1970 - 1979	918 16.10%	5,105 13.86%	12,084 15.74%
Built 1960 - 1969	862 15.12%	5,488 14.90%	12,555 16.35%
Built 1950 - 1959	478 8.38%	4,158 11.29%	8,205 10.69%
Built <1949	171 3.00%	1,428 3.88%	3,715 4.84%
<b>2020 Median Year Built</b>	<b>1982</b>	<b>1982</b>	<b>1980</b>



## 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:

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Campana Waltz Commercial Real Estate, LLC