

For Sale/Lease

732 Thimble Shoals Boulevard
Suite 204
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

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.*

FOR SALE / LEASE
732 Thimble Shoals Boulevard
Suite 204
Newport News, Virginia

- Location:** Oyster Point Center Condominiums
732 Thimble Shoals Boulevard, Suite 204
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 1,024 Square Feet
- Sales Price:** \$128,000.00
- Lease Rate:** **Price Reduced: \$12.00/ Square Foot** ~~\$14.50/ Square Foot~~ (Rental rate is inclusive of Condominium Fees and Real Estate Taxes)
- Parking:** ample
- Built:** 1985
- 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:

Ron A. Campana, Jr.

Campana Waltz Commercial Real Estate, LLC

11832 Fishing Point Drive, Suite 400

Newport News, Virginia, 23606

757.327.0333

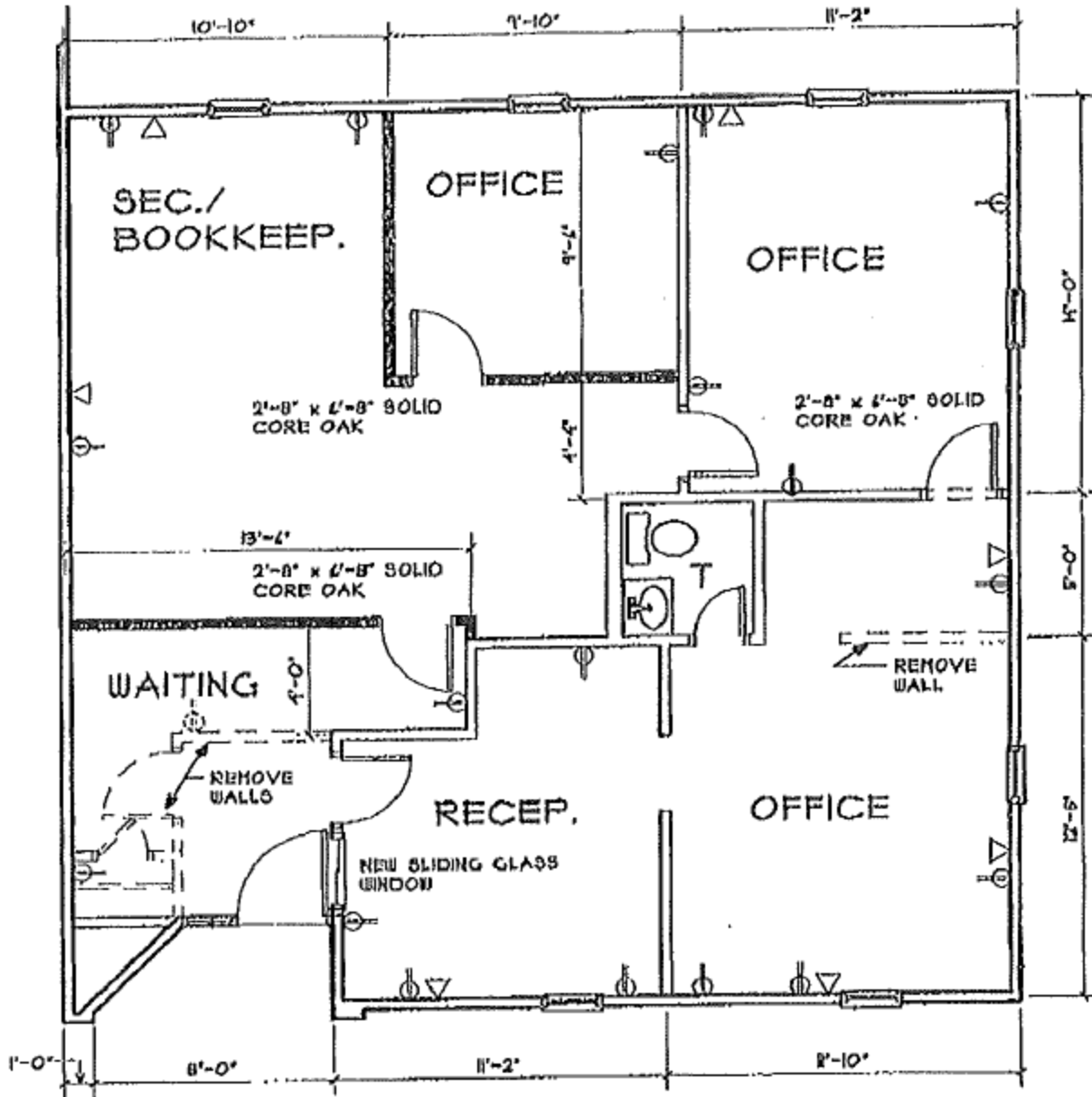
Ron@CampanaWaltz.com

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.*

732 Thimble Shoals Boulevard, Suite 204
Newport News, Virginia



FLOOR PLAN - SUITE 204

SCALE: 1/4" = 1'-0"

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.*



For Sale/Lease
732 Thimble Shoals Boulevard, Suite 204
Newport News, 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.*

For Sale/Lease
732 Thimble Shoals Boulevard, Suite 204
Newport News, Virginia



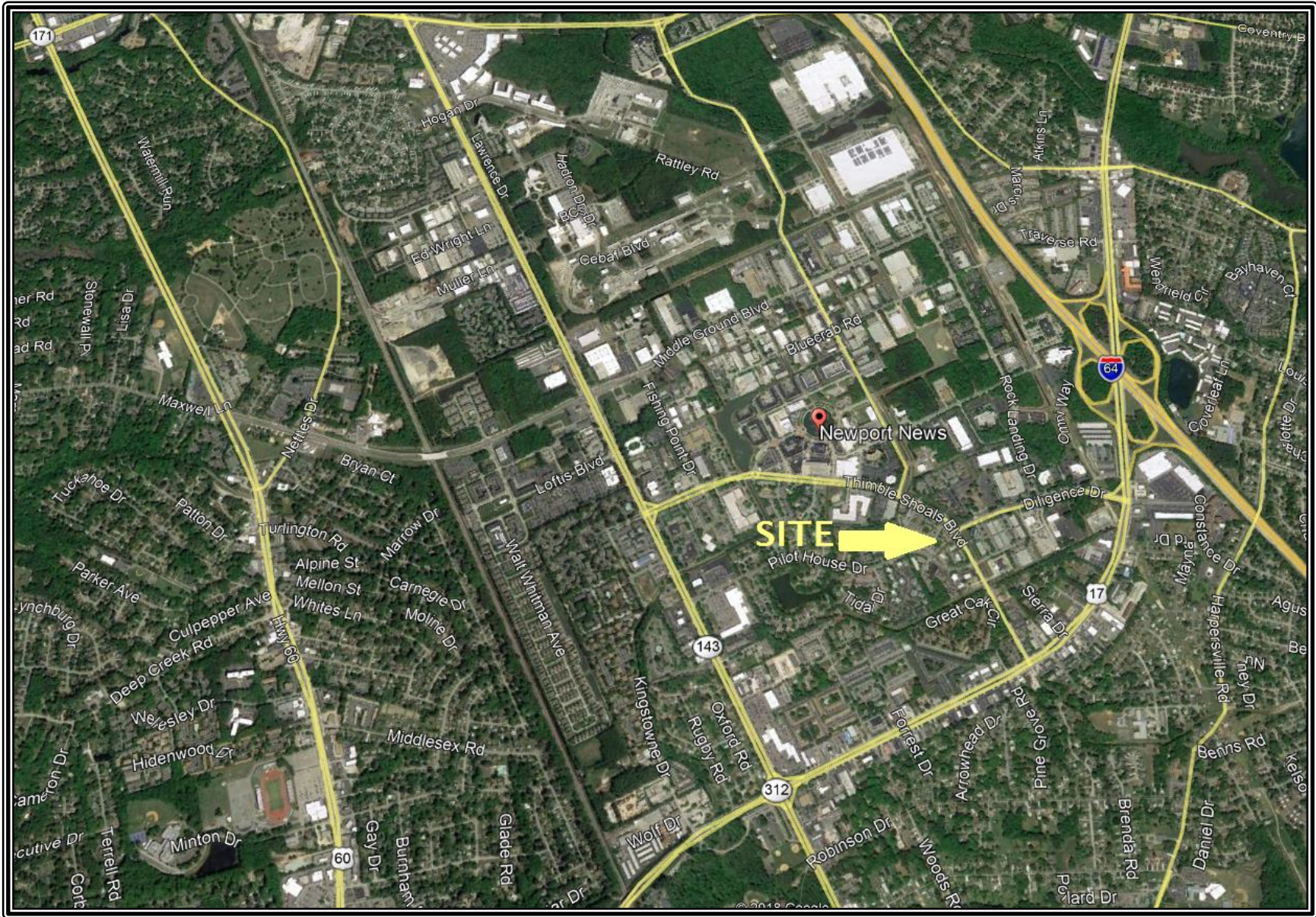
*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

732 Thimble Shoals Boulevard, Suite 204
Newport News, Virginia



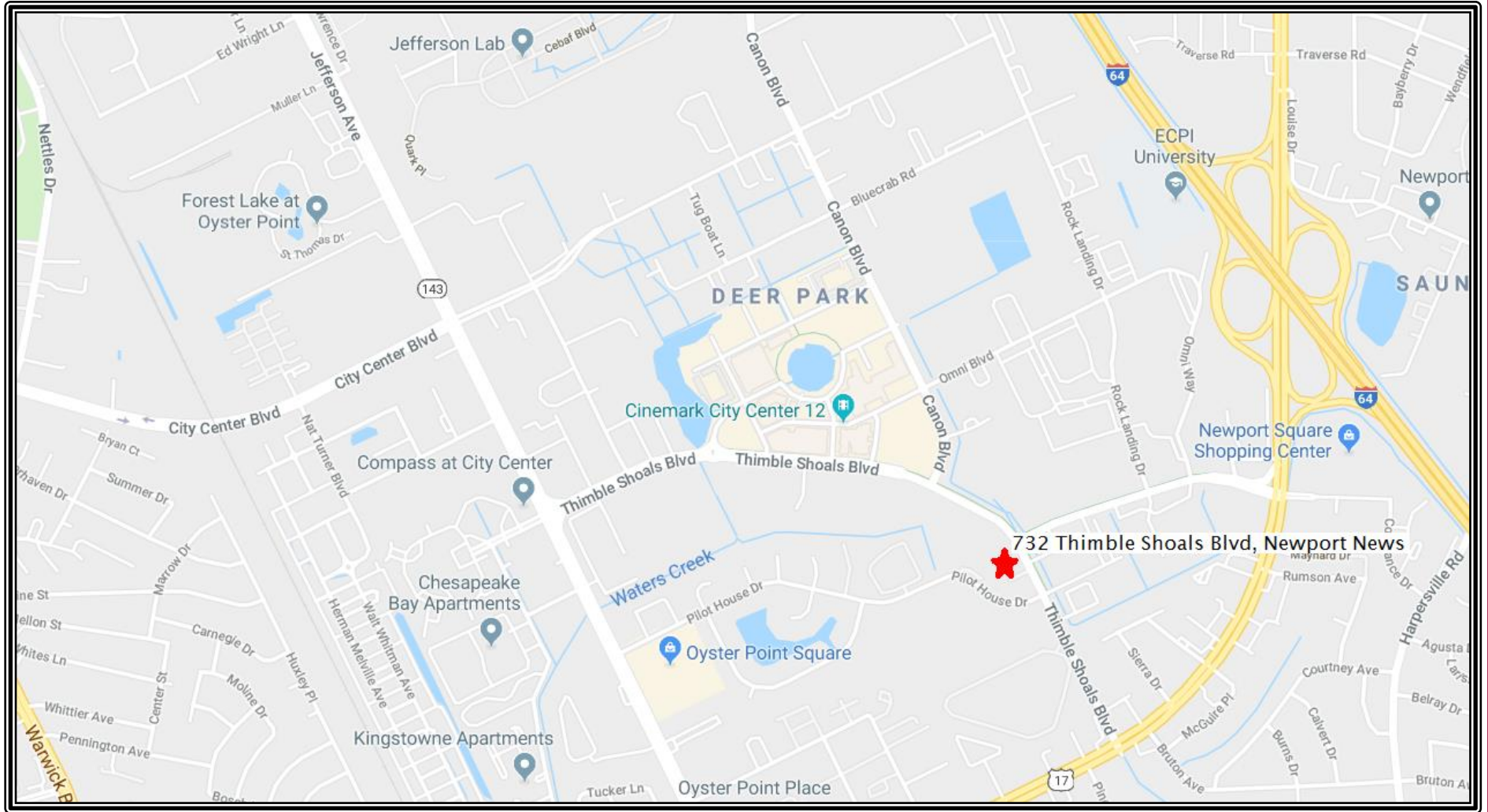
*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

732 Thimble Shoals Boulevard Newport News, Virginia



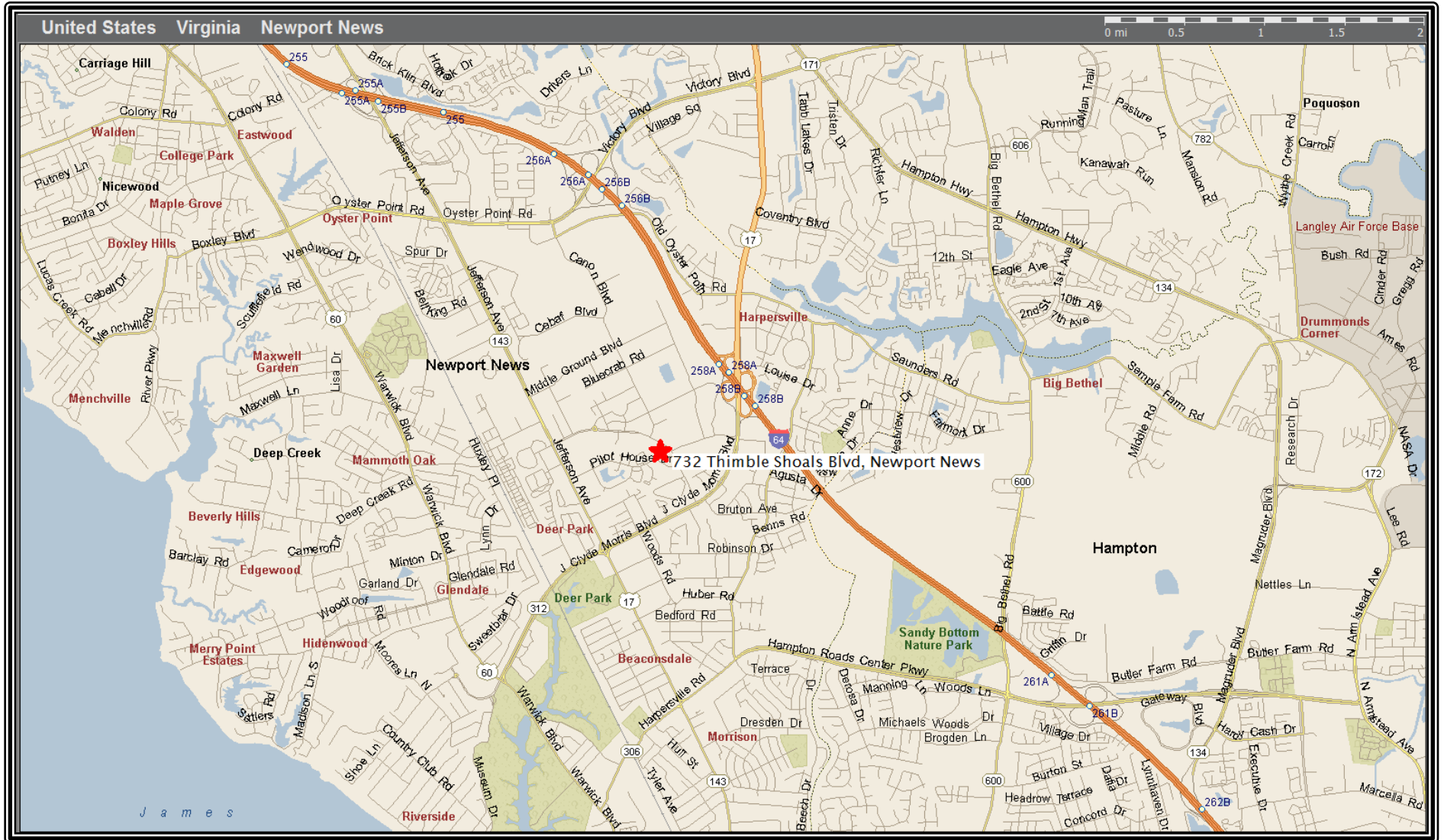
*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

732 Thimble Shoals Boulevard Newport News, 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.*

732 Thimble Shoals Boulevard Newport News, 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.*



Demographic and Income Profile

732 Thimble Shoals Blvd, Newport News, Virginia, 23606 3
 732 Thimble Shoals Blvd, Newport News, Virginia, 23606
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.08352
 Longitude: -76.46734

Summary	Census 2010	2018	2023
Population	14,335	16,093	17,039
Households	6,541	7,323	7,745
Families	3,360	3,662	3,839
Average Household Size	2.17	2.18	2.18
Owner Occupied Housing Units	2,058	2,097	2,282
Renter Occupied Housing Units	4,483	5,226	5,462
Median Age	31.3	33.1	33.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.15%	0.83%	0.83%
Households	1.13%	0.78%	0.79%
Families	0.95%	0.70%	0.71%
Owner HHs	1.71%	1.08%	1.16%
Median Household Income	2.63%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	909	12.4%	775	10.0%
\$15,000 - \$24,999	764	10.4%	659	8.5%
\$25,000 - \$34,999	832	11.4%	723	9.3%
\$35,000 - \$49,999	1,209	16.5%	1,156	14.9%
\$50,000 - \$74,999	1,604	21.9%	1,710	22.1%
\$75,000 - \$99,999	901	12.3%	1,111	14.3%
\$100,000 - \$149,999	638	8.7%	903	11.7%
\$150,000 - \$199,999	274	3.7%	390	5.0%
\$200,000+	192	2.6%	317	4.1%
Median Household Income	\$49,116		\$55,933	
Average Household Income	\$61,122		\$74,405	
Per Capita Income	\$28,259		\$34,300	

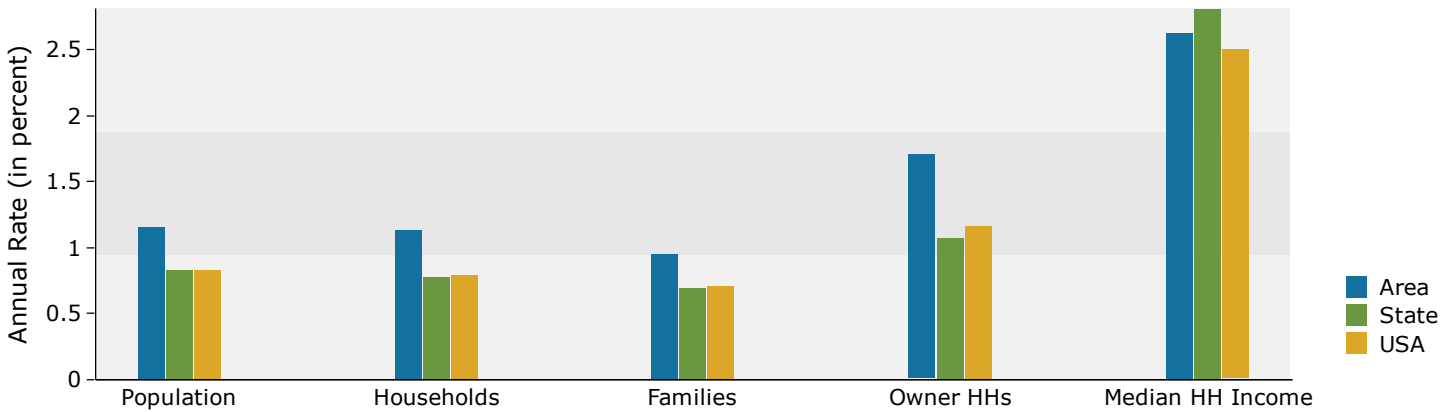
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,075	7.5%	1,089	6.8%	1,160	6.8%
5 - 9	776	5.4%	876	5.4%	895	5.3%
10 - 14	639	4.5%	770	4.8%	816	4.8%
15 - 19	711	5.0%	750	4.7%	822	4.8%
20 - 24	1,824	12.7%	1,607	10.0%	1,729	10.1%
25 - 34	3,021	21.1%	3,542	22.0%	3,439	20.2%
35 - 44	1,658	11.6%	2,055	12.8%	2,357	13.8%
45 - 54	1,682	11.7%	1,708	10.6%	1,733	10.2%
55 - 64	1,145	8.0%	1,456	9.0%	1,583	9.3%
65 - 74	761	5.3%	1,092	6.8%	1,272	7.5%
75 - 84	619	4.3%	663	4.1%	741	4.3%
85+	425	3.0%	486	3.0%	491	2.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,812	54.5%	8,319	51.7%	8,478	49.8%
Black Alone	4,596	32.1%	5,217	32.4%	5,513	32.4%
American Indian Alone	58	0.4%	60	0.4%	59	0.3%
Asian Alone	396	2.8%	554	3.4%	667	3.9%
Pacific Islander Alone	27	0.2%	31	0.2%	37	0.2%
Some Other Race Alone	831	5.8%	1,124	7.0%	1,350	7.9%
Two or More Races	615	4.3%	789	4.9%	935	5.5%
Hispanic Origin (Any Race)	1,566	10.9%	2,177	13.5%	2,696	15.8%

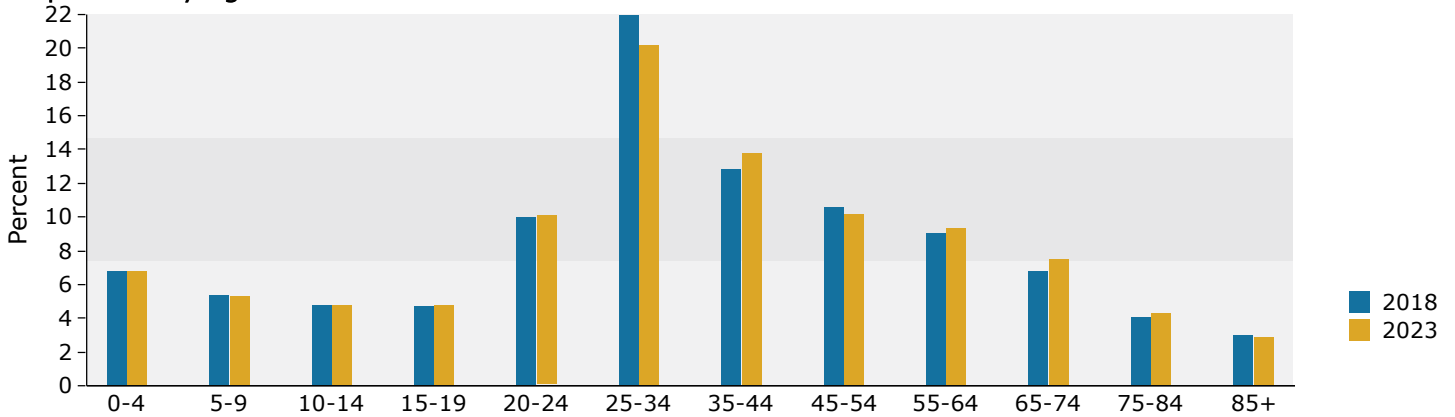
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

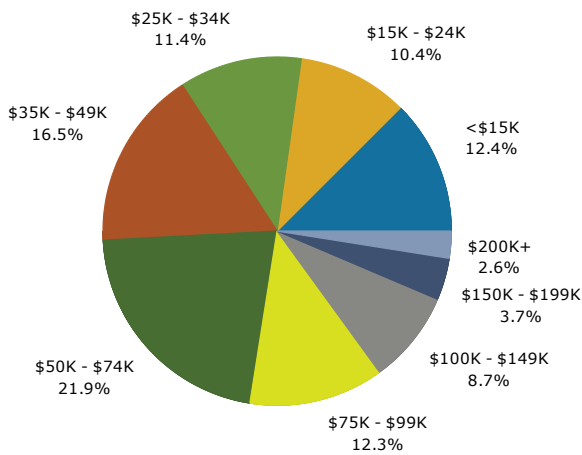
Trends 2018-2023



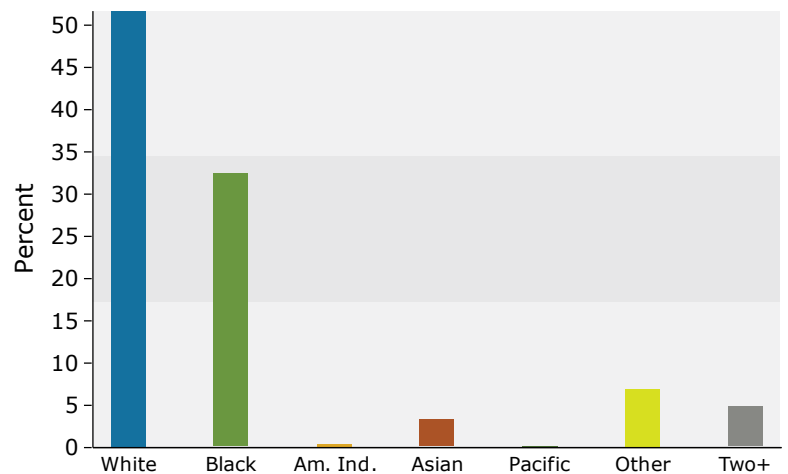
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 13.5%



Demographic and Income Profile

732 Thimble Shoals Blvd, Newport News, Virginia, 23606 3
 732 Thimble Shoals Blvd, Newport News, Virginia, 23606
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.08352
 Longitude: -76.46734

Summary	Census 2010	2018	2023
Population	99,390	105,317	107,939
Households	39,679	41,913	42,952
Families	25,295	26,266	26,765
Average Household Size	2.41	2.42	2.42
Owner Occupied Housing Units	21,670	21,491	22,275
Renter Occupied Housing Units	18,009	20,422	20,677
Median Age	33.5	34.9	36.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.49%	0.83%	0.83%
Households	0.49%	0.78%	0.79%
Families	0.38%	0.70%	0.71%
Owner HHs	0.72%	1.08%	1.16%
Median Household Income	2.43%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	3,636	8.7%	3,122	7.3%
\$15,000 - \$24,999	3,216	7.7%	2,796	6.5%
\$25,000 - \$34,999	3,793	9.0%	3,312	7.7%
\$35,000 - \$49,999	5,994	14.3%	5,552	12.9%
\$50,000 - \$74,999	8,875	21.2%	8,754	20.4%
\$75,000 - \$99,999	5,750	13.7%	6,205	14.4%
\$100,000 - \$149,999	5,924	14.1%	7,159	16.7%
\$150,000 - \$199,999	2,599	6.2%	3,103	7.2%
\$200,000+	2,127	5.1%	2,949	6.9%
Median Household Income	\$59,599		\$67,197	
Average Household Income	\$78,624		\$92,122	
Per Capita Income	\$32,521		\$37,848	

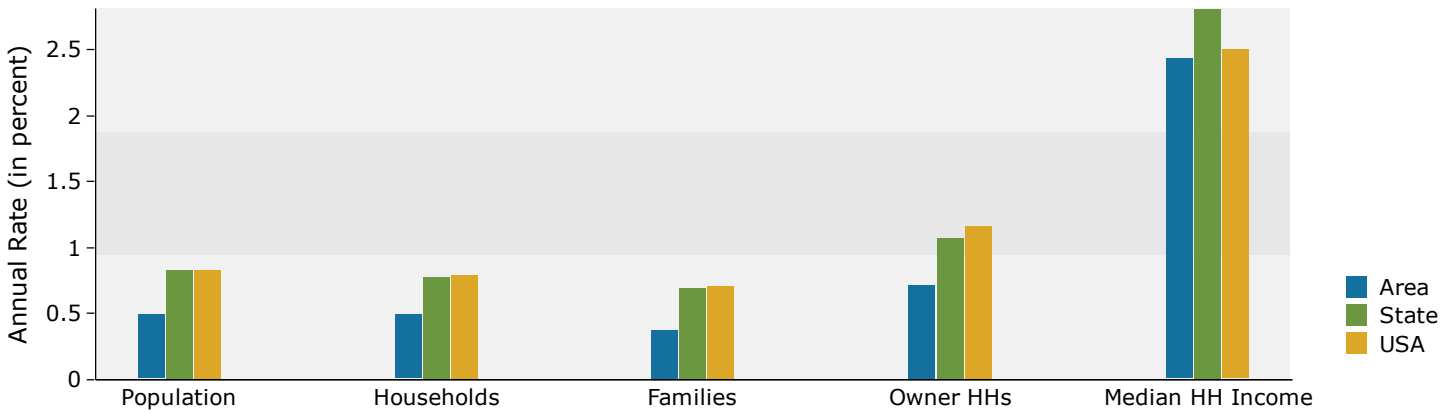
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,740	6.8%	6,529	6.2%	6,780	6.3%
5 - 9	6,288	6.3%	6,240	5.9%	6,226	5.8%
10 - 14	6,112	6.1%	6,036	5.7%	5,998	5.6%
15 - 19	7,473	7.5%	7,312	6.9%	7,326	6.8%
20 - 24	9,995	10.1%	9,231	8.8%	8,928	8.3%
25 - 34	15,021	15.1%	17,482	16.6%	17,027	15.8%
35 - 44	12,015	12.1%	12,670	12.0%	14,615	13.5%
45 - 54	14,618	14.7%	12,524	11.9%	11,495	10.6%
55 - 64	10,228	10.3%	12,687	12.0%	12,466	11.5%
65 - 74	5,695	5.7%	8,326	7.9%	9,773	9.1%
75 - 84	3,542	3.6%	4,235	4.0%	5,153	4.8%
85+	1,662	1.7%	2,046	1.9%	2,150	2.0%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	59,468	59.8%	60,473	57.4%	60,067	55.6%
Black Alone	29,500	29.7%	31,517	29.9%	32,226	29.9%
American Indian Alone	410	0.4%	426	0.4%	436	0.4%
Asian Alone	3,396	3.4%	4,338	4.1%	5,036	4.7%
Pacific Islander Alone	137	0.1%	184	0.2%	219	0.2%
Some Other Race Alone	2,455	2.5%	3,271	3.1%	3,966	3.7%
Two or More Races	4,023	4.0%	5,107	4.8%	5,990	5.5%
Hispanic Origin (Any Race)	6,548	6.6%	9,093	8.6%	11,350	10.5%

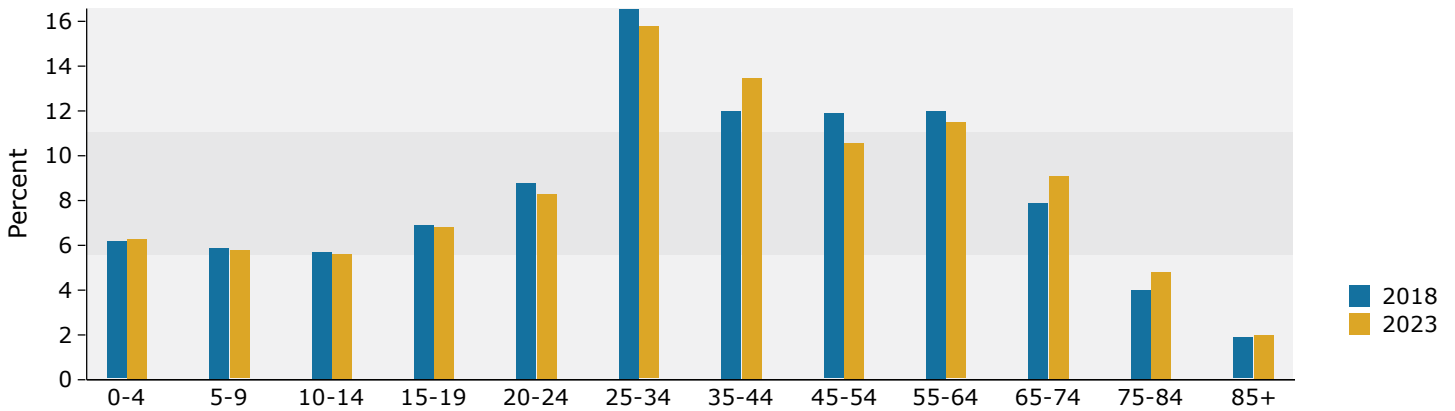
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

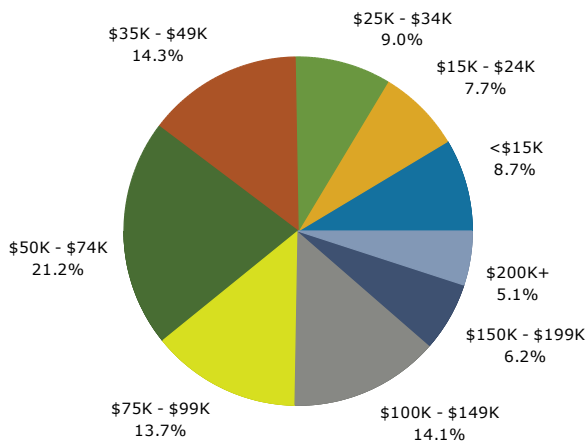
Trends 2018-2023



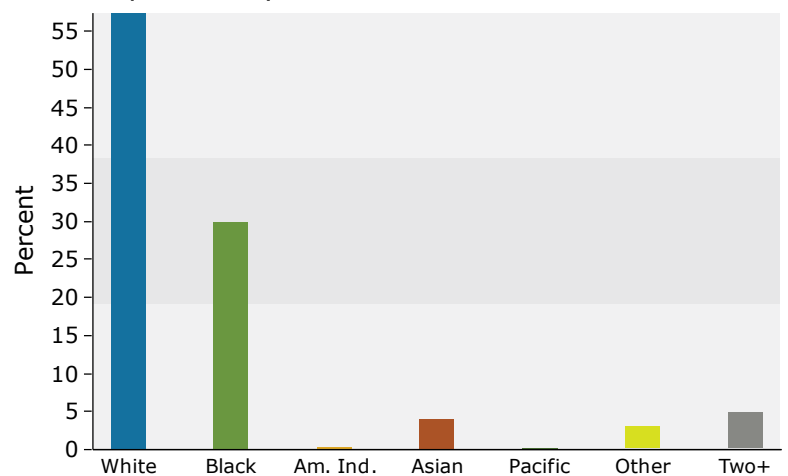
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 8.6%



Demographic and Income Profile

732 Thimble Shoals Blvd, Newport News, Virginia, 23606 3
 732 Thimble Shoals Blvd, Newport News, Virginia, 23606
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.08352
 Longitude: -76.46734

Summary	Census 2010	2018	2023
Population	259,708	266,572	269,255
Households	104,748	107,055	107,984
Families	66,917	67,531	67,802
Average Household Size	2.42	2.43	2.43
Owner Occupied Housing Units	57,857	55,942	57,438
Renter Occupied Housing Units	46,891	51,113	50,545
Median Age	34.9	36.3	37.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.20%	0.83%	0.83%
Households	0.17%	0.78%	0.79%
Families	0.08%	0.70%	0.71%
Owner HHs	0.53%	1.08%	1.16%
Median Household Income	2.13%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	10,652	10.0%	9,286	8.6%
\$15,000 - \$24,999	9,720	9.1%	8,459	7.8%
\$25,000 - \$34,999	10,718	10.0%	9,458	8.8%
\$35,000 - \$49,999	16,080	15.0%	14,879	13.8%
\$50,000 - \$74,999	21,813	20.4%	21,403	19.8%
\$75,000 - \$99,999	13,968	13.0%	14,943	13.8%
\$100,000 - \$149,999	14,288	13.3%	17,262	16.0%
\$150,000 - \$199,999	5,556	5.2%	6,572	6.1%
\$200,000+	4,259	4.0%	5,720	5.3%
Median Household Income	\$55,284		\$61,425	
Average Household Income	\$72,435		\$84,277	
Per Capita Income	\$29,818		\$34,517	

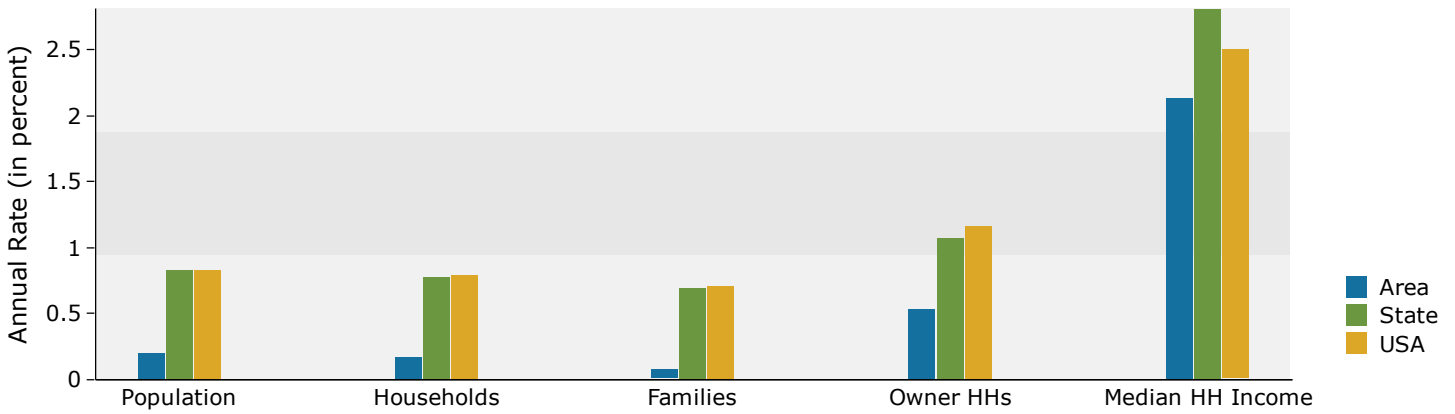
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,248	6.6%	16,218	6.1%	16,498	6.1%
5 - 9	16,562	6.4%	15,854	5.9%	15,508	5.8%
10 - 14	16,549	6.4%	15,942	6.0%	15,551	5.8%
15 - 19	18,894	7.3%	17,206	6.5%	17,006	6.3%
20 - 24	23,476	9.0%	21,423	8.0%	20,398	7.6%
25 - 34	37,446	14.4%	42,135	15.8%	40,747	15.1%
35 - 44	31,773	12.2%	32,316	12.1%	35,995	13.4%
45 - 54	39,411	15.2%	32,940	12.4%	30,158	11.2%
55 - 64	28,118	10.8%	33,452	12.5%	32,402	12.0%
65 - 74	16,396	6.3%	22,843	8.6%	26,098	9.7%
75 - 84	9,844	3.8%	11,305	4.2%	13,716	5.1%
85+	3,992	1.5%	4,937	1.9%	5,178	1.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	132,446	51.0%	131,469	49.3%	129,233	48.0%
Black Alone	102,581	39.5%	104,409	39.2%	104,637	38.9%
American Indian Alone	1,132	0.4%	1,166	0.4%	1,191	0.4%
Asian Alone	7,954	3.1%	9,794	3.7%	11,128	4.1%
Pacific Islander Alone	335	0.1%	426	0.2%	486	0.2%
Some Other Race Alone	5,184	2.0%	6,729	2.5%	8,003	3.0%
Two or More Races	10,076	3.9%	12,578	4.7%	14,578	5.4%
Hispanic Origin (Any Race)	15,021	5.8%	20,236	7.6%	24,808	9.2%

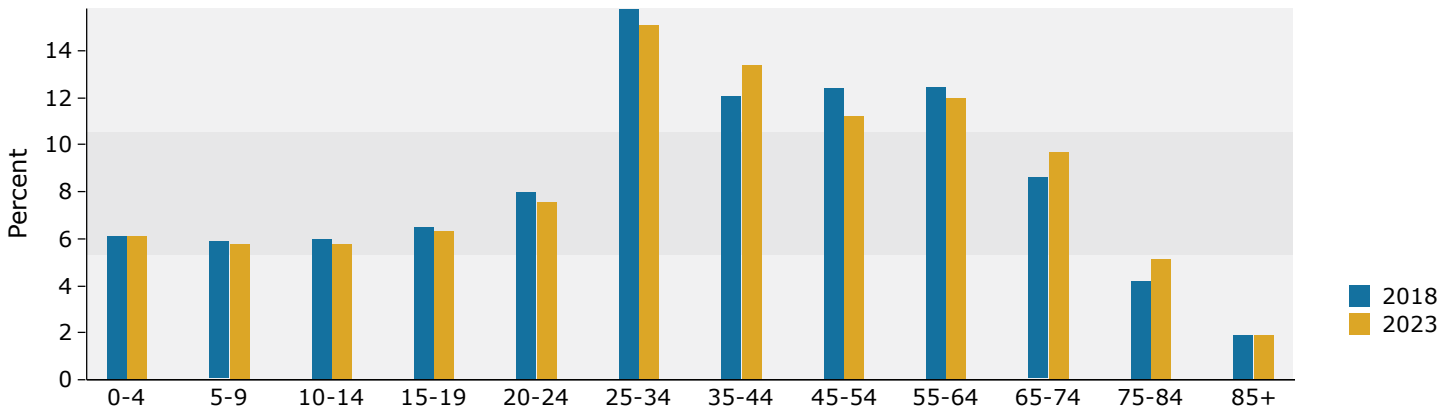
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

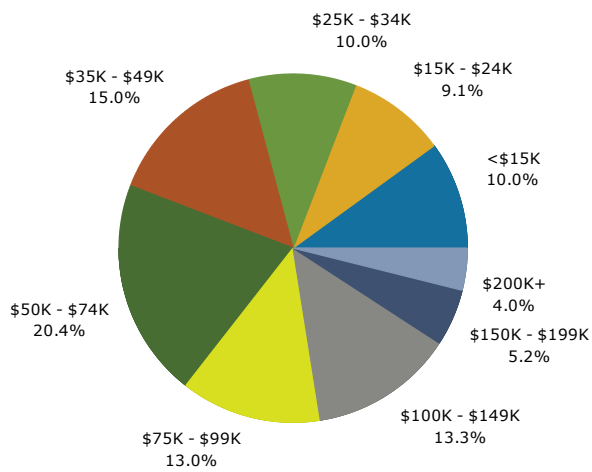
Trends 2018-2023



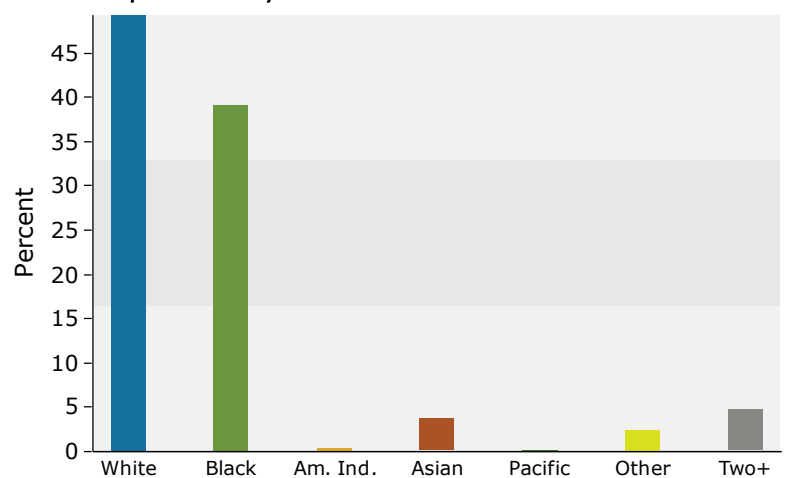
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 7.6%

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