

# For Sale/Lease

3217 Commander Shepard Boulevard  
Hampton, 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

[Ron@CampanaWaltz.com](mailto:Ron@CampanaWaltz.com)

[www.CampanaWaltz.com](http://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**  
**3217 Commander Shepard Boulevard**  
**Hampton, Virginia**

**Location:** 3217 Commander Shepard Boulevard  
Hampton, Virginia

**Description:** Free Standing Office Building which is centrally located in Hampton, Virginia. The property combines location with aggressively priced office space. The building offers flexible lease terms and the ability to expand. Office spaces suites available from 1,000 - 28,425 Square Feet.

The building is in close proximity to NASA Langley Research Center, Langley Air Force Base, and Interstate 64.

**Land Area:** 2.2 Acres

**Building Size:** Approximately 28,425 Square Feet

**Sales Price:** ~~\$1,850,000.00~~ **PRICED TO MOVE: \$1,550,000.00 (\$54.53/SF)**

**Lease:** \$7.00/ square foot (Rental rate is inclusive of common area maintenance fees)

**Zoning:** M-1 Limited Manufacturing District. Multiple allowable uses by right are attached in the marketing package.

**General Information:**

- Rare opportunity
- Well established area
- Directly across the street from NASA Langley Research Center

**Also included:**

- Floor Plans
- Plat
- Zoning Matrix
- Aerial/Location Maps
- Demographic Information

**For Additional Information, Please Contact:**

**Ron A. Campana, Jr.**

Campana Waltz Commercial Real Estate, LLC  
11832 Fishing Point Drive, Suite 400  
Newport News, Virginia, 23606  
757.327.0333

[Ron@CampanaWaltz.com](mailto:Ron@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.CampanaWaltz.com)



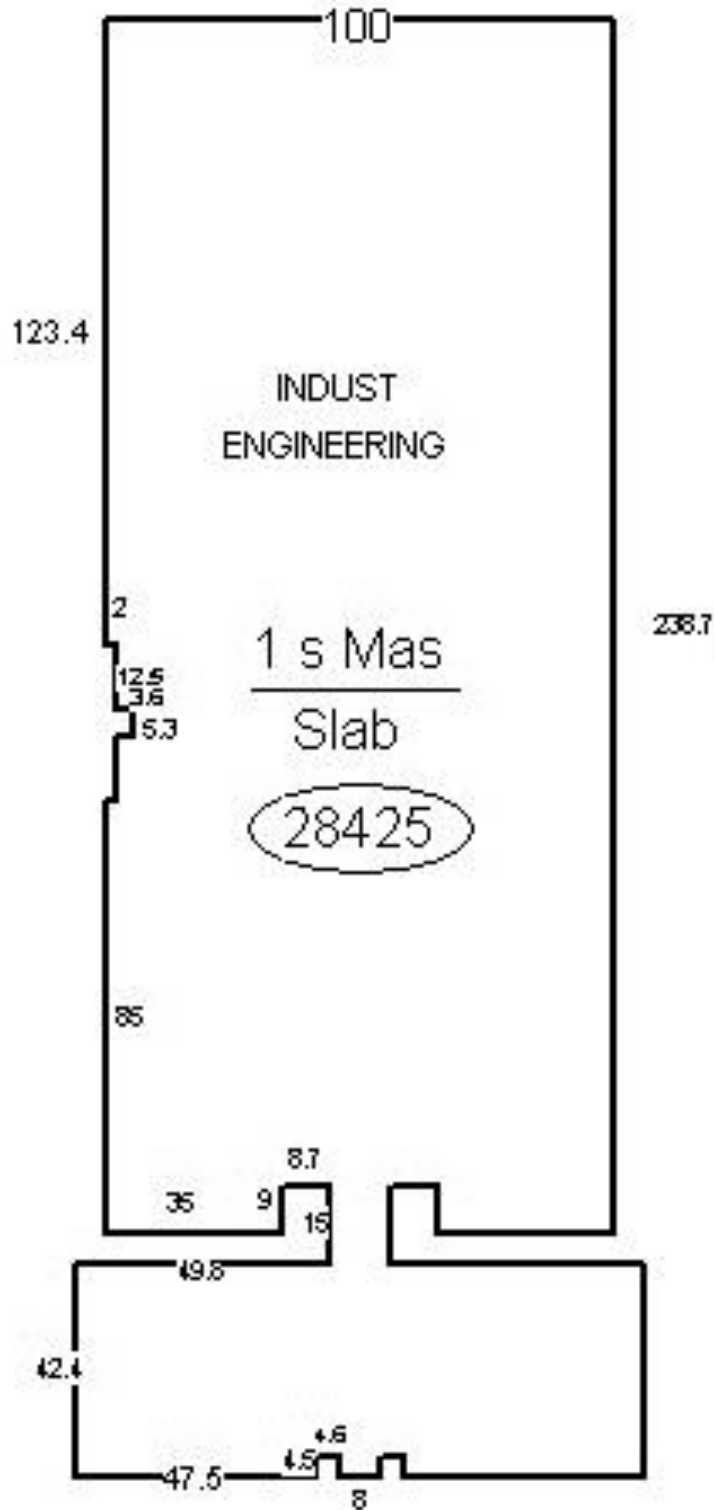
*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions or withdrawal without notice.*

# 3217 Commander Shepard Boulevard Hampton, Virginia



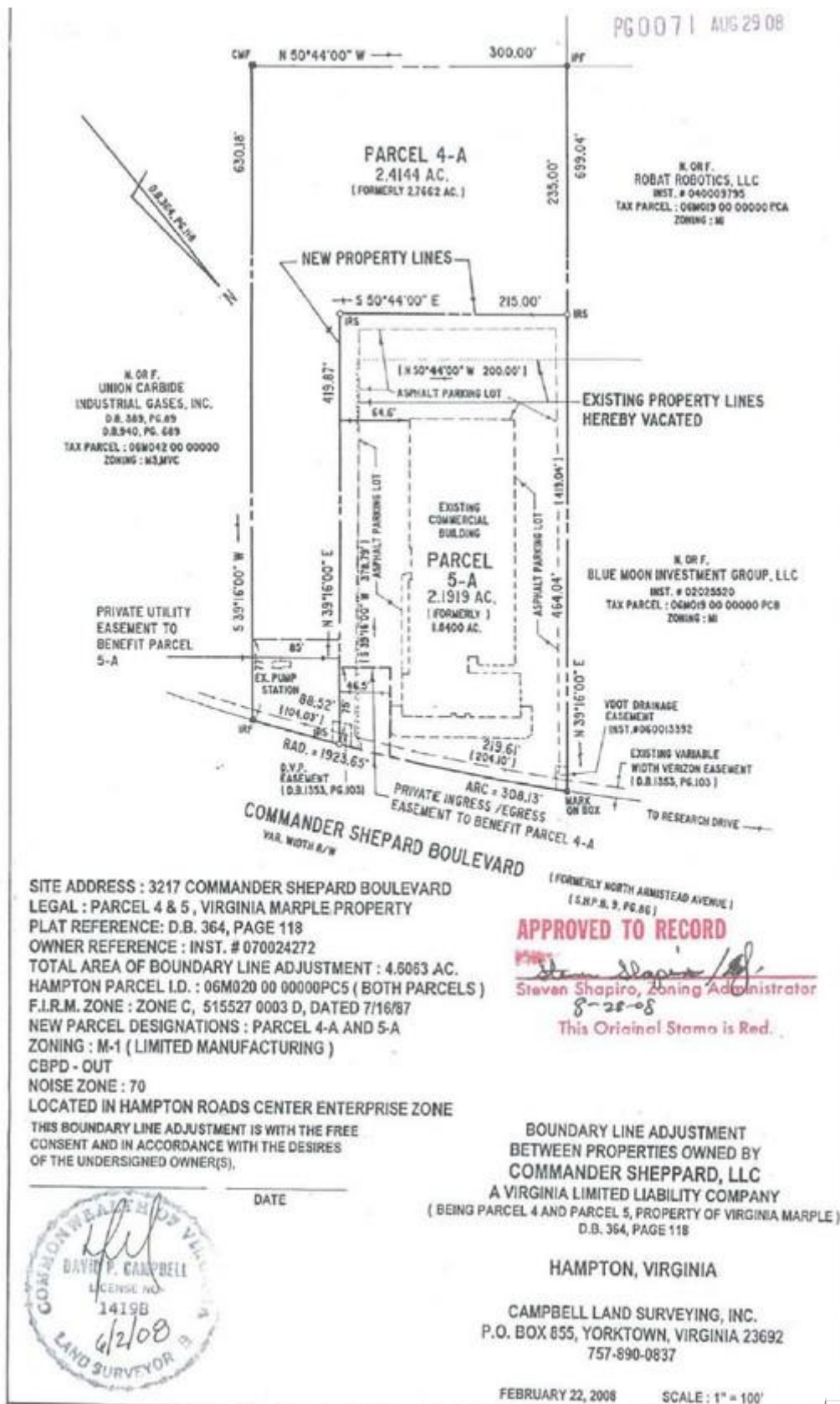
*This information was obtained from sources deemed to be reliable but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

3217 Commander Shepard Boulevard  
Hampton, Virginia



*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.*

# 3217 Commander Shepard Boulevard, Hampton, Virginia



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.



# 3217 Commander Shepard Boulevard Hampton, Virginia

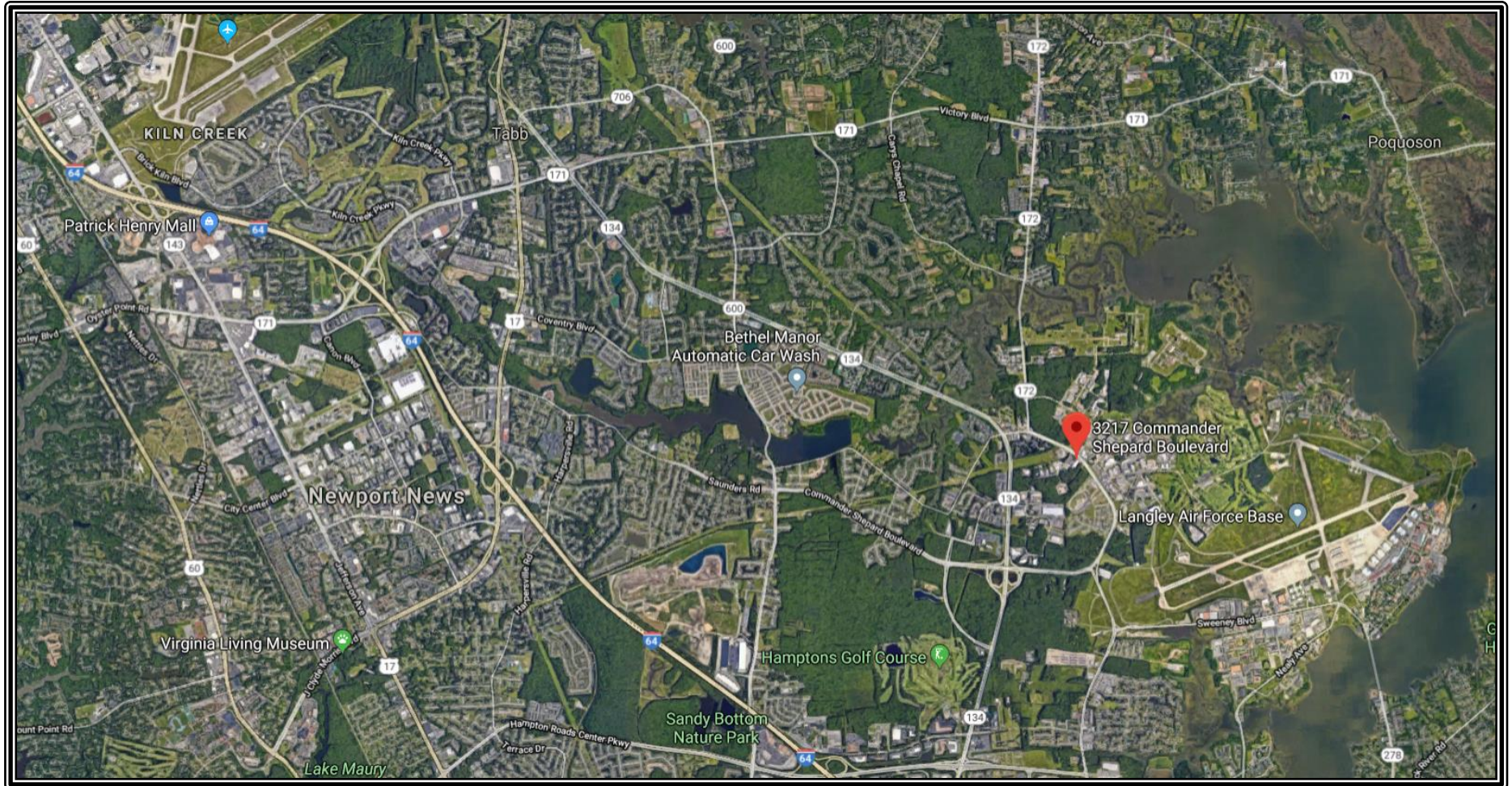


The property is highlighted and outlined in purple.  
For illustration purposes only.

*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.*

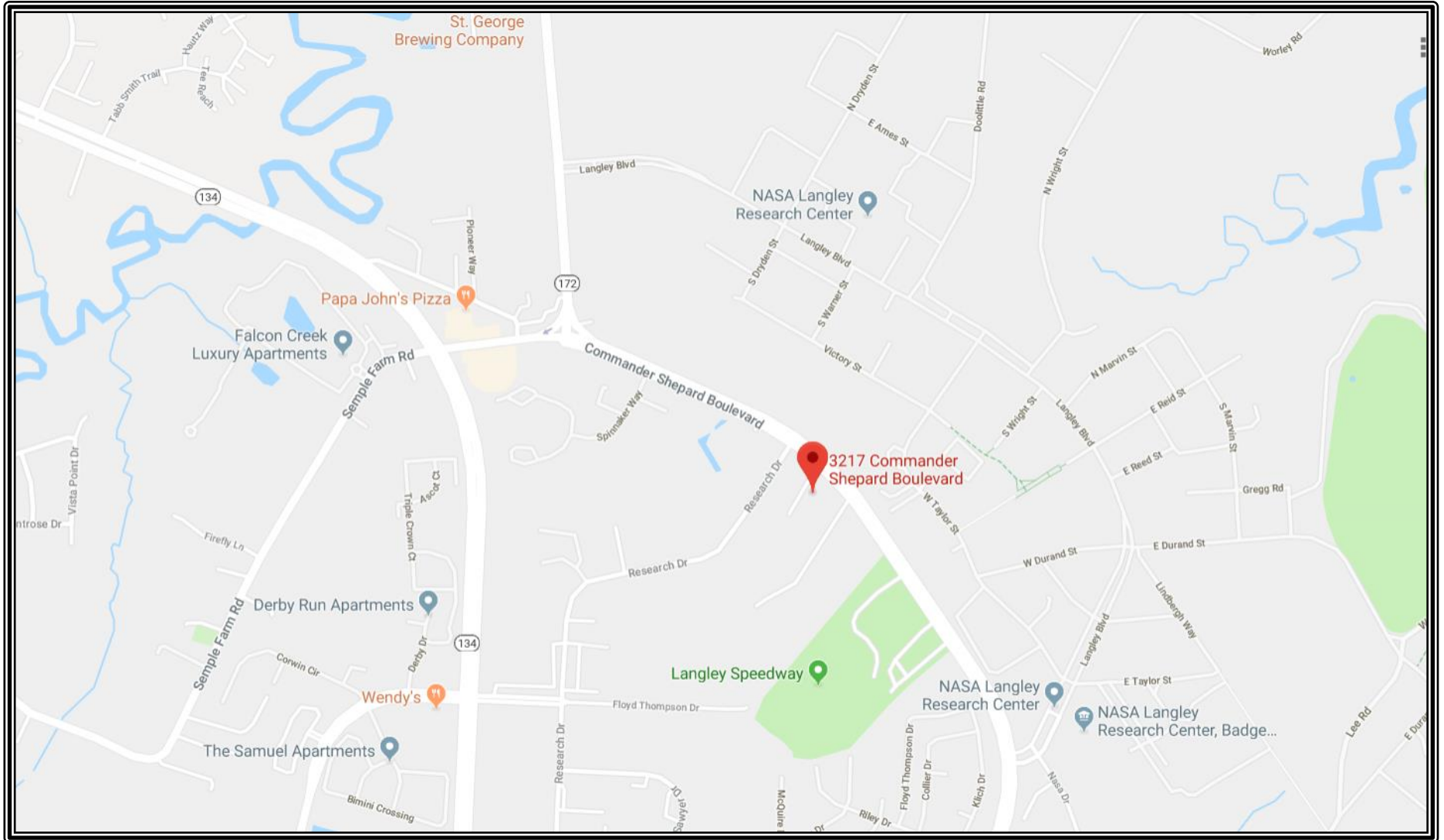
**Campana  
Waltz**  
Commercial Real Estate, LLC

# 3217 Commander Shepard Boulevard Hampton, Virginia



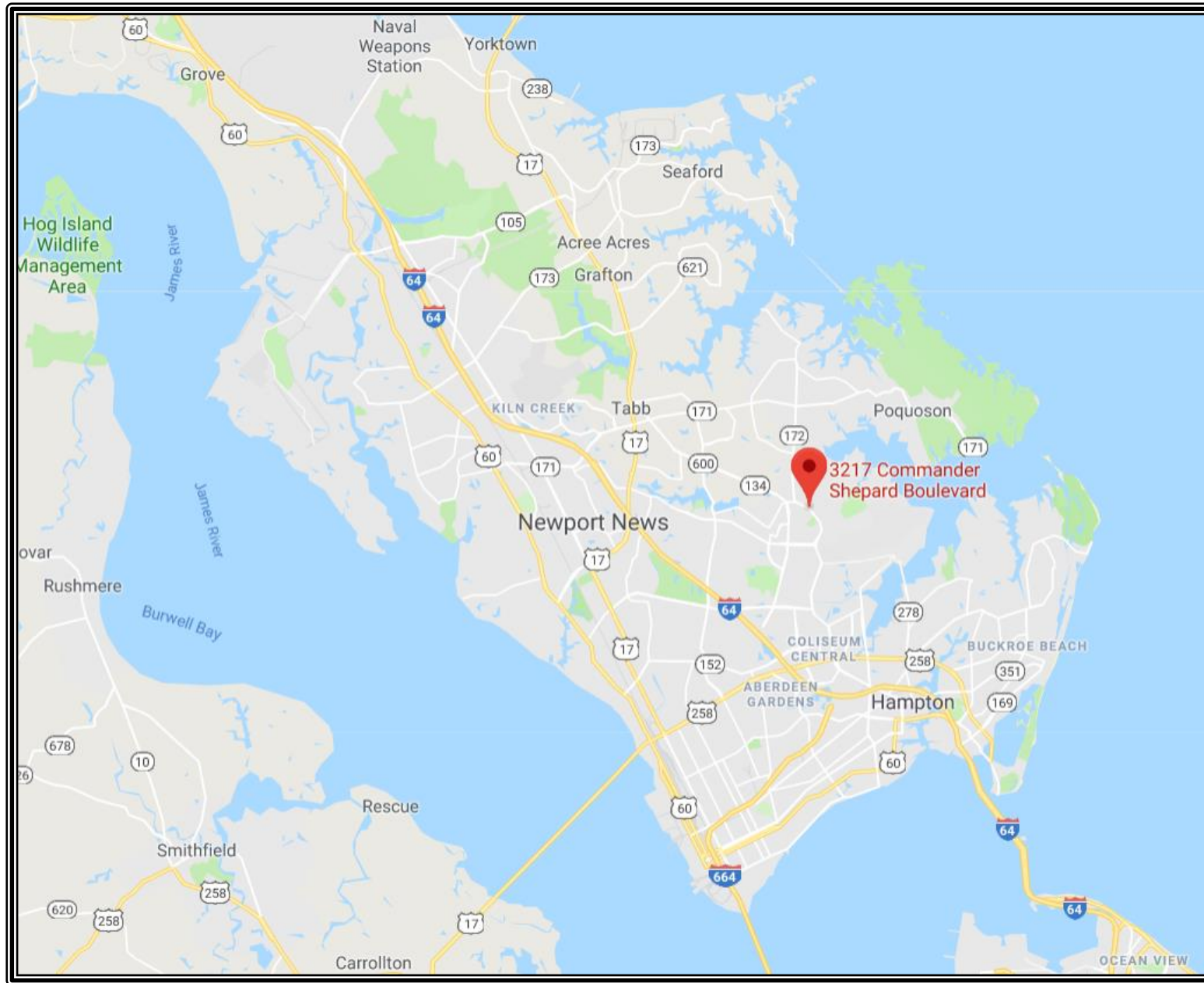
*This information was obtained from sources deemed to be reliable but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

# 3217 Commander Shepard Boulevard Hampton, Virginia



*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.*

# 3217 Commander Shepard Boulevard, Hampton, Virginia



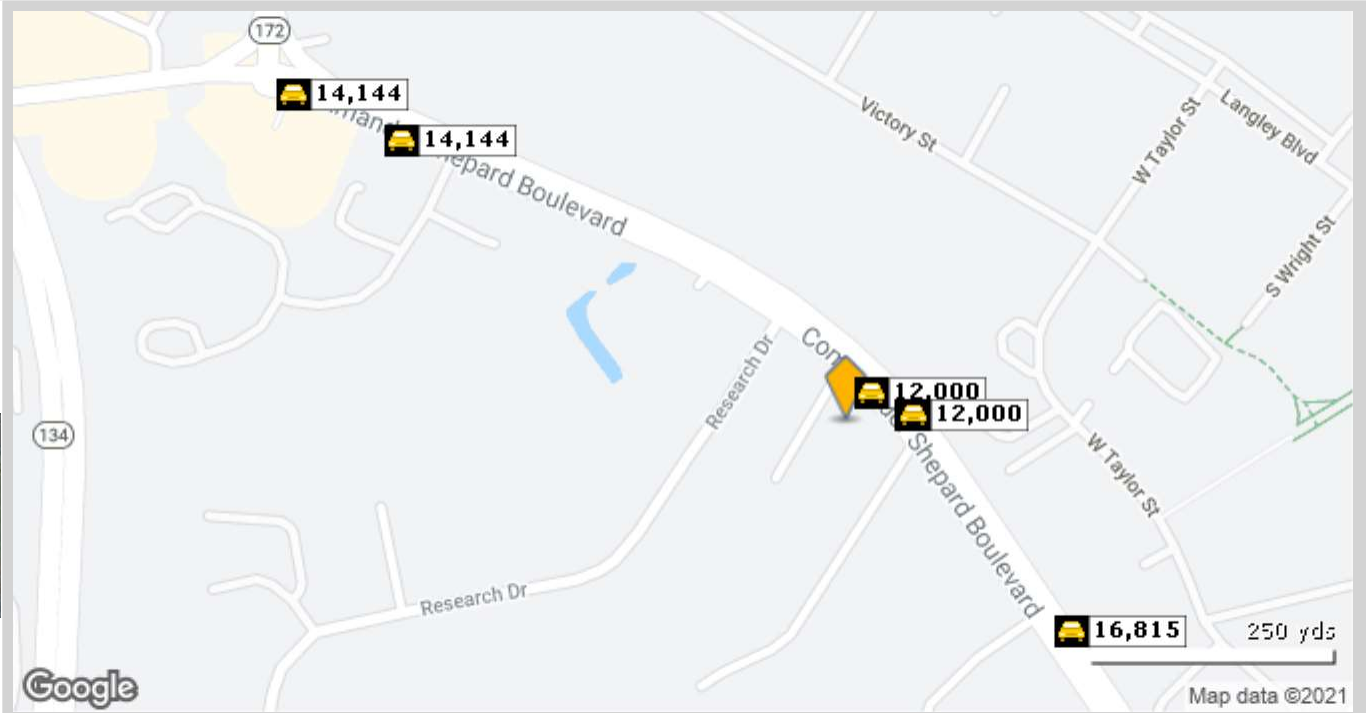
*This information was obtained from sources deemed to be reliable but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

# Traffic Count Report

## Langley Research & Development Park

3217 Commander Shepard Blvd, Hampton, VA 23666

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **27,515 SF**  
 Typical Floor: **27,515 SF**  
 Total Available: **27,515 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$7.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Commander Shepard Boulevard	Research Dr	0.07 NW	2018	12,000	ADT	.03
2	N Armistead Ave	Research Dr	0.10 NW	2018	14,487	MPSI	.04
3	N Armistead Ave	Research Dr	0.10 NW	2020	14,144	MPSI	.04
4	Commander Shepard Boulevard	Sonny Hutchins Dr	0.02 NW	2018	12,000	ADT	.04
5	N Armistead Ave	Sonny Hutchins Dr	0.02 NW	2018	15,167	MPSI	.18
6	N Armistead Ave	Sonny Hutchins Dr	0.02 NW	2020	16,815	MPSI	.18
7	N Armistead Ave	Spinnaker Way	0.03 SE	2018	14,530	MPSI	.31
8	N Armistead Ave	Spinnaker Way	0.03 SE	2020	14,144	MPSI	.31
9	N Armistead Ave	Wythe Creek Rd	0.03 SE	2018	12,920	MPSI	.38
10	N Armistead Ave	Wythe Creek Rd	0.03 SE	2020	14,144	MPSI	.38

**Langley Research & Development Park**

3217 Commander Shepard Blvd, Hampton, VA 23666

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **27,515 SF**  
 Typical Floor: **27,515 SF**

Total Available: **27,515 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$7.00**



Description	2010	2020	2025
<b>Population</b>	<b>3,565</b>	<b>3,857</b>	<b>3,880</b>
Age 0 - 4	330 9.26%	301 7.80%	293 7.55%
Age 5 - 9	224 6.28%	284 7.36%	286 7.37%
Age 10 - 14	208 5.83%	256 6.64%	267 6.88%
Age 15 - 19	221 6.20%	245 6.35%	248 6.39%
Age 20 - 24	474 13.30%	335 8.69%	266 6.86%
Age 25 - 29	481 13.49%	400 10.37%	319 8.22%
Age 30 - 34	270 7.57%	381 9.88%	354 9.12%
Age 35 - 39	230 6.45%	323 8.37%	344 8.87%
Age 40 - 44	217 6.09%	228 5.91%	291 7.50%
Age 45 - 49	251 7.04%	205 5.32%	233 6.01%
Age 50 - 54	200 5.61%	202 5.24%	201 5.18%
Age 55 - 59	177 4.96%	215 5.57%	192 4.95%
Age 60 - 64	101 2.83%	178 4.61%	181 4.66%
Age 65 - 69	66 1.85%	120 3.11%	150 3.87%
Age 70 - 74	61 1.71%	83 2.15%	109 2.81%
Age 75 - 79	32 0.90%	51 1.32%	70 1.80%
Age 80 - 84	18 0.50%	30 0.78%	43 1.11%
Age 85+	6 0.17%	19 0.49%	33 0.85%
<b>Age 15+</b>	<b>2,805 78.68%</b>	<b>3,015 78.17%</b>	<b>3,034 78.20%</b>
<b>Age 20+</b>	<b>2,584 72.48%</b>	<b>2,770 71.82%</b>	<b>2,786 71.80%</b>
<b>Age 65+</b>	<b>183 5.13%</b>	<b>303 7.86%</b>	<b>405 10.44%</b>
<b>Median Age</b>	<b>28</b>	<b>31</b>	<b>34</b>
<b>Average Age</b>	<b>30.90</b>	<b>33.10</b>	<b>34.60</b>
<b>Population By Race</b>	<b>3,565</b>	<b>3,857</b>	<b>3,880</b>
White	1,503 42.16%	1,524 39.51%	1,472 37.94%
Black	1,795 50.35%	1,994 51.70%	2,052 52.89%
Am. Indian & Alaskan	16 0.45%	18 0.47%	19 0.49%
Asian	106 2.97%	127 3.29%	129 3.32%
Hawaiian & Pacific Islander	6 0.17%	9 0.23%	12 0.31%
Other	139 3.90%	184 4.77%	197 5.08%

**Langley Research & Development Park**

3217 Commander Shepard Blvd, Hampton, VA 23666

Description	2010	2020	2025
<b>Population by Race (Hispanic)</b>	<b>179</b>	<b>259</b>	<b>289</b>
White	91 50.84%	152 58.69%	170 58.82%
Black	65 36.31%	78 30.12%	86 29.76%
Am. Indian & Alaskan	2 1.12%	3 1.16%	3 1.04%
Asian	1 0.56%	2 0.77%	2 0.69%
Hawaiian & Pacific Islander	1 0.56%	2 0.77%	4 1.38%
Other	19 10.61%	23 8.88%	25 8.65%
<b>Household by Household Income</b>	<b>1,560</b>	<b>1,683</b>	<b>1,692</b>
<\$25,000	126 8.08%	154 9.15%	161 9.52%
\$25,000 - \$50,000	562 36.03%	549 32.62%	544 32.15%
\$50,000 - \$75,000	324 20.77%	560 33.27%	586 34.63%
\$75,000 - \$100,000	254 16.28%	213 12.66%	207 12.23%
\$100,000 - \$125,000	88 5.64%	62 3.68%	59 3.49%
\$125,000 - \$150,000	172 11.03%	56 3.33%	40 2.36%
\$150,000 - \$200,000	26 1.67%	53 3.15%	56 3.31%
\$200,000+	8 0.51%	36 2.14%	39 2.30%
<b>Average Household Income</b>	<b>\$68,055</b>	<b>\$67,477</b>	<b>\$67,185</b>
<b>Median Household Income</b>	<b>\$60,316</b>	<b>\$55,110</b>	<b>\$54,812</b>

# Demographic Summary Report

## Langley Research & Development Park

3217 Commander Shepard Blvd, Hampton, VA 23666

Building Type: **Class C Office**

Class: **C**

RBA: **27,515 SF**

Typical Floor: **27,515 SF**

Total Available: **27,515 SF**

% Leased: **0%**

Rent/SF/Yr: **\$7.00**



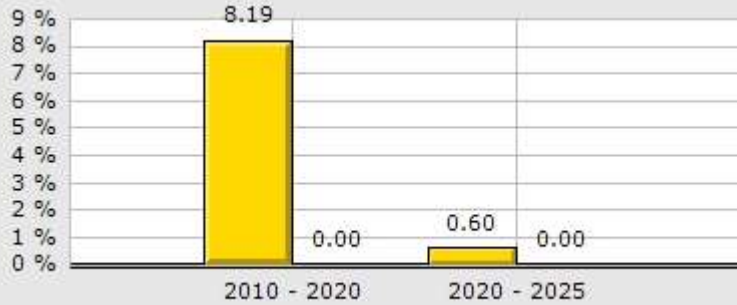
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	3,880	44,271	147,131
2020 Estimate	3,857	44,322	147,986
2010 Census	3,565	43,539	147,842
Growth 2020 - 2025	0.60%	-0.12%	-0.58%
Growth 2010 - 2020	8.19%	1.80%	0.10%
<b>2020 Population by Hispanic Origin</b>	260	3,313	9,958
<b>2020 Population</b>	3,857	44,322	147,986
White	1,524 39.51%	25,847 58.32%	81,228 54.89%
Black	1,994 51.70%	13,810 31.16%	53,587 36.21%
Am. Indian & Alaskan	18 0.47%	244 0.55%	811 0.55%
Asian	127 3.29%	2,152 4.86%	5,833 3.94%
Hawaiian & Pacific Island	9 0.23%	127 0.29%	329 0.22%
Other	184 4.77%	2,141 4.83%	6,198 4.19%
U.S. Armed Forces	179	3,185	5,464
<b>Households</b>			
2025 Projection	1,691	17,043	58,270
2020 Estimate	1,682	17,089	58,644
2010 Census	1,561	16,916	58,753
Growth 2020 - 2025	0.54%	-0.27%	-0.64%
Growth 2010 - 2020	7.75%	1.02%	-0.19%
Owner Occupied	620 36.86%	8,628 50.49%	34,619 59.03%
Renter Occupied	1,062 63.14%	8,461 49.51%	24,025 40.97%
<b>2020 Households by HH Income</b>	1,683	17,089	58,644
Income: <\$25,000	154 9.15%	2,253 13.18%	10,274 17.52%
Income: \$25,000 - \$50,000	549 32.62%	4,165 24.37%	12,433 21.20%
Income: \$50,000 - \$75,000	560 33.27%	3,449 20.18%	12,546 21.39%
Income: \$75,000 - \$100,000	213 12.66%	2,367 13.85%	7,875 13.43%
Income: \$100,000 - \$125,000	62 3.68%	1,493 8.74%	5,497 9.37%
Income: \$125,000 - \$150,000	56 3.33%	984 5.76%	2,964 5.05%
Income: \$150,000 - \$200,000	53 3.15%	1,431 8.37%	4,255 7.26%
Income: \$200,000+	36 2.14%	947 5.54%	2,800 4.77%
<b>2020 Avg Household Income</b>	\$67,477	\$85,518	\$80,564
<b>2020 Med Household Income</b>	\$55,110	\$65,379	\$63,557

**Langley Research & Development Park**  
3217 Commander Shepard Blvd, Hampton, VA 23666

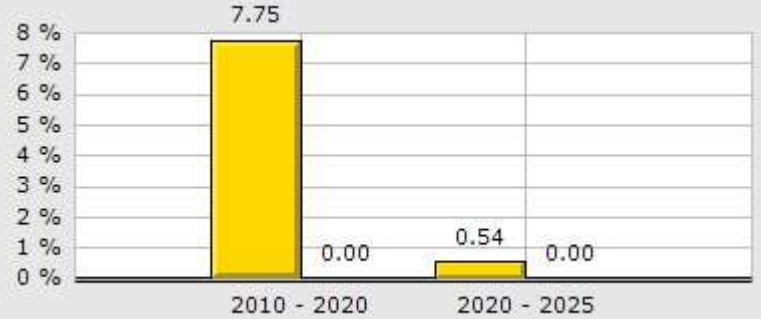
Type: **Class C Office**  
County: **Hampton City**

**1 Mile**  
**County**

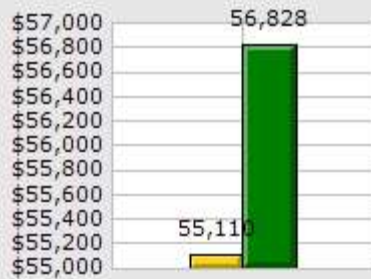
**Population Growth**



**Household Growth**



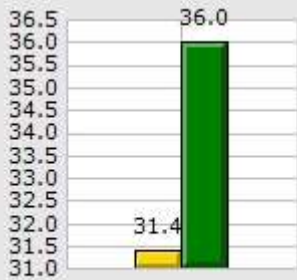
**2020 Med Household Inc**



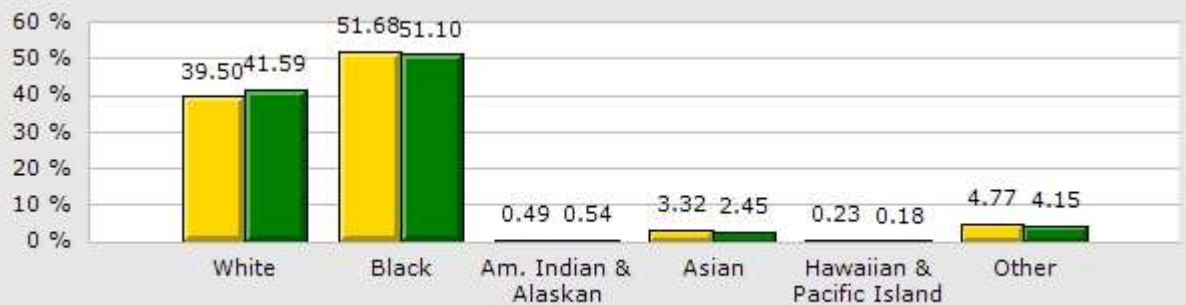
**2020 Households by Household Income**



**2020 Median Age**



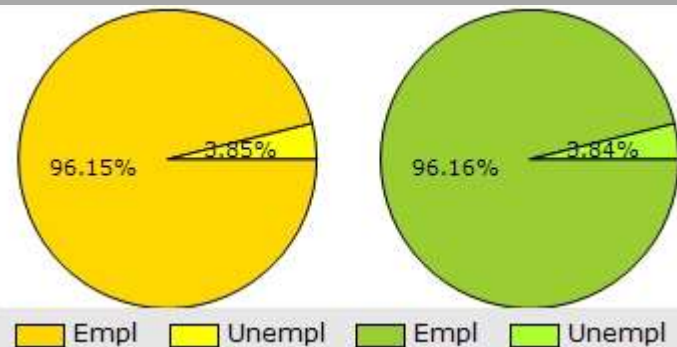
**2020 Population by Race**



**2020 Renter vs. Owner**



**2020 Employed vs. Unemployed**



Demographic Market Comparison Report

1 mile radius

Langley Research & Development Park				
3217 Commander Shepard Blvd, Hampton, VA 23666				
Type: <b>Class C Office</b>				
County: <b>Hampton City</b>				
	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2020	8.19%		0.00%	
Growth 2020 - 2025	0.60%		0.00%	
Empl	1,974	96.15%	63,828	96.16%
Unempl	79	3.85%	2,549	3.84%
<b>2020 Population by Race</b>				
	<b>3,858</b>		<b>133,674</b>	
White	1,524	39.50%	55,593	41.59%
Black	1,994	51.68%	68,309	51.10%
Am. Indian & Alaskan	19	0.49%	717	0.54%
Asian	128	3.32%	3,272	2.45%
Hawaiian & Pacific Island	9	0.23%	236	0.18%
Other	184	4.77%	5,547	4.15%
<b>Household Growth</b>				
Growth 2010 - 2020	7.75%		0.00%	
Growth 2020 - 2025	0.54%		0.00%	
Renter Occupied	1,062	63.14%	22,673	42.60%
Owner Occupied	620	36.86%	30,555	57.40%
<b>2020 Households by Household Income</b>				
	<b>1,683</b>		<b>53,228</b>	
Income <\$25K	154	9.15%	11,085	20.83%
Income \$25K - \$50K	549	32.62%	12,222	22.96%
Income \$50K - \$75K	560	33.27%	11,765	22.10%
Income \$75K - \$100K	213	12.66%	7,188	13.50%
Income \$100K - \$125K	62	3.68%	4,446	8.35%
Income \$125K - \$150K	56	3.33%	1,867	3.51%
Income \$150K - \$200K	53	3.15%	2,785	5.23%
Income \$200K+	36	2.14%	1,870	3.51%
2020 Med Household Inc	\$55,110		\$56,828	
2020 Median Age	31.40		36.00	

# Demographic Detail Report

## Langley Research & Development Park

3217 Commander Shepard Blvd, Hampton, VA 23666

Building Type: **Class C Office**      Total Available: **27,515 SF**  
 Class: **C**      % Leased: **0%**  
 RBA: **27,515 SF**      Rent/SF/Yr: **\$7.00**  
 Typical Floor: **27,515 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	3,880	44,271	147,131
2020 Estimate	3,857	44,322	147,986
2010 Census	3,565	43,539	147,842
Growth 2020 - 2025	0.60%	-0.12%	-0.58%
Growth 2010 - 2020	8.19%	1.80%	0.10%
<b>2020 Population by Age</b>			
	<b>3,857</b>	<b>44,322</b>	<b>147,986</b>
Age 0 - 4	301 7.80%	2,936 6.62%	8,970 6.06%
Age 5 - 9	284 7.36%	3,100 6.99%	9,112 6.16%
Age 10 - 14	256 6.64%	3,113 7.02%	9,384 6.34%
Age 15 - 19	245 6.35%	2,972 6.71%	9,827 6.64%
Age 20 - 24	335 8.69%	3,422 7.72%	11,273 7.62%
Age 25 - 29	400 10.37%	3,713 8.38%	11,321 7.65%
Age 30 - 34	381 9.88%	3,610 8.14%	10,463 7.07%
Age 35 - 39	323 8.37%	3,455 7.80%	9,937 6.71%
Age 40 - 44	228 5.91%	2,639 5.95%	8,152 5.51%
Age 45 - 49	205 5.32%	2,510 5.66%	8,354 5.65%
Age 50 - 54	202 5.24%	2,625 5.92%	9,300 6.28%
Age 55 - 59	215 5.57%	2,828 6.38%	10,576 7.15%
Age 60 - 64	178 4.61%	2,340 5.28%	9,241 6.24%
Age 65 - 69	120 3.11%	1,684 3.80%	7,014 4.74%
Age 70 - 74	83 2.15%	1,340 3.02%	5,754 3.89%
Age 75 - 79	51 1.32%	889 2.01%	4,018 2.72%
Age 80 - 84	30 0.78%	591 1.33%	2,738 1.85%
Age 85+	19 0.49%	556 1.25%	2,554 1.73%
Age 65+	303 7.86%	5,060 11.42%	22,078 14.92%
<b>Median Age</b>	<b>31.40</b>	<b>34.00</b>	<b>36.80</b>
<b>Average Age</b>	<b>33.10</b>	<b>35.70</b>	<b>38.30</b>

## Demographic Detail Report

### Langley Research & Development Park

3217 Commander Shepard Blvd, Hampton, VA 23666

Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Population By Race</b>	<b>3,857</b>		<b>44,322</b>		<b>147,986</b>	
White	1,524	39.51%	25,847	58.32%	81,228	54.89%
Black	1,994	51.70%	13,810	31.16%	53,587	36.21%
Am. Indian & Alaskan	18	0.47%	244	0.55%	811	0.55%
Asian	127	3.29%	2,152	4.86%	5,833	3.94%
Hawaiian & Pacific Island	9	0.23%	127	0.29%	329	0.22%
Other	184	4.77%	2,141	4.83%	6,198	4.19%
<b>Population by Hispanic Origin</b>	<b>3,857</b>		<b>44,322</b>		<b>147,986</b>	
Non-Hispanic Origin	3,598	93.28%	41,008	92.52%	138,029	93.27%
Hispanic Origin	259	6.72%	3,314	7.48%	9,957	6.73%
<b>2020 Median Age, Male</b>	<b>30.10</b>		<b>32.40</b>		<b>34.80</b>	
<b>2020 Average Age, Male</b>	<b>32.10</b>		<b>34.50</b>		<b>36.80</b>	
<b>2020 Median Age, Female</b>	<b>32.70</b>		<b>35.70</b>		<b>38.80</b>	
<b>2020 Average Age, Female</b>	<b>34.00</b>		<b>37.00</b>		<b>39.70</b>	
<b>2020 Population by Occupation Classification</b>	<b>2,967</b>		<b>34,582</b>		<b>118,561</b>	
Civilian Employed	1,974	66.53%	20,879	60.38%	71,786	60.55%
Civilian Unemployed	79	2.66%	664	1.92%	2,370	2.00%
Civilian Non-Labor Force	736	24.81%	9,908	28.65%	38,991	32.89%
Armed Forces	178	6.00%	3,131	9.05%	5,414	4.57%
<b>Households by Marital Status</b>						
Married	575		8,614		27,961	
Married No Children	332		4,432		16,240	
Married w/Children	243		4,182		11,722	
<b>2020 Population by Education</b>	<b>2,584</b>		<b>30,614</b>		<b>105,699</b>	
Some High School, No Diploma	108	4.18%	1,546	5.05%	8,469	8.01%
High School Grad (Incl Equivalency)	590	22.83%	6,292	20.55%	24,861	23.52%
Some College, No Degree	1,076	41.64%	11,555	37.74%	37,154	35.15%
Associate Degree	147	5.69%	1,834	5.99%	6,278	5.94%
Bachelor Degree	470	18.19%	5,554	18.14%	17,183	16.26%
Advanced Degree	193	7.47%	3,833	12.52%	11,754	11.12%

## Demographic Detail Report

### Langley Research & Development Park

3217 Commander Shepard Blvd, Hampton, VA 23666

Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Population by Occupation</b>	<b>3,726</b>		<b>38,913</b>		<b>134,165</b>	
Real Estate & Finance	94	2.52%	989	2.54%	3,777	2.82%
Professional & Management	1,104	29.63%	11,439	29.40%	35,896	26.76%
Public Administration	338	9.07%	3,257	8.37%	8,500	6.34%
Education & Health	454	12.18%	4,079	10.48%	15,142	11.29%
Services	329	8.83%	3,530	9.07%	12,147	9.05%
Information	20	0.54%	275	0.71%	1,123	0.84%
Sales	506	13.58%	4,997	12.84%	17,388	12.96%
Transportation	34	0.91%	200	0.51%	1,276	0.95%
Retail	192	5.15%	2,159	5.55%	7,943	5.92%
Wholesale	6	0.16%	299	0.77%	1,512	1.13%
Manufacturing	227	6.09%	2,089	5.37%	8,531	6.36%
Production	180	4.83%	2,021	5.19%	7,651	5.70%
Construction	168	4.51%	1,696	4.36%	6,992	5.21%
Utilities	38	1.02%	815	2.09%	2,858	2.13%
Agriculture & Mining	8	0.21%	40	0.10%	157	0.12%
Farming, Fishing, Forestry	0	0.00%	9	0.02%	83	0.06%
Other Services	28	0.75%	1,019	2.62%	3,189	2.38%
<b>2020 Worker Travel Time to Job</b>	<b>2,136</b>		<b>23,402</b>		<b>75,083</b>	
<30 Minutes	1,695	79.35%	18,410	78.67%	56,247	74.91%
30-60 Minutes	404	18.91%	4,343	18.56%	15,779	21.02%
60+ Minutes	37	1.73%	649	2.77%	3,057	4.07%
<b>2010 Households by HH Size</b>	<b>1,560</b>		<b>16,917</b>		<b>58,753</b>	
1-Person Households	498	31.92%	4,520	26.72%	15,698	26.72%
2-Person Households	513	32.88%	5,320	31.45%	19,308	32.86%
3-Person Households	300	19.23%	3,154	18.64%	10,750	18.30%
4-Person Households	153	9.81%	2,448	14.47%	8,003	13.62%
5-Person Households	66	4.23%	1,019	6.02%	3,313	5.64%
6-Person Households	21	1.35%	311	1.84%	1,099	1.87%
7 or more Person Households	9	0.58%	145	0.86%	582	0.99%
<b>2020 Average Household Size</b>	<b>2.30</b>		<b>2.50</b>		<b>2.50</b>	
<b>Households</b>						
2025 Projection	1,691		17,043		58,270	
2020 Estimate	1,682		17,089		58,644	
2010 Census	1,561		16,916		58,753	
Growth 2020 - 2025	0.54%		-0.27%		-0.64%	
Growth 2010 - 2020	7.75%		1.02%		-0.19%	

## Demographic Detail Report

### Langley Research & Development Park

3217 Commander Shepard Blvd, Hampton, VA 23666

Radius	1 Mile	3 Mile	5 Mile
<b>2020 Households by HH Income</b>	<b>1,683</b>	<b>17,089</b>	<b>58,644</b>
<\$25,000	154 9.15%	2,253 13.18%	10,274 17.52%
\$25,000 - \$50,000	549 32.62%	4,165 24.37%	12,433 21.20%
\$50,000 - \$75,000	560 33.27%	3,449 20.18%	12,546 21.39%
\$75,000 - \$100,000	213 12.66%	2,367 13.85%	7,875 13.43%
\$100,000 - \$125,000	62 3.68%	1,493 8.74%	5,497 9.37%
\$125,000 - \$150,000	56 3.33%	984 5.76%	2,964 5.05%
\$150,000 - \$200,000	53 3.15%	1,431 8.37%	4,255 7.26%
\$200,000+	36 2.14%	947 5.54%	2,800 4.77%
<b>2020 Avg Household Income</b>	<b>\$67,477</b>	<b>\$85,518</b>	<b>\$80,564</b>
<b>2020 Med Household Income</b>	<b>\$55,110</b>	<b>\$65,379</b>	<b>\$63,557</b>
<b>2020 Occupied Housing</b>	<b>1,682</b>	<b>17,089</b>	<b>58,644</b>
Owner Occupied	620 36.86%	8,628 50.49%	34,619 59.03%
Renter Occupied	1,062 63.14%	8,461 49.51%	24,025 40.97%
<b>2010 Housing Units</b>	<b>1,548</b>	<b>18,385</b>	<b>63,968</b>
1 Unit	532 34.37%	11,357 61.77%	44,732 69.93%
2 - 4 Units	109 7.04%	1,105 6.01%	4,060 6.35%
5 - 19 Units	767 49.55%	4,765 25.92%	11,002 17.20%
20+ Units	140 9.04%	1,158 6.30%	4,174 6.53%
<b>2020 Housing Value</b>	<b>620</b>	<b>8,629</b>	<b>34,618</b>
<\$100,000	194 31.29%	745 8.63%	2,353 6.80%
\$100,000 - \$200,000	161 25.97%	1,916 22.20%	11,624 33.58%
\$200,000 - \$300,000	172 27.74%	2,483 28.78%	10,704 30.92%
\$300,000 - \$400,000	50 8.06%	1,803 20.89%	4,923 14.22%
\$400,000 - \$500,000	16 2.58%	1,015 11.76%	3,051 8.81%
\$500,000 - \$1,000,000	27 4.35%	615 7.13%	1,752 5.06%
\$1,000,000+	0 0.00%	52 0.60%	211 0.61%
<b>2020 Median Home Value</b>	<b>\$172,049</b>	<b>\$266,592</b>	<b>\$231,128</b>
<b>2020 Housing Units by Yr Built</b>	<b>1,774</b>	<b>18,904</b>	<b>64,600</b>
Built 2010+	58 3.27%	743 3.93%	2,199 3.40%
Built 2000 - 2010	687 38.73%	3,860 20.42%	7,570 11.72%
Built 1990 - 1999	420 23.68%	4,158 22.00%	10,819 16.75%
Built 1980 - 1989	337 19.00%	3,781 20.00%	11,230 17.38%
Built 1970 - 1979	112 6.31%	2,606 13.79%	10,256 15.88%
Built 1960 - 1969	55 3.10%	1,968 10.41%	11,678 18.08%
Built 1950 - 1959	38 2.14%	1,061 5.61%	7,111 11.01%
Built <1949	67 3.78%	727 3.85%	3,737 5.78%
<b>2020 Median Year Built</b>	<b>1996</b>	<b>1987</b>	<b>1979</b>

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	Standard Zoning Districts															Special Zoning Districts															*Additional standards on uses																					
	One- and Two-Family Residential										Multifamily Residential			Commercial		Manufacturing		Langley Flight Approach						Residential Transition	Buckroe Bayfront					Hampton Roads Center			Downtown	Phoebus	Fort Monroe				Parks													
	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	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	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2				
<b>RESIDENTIAL - 1, 2 &amp; MULTIFAMILY</b>																																																				
1-family detached dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*												P	P*	P	P	P														P	P	UP					
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	UP					
multifamily dwelling											UP	P	P	P	P	UP	P											P	P	P	P	P									P			P	UP							
townhouse (on a fee-simple lot)											P	P	P	P	P	P	P											P													P			P	UP							
manufactured home																																																				
manufactured/mobile home park												UP*	UP*			UP*	UP*											UP*																								
manufactured/mobile home subdivision												UP*	UP*			UP*	UP*											UP*																								
upper-floor dwelling unit (one unit over commercial)																	UP*																					P*	P*			P										
dwelling unit for resident caretaker/watchman home occupation	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*	P*	P*						P*	P*	P*	P	P*	P*	P*							
<b>GROUP LIVING</b>																																																				
boarding/rooming house																P	P											P										P	P													
detention facility																UP	UP	UP																																		
group home 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									P	P	P	P	P												P	P									
group home 2											UP*	UP*	UP*	UP*	UP*	UP	UP	UP																																		
halfway house																UP	UP	UP																																		
juvenile residence	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*										UP																P	P								
nursing home												UP	UP	UP		UP	UP	UP	UP	UP								UP										UP	UP	UP												
orphanage																UP*	UP*	UP*	UP*																																	
shelter	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*																																		
<b>RETAIL SALES, SERVICES &amp; OFFICE</b>																																																				
bank, with drive-through																	P	P	P	P	P							P			P	P	P		P	P	P	P				UP										
bank, without drive-through																	P	P	P	P	P							P			P	P	P		P	P	P	P				P			UP	UP						
bank, accessory, without drive-through																																																				
barber shop/beauty salon																	P	P	P		P							P			P	P	P		P							P			UP	UP	UP					
bed & breakfast	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP									UP	UP	UP	UP										P	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																														
boat sales																	P	P	P		P							P			P	P	P		P										UP							
car wash, hand/auto detailing																	P	P	P		P	P	P						P																							
car wash, self-service or automated																	P	P	P		P	P	P																													
catering service																	P	P	P		P																															
clothing maker, custom																	P	P	P		P							P			P	P	P		P							P										
computer equipment repair																	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*	P	P	P	P	P	P	P*	P*	P*	P	P	P	P	P	P	P*	P*									
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*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*									
day care 1, commercial																ZA*	ZA*	ZA*																			ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*									
day care 2, commercial	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*	UP*	UP*	UP*	UP*									
day spa																	P	P	P		P							P																								
dry cleaning, collection or pick-up station																	P	P	P		P							P			P	P	P		P																	
dry cleaning, closed type using nonflammable liquid																UP	P	P		P							UP																									
dry cleaning																		P		P																																
farm supplies/equipment sales and service																		P		P																																
funeral home/mortuary																	UP	UP		UP							UP													P												
gas station																	P	P	P		P																															
hotel																	UP	UP												UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP						
hotel, extended stay																	UP	UP												UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP						
laundromat																																																				







## 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