

For Sale

7151 Richmond Road, Suite 201
Norge Office Park
Williamsburg, 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

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.



**PROFESSIONAL OFFICE CONDOMINIUM
FOR SALE
INCOME PRODUCING
7151 Richmond Road, Suite 201
Williamsburg, Virginia**

- Location:** 7151 Richmond Road
Suite 201A&B
Norge Office Park
- Description:** Income Producing Office space which is located in the heart of the Norge Office Park in Williamsburg. The office is in close proximity to Route 199. The property is ideal for any professional office or medical related use. The building lays out efficiently with two side by side suites. Directory and Building signage are available.
- Size:** **Approximately 2,400 Square Feet**
- Sale Price:** **\$265,000.00** (\$110.42/square foot)
- CAP Rate:** **7.4%** (full financial information available with a signed confidentiality agreement)
- Condominium Fees:** \$2.00 per square foot.
- Real Estate Taxes:** \$1,266.30 paid semi-annually.
- Zoning:** B1 – General Business
- Year Built:** 1996
- General Information:**
- Well established area
 - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Floor Plan
 - Aerial Maps
 - Location Map
 - Zoning Matrix
 - Demographics

For Additional Information, Please Contact:

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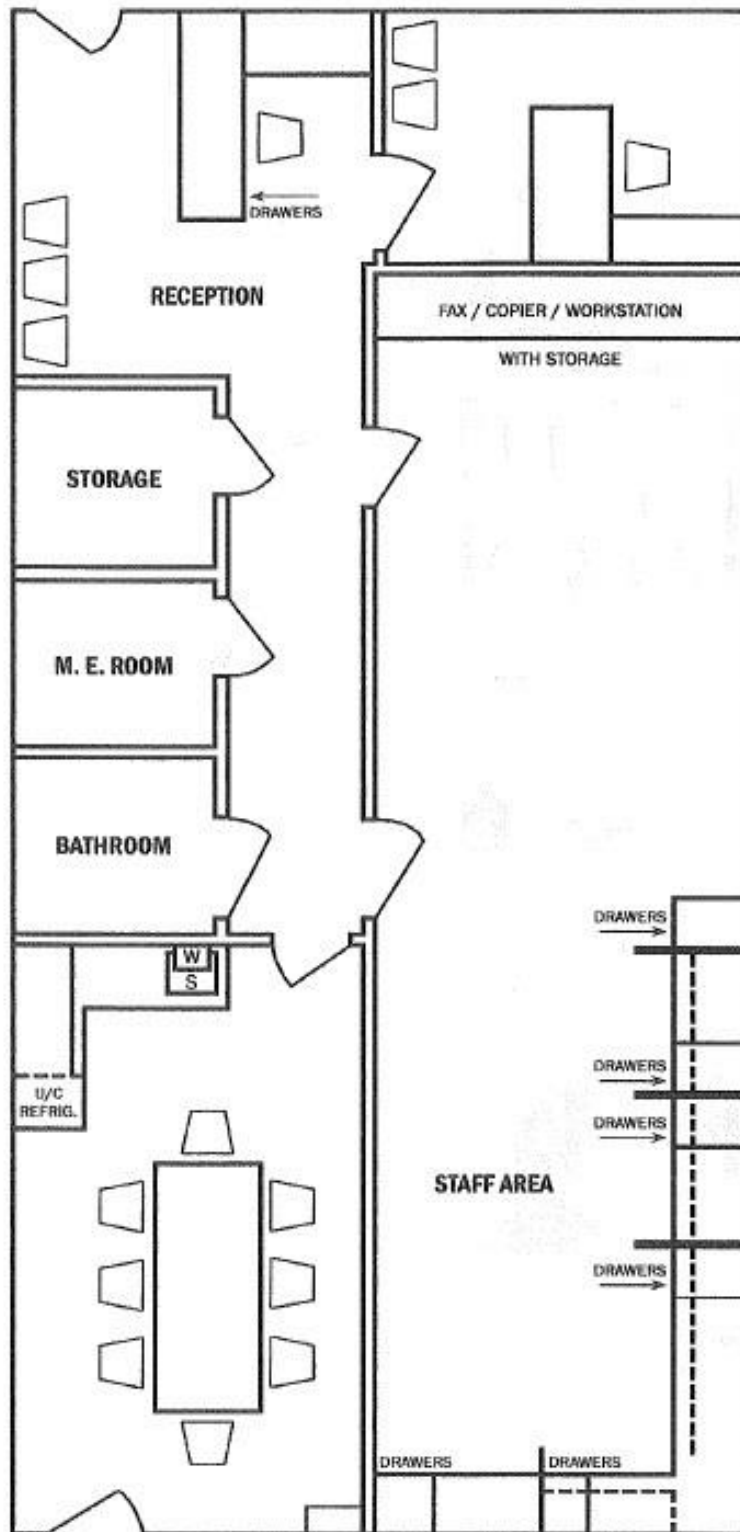
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#201

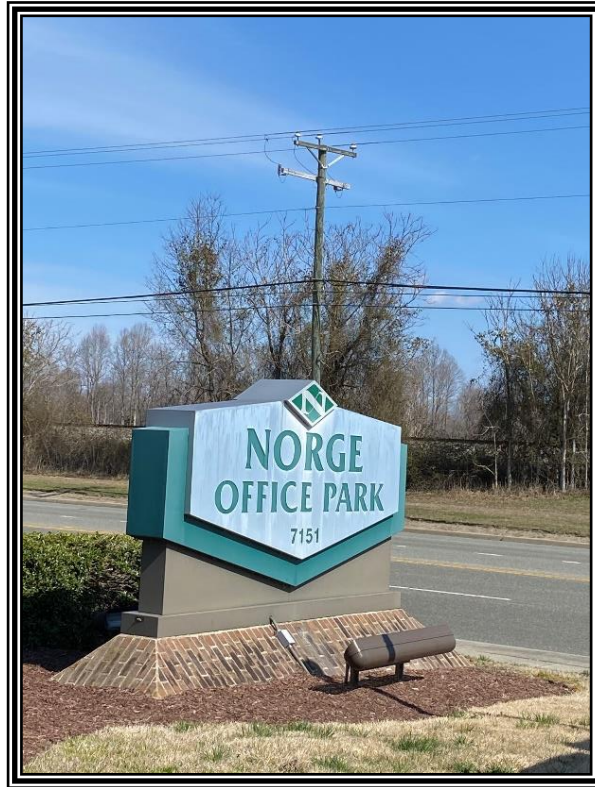


Not to scale.
For illustration purposes only.

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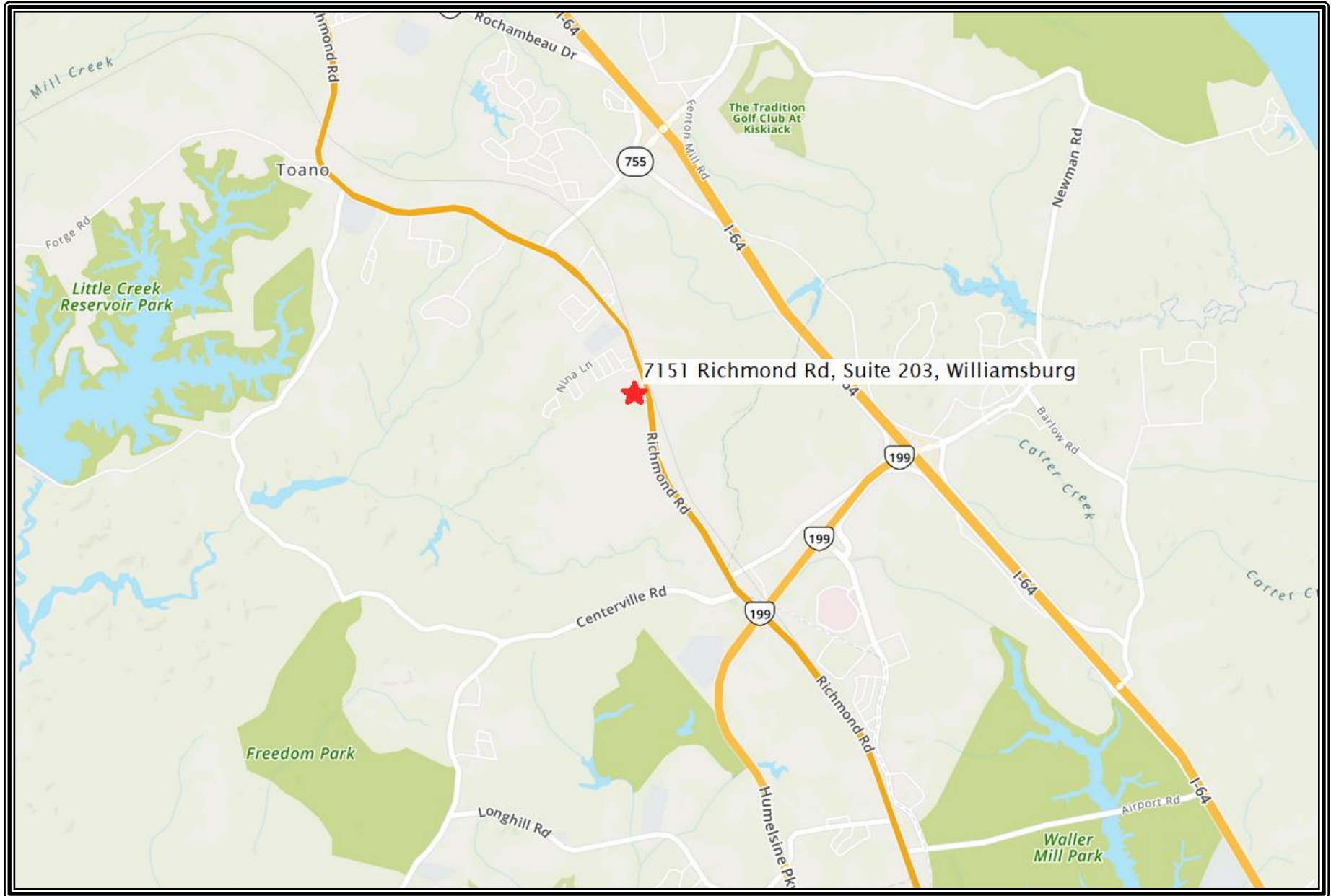
**Campana
Waltz**
Commercial Real Estate, LLC

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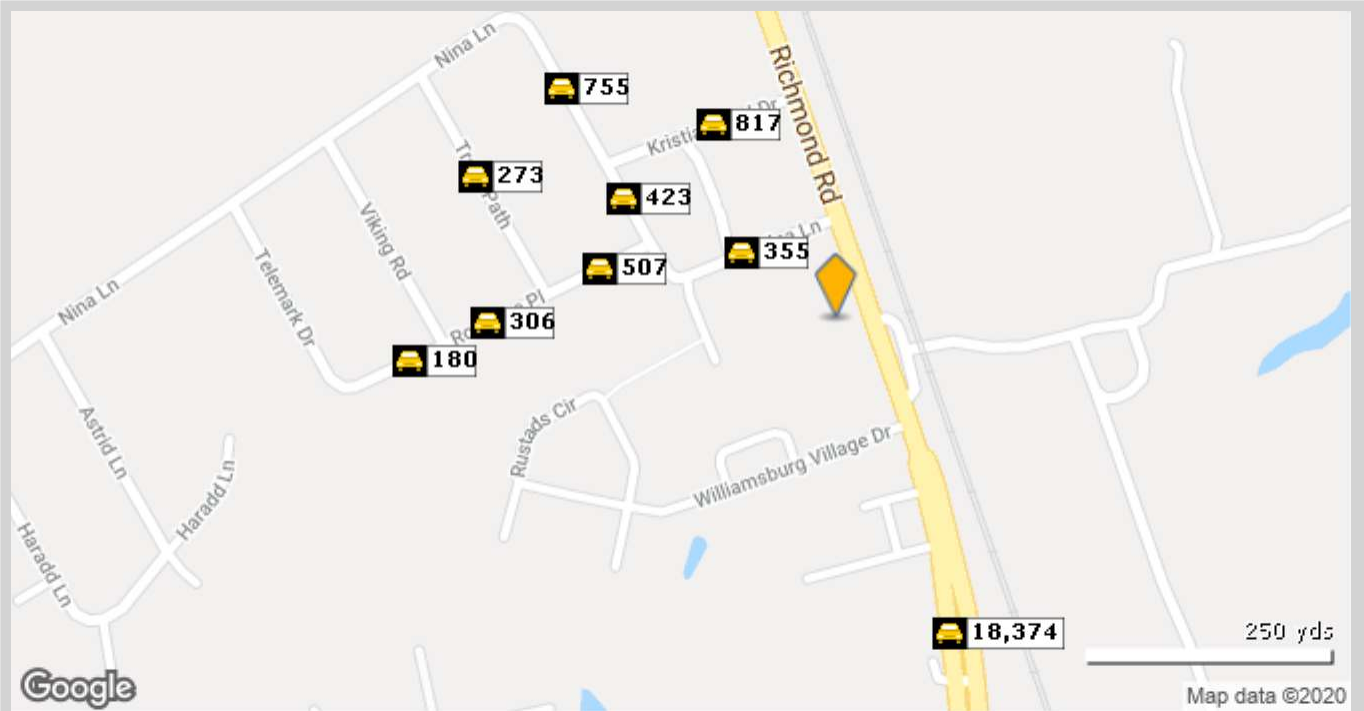
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Traffic Count Report

201

7151 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**
 Class: **C**
 RBA: **2,400 SF**
 Typical Floor: **2,400 SF**
 Total Available: **2,400 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	Nina Ln	Rondale	0.06 W	2018	355	MPSI	.07
2	Kristiansand Dr	Richmond Rd	0.05 E	2018	817	MPSI	.14
3	Rondale	Nina Ln	0.03 NE	2018	507	MPSI	.14
4	Nina Ln	Kristiansand Dr	0.02 NW	2018	423	MPSI	.14
5	Richmond Rd	Williamsburg Village Dr	0.13 N	2018	17,038	MPSI	.19
6	Richmond Rd	Ware Ln	0.15 S	2012	18,374	MPSI	.19
7	Rondale	Viking Rd	0.03 SW	2018	306	MPSI	.20
8	Nina Ln	Kristiansand Dr	0.05 SE	2018	755	MPSI	.21
9	Troll's Path	Rondale	0.08 SE	2018	273	MPSI	.23
10	Rondale	Viking Rd	0.02 NE	2018	180	MPSI	.25

Demographic Trend Report

1 Mile Radius

201
7151 Richmond Rd, Williamsburg, VA 23188

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 Class: **C**
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 Typical Floor: **2,400 SF**

Total Available: **2,400 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Description	2010	2019	2024
Population	0	0	0
Age 0 - 4	0 0.00%	0 0.00%	0 0.00%
Age 5 - 9	0 0.00%	0 0.00%	0 0.00%
Age 10 - 14	0 0.00%	0 0.00%	0 0.00%
Age 15 - 19	0 0.00%	0 0.00%	0 0.00%
Age 20 - 24	0 0.00%	0 0.00%	0 0.00%
Age 25 - 29	0 0.00%	0 0.00%	0 0.00%
Age 30 - 34	0 0.00%	0 0.00%	0 0.00%
Age 35 - 39	0 0.00%	0 0.00%	0 0.00%
Age 40 - 44	0 0.00%	0 0.00%	0 0.00%
Age 45 - 49	0 0.00%	0 0.00%	0 0.00%
Age 50 - 54	0 0.00%	0 0.00%	0 0.00%
Age 55 - 59	0 0.00%	0 0.00%	0 0.00%
Age 60 - 64	0 0.00%	0 0.00%	0 0.00%
Age 65 - 69	0 0.00%	0 0.00%	0 0.00%
Age 70 - 74	0 0.00%	0 0.00%	0 0.00%
Age 75 - 79	0 0.00%	0 0.00%	0 0.00%
Age 80 - 84	0 0.00%	0 0.00%	0 0.00%
Age 85+	0 0.00%	0 0.00%	0 0.00%
Age 15+	0 0.00%	0 0.00%	0 0.00%
Age 20+	0 0.00%	0 0.00%	0 0.00%
Age 65+	0 0.00%	0 0.00%	0 0.00%
Median Age	0	0	0
Average Age	.00	.00	.00
Population By Race	0	0	0
White	0 0.00%	0 0.00%	0 0.00%
Black	0 0.00%	0 0.00%	0 0.00%
Am. Indian & Alaskan	0 0.00%	0 0.00%	0 0.00%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	0 0.00%	0 0.00%	0 0.00%

Demographic Trend Report

1 Mile Radius

201
7151 Richmond Rd, Williamsburg, VA 23188

Description	2010		2019		2024	
Population by Race (Hispanic)	0		0		0	
White	0	0.00%	0	0.00%	0	0.00%
Black	0	0.00%	0	0.00%	0	0.00%
Am. Indian & Alaskan	0	0.00%	0	0.00%	0	0.00%
Asian	0	0.00%	0	0.00%	0	0.00%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	0	0.00%	0	0.00%	0	0.00%
Household by Household Income	0		0		0	
<\$25,000	0	0.00%	0	0.00%	0	0.00%
\$25,000 - \$50,000	0	0.00%	0	0.00%	0	0.00%
\$50,000 - \$75,000	0	0.00%	0	0.00%	0	0.00%
\$75,000 - \$100,000	0	0.00%	0	0.00%	0	0.00%
\$100,000 - \$125,000	0	0.00%	0	0.00%	0	0.00%
\$125,000 - \$150,000	0	0.00%	0	0.00%	0	0.00%
\$150,000 - \$200,000	0	0.00%	0	0.00%	0	0.00%
\$200,000+	0	0.00%	0	0.00%	0	0.00%
Average Household Income	\$0		\$0		\$0	
Median Household Income	\$0		\$0		\$0	

Demographic Summary Report

201 7151 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office** Total Available: **2,400 SF**
 Class: **C** % Leased: **100%**
 RBA: **2,400 SF** Rent/SF/Yr: **Negotiable**
 Typical Floor: **2,400 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	0	17,440	33,653
2019 Estimate	0	16,115	31,544
2010 Census	0	12,410	26,997
Growth 2019 - 2024	0.00%	8.22%	6.69%
Growth 2010 - 2019	0.00%	29.85%	16.84%
2019 Population by Hispanic Origin	0	931	1,976
2019 Population	0	16,115	31,544
White	0 0.00%	12,329 76.51%	24,413 77.39%
Black	0 0.00%	2,857 17.73%	5,206 16.50%
Am. Indian & Alaskan	0 0.00%	76 0.47%	150 0.48%
Asian	0 0.00%	380 2.36%	749 2.37%
Hawaiian & Pacific Island	0 0.00%	17 0.11%	24 0.08%
Other	0 0.00%	456 2.83%	1,002 3.18%
U.S. Armed Forces	0	254	426
Households			
2024 Projection	0	6,759	13,260
2019 Estimate	0	6,259	12,459
2010 Census	0	4,880	10,841
Growth 2019 - 2024	0.00%	7.99%	6.43%
Growth 2010 - 2019	0.00%	28.26%	14.92%
Owner Occupied	0 0.00%	5,003 79.93%	9,271 74.41%
Renter Occupied	0 0.00%	1,256 20.07%	3,187 25.58%
2019 Households by HH Income	0	6,260	12,458
Income: <\$25,000	0 0.00%	987 15.77%	1,865 14.97%
Income: \$25,000 - \$50,000	0 0.00%	977 15.61%	2,127 17.07%
Income: \$50,000 - \$75,000	0 0.00%	1,054 16.84%	1,998 16.04%
Income: \$75,000 - \$100,000	0 0.00%	1,042 16.65%	2,047 16.43%
Income: \$100,000 - \$125,000	0 0.00%	819 13.08%	1,714 13.76%
Income: \$125,000 - \$150,000	0 0.00%	550 8.79%	1,061 8.52%
Income: \$150,000 - \$200,000	0 0.00%	569 9.09%	1,064 8.54%
Income: \$200,000+	0 0.00%	262 4.19%	582 4.67%
2019 Avg Household Income	\$0	\$88,600	\$89,475
2019 Med Household Income	\$0	\$77,687	\$77,919

Demographic Market Comparison Report

1 mile radius

201

7151 Richmond Rd, Williamsburg, VA 23188

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

1 Mile
 County

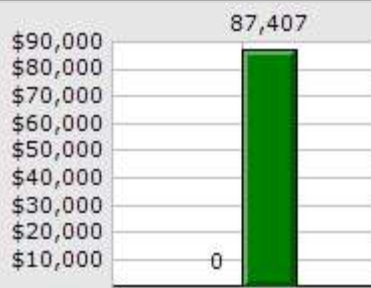
Population Growth



Household Growth



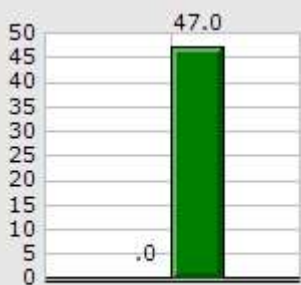
2019 Med Household Inc



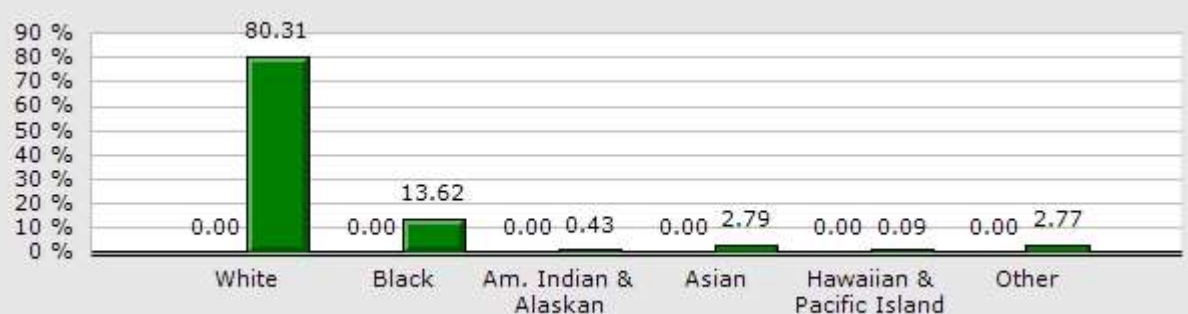
2019 Households by Household Income



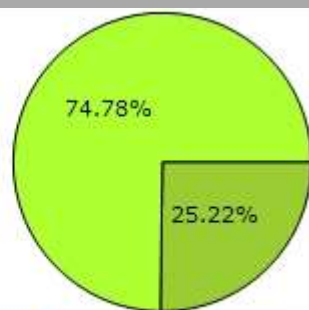
2019 Median Age



2019 Population by Race

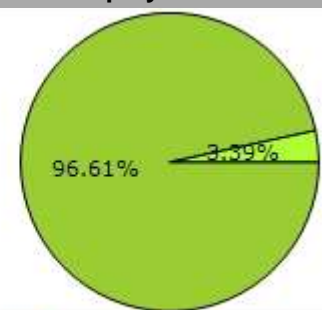


2019 Renter vs. Owner



Rent Own Rent Own

2019 Employed vs. Unemployed



Empl Unempl Empl Unempl

Demographic Market Comparison Report

1 mile radius

201

7151 Richmond Rd, Williamsburg, VA 23188

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

	1 Mile		County	
Population Growth				
Growth 2010 - 2019	0.00%		14.73%	
Growth 2019 - 2024	0.00%		6.70%	
Empl	0	0.00%	35,154	0.00%
Unempl	0	0.00%	1,235	0.00%
2019 Population by Race	0		76,879	
White	0	0.00%	61,739	0.00%
Black	0	0.00%	10,468	0.00%
Am. Indian & Alaskan	0	0.00%	327	0.00%
Asian	0	0.00%	2,146	0.00%
Hawaiian & Pacific Island	0	0.00%	67	0.00%
Other	0	0.00%	2,132	0.00%
Household Growth				
Growth 2010 - 2019	0.00%		14.60%	
Growth 2019 - 2024	0.00%		6.64%	
Renter Occupied	0	0.00%	7,764	0.00%
Owner Occupied	0	0.00%	23,018	0.00%
2019 Households by Household Income	0		30,782	
Income <\$25K	0	0.00%	4,011	0.00%
Income \$25K - \$50K	0	0.00%	4,908	0.00%
Income \$50K - \$75K	0	0.00%	4,265	0.00%
Income \$75K - \$100K	0	0.00%	4,447	0.00%
Income \$100K - \$125K	0	0.00%	4,006	0.00%
Income \$125K - \$150K	0	0.00%	3,064	0.00%
Income \$150K - \$200K	0	0.00%	2,885	0.00%
Income \$200K+	0	0.00%	3,196	0.00%
2019 Med Household Inc	\$		\$87,407	
2019 Median Age	0.00		47.00	

Demographic Detail Report

201 7151 Richmond Rd, Williamsburg, VA 23188

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 Class: **C** % Leased: **100%**
 RBA: **2,400 SF** Rent/SF/Yr: **Negotiable**
 Typical Floor: **2,400 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	0	17,440	33,653
2019 Estimate	0	16,115	31,544
2010 Census	0	12,410	26,997
Growth 2019 - 2024	0.00%	8.22%	6.69%
Growth 2010 - 2019	0.00%	29.85%	16.84%
2019 Population by Age			
	0	16,115	31,544
Age 0 - 4	0 0.00%	818 5.08%	1,601 5.08%
Age 5 - 9	0 0.00%	947 5.88%	1,837 5.82%
Age 10 - 14	0 0.00%	1,064 6.60%	2,059 6.53%
Age 15 - 19	0 0.00%	966 5.99%	1,983 6.29%
Age 20 - 24	0 0.00%	796 4.94%	1,642 5.21%
Age 25 - 29	0 0.00%	813 5.04%	1,630 5.17%
Age 30 - 34	0 0.00%	853 5.29%	1,704 5.40%
Age 35 - 39	0 0.00%	973 6.04%	1,850 5.86%
Age 40 - 44	0 0.00%	958 5.94%	1,771 5.61%
Age 45 - 49	0 0.00%	1,071 6.65%	1,977 6.27%
Age 50 - 54	0 0.00%	1,163 7.22%	2,146 6.80%
Age 55 - 59	0 0.00%	1,184 7.35%	2,219 7.03%
Age 60 - 64	0 0.00%	1,103 6.84%	2,139 6.78%
Age 65 - 69	0 0.00%	1,087 6.75%	2,179 6.91%
Age 70 - 74	0 0.00%	932 5.78%	1,906 6.04%
Age 75 - 79	0 0.00%	664 4.12%	1,375 4.36%
Age 80 - 84	0 0.00%	405 2.51%	859 2.72%
Age 85+	0 0.00%	318 1.97%	669 2.12%
Age 65+	0 0.00%	3,406 21.14%	6,988 22.15%
Median Age	.00	44.30	44.10
Average Age	.00	42.20	42.30

Demographic Detail Report

201						
7151 Richmond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2019 Population By Race	0		16,115		31,544	
White	0	0.00%	12,329	76.51%	24,413	77.39%
Black	0	0.00%	2,857	17.73%	5,206	16.50%
Am. Indian & Alaskan	0	0.00%	76	0.47%	150	0.48%
Asian	0	0.00%	380	2.36%	749	2.37%
Hawaiian & Pacific Island	0	0.00%	17	0.11%	24	0.08%
Other	0	0.00%	456	2.83%	1,002	3.18%
Population by Hispanic Origin	0		16,115		31,544	
Non-Hispanic Origin	0	0.00%	15,185	94.23%	29,568	93.74%
Hispanic Origin	0	0.00%	930	5.77%	1,976	6.26%
2019 Median Age, Male	.00		42.50		42.30	
2019 Average Age, Male	.00		41.00		41.20	
2019 Median Age, Female	.00		45.80		45.70	
2019 Average Age, Female	.00		43.30		43.30	
2019 Population by Occupation Classification	0		13,094		25,652	
Civilian Employed	0	0.00%	7,453	56.92%	13,954	54.40%
Civilian Unemployed	0	0.00%	278	2.12%	501	1.95%
Civilian Non-Labor Force	0	0.00%	5,129	39.17%	10,801	42.11%
Armed Forces	0	0.00%	234	1.79%	396	1.54%
Households by Marital Status						
Married	0		3,640		7,163	
Married No Children	0		2,337		4,730	
Married w/Children	0		1,303		2,432	
2019 Population by Education	0		12,604		24,219	
Some High School, No Diploma	0	0.00%	884	7.01%	1,961	8.10%
High School Grad (Incl Equivalency)	0	0.00%	2,496	19.80%	5,154	21.28%
Some College, No Degree	0	0.00%	3,406	27.02%	6,294	25.99%
Associate Degree	0	0.00%	1,079	8.56%	1,796	7.42%
Bachelor Degree	0	0.00%	2,853	22.64%	5,454	22.52%
Advanced Degree	0	0.00%	1,886	14.96%	3,560	14.70%

Demographic Detail Report

201						
7151 Richmond Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	0		13,497		25,432	
Real Estate & Finance	0	0.00%	237	1.76%	543	2.14%
Professional & Management	0	0.00%	3,688	27.32%	7,146	28.10%
Public Administration	0	0.00%	753	5.58%	1,255	4.93%
Education & Health	0	0.00%	1,760	13.04%	3,773	14.84%
Services	0	0.00%	1,404	10.40%	2,975	11.70%
Information	0	0.00%	192	1.42%	325	1.28%
Sales	0	0.00%	1,894	14.03%	3,374	13.27%
Transportation	0	0.00%	63	0.47%	130	0.51%
Retail	0	0.00%	798	5.91%	1,550	6.09%
Wholesale	0	0.00%	163	1.21%	212	0.83%
Manufacturing	0	0.00%	624	4.62%	971	3.82%
Production	0	0.00%	660	4.89%	989	3.89%
Construction	0	0.00%	518	3.84%	862	3.39%
Utilities	0	0.00%	236	1.75%	350	1.38%
Agriculture & Mining	0	0.00%	64	0.47%	201	0.79%
Farming, Fishing, Forestry	0	0.00%	41	0.30%	107	0.42%
Other Services	0	0.00%	402	2.98%	669	2.63%
2019 Worker Travel Time to Job	0		7,434		13,770	
<30 Minutes	0	0.00%	4,677	62.91%	9,004	65.39%
30-60 Minutes	0	0.00%	2,009	27.02%	3,675	26.69%
60+ Minutes	0	0.00%	748	10.06%	1,091	7.92%
2010 Households by HH Size	0		4,880		10,840	
1-Person Households	0	0.00%	995	20.39%	2,326	21.46%
2-Person Households	0	0.00%	1,974	40.45%	4,497	41.49%
3-Person Households	0	0.00%	835	17.11%	1,766	16.29%
4-Person Households	0	0.00%	687	14.08%	1,425	13.15%
5-Person Households	0	0.00%	248	5.08%	546	5.04%
6-Person Households	0	0.00%	89	1.82%	176	1.62%
7 or more Person Households	0	0.00%	52	1.07%	104	0.96%
2019 Average Household Size	.00		2.50		2.50	
Households						
2024 Projection	0		6,759		13,260	
2019 Estimate	0		6,259		12,459	
2010 Census	0		4,880		10,841	
Growth 2019 - 2024	0.00%		7.99%		6.43%	
Growth 2010 - 2019	0.00%		28.26%		14.92%	

Demographic Detail Report

201					
7151 Richmond Rd, Williamsburg, VA 23188					
Radius	1 Mile		3 Mile		5 Mile
2019 Households by HH Income	0		6,260		12,458
<\$25,000	0	0.00%	987	15.77%	1,865 14.97%
\$25,000 - \$50,000	0	0.00%	977	15.61%	2,127 17.07%
\$50,000 - \$75,000	0	0.00%	1,054	16.84%	1,998 16.04%
\$75,000 - \$100,000	0	0.00%	1,042	16.65%	2,047 16.43%
\$100,000 - \$125,000	0	0.00%	819	13.08%	1,714 13.76%
\$125,000 - \$150,000	0	0.00%	550	8.79%	1,061 8.52%
\$150,000 - \$200,000	0	0.00%	569	9.09%	1,064 8.54%
\$200,000+	0	0.00%	262	4.19%	582 4.67%
2019 Avg Household Income	\$0		\$88,600		\$89,475
2019 Med Household Income	\$0		\$77,687		\$77,919
2019 Occupied Housing	0		6,259		12,458
Owner Occupied	0	0.00%	5,003	79.93%	9,271 74.42%
Renter Occupied	0	0.00%	1,256	20.07%	3,187 25.58%
2010 Housing Units	0		6,741		13,847
1 Unit	0	0.00%	5,748	85.27%	10,788 77.91%
2 - 4 Units	0	0.00%	196	2.91%	834 6.02%
5 - 19 Units	0	0.00%	695	10.31%	1,940 14.01%
20+ Units	0	0.00%	102	1.51%	285 2.06%
2019 Housing Value	0		5,003		9,272
<\$100,000	0	0.00%	151	3.02%	306 3.30%
\$100,000 - \$200,000	0	0.00%	783	15.65%	1,540 16.61%
\$200,000 - \$300,000	0	0.00%	1,837	36.72%	2,777 29.95%
\$300,000 - \$400,000	0	0.00%	1,470	29.38%	2,120 22.86%
\$400,000 - \$500,000	0	0.00%	501	10.01%	1,194 12.88%
\$500,000 - \$1,000,000	0	0.00%	255	5.10%	1,274 13.74%
\$1,000,000+	0	0.00%	6	0.12%	61 0.66%
2019 Median Home Value	\$0		\$285,328		\$300,613
2019 Housing Units by Yr Built	0		6,869		14,076
Built 2010+	0	0.00%	1,229	17.89%	1,631 11.59%
Built 2000 - 2010	0	0.00%	2,319	33.76%	4,762 33.83%
Built 1990 - 1999	0	0.00%	1,114	16.22%	2,554 18.14%
Built 1980 - 1989	0	0.00%	912	13.28%	2,366 16.81%
Built 1970 - 1979	0	0.00%	735	10.70%	1,568 11.14%
Built 1960 - 1969	0	0.00%	254	3.70%	627 4.45%
Built 1950 - 1959	0	0.00%	153	2.23%	289 2.05%
Built <1949	0	0.00%	153	2.23%	279 1.98%
2019 Median Year Built	0		2000		1996

Sec. 24-390. - Use list.

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the **General Business District, B-1**, structures to be erected or land to be used, shall be for one or more of the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential	An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial use of the property	P	
Commercial	Accessory uses and structures, as defined in section 24-2	P	
	Adult day care centers	P	
	Amphitheaters		SUP
	Antique shops	P	
	Arts and crafts, hobby and handicraft shops	P	
	Auction houses	P	
	Bakeries or fish markets	P	
	Banks and other financial institutions	P	
	Barber and beauty salons	P	
	Business and professional offices	P	
	Campgrounds		SUP
	Catering and meal preparation	P	
	Child day care centers	P	

	Contractor offices (with storage of materials and equipment limited to a fully enclosed building)	P	
	Convenience stores which sell and dispense fuel in accordance with section 24-38		SUP
	Convention centers		SUP
	Country clubs and golf courses, public or private		SUP
	Drug stores	P	
	Dry cleaners and laundries	P	
	Farmer's market	P	
	Feed, seed and farm supply stores	P	
	Firearms sales and service	P	
	Firing and shooting ranges, limited to a fully enclosed building		SUP
	Flea markets		SUP
	Funeral homes	P	
	Gift and souvenir stores	P	
	Grocery stores	P	
	Health and exercise clubs, fitness centers	P	
	Heliports and helistops, as an accessory use		SUP
	Hospitals		SUP
	Hotels and motels	P	
	Indoor centers of amusement including billiard halls, arcades, pool rooms, bowling alleys, dance clubs and bingo halls	P	

	Indoor sport facilities (excluding firing and shooting ranges)	P	
	Indoor theaters	P	
	Janitorial service establishments	P	
	Kennels and animal boarding facilities	P	
	Limousine services (with maintenance limited to a fully enclosed building)	P	
	Lodges, civic clubs, fraternal organizations and service clubs	P	
	Lumber and building supply (with storage limited to a fully enclosed building or screened from view with landscaping and fencing with a maximum height of 12 feet)	P	
	Machinery sales and service (with storage and repair limited to a fully enclosed building)	P	
	Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 24-38	P	
	Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packaging or distribution	P	
	Medical clinics or offices	P	
	Mobile food vending vehicles in accordance with Section 24-49	P	
	Museums	P	
	New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building)	P	
	Nursing homes		SUP
	Off-street parking as required by article II, division 2 of this	P	

	chapter		
	Office supply stores	P	
	Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks		SUP
	Outdoor sports facilities, including golf driving ranges, batting cages and skate parks		SUP
	Parking lots, structures or garages	P	
	Pet stores and pet supply sales	P	
	Photography, artist and sculptor stores and studios	P	
	Plumbing and electrical supply and sales (with storage limited to a fully enclosed building)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Radio and television stations and accessory antenna or towers which are 60 feet or less in height	P	
	Research, development and design facilities or laboratories	P	
	Restaurants, including fast food restaurants, tea rooms, coffee shops, and taverns	P	
	Retail and service stores, including the following stores: alcohol, appliances, books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier, garden supply, gift, gourmet foods, greeting cards, handicrafts, hardware, home appliance, health and beauty aids, ice cream, jewelry, locksmith, music, office supply, optical goods, paint, pet, photography, picture framing, plant supply, secretarial services, shoes, sporting goods, stamps, tailor, tobacco and pipes, toys, travel agencies, upholstery, variety, wearing apparel, and yard goods	P	

	Retail food stores	P	
	Security service offices	P	
	Small-scale alcohol production	P	
	Taxi service	P	
	Theme parks greater than 10 acres in size		SUP
	Tourist homes	P	
	Vehicle repair and service, including tire, transmission, glass, body and fender, and other automotive product sales, new and/or rebuilt (with major repair limited to a fully enclosed building and storage of parts and vehicles screened from adjacent property by landscaping and fencing)	P	
	Vehicle and trailer sales and services (with major repair limited to a fully enclosed building)	P	
	Vehicle rentals	P	
	Vehicle service stations; if fuel is sold, then in accordance with section 24-38		SUP
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise while on a leash)	P	
	Wholesale and warehousing (with storage limited to a fully enclosed building)	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Libraries	P	
	Nonemergency medical transport		SUP

	Places of public assembly	P	
	Post offices	P	
	Schools		SUP
Utility	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures up to a height of 40 feet; or multi-antenna systems up to a height of 60 feet. All facilities shall comply with article II, division 6 of this chapter.	P	
	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures greater than a height of 40 feet; or multi-antenna systems greater than a height of 60 feet. All facilities comply with article II, division 6 of this chapter.		SUP
	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures, that utilize alternative mounting structures and/or are camouflaged. All facilities shall comply with article II, division 6 of this chapter.	P	
	Electrical generation facilities (public or private), steam generation facilities, and electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	Railroad facilities including tracks, bridges and stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and shall not require a special use permit		SUP
	Telephone exchanges and telephone switching stations	P	
	Transmission pipelines, public or private, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. Extensions for private connections to existing		SUP

	pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit		
	Water facilities, public or private, and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, the following are permitted generally and shall not require a special use permit:		SUP
	(a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and		
	(b) Distribution lines and local facilities within a development, including pump stations		
Open	Timbering, in accordance with section 24-43	P	
Industrial Uses	Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted indoors or under cover, with no dust, noise, odor or other objectionable effect.		SUP
	Waste disposal facilities		SUP

(Ord. No. 31A-88, § 20-82, 4-8-85; Ord. No. 31A-96, 4-7-86; Ord. No. 31A-102, 6-1-87; Ord. No. 31A-121, 5-21-90; Ord. No. 31A-143, 5-4-92; Ord. No. 31A -145, 7-6-92; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-174, 1-28-97; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-236, 8-12-08; Ord. No. 31A-244, 2-9-10; Ord. No. 31A-262, 1-10-12; Ord. No. 31A-291, 8-13-13; Ord. No. [31A-298](#), 6-9-15; Ord. No. [31A-321](#), 11-8-16; Ord. No. [31A-332](#), 12-13-16)

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