

For Sale / Lease

1234 Holland Road
Suffolk, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Travis Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Travis@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
1234 Holland Road
Suffolk, Virginia

Location: 1234 Holland Road, Suffolk

Description: Subject property is a Former Advance Auto Parts Store. Available for Sale or Lease. Property is located approximately 2 miles from the popular and growing Downtown Suffolk. Additionally, it is in close proximity to Route 58 & Route 13 Bypass junction. Building is 8,075 Square Feet with an overhead service door for shipping and sitting on .97 acres. Neighboring businesses include Lipton Tea, George's Steakhouse, Suffolk Animal Hospital, Columbia Propane, Suffolk Golf Course.

Building Size: Approximately 8,075 square feet

Land Area: .97 acres

Sales Price: \$850,000.00

Lease Rate: \$6,000.00 / month – NNN

Parking: Ample

Zoning: B-2 General Business District. Multiple allowable uses by right are attached in the marketing package.

General Information:

- Rare opportunity
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Site Plan
- Aerial Maps
- Location Map

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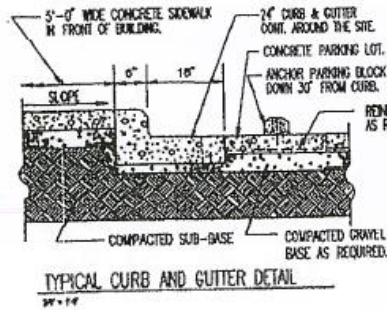


Subject property is outlined in blue.
For illustration purposes only.

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Commercial Real Estate, LLC

1234 Holland Road, Suffolk, Virginia



INSTALL 25' HIGH STEEL LIGHT POLE ON CONC. BASE W/ (2) 1000 WATT METAL HALIDE FIXTURES ARE TO BE HI-TEX BY LITHONIA TV SERIES- TV 1000M HD3 BEAM SPREAD 43X42 HXV. AM LIGHT AT SIGN ON BUILDING & OVERLAP IN THE CENTER WIRE LIGHT POLES AND BLDG. LIGHTS THRU. THE SAME SAME TIME CLOCK W/ (1) SET OF TRIPPERS.

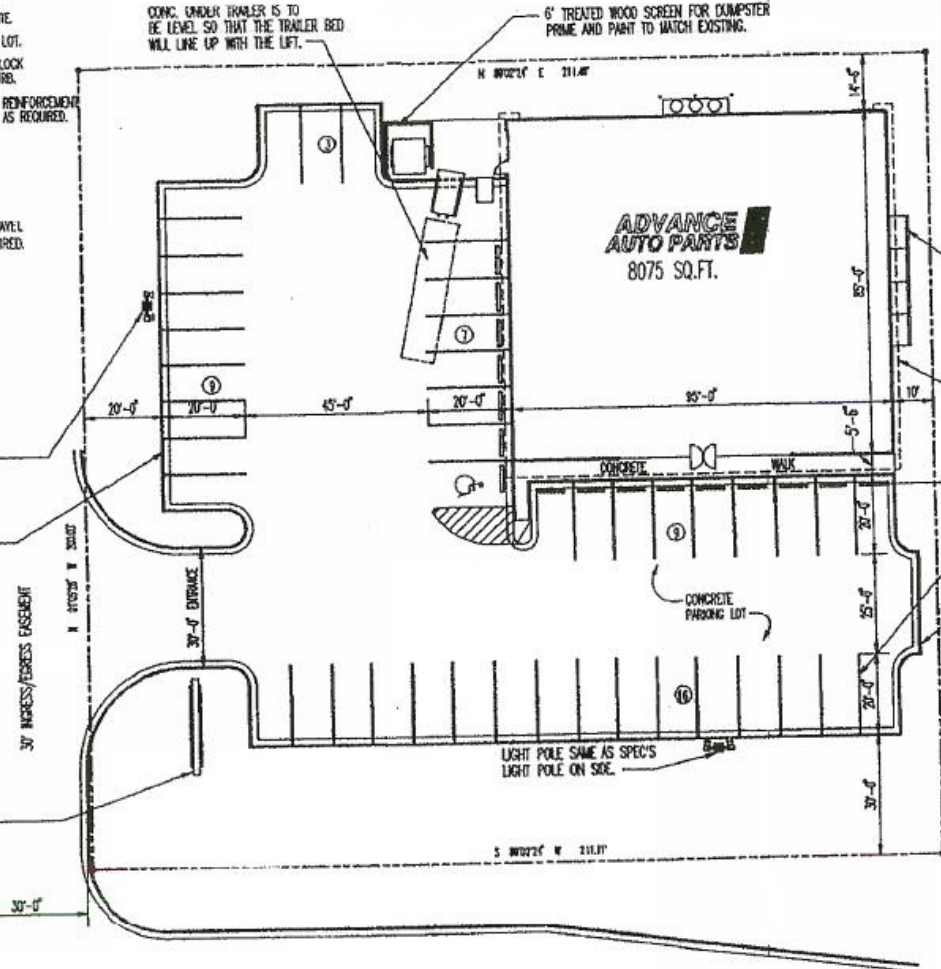
6" HIGH CONCRETE CURB AND GUTTER CONT. AROUND THE SITE AS SHOWN. BACKFILL TO TOP OF CURB.

ROAD SIGN FURN. & INSTALLED BY ADVANCE. CONTRACTOR'S ELECTRICIAN IS TO PROVIDE UNDERGROUND CIRCUIT & WIRE THRU SEPARATE TIME CLOCK W/ (2) SETS OF TRIPPERS. CONTRACTOR'S ELECTRICIAN IS TO RETURN & MAKE ALL NECESSARY CONNECTIONS AFTER ROAD SIGN IS ERECTED. CONTRACTOR'S ELECTRICIAN IS TO INSTALL A WEATHERPROOF RECEPT @ BASE OF POLE.

CONC. UNDER TRAILER IS TO BE LEVEL SO THAT THE TRAILER BED WILL LINE UP WITH THE LIFT.

6' TREATED WOOD SCREEN FOR DUMPSTER PRIME AND PAINT TO MATCH EXISTING.

LANDSCAPING NOTE:
 GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND TO RAKE DISTURBED AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON THE ENTIRE SITE. APPLY 2" OF TOP SOIL. PLANT GRASS SEED & APPLY STRAW & WATER. GENERAL CONTRACTOR IS TO COMPLY WITH APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. CONTRACTOR IS TO CONTINUE TO CARE FOR THE GRASS UNTIL ADVANCE TAKES POSSESSION OF THE BUILDING.



(4) 8'-0" SPALLING MODEL # PAD-L FLUORESCENT FIXTURES MOUNTED ON 48" ARMS TO ILLUMINATE BUILDING SIGNAGE WIRE THRU SAME TIME CLOCK AS LIGHT POL. CONTRACTOR IS TO RETURN TO JOB AND HA HANGOVER LIGHTS AFTER SIGNAGE IS INSTALL

FASCIA OVERHANG

CONCRETE PARKING BLOCKS 30" FROM FACE OF CURB

PARKING LINES 4" WIDTH PAINTED YELLOW. (2 COATS OF SHERWIN WILLIAMS B2912 YELLOW TRAFFIC MARKING PAINT).

6" HIGH CONCRETE CURB AND GUTTER CONT. AROUND THE SITE AS SHOWN. BACKFILL TO TOP OF CURB.



HOLLAND ROAD U.S. ROUTE 58

SITE PLAN
 1" = 20'-0"

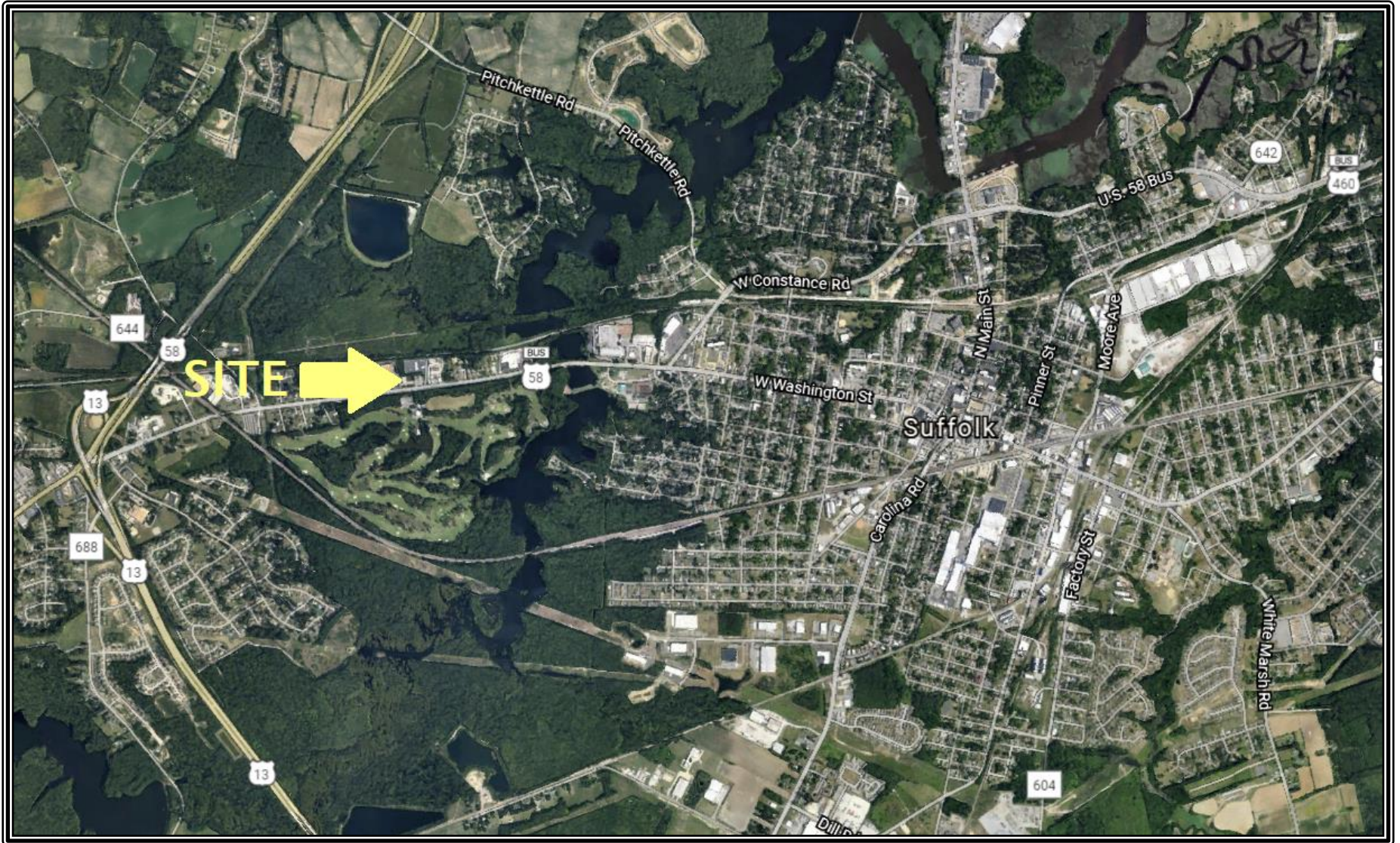
LANDLORD: [Signature]
 TENANT: [Signature]

EXHIBIT "B" | 18 NOV 94 | SHEET 2
 SITE PLAN
 HOLLAND ROAD, SUFFOLK, VIRGI
ADVANCE AUTO PARTS

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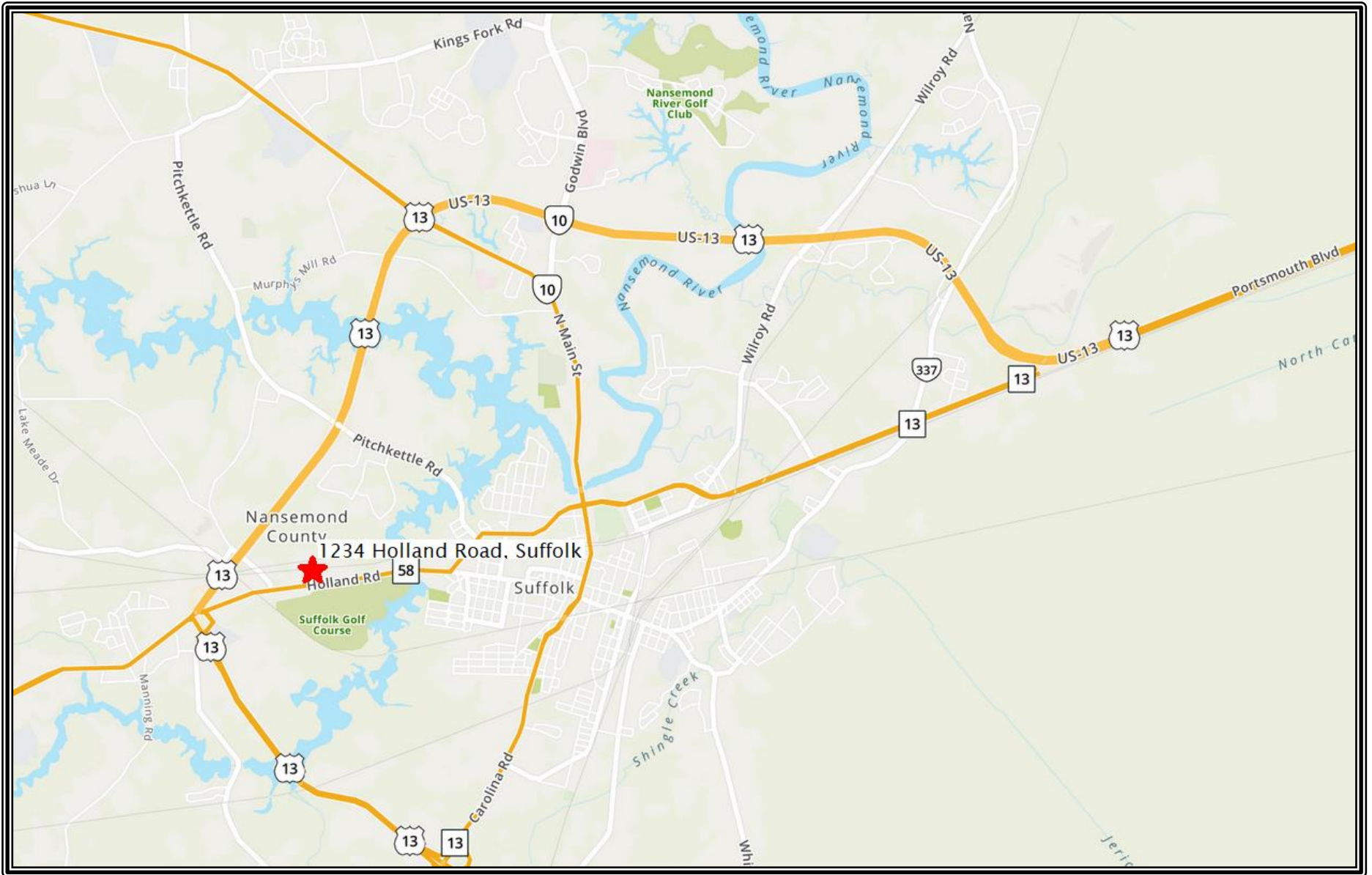
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1234 Holland Road, Suffolk, Virginia



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Subject Property

1234 Holland Rd - Advance Auto

1234 Holland Rd - Advance Auto ↻
Suffolk, VA 23434 - Suffolk Ret



OWNER

Basic Auto Sales
Purchased 11/30/2011
Price \$710,250 (\$87.96/SF)

TRAFFIC COUNTS

Holland Rd/Saint Anne Ave	8.5K
Holland Rd/Saint Anne Ave	9K
Holland Road/Saint Anne Ave	8.6K
Holland Rd/Joyner St	9K

LOCATION

Location Score:	Below National Avg (19)
Walk Score®:	Car-Dependent (16)
Transit Score®:	Minimal Transit (0)

PROPERTY

Type:	Freestanding	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	8,075 SF	Land Acres:	1 AC
Yr Blt/Renov:	1995	Building FAR:	0.19
Floors:	1	Total Expenses:	-
Docks:	None		
Parking:	38 free Surface Spaces are available; Ratio of 4.71/1,000 SF		
Features:	Air Conditioning, Signage		
Frontage:	210' on Holland Rd		

VACANCY

Current:	0%
Last Quarter:	0%
Year Ago:	0%
Peers:	26.7%
Submarket:	2.5%

NNN ASKING RENTS PER {0}

Current:	\$8.91
Last Quarter:	\$9.66
Year Ago:	\$9.66
Peers (Market Rent):	\$10.09
Submarket (Market Rent):	\$18.15

12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	-
Peers Count:	5
Peers Avg:	-
Submarket:	29,743

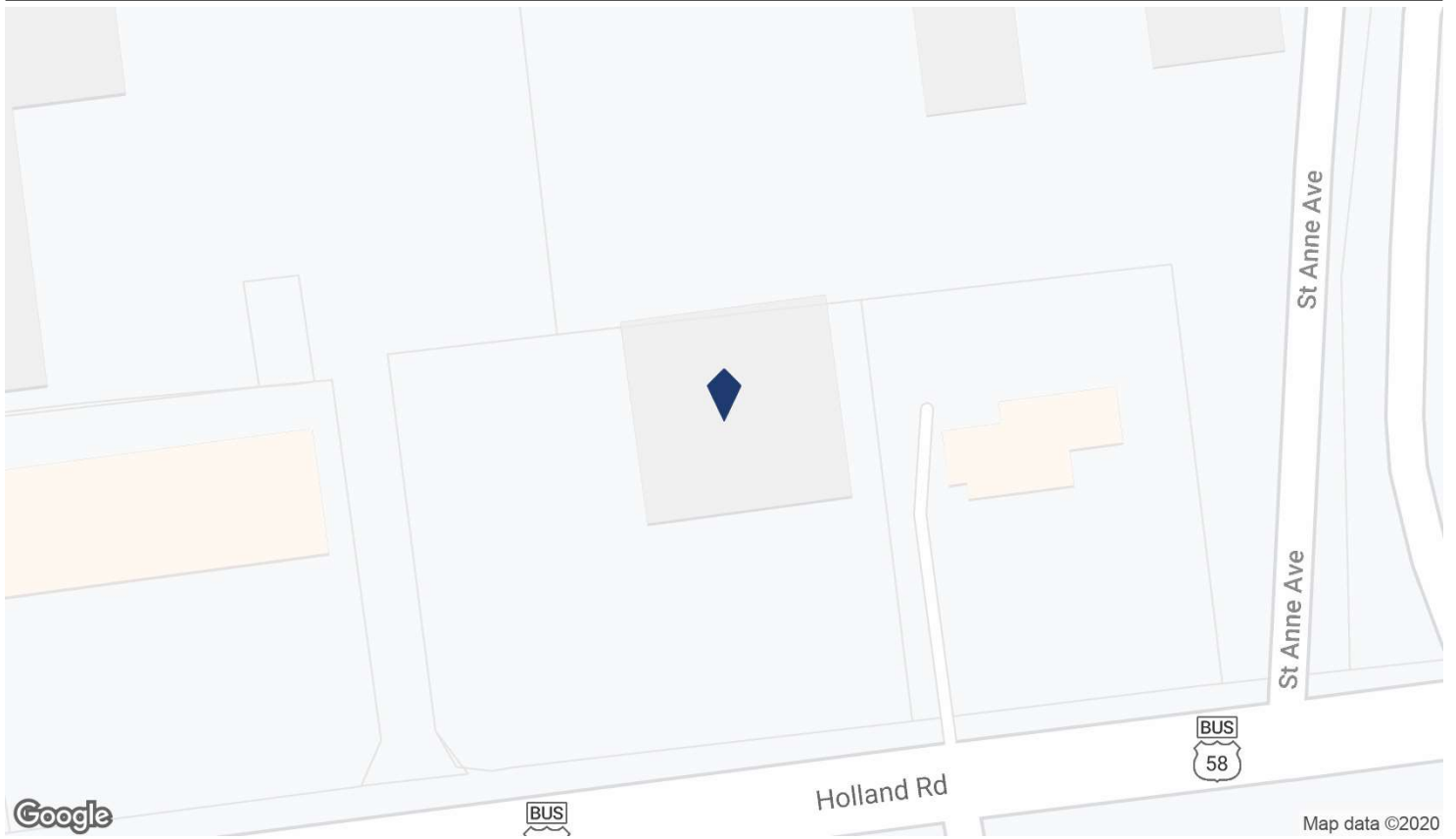
AVAILABLE SPACES

Floor	Suite	Space Type			Square Feet		Rent	On Market	Vacant
		Use	Type	Occupancy	SF Avail	Bldg Contig			
E 1st	-	Retail	Direct	30 Days	8,075	8,075	\$8.91/NNN	21 mo	-
All Spaces					8,075	8,075	\$8.91/SF/YR		


Subject Property

1234 Holland Rd - Advance Auto

SITE PLAN



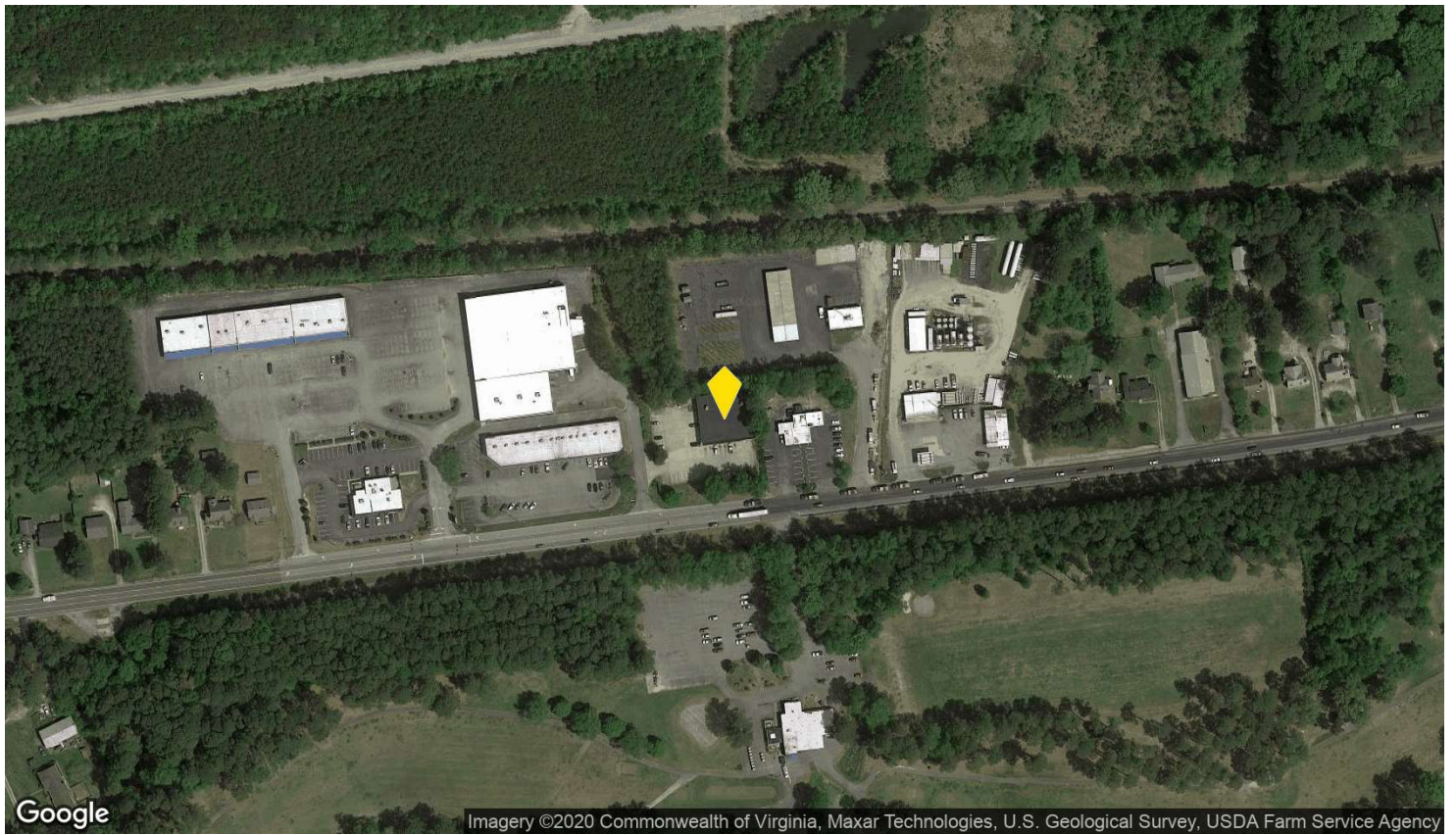
TENANTS

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Advance Auto Parts	 Automotive	8,075	Yes	Nov 2019	Dec 2021

Subject Property

1234 Holland Rd - Advance Auto

AERIAL VIEW



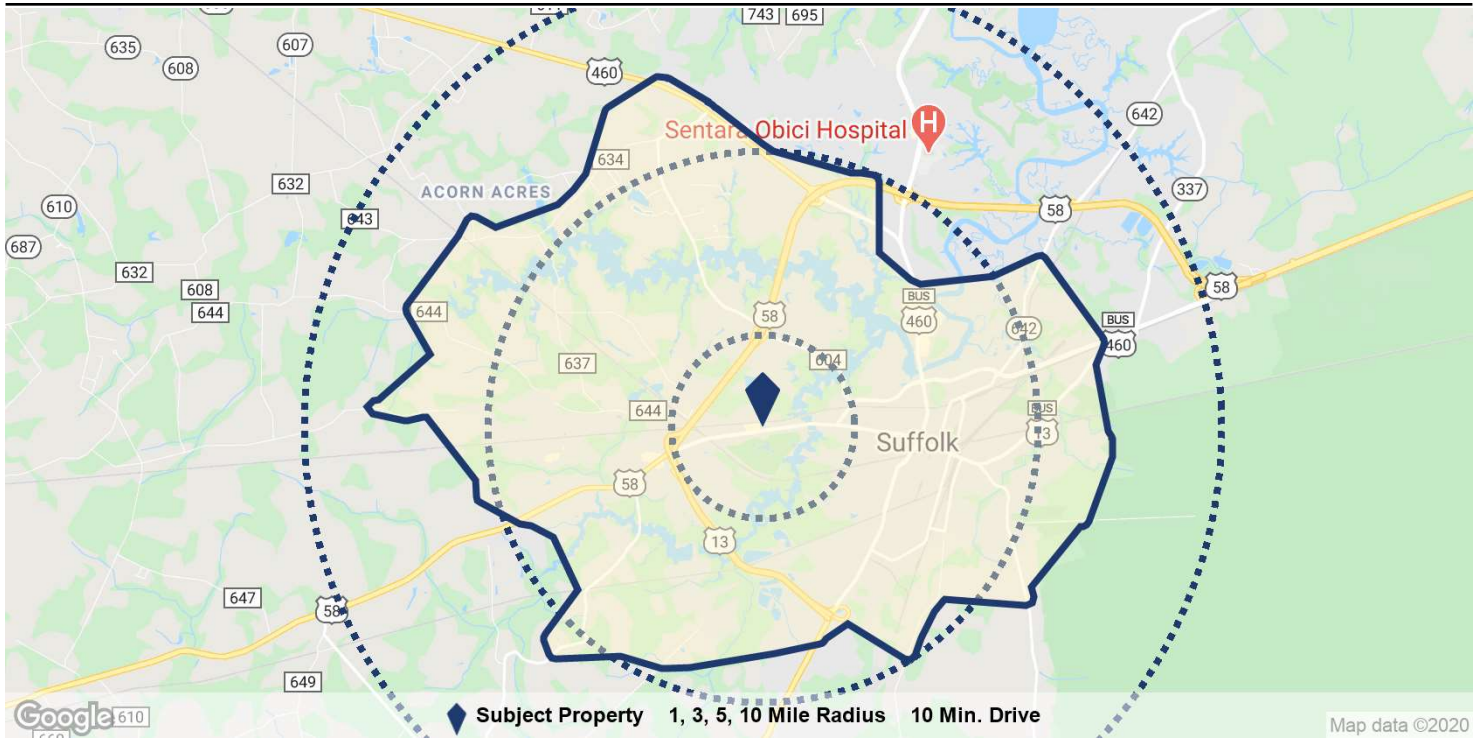
Google

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Subject Property

1234 Holland Rd - Advance Auto

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	2,489	25,595	44,899	62,474	28,214
5 Yr Growth	3.3%	4.3%	4.8%	4.3%	3.8%
Median Age	42	38	37	39	37
5 Yr Forecast	42	39	39	40	39
White / Black / Hispanic	66% / 31% / 3%	41% / 56% / 3%	44% / 53% / 4%	52% / 45% / 4%	37% / 60% / 3%
5 Yr Forecast	66% / 31% / 3%	41% / 56% / 4%	44% / 52% / 5%	52% / 44% / 5%	37% / 60% / 4%
Employment	1,081	11,606	18,336	22,775	12,887
Buying Power	\$70.7M	\$455.2M	\$968.8M	\$1.5B	\$510.2M
5 Yr Growth	3.5%	4.7%	5.0%	4.1%	3.9%
College Graduates	26.3%	15.8%	18.4%	19.4%	20.1%
Household					
Households	1,026	9,421	16,530	22,962	10,596
5 Yr Growth	3.3%	4.4%	4.8%	4.3%	3.9%
Median Household Income	\$68,879	\$48,320	\$58,606	\$63,960	\$48,154
5 Yr Forecast	\$69,033	\$48,466	\$58,725	\$63,892	\$48,153
Average Household Income	\$80,073	\$66,681	\$75,081	\$80,632	\$66,762
5 Yr Forecast	\$80,890	\$67,782	\$76,176	\$81,522	\$67,815
% High Income (>\$75k)	46%	33%	39%	42%	33%
Housing					
Median Home Value	\$235,261	\$211,737	\$220,393	\$244,601	\$193,770
Median Year Built	1972	1970	1982	1984	1971
Owner / Renter Occupied	65% / 35%	58% / 42%	64% / 36%	70% / 30%	59% / 41%

Subject Property

1234 Holland Rd - Advance Auto

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Holland Rd	Saint Anne Ave - W	8,471	2018	0.10 mi
2 Holland Rd	Saint Anne Ave - W	8,950	2020	0.10 mi
3 Holland Road	Saint Anne Ave - W	8,600	2018	0.24 mi
4 Holland Rd	Joyner St - E	8,950	2020	0.37 mi
5 Holland Rd	Joyner St - E	8,638	2018	0.37 mi
6 US Hwy 13	Lake Kirby Rd - SW	42,109	2020	0.65 mi
7 US Hwy 13	Lake Kirby Rd - SW	41,000	2016	0.65 mi
8 US Hwy 13	Lake Kirby Rd - SW	41,780	2020	0.65 mi
9 US Hwy 13	Lake Kirby Rd - SW	40,624	2018	0.65 mi
10 Lake Kirby Rd	US Hwy 13 - NW	1,454	2020	0.65 mi



Demographics

Advance Auto

1234 Holland Rd

8,075 SF Retail Freestanding

Suffolk, Virginia - Suffolk Submarket

PREPARED BY

Campana Waltz
Commercial Real Estate, LLC

Travis Waltz

Sales/Leasing Associate



Income & Spending Demographics

1234 Holland Rd - Advance Auto

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2020 Households by HH Income	1,025		9,421		16,529		10,596	
<\$25,000	244	23.80%	2,603	27.63%	3,925	23.75%	3,010	28.41%
\$25,000 - \$50,000	152	14.83%	2,218	23.54%	3,354	20.29%	2,405	22.70%
\$50,000 - \$75,000	152	14.83%	1,481	15.72%	2,760	16.70%	1,730	16.33%
\$75,000 - \$100,000	179	17.46%	1,128	11.97%	2,130	12.89%	1,198	11.31%
\$100,000 - \$125,000	126	12.29%	765	8.12%	1,546	9.35%	955	9.01%
\$125,000 - \$150,000	75	7.32%	573	6.08%	1,355	8.20%	561	5.29%
\$150,000 - \$200,000	52	5.07%	383	4.07%	828	5.01%	390	3.68%
\$200,000+	45	4.39%	270	2.87%	631	3.82%	347	3.27%
2020 Avg Household Income	\$80,073		\$66,681		\$75,081		\$66,762	
2020 Med Household Income	\$68,879		\$48,320		\$58,606		\$48,154	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$26.2M		\$211.1M		\$397.4M		\$232.4M	
Total Apparel	\$1.5M	5.74%	\$13.6M	6.44%	\$25.2M	6.35%	\$15.1M	6.51%
Women's Apparel	\$611.1K	2.33%	\$5.3M	2.51%	\$9.9M	2.50%	\$5.9M	2.53%
Men's Apparel	\$321.4K	1.23%	\$2.8M	1.32%	\$5.2M	1.31%	\$3M	1.31%
Girl's Apparel	\$111.6K	0.43%	\$1.1M	0.52%	\$2M	0.52%	\$1.2M	0.53%
Boy's Apparel	\$76.8K	0.29%	\$764.7K	0.36%	\$1.4M	0.35%	\$870.1K	0.37%
Infant Apparel	\$69.9K	0.27%	\$686.7K	0.33%	\$1.2M	0.31%	\$757.8K	0.33%
Footwear	\$311.3K	1.19%	\$3M	1.41%	\$5.4M	1.36%	\$3.3M	1.44%

Total Entertainment & Hobbies	\$4.3M	16.27%	\$34.2M	16.22%	\$63.8M	16.05%	\$38M	16.37%
Entertainment	\$393K	1.50%	\$2.8M	1.31%	\$5.2M	1.30%	\$3.2M	1.38%
Audio & Visual Equipment/Service	\$1M	3.97%	\$8.9M	4.23%	\$16.5M	4.15%	\$10M	4.30%
Reading Materials	\$92.3K	0.35%	\$591.5K	0.28%	\$1.2M	0.29%	\$647K	0.28%
Pets, Toys, & Hobbies	\$640.6K	2.45%	\$4.7M	2.24%	\$9.1M	2.28%	\$5.1M	2.21%
Personal Items	\$2.1M	8.00%	\$17.2M	8.16%	\$31.9M	8.02%	\$19M	8.19%

Total Food and Alcohol	\$6.8M	25.82%	\$56.3M	26.68%	\$105M	26.42%	\$62.3M	26.81%
Food At Home	\$3.7M	14.22%	\$32.7M	15.51%	\$59.7M	15.01%	\$36.4M	15.67%
Food Away From Home	\$2.6M	10.01%	\$20.6M	9.76%	\$39.6M	9.97%	\$22.7M	9.76%
Alcoholic Beverages	\$416.2K	1.59%	\$3M	1.41%	\$5.7M	1.45%	\$3.2M	1.39%

Total Household	\$3.6M	13.81%	\$28.7M	13.59%	\$56.1M	14.12%	\$31.6M	13.61%
House Maintenance & Repair	\$697.2K	2.66%	\$5.6M	2.64%	\$10.9M	2.75%	\$6.3M	2.71%
Household Equip & Furnishings	\$1.5M	5.69%	\$12M	5.68%	\$23.5M	5.91%	\$13.2M	5.67%
Household Operations	\$1.1M	4.14%	\$8.6M	4.09%	\$16.7M	4.20%	\$9.5M	4.09%
Housing Costs	\$344.6K	1.32%	\$2.5M	1.17%	\$5M	1.26%	\$2.7M	1.14%

Income & Spending Demographics

1234 Holland Rd - Advance Auto

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$7.1M	26.99%	\$55.8M	26.45%	\$104.2M	26.21%	\$60.7M	26.14%
Vehicle Purchases	\$3.4M	12.84%	\$25.1M	11.87%	\$46.7M	11.76%	\$26.7M	11.47%
Gasoline	\$2.3M	8.70%	\$19.7M	9.33%	\$36.2M	9.11%	\$21.8M	9.39%
Vehicle Expenses	\$194.3K	0.74%	\$1.4M	0.64%	\$2.7M	0.68%	\$1.6M	0.67%
Transportation	\$426.2K	1.63%	\$3.2M	1.51%	\$6.3M	1.58%	\$3.5M	1.51%
Automotive Repair & Maintenance	\$807.1K	3.08%	\$6.6M	3.11%	\$12.2M	3.08%	\$7.2M	3.10%
Total Health Care	\$1.5M	5.63%	\$11.1M	5.25%	\$20.6M	5.19%	\$12.1M	5.20%
Medical Services	\$759.3K	2.90%	\$5.5M	2.63%	\$10.6M	2.66%	\$6M	2.58%
Prescription Drugs	\$575.3K	2.20%	\$4.4M	2.10%	\$8M	2.02%	\$4.9M	2.10%
Medical Supplies	\$139.6K	0.53%	\$1.1M	0.52%	\$2M	0.51%	\$1.2M	0.52%
Total Education/Day Care	\$1.5M	5.76%	\$11.3M	5.38%	\$22.5M	5.65%	\$12.4M	5.35%
Education	\$995.4K	3.80%	\$7.7M	3.66%	\$15.1M	3.81%	\$8.5M	3.67%
Fees & Admissions	\$512.3K	1.96%	\$3.6M	1.71%	\$7.3M	1.84%	\$3.9M	1.68%

TABLE 406-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS																						
Specific Use Type	Zoning Districts																					
	C	A	RR	RE	RL	RLM	RM	RC	RU	RU-12	RU-18	RU-24	MUC-40	B-1	B-2	VC	CBD	O-I	CP	M-1	M-2	FRRD
RESIDENTIAL DWELLING UNITS AND GROUP LIVING:																						
Accessory dwelling unit, attached (§ 31-701)	—	P	P	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P
Accessory dwelling unit, detached (31-701)	—	P (1)	P (1)	P (1)	C	C	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Adult care residence/assisted living facility	—	C	C	C	C	C	C	C	C	C	C	C	C	—	—	C	C	P	—	—	—	C
Adult day care center	—	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	C	P	—	C	—	C
Boarding house	—	—	—	—	—	—	—	—	C	—	—	—	—	P	—	C	C	—	—	—	—	C
Business residence/residential hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	P	C	P	P	P	C	C	—	P
Dormitory	—	C	C	C	—	—	—	—	C	—	—	—	—	C	—	P	P	—	—	—	—	P
Dwelling, garden apartment	—	—	—	—	—	—	—	P	P	P	P	P	P	C	—	P	P	—	—	—	—	P
Dwelling, quadruplex (§ 31-712)	—	—	—	—	—	—	—	P	P	P	P	P	P	C	—	—	—	—	—	—	—	P
Dwelling, single-family detached (§ 31-712)	—	P	P	P	P	P	P	P	P	P	—	—	—	—	—	P	P	—	—	—	—	P
Dwelling, townhouse or rowhouse (§ 31-712)	—	—	—	—	—	—	C	P	P	P	P	P	P	C	—	P	P	—	—	—	—	P
Dwelling, triplex (§ 31-712)	—	—	—	—	—	—	—	P	P	P	P	—	—	C	—	—	—	—	—	—	—	P
Dwelling, two-family (including duplexes, single-family semi-detached, and single-family attached dwellings)	—	—	—	—	—	—	C	P	P	P	P	—	—	—	—	P	P	—	—	—	—	P
Dwelling, multi-family and apartment buildings (not otherwise enumerated)	—	—	—	—	—	—	—	P	P	P	P	P	P	—	—	C	C	—	—	—	—	P
Group homes—Maximum of 8 residents not including onsite resident counselors (Ref. VC 15.2-2291)	—	P	P	P	P	P	P	P	P	P	—	—	—	C	—	P	P	—	—	—	—	P
Manufactured homes (§ 31-712)	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mixed use dwelling	—	—	—	—	—	—	—	C	C	C	P	P	P	P	P	P	—	—	—	—	P	
Residential subdivisions, major or hamlet option use pattern (§ 31-411(f))	—	—	C	C	C	C	C	C	C	C	—	—	—	—	P	—	—	—	—	—	—	
Residential subdivisions, major, cluster use pattern (§ 31-411(c))	—	—	P	P	P	P	P	P	P	P	—	—	—	—	P	—	—	—	—	—	—	
Residential subdivisions, major, conventional option	—	—	P	P	P	P	P	P	P	P	P	P	P	—	—	P	—	—	—	—	P	
Residential subdivisions, minor (Art. 5, § 31-506(b)), conventional option	—	P	P	P	P	P	P	P	P	P	P	P	P	—	—	P	P	—	—	—	—	P
Retirement village (sec § 31-713)	—	—	—	C	C	C	C	C	C	C	C	—	—	C	—	—	P	—	—	—	—	P
Subdivision, mixed use, TND option (§ 31-411(g))	—	—	C	—	C	C	C	C	C	C	C	C	—	C	—	—	C	—	—	—	—	P
Temporary shelters for transitional housing	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	
Temporary shelters for indigent and homeless persons, and similar facilities with onsite residential counselors (non-governmental)	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	C	C	—	—	—	—	
INSTITUTIONAL, CIVIC, RECREATION AND ENTERTAINMENT:																						
Animal pound/animal shelter	—	P	C	—	—	—	—	—	—	—	—	—	—	C	P	C	—	—	—	P	P	—
Animal pet cemetery	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Amusement/entertainment /recreation center, indoor	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	C	—	C	C	C	
Amusement/entertainment /recreation center, outdoor	—	C	—	—	—	—	—	—	—	—	—	—	—	C	—	C	C	—	C	C	—	
Boathouse	P	P	P	P	P	P	P	P	P	—	—	—	—	P	P	P	P	P	P	P	—	
Arenas, equestrian	—	P	P	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Bed & Breakfast (§ 31-703)	—	C	C	C	C	C	C	P	P	P	—	—	—	P	P	C	C	P	—	—	—	C
Campgrounds (excluding primitive camps)	C	C	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—	
Camps, primitive	C	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Camps, summer	C	C	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—	

Cemetery	—	P	P	P	P	P	P	P	P	—	—	—	—	—	C	C	C	C	—	—	—	C
Child day camp	—	C	C	C	—	—	—	—	—	—	—	—	—	—	C	—	C	—	—	—	—	—
Child-caring institution (including nursery schools)	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	C	P	P	—	—	C
College or university	—	C	C	C	—	—	—	—	C	—	—	—	—	C	—	P	P	P	P	C	—	P
Civic building	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	P	—	C	—	C
Cultural uses, including museums, art galleries, opera houses	—	—	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	C	—	P
Day care (family day home), 1—4 children	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—	—	—	—	P
Day care (family day home), 5—12 children	—	C	C	C	C	C	C	C	C	C	—	—	—	C	C	C	C	—	—	—	—	C
Day care, child day center	—	—	—	—	—	—	—	—	C	C	C	C	C	C	C	C	C	C	P	C	—	C
Day care, child (as accessory use to permitted place of worship or school)	—	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	—	—	—	C
Detention, jails, honor camps, reformatories	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Fishing and boating facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	—	—	—	—	—
Game and hunting preserves	C	C	C	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Golf course	C	P	C	C	C	C	C	C	C	C	—	—	—	—	—	—	—	—	—	—	—	—
Golf driving ranges	C	P	C	C	—	—	—	—	—	—	—	—	—	—	C	C	C	C	—	C	C	—
Health club/physical fitness facility	—	—	—	—	—	—	—	—	C	C	C	C	C	P	P	P	P	P	P	P	P	P
Club, golf, tennis, swim	—	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	—	—	P
Hotels and motels	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	C	C	P	C	C	—	C
Hunting, fishing, game preserves and recreational clubs or camps (not including recreational vehicle campgrounds)	P	P	C	C	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Lakes/reservoirs	P	C	C	C	C	C	C	C	C	—	—	—	—	C	C	C	C	C	C	C	C	—
Libraries	—	—	P	P	P	P	C	C	C	C	C	C	P	P	P	P	P	P	P	—	—	P
Marinas	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	—	P	P	—	C	C	—

Medical care facility not otherwise enumerated	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	P	P	—	—	C
Medical clinics and dental offices	—	—	—	—	—	—	—	—	C	C	C	C	P	P	P	P	P	P	P	—	—	P
Medical, counseling centers (non-resident)	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	P	P	P	—	—	P
Medical, counseling centers (non-resident) treatment of drug abuse and/or alcohol	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	C	C	C	C	—	—	C
Medical, general hospitals	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	C	C	P	P	—	—	C
Medical, nursing facility or nursing home	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	—	—	C
Medical, outpatient hospitals or special hospitals	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	C	C	P	P	—	—	C
Medical, physical and mental rehabilitation (resident)	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—	—	C	—	—	—	—
Membership clubs and lodges	—	C	C	C	C	—	—	—	C	—	—	—	—	—	C	C	C	C	—	—	—	C
Natural area preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—
Parking, commercial (not owned or operated by a public agency)	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	C	C	C	C	C	C
Parks, neighborhood	—	P	P	P	P	P	P	P	P	P	P	P	P	P	—	P	P	—	—	—	—	P
Parks/open space (generally)	—	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	P	C	C	P
Private clubs/lodges	—	C	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	C	—	—	—	C
Probation and parole offices	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	C	—	—	C	C	—
Recreation, outdoor (generally)	C	C	C	C	—	—	—	—	—	—	—	—	—	C	C	—	C	—	—	—	—	—
Place of worship, large, at least 6,000 square feet in main sanctuary	—	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	—	—	—	C
Place of worship, small, under 6,000 square feet in main sanctuary	—	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	—	—	—	C
Public assembly not otherwise enumerated	—	C	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	C	—	—	—	C

Ranch, commercial	C	P	C	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Recreational vehicle park	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Resort/guest ranch	—	C	C	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Safety services	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Stable, commercial	C	P	P	C	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	
Stable, private	C	P	P	P	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	
Schools, business or trade	—	—	—	—	—	—	—	—	—	—	—	C	C	—	C	C	C	C	P	C	C	
Schools, boarding	—	C	C	C	C	C	C	C	C	C	C	C	—	C	C	C	C	P	—	—	—	C
School, charter, private, or parochial	—	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	P	—	—	—	C
Schools, dance/art/music schools	—	—	—	—	—	—	—	—	—	—	—	C	C	P	P	P	P	P	—	—	—	P
Schools, elementary	—	C	C	P	P	P	P	P	P	P	P	P	C	P	C	P	C	P	—	—	—	C
Schools, nursery or preschool	—	—	—	—	—	—	—	—	—	C	C	C	C	P	P	C	C	P	P	P	—	C
Schools, secondary or middle	—	C	C	P	P	P	P	P	P	P	—	—	—	C	C	P	C	P	P	—	—	C
Shooting ranges, indoor or outdoor (indoor only in CBD)	—	C	—	—	—	—	—	—	—	—	—	—	—	C	—	C	—	—	C	C	—	
Swimming pools (not private residential)	—	C	C	C	C	C	C	C	C	—	—	—	—	C	C	C	P	P	C	—	—	P
Utilities, electric transformer stations (excluding those exempt under local, state or federal law)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utilities, transmission lines (excluding those exempt under local, state or federal law)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utilities, utility installations (excluding installations by City of Suffolk and others exempt under state and federal law)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility facilities, not specifically enumerated (excluding those exempt under local, state or federal law)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Utility service facilities (excluding those exempt under local, state or federal law)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility stations (excluding those exempt under local, state or federal law)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Zoo, indoor or outdoor (indoor only in CBD)	—	C	—	—	—	—	—	—	—	—	—	—	—	C	—	C	C	—	C	C	—
OFFICES:																					
Flex-space	—	—	—	—	—	—	—	—	—	—	—	—	—	P	C	C	P	P	P	P	C
Office parks	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	P	C	C
Offices	—	—	—	—	—	—	—	—	C	C	C	P	P	P	P	P	P	P	P	C	P
COMMERCIAL AND RETAIL:																					
Retail Sales and Service (Generally, not otherwise enumerated)	—	—	—	—	—	—	—	—	—	—	C	C	C	P	C	C	—	—	—	—	C
Animal clinics	—	C	—	—	—	—	—	—	—	—	—	—	C	P	P	P	—	—	—	—	P
Animal dealer	—	C	—	—	—	—	—	—	—	—	—	—	C	P	P	P	—	—	—	—	P
Animal hospital	—	C	—	—	—	—	—	—	—	—	—	—	C	C	C	—	—	—	P	P	—
Kennels, commercial	—	C	C	C	—	—	—	—	—	—	—	—	C	C	C	—	—	C	C	C	C
Kennels, limited	—	—	—	—	—	—	—	—	—	—	—	—	C	P	C	C	—	—	—	—	C
Adult use retail business	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	—	—
Animal sales and care (indoor operations)	—	C	—	—	—	—	—	—	—	—	—	—	P	P	P	P	C	—	C	—	P
Animal sales and care (outdoor operations)	—	C	—	—	—	—	—	—	—	—	—	—	C	C	C	C	C	—	C	C	C
Arts, crafts and boutique	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—	P
Automobile repair, major and body shops	—	C	—	—	—	—	—	—	—	—	—	—	C	P	C	C	—	—	C	P	C
Automobile repair, minor	—	C	—	—	—	—	—	—	—	—	—	—	P	P	C	C	—	—	C	P	C
Bakeries (excluding factory or distribution warehousing)	—	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	—	—	—	P
Banks	—	C	—	—	—	—	—	—	—	—	C	P	P	P	P	P	P	P	P	C	P
Bars and nightclubs	—	—	—	—	—	—	—	—	—	—	—	C	C	C	C	C	C	—	—	—	C

Big box retail (§ 31-714) Up to 120,000 sq. ft.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Big box retail (§ 31-714) greater than 120,000 sq. ft.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	—	—
Book stores	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	P	P	C	—	—	P
Business services	—	—	—	—	—	—	—	—	C	C	C	P	C	P	P	P	P	C	C	C	C	P
Car wash	—	—	—	—	—	—	—	—	—	—	—	—	C	P	C	C	C	—	—	—	—	C
Catering	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	—	—	—	—	—	P
Coffee houses	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	P	C	C	C	C	P
Contractors and trade shops (indoor operations and outdoor storage, including heavy vehicles)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Contractors and trade shops (indoor operations and outdoor storage, including heavy vehicles/equipment) less than 10,000 square feet in area	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Contractors and trade shops (Indoor operations and storage)	—	—	—	—	—	—	—	—	—	—	—	—	—	P	C	C	—	P	P	P	P	C
Contractors and trade shops (Indoor operations and storage) less than 10,000 square feet in area)	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Contractors and trade shops (outdoor storage and operations)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Contractors and trade shops (Outdoor storage and operations, including heavy vehicles/equipment) less than 10,000 square feet in area	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience retail center	—	C	—	—	—	—	—	—	—	—	—	—	P	P	P	P	C	—	—	—	—	P
Convenience stores (as part of an office structure)	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	P	P	P	P	P
Convenience stores (freestanding)	—	C	—	—	—	—	—	—	—	—	—	—	P	P	P	P	C	—	—	—	—	P

Convenience stores (with gasoline sales)	—	C	—	—	—	—	—	—	—	—	—	—	—	C	P	P	P	C	—	—	—	P
Delivery and dispatch services (vehicles on—site)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	P	P	P	—
Department stores	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	P
Drive-through uses	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	C	C	C	—	—	—	C
Fertilizer and seed sales	—	P	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	P
Fruit and vegetable stands	—	P	C	C	—	—	—	—	—	—	—	—	P	P	P	C	C	—	—	—	—	C
Flea markets (indoors)	—	C	—	—	—	—	—	—	—	—	—	—	—	—	P	P	C	—	—	—	—	C
Flea markets (outdoors) (31-710)	—	C	—	—	—	—	—	—	—	—	—	—	—	—	C	—	C	—	—	—	—	—
Florists	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	P	—	—	—	—	—
Food service: commissary, food bank	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	P	C	—	C	C	P
Fuel sales (not including gasoline service stations)	—	C	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	P	—
Funeral home	—	C	C	C	C	C	C	—	—	—	—	—	—	—	P	C	C	C	—	—	—	C
Gasoline service station	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	C	C	C	—	C	C	C
Grocery stores	—	—	—	—	—	—	—	—	—	—	C	C	C	C	P	P	P	—	—	—	—	P
Hardware stores (less than 60,000 square feet)	—	—	—	—	—	—	—	—	—	—	—	—	C	C	P	P	P	—	—	—	—	P
Heavy truck, construction equipment sales (wholesale and retail)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	P	P	—
Mini-warehouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	P	—	—
Model home display park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	C	C	—
Nurseries/greenhouses (primarily wholesale) with on-premises retail sales	—	P	C	—	—	—	—	—	—	—	—	—	—	C	P	P	—	—	—	—	—	—
Passenger vehicle, motorcycle, recreational vehicle, boat, all terrain vehicle, golf cart/low speed vehicle sales, new and used	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	C	C	—	—	—	—	C

Passenger vehicle, motorcycle, recreational vehicle, boat, all terrain vehicle, golf cart/low speed vehicle sales, used only	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Pawn shops	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	C	—	—	—	—	C
Pharmacy	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	C	—	—	—	P
Photography studio	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	P	—	—	—	P
Rental services other than passenger vehicles: indoor display/storage	—	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	—	—	P	P	P
Rental services other than passenger vehicles: outdoor display or storage	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	C	—	—	P	P	C
Repair services, large appliance	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	C	—	—	P	P	C
Repair services, small appliance	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	P	—	—	P	P	P
Restaurants, sit-down/delicatessen	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	P	C	P	P	P
Rural commercial and retail	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Services, general	—	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	—	P	P	P
Services, personal	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	C	—	—	—	P
Shopping centers less than 25,000 square feet	—	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	P
Shopping centers, 25,000 to 120,000 square feet (see § 31- 715 for supplemental regulations)	—	—	—	—	—	—	—	—	—	—	—	—	C	P	C	C	—	—	—	—	C
Shopping centers, greater than 120,000 square feet (sec § 31- 715 for supplemental regulations)	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Tattoo parlors and body piercing saloons	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	—	—
Thrift stores, consignment stores	—	—	—	—	—	—	—	—	—	—	C	C	P	P	P	P	—	—	—	—	P
Theaters	—	—	—	—	—	—	—	—	—	—	C	C	—	P	P	P	C	—	—	—	P
Tire recapping and storage (not junkyards)	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	C	C	—

Tobacco store	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	P	P	P	—	—	—	P
Truck repair	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	C	P	—
Truck stop/travel plaza	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	C	P	—
Vehicle rentals—passenger vehicles only, including recreational vehicles	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	—	—	—	—	—	—
INDUSTRIAL, MANUFACTURING, RESEARCH AND WHOLESALE:																							
Animal food manufacturer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Automobile auction	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—
Automobile graveyard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Automobile storage lot including vehicle tow yards	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—
Cleaning and processing establishment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Container depot, shipping	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Custom manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	C	—	C	C	P	C	—
Food processing establishment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Heavy equipment and industrial storage lots	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Indoor operations and storage, assembly	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	—
Indoor operations and storage, food products	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	—
Indoor operations and storage, manufacturing/processing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	—
Indoor operations with outdoor storage, assembly	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—	—
Indoor operations with outdoor storage, food products	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—	—
Indoor operations with outdoor storage, manufacturing/processing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—	—
Industrial park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—
Junkyards/salvage yards	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—

Machine shop	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Motion picture and video production (NAICS 51211)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—
Outdoor operations and storage, assembly	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Outdoor operations and storage, food products	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Outdoor operations and storage, manufacturing/processing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Research and development, laboratories	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	P	P	P	P	P	C
Research and development, offices	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	P	P	P	P	P	C
Truck terminal	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	C	P	—
Warehouse and freight storage (indoor operations, storage and loading)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	—
Warehouse and freight storage (indoor storage with outdoor loading docks)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	—
Warehouse and freight storage (outdoor storage or loading)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Warehousing and distribution, general	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—
Warehousing, wholesale and distribution, limited	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—
Wholesale sales, generally (indoor operations, storing and loading)	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	P	P	—
AGRICULTURAL AND EXTRACTIVE USES:																						
Agribusiness	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Animal feeding operation (excluding concentrated animal feeding operation, concentrated aquatic animal production facility, or concentrated confined animal feeding operation)	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Aquaculture	P	P	C	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—

Concentrated animal feeding operation (including concentrated animal feeding operation, concentrated aquatic animal production facility, or concentrated confined animal feeding)	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Dairy	C	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Farmers markets	—	P	C	C	—	—	—	—	—	—	—	—	C	C	C	C	—	—	—	—	C	
Feedlots/livestock facilities	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Forestry/silvicultural activity consistent with Code of Virginia § 10.1-1126.1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—	
General agricultural uses, farming	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Licensed limited brewery	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Licensed limited distiller	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Mini-farms (excluding concentrated animal feeding operation, concentrated aquatic animal production facility, or concentrated confined animal feeding operation)	—	P	P	P	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	—	
Neighborhood gardens	—	P	P	P	P	P	P	P	P	P	P	P	P	—	—	P	P	—	—	—	—	—
Nursery, wholesale or commercial	—	P	C	C	—	—	—	—	—	—	—	—	—	P	—	—	—	—	P	P	—	
Oil or gas drilling	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	
Production agriculture and silviculture (see Code of Virginia § 15.2-2288)	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Quarry	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	
Sand or gravel extraction or processing	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	
Sawmills	C	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—	
Surface mining (borrow pits)	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	
Wetlands mitigation bank	C	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Winery or micro-brewery	—	C	—	—	—	—	—	—	—	—	—	—	—	P	C	C	—	—	C	P	C	

TELECOMMUNICATIONS FACILITIES:																					
Satellite dish antennas for private residential use (less than 36 inches in diameter)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Small cell facilities (see Code of Virginia § 15.2-2316.3, § 15.2-2316.4, and § 15.2-2316.5)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunications (co-location on existing tower or alternative tower structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunication towers (new construction or increase in height)	C	C	C	C	—	—	—	—	—	—	—	—	C	C	C	C	C	C	C	C	C
Television or radio transmission towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	—	C	C	C
Television, radio and film studios	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	P	C	C	P	P	P
Towers (50,000 volts or more)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Transmitting facilities, not specifically enumerated	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
WASTE-RELATED:																					
Aboveground storage tank	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Composting system, confined (vegetative waste or yard)	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Construction/demolition /debris landfill	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Crematorium—Large and small animals	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Hazardous waste facility, hazardous waste landfill, industrial waste landfill, land treatment facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Incinerator	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Materials recovery facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Recycling center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—
Recycling plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—

Resource recovery system	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Sanitary landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Sewage sludge unit	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Sewage treatment plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Solid waste management facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Transfer station, hazardous waste or solid waste	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
AVIATION OR SURFACE TRANSPORTATION PASSENGER TERMINAL:																							
Airports and heliports (commercial use multi-purpose)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-
Bus/commuter stops/light rail stations	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bus/railroad depot/taxi stand	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	C	C	P	P	P	P	
Helipads and airstrips	-	C	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	C	C	C	C	-	
Helipads and airstrips (private non-commercial use only)	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
All other aviation or surface passenger terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	
SOLAR ENERGY																							
Solar energy facilities	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
WIND ENERGY:																							
Wind energy facilities —Large	-	C	C	C	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	C	-	
Wind energy facilities —Small	-	P	P	P	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	P	-	
Wind energy facilities —Utility Scale	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	

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