

200 and 400 City Hall Avenue Poquoson, Virginia For Lease



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com

www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

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 LEASE
City Hall Professional Park
200 & 400 City Hall Avenue
Poquoson, Virginia

Location: 200 and 400 City Hall Avenue

Built: 2007

Lease Rate: 1st Floor space – \$15.00 per square foot
2nd Floor space – \$13.50 per square foot
(Net of utilities and janitorial)

Available Suites: 200 C – 750 square feet approximately
400 D – 1,200 square feet approximately

Zoning: VC: Village Commercial

**Additional
Information:**

- Available suites work very well for a variety of professional business uses
- Aerial
- Pictures
- Floor Plans
- Location Map
- VC Zoning Ordinance
- Traffic Count
- Demographics

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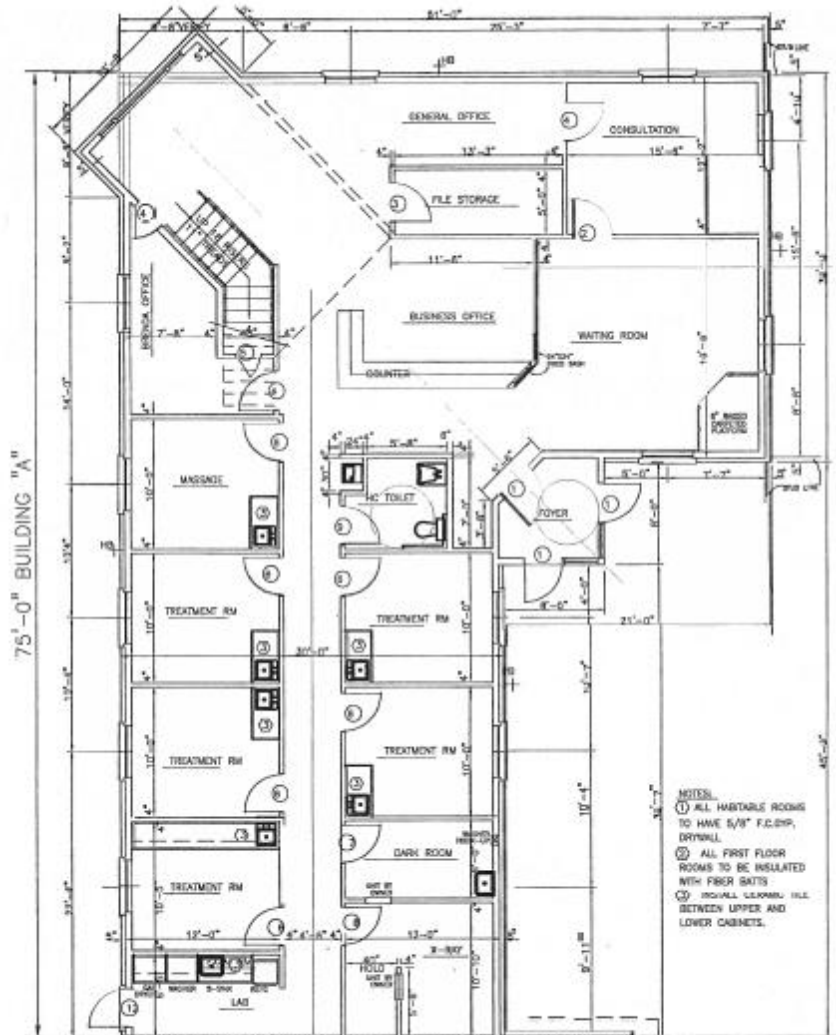
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13'-0"
14'-0"
15'-0"

Leased

200 City Hall Avenue

1st Floor of Suite 200 A



Suite 200 C

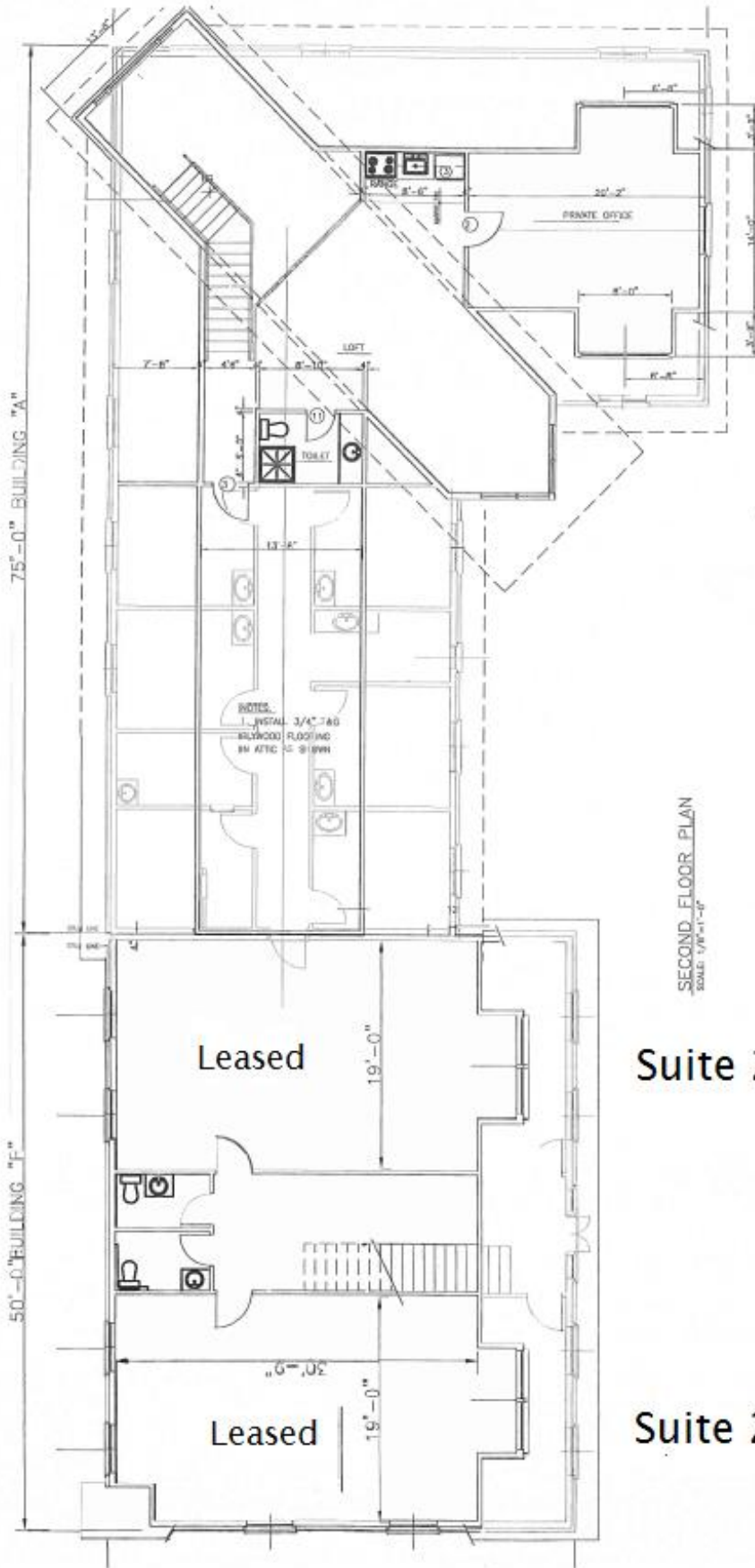
Available



Suite 200 B

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Leased

200 City Hall Avenue

2nd Floor

SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

Leased

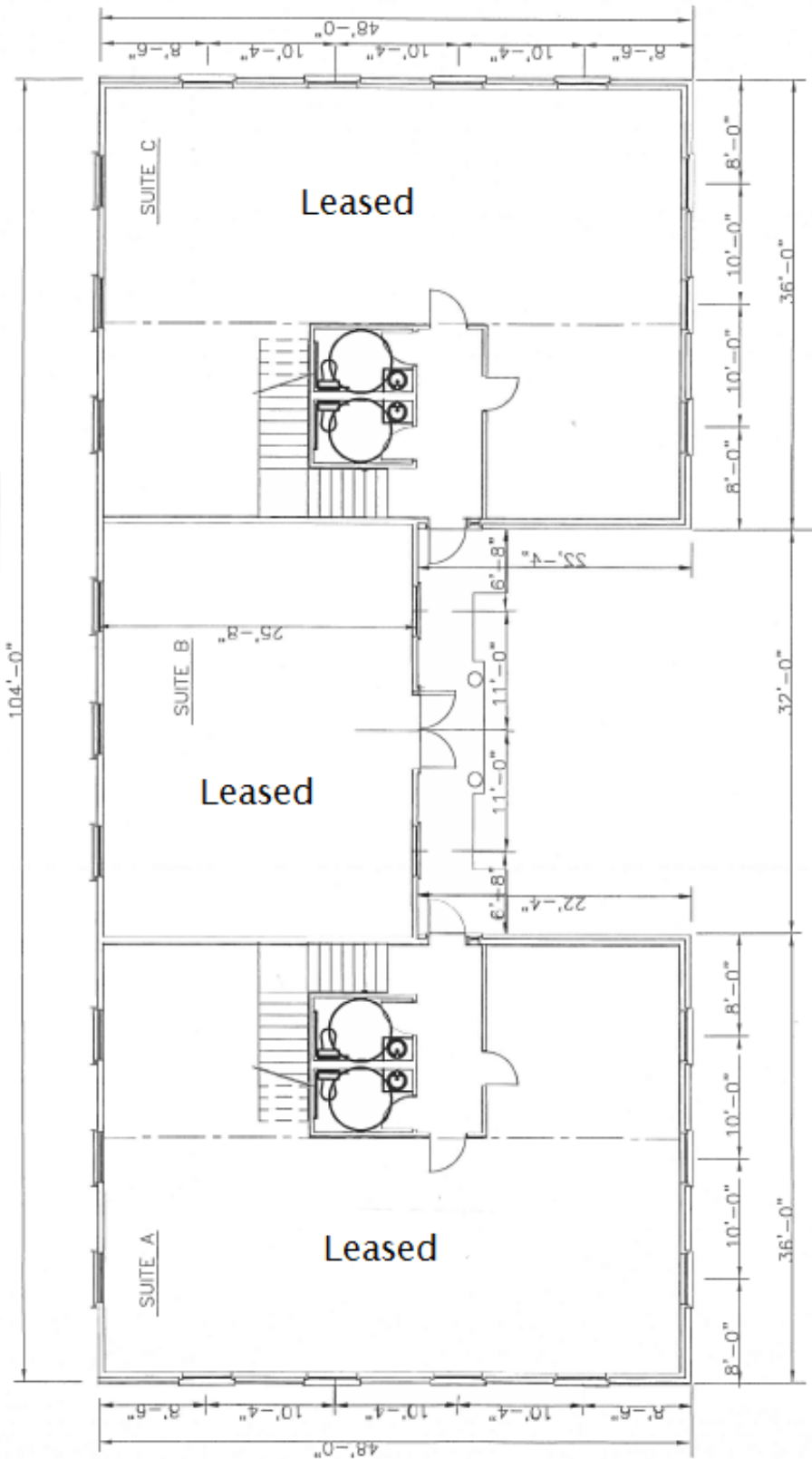
Suite 200 D

Leased

Suite 200 E

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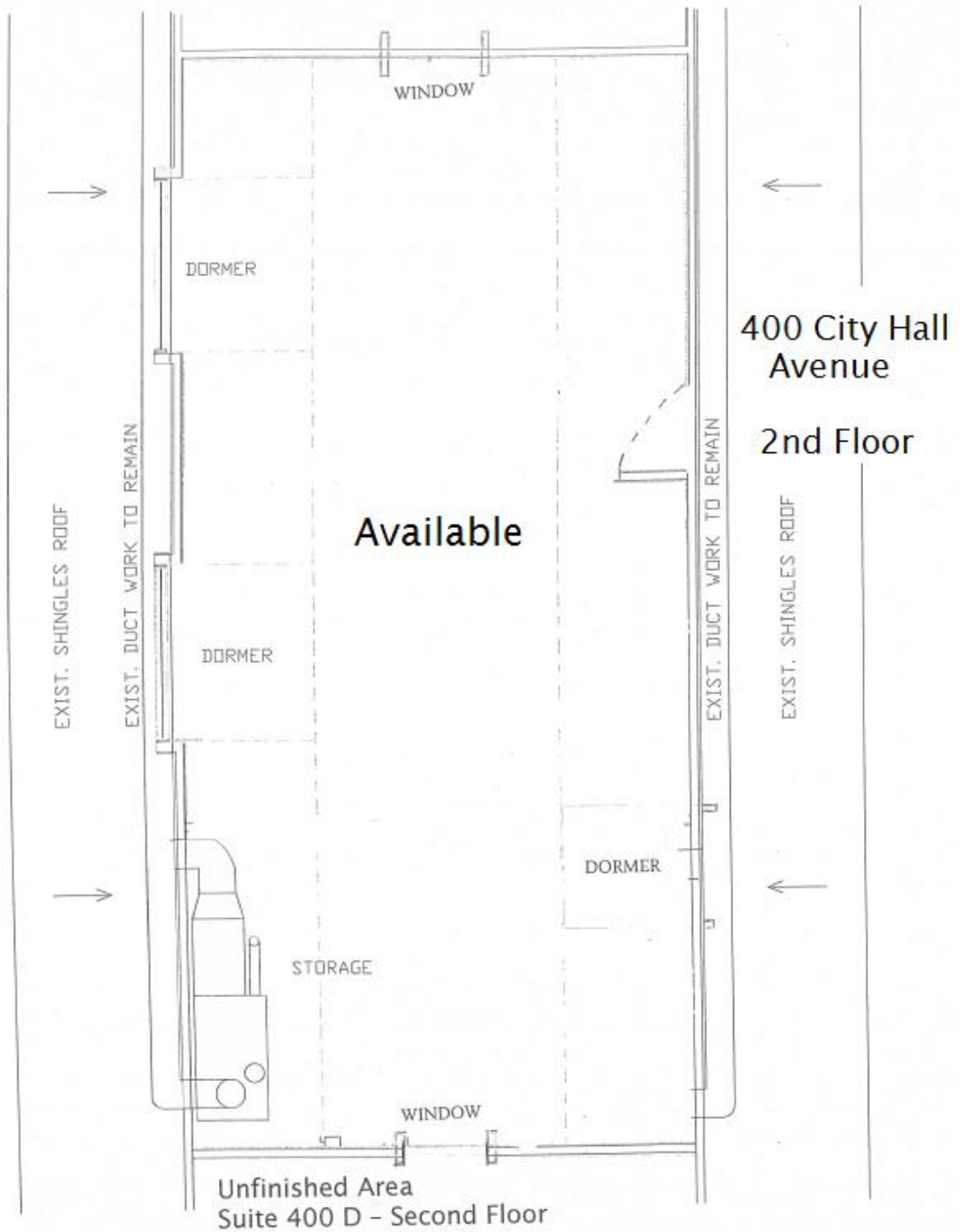


400 City Hall Avenue
1st Floor

FLOOR PLAN BLDG.C
SCALE: 1/8"=1'-0"



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OFFICES LAYOUT
1/8" = 1'-0"

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Poquoson, Virginia



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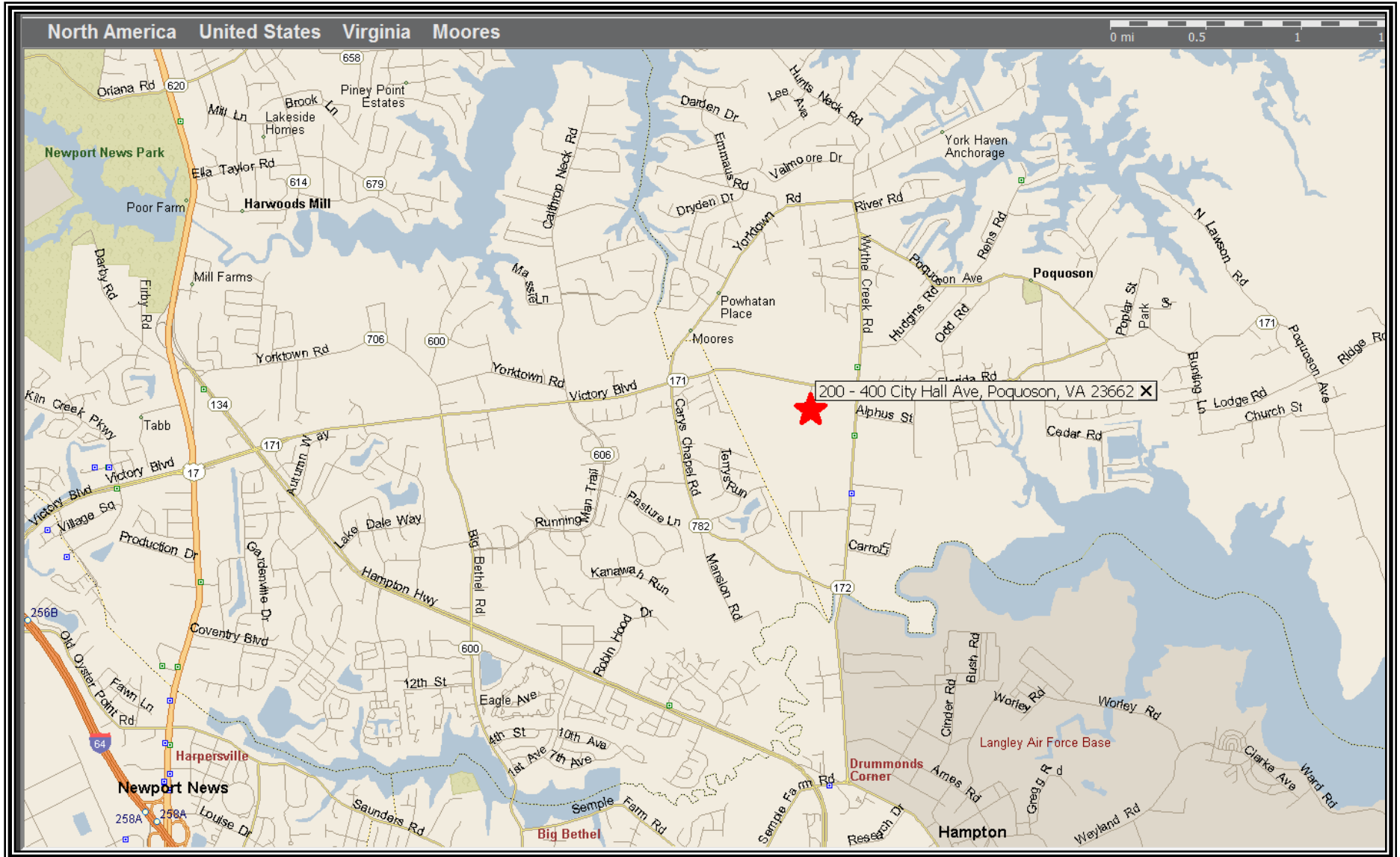
200 and 400 City Hall Avenue
Poquoson, Virginia



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Demographic and Income Profile

200 City Hall Ave, Poquoson, Virginia, 23662
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.12445
 Longitude: -76.39639

Summary	Census 2010	2016	2021
Population	42,625	44,118	45,124
Households	15,821	16,388	16,756
Families	12,052	12,397	12,630
Average Household Size	2.69	2.69	2.69
Owner Occupied Housing Units	10,097	10,150	10,296
Renter Occupied Housing Units	5,724	6,237	6,460
Median Age	35.0	35.5	36.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.45%	0.97%	0.84%
Households	0.45%	0.93%	0.79%
Families	0.37%	0.86%	0.72%
Owner HHS	0.29%	0.89%	0.73%
Median Household Income	1.91%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	793	4.8%	910	5.4%
\$15,000 - \$24,999	828	5.1%	825	4.9%
\$25,000 - \$34,999	1,254	7.7%	1,114	6.6%
\$35,000 - \$49,999	1,848	11.3%	2,281	13.6%
\$50,000 - \$74,999	2,889	17.6%	1,764	10.5%
\$75,000 - \$99,999	2,257	13.8%	2,497	14.9%
\$100,000 - \$149,999	3,478	21.2%	3,829	22.9%
\$150,000 - \$199,999	1,773	10.8%	2,108	12.6%
\$200,000+	1,268	7.7%	1,429	8.5%
Median Household Income	\$80,149		\$88,080	
Average Household Income	\$98,011		\$105,297	
Per Capita Income	\$36,384		\$39,070	

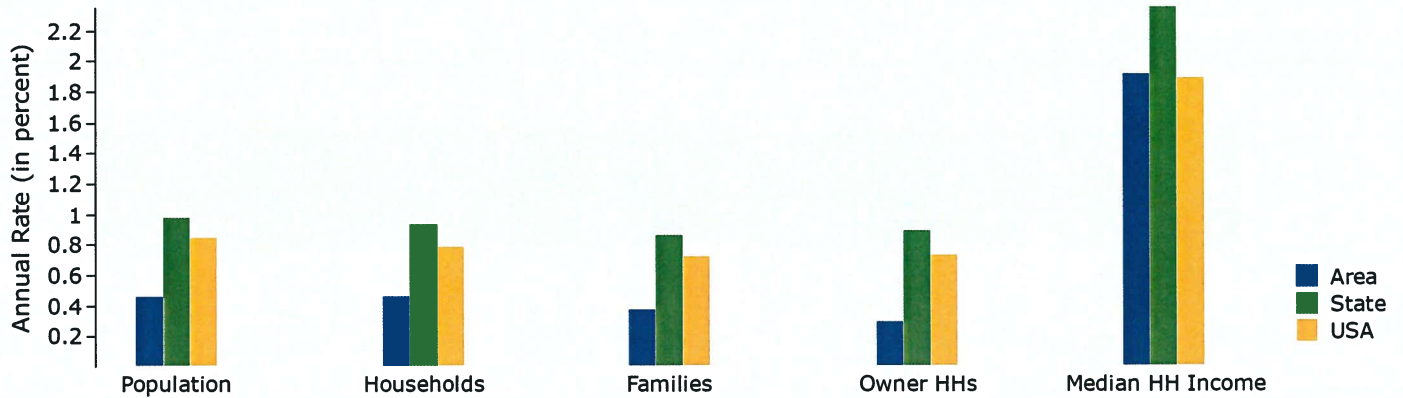
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,932	6.9%	2,864	6.5%	2,934	6.5%
5 - 9	3,192	7.5%	3,046	6.9%	2,924	6.5%
10 - 14	3,424	8.0%	3,258	7.4%	3,037	6.7%
15 - 19	3,416	8.0%	3,046	6.9%	2,845	6.3%
20 - 24	3,018	7.1%	2,929	6.6%	2,672	5.9%
25 - 34	5,326	12.5%	6,656	15.1%	7,170	15.9%
35 - 44	5,620	13.2%	5,264	11.9%	5,878	13.0%
45 - 54	7,174	16.8%	6,391	14.5%	5,401	12.0%
55 - 64	4,636	10.9%	5,615	12.7%	5,996	13.3%
65 - 74	2,423	5.7%	3,241	7.3%	3,948	8.7%
75 - 84	1,112	2.6%	1,369	3.1%	1,771	3.9%
85+	351	0.8%	438	1.0%	551	1.2%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,783	72.2%	30,925	70.1%	30,903	68.5%
Black Alone	7,247	17.0%	7,546	17.1%	7,677	17.0%
American Indian Alone	171	0.4%	194	0.4%	208	0.5%
Asian Alone	2,186	5.1%	2,585	5.9%	2,942	6.5%
Pacific Islander Alone	54	0.1%	83	0.2%	103	0.2%
Some Other Race Alone	570	1.3%	786	1.8%	984	2.2%
Two or More Races	1,614	3.8%	2,000	4.5%	2,308	5.1%
Hispanic Origin (Any Race)	1,929	4.5%	2,874	6.5%	3,612	8.0%

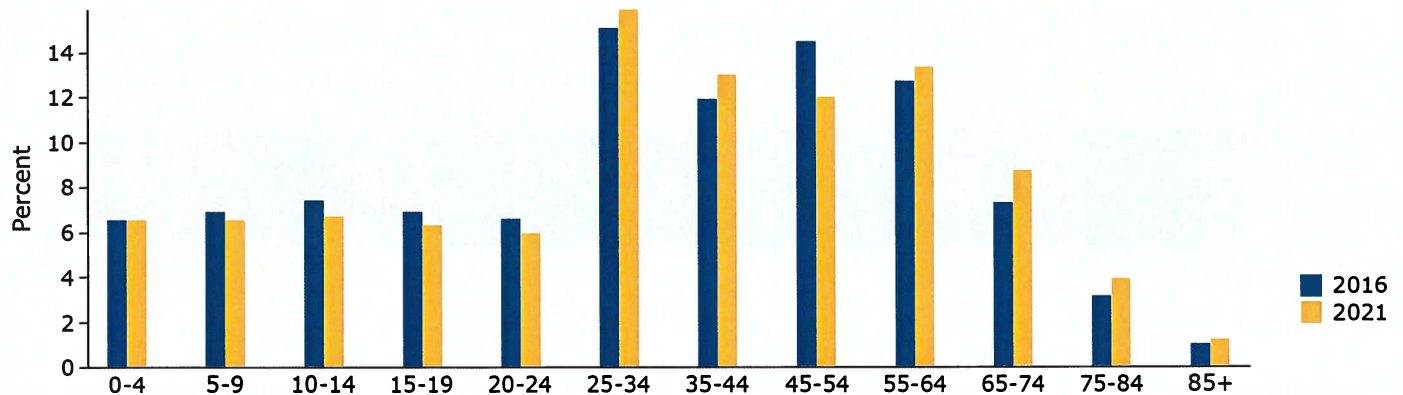
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

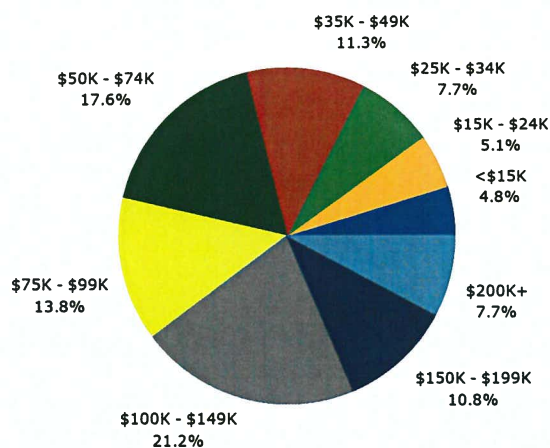
Trends 2016-2021



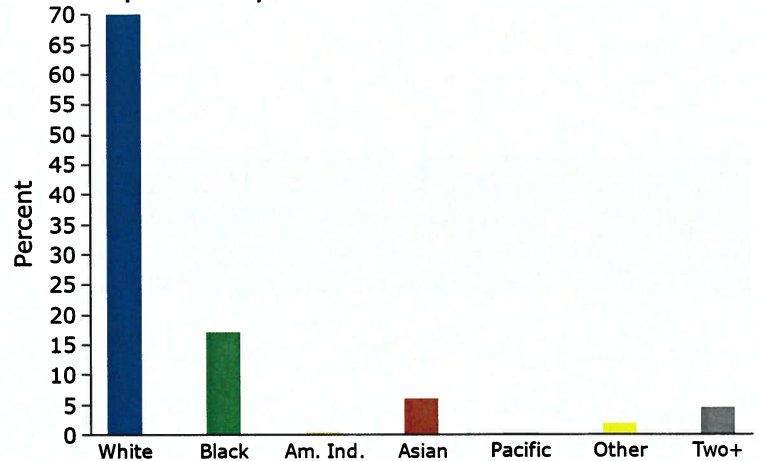
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Demographic and Income Profile

200 City Hall Ave, Poquoson, Virginia, 23662 5
 200 City Hall Ave, Poquoson, Virginia, 23662
 Drive Time: 20 minute radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.12445
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Summary	Census 2010	2016	2021
Population	302,971	309,354	314,393
Households	120,825	122,989	124,892
Families	78,430	79,208	80,085
Average Household Size	2.45	2.45	2.46
Owner Occupied Housing Units	68,303	67,527	68,349
Renter Occupied Housing Units	52,522	55,462	56,543
Median Age	35.2	36.1	37.0
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.32%	0.97%	0.84%
Households	0.31%	0.93%	0.79%
Families	0.22%	0.86%	0.72%
Owner HHS	0.24%	0.89%	0.73%
Median Household Income	-1.19%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	13,025	10.6%	14,810	11.9%
\$15,000 - \$24,999	11,157	9.1%	10,938	8.8%
\$25,000 - \$34,999	13,048	10.6%	11,418	9.1%
\$35,000 - \$49,999	18,974	15.4%	24,678	19.8%
\$50,000 - \$74,999	24,287	19.7%	15,360	12.3%
\$75,000 - \$99,999	16,157	13.1%	17,810	14.3%
\$100,000 - \$149,999	16,610	13.5%	18,336	14.7%
\$150,000 - \$199,999	5,769	4.7%	6,983	5.6%
\$200,000+	3,962	3.2%	4,560	3.7%
Median Household Income	\$53,842		\$50,702	
Average Household Income	\$69,179		\$73,072	
Per Capita Income	\$28,174		\$29,688	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	20,164	6.7%	19,246	6.2%	19,482	6.2%
5 - 9	19,553	6.5%	19,246	6.2%	18,609	5.9%
10 - 14	19,733	6.5%	19,266	6.2%	19,081	6.1%
15 - 19	22,427	7.4%	20,660	6.7%	20,102	6.4%
20 - 24	26,362	8.7%	24,691	8.0%	23,074	7.3%
25 - 34	42,640	14.1%	47,611	15.4%	48,264	15.4%
35 - 44	37,250	12.3%	36,900	11.9%	40,354	12.8%
45 - 54	46,345	15.3%	41,075	13.3%	36,400	11.6%
55 - 64	33,098	10.9%	38,245	12.4%	39,825	12.7%
65 - 74	19,549	6.5%	24,821	8.0%	29,044	9.2%
75 - 84	11,338	3.7%	12,417	4.0%	14,486	4.6%
85+	4,513	1.5%	5,176	1.7%	5,671	1.8%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	156,264	51.6%	157,139	50.8%	156,730	49.9%
Black Alone	118,625	39.2%	118,397	38.3%	118,468	37.7%
American Indian Alone	1,299	0.4%	1,387	0.4%	1,463	0.5%
Asian Alone	9,080	3.0%	11,073	3.6%	12,796	4.1%
Pacific Islander Alone	384	0.1%	509	0.2%	614	0.2%
Some Other Race Alone	5,829	1.9%	7,318	2.4%	8,771	2.8%
Two or More Races	11,489	3.8%	13,531	4.4%	15,551	4.9%
Hispanic Origin (Any Race)	17,080	5.6%	22,344	7.2%	27,570	8.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



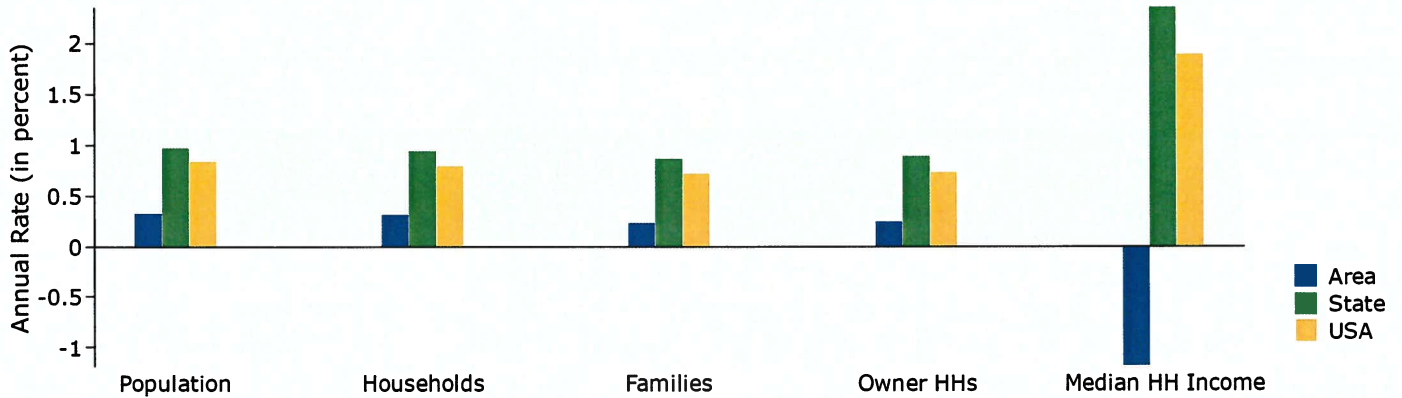
Demographic and Income Profile

200 City Hall Ave, Poquoson, Virginia, 23662 5
 200 City Hall Ave, Poquoson, Virginia, 23662
 Drive Time: 20 minute radius

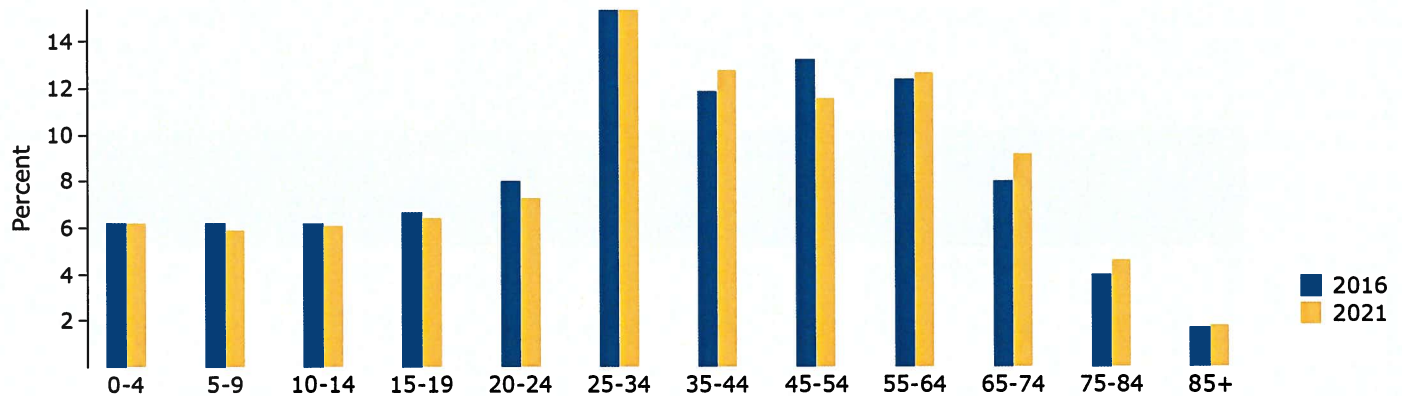
Prepared by Janice Lewis, CCIM

Latitude: 37.12445
 Longitude: -76.39639

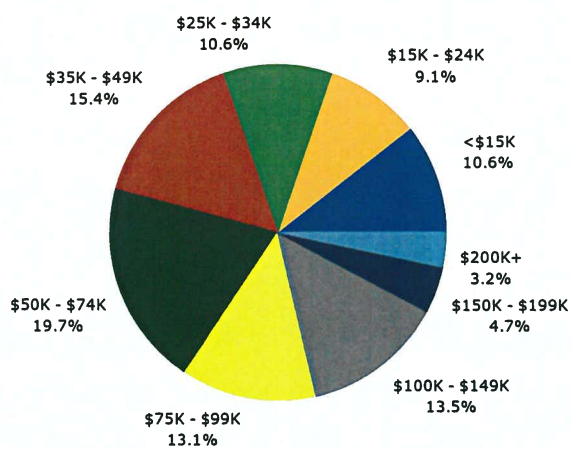
Trends 2016-2021



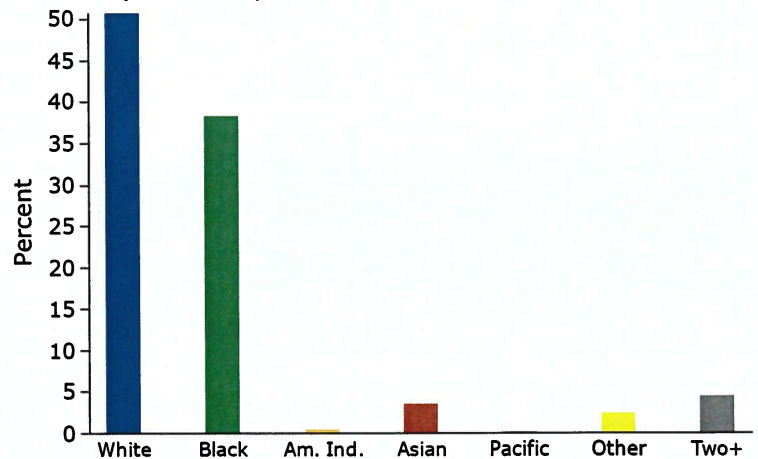
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 7.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Demographic and Income Profile

200 City Hall Ave, Poquoson, Virginia, 23662 5
 200 City Hall Ave, Poquoson, Virginia, 23662
 Drive Time: 30 minute radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.12445
 Longitude: -76.39639

Summary	Census 2010	2016	2021
Population	416,977	428,279	436,883
Households	163,304	167,215	170,433
Families	107,475	109,273	110,955
Average Household Size	2.47	2.47	2.48
Owner Occupied Housing Units	94,216	93,950	95,536
Renter Occupied Housing Units	69,088	73,265	74,897
Median Age	34.8	35.7	36.7
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.40%	0.97%	0.84%
Households	0.38%	0.93%	0.79%
Families	0.31%	0.86%	0.72%
Owner HHS	0.34%	0.89%	0.73%
Median Household Income	-0.96%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	17,162	10.3%	19,550	11.5%
\$15,000 - \$24,999	14,913	8.9%	14,723	8.6%
\$25,000 - \$34,999	17,835	10.7%	15,723	9.2%
\$35,000 - \$49,999	25,593	15.3%	33,143	19.4%
\$50,000 - \$74,999	33,262	19.9%	21,138	12.4%
\$75,000 - \$99,999	22,211	13.3%	24,610	14.4%
\$100,000 - \$149,999	22,876	13.7%	25,606	15.0%
\$150,000 - \$199,999	7,696	4.6%	9,393	5.5%
\$200,000+	5,665	3.4%	6,546	3.8%
Median Household Income	\$54,341		\$51,792	
Average Household Income	\$70,033		\$74,186	
Per Capita Income	\$28,029		\$29,608	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	28,225	6.8%	26,934	6.3%	27,306	6.3%
5 - 9	27,102	6.5%	26,960	6.3%	26,162	6.0%
10 - 14	27,004	6.5%	26,728	6.2%	26,722	6.1%
15 - 19	31,754	7.6%	29,592	6.9%	29,104	6.7%
20 - 24	36,722	8.8%	35,094	8.2%	32,981	7.5%
25 - 34	58,817	14.1%	65,261	15.2%	66,234	15.2%
35 - 44	51,180	12.3%	51,053	11.9%	55,900	12.8%
45 - 54	63,003	15.1%	55,877	13.0%	49,818	11.4%
55 - 64	45,380	10.9%	52,758	12.3%	54,871	12.6%
65 - 74	26,737	6.4%	34,357	8.0%	40,406	9.2%
75 - 84	15,310	3.7%	16,962	4.0%	19,940	4.6%
85+	5,744	1.4%	6,704	1.6%	7,440	1.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	220,647	52.9%	223,253	52.1%	223,565	51.2%
Black Alone	157,949	37.9%	158,416	37.0%	158,953	36.4%
American Indian Alone	1,846	0.4%	1,999	0.5%	2,134	0.5%
Asian Alone	11,717	2.8%	14,342	3.3%	16,622	3.8%
Pacific Islander Alone	585	0.1%	779	0.2%	945	0.2%
Some Other Race Alone	8,090	1.9%	10,333	2.4%	12,501	2.9%
Two or More Races	16,144	3.9%	19,156	4.5%	22,162	5.1%
Hispanic Origin (Any Race)	24,412	5.9%	32,302	7.5%	40,066	9.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

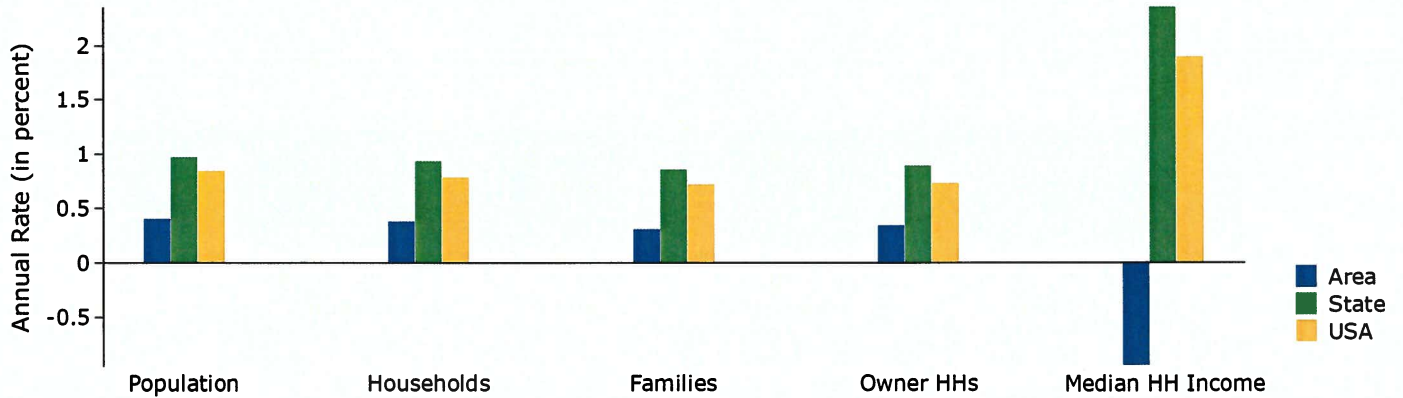


Demographic and Income Profile

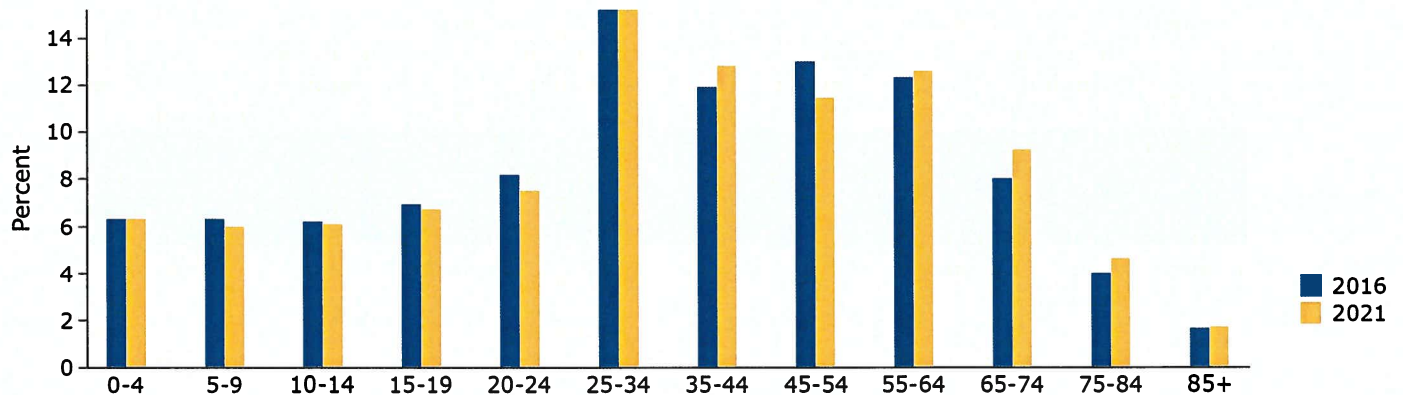
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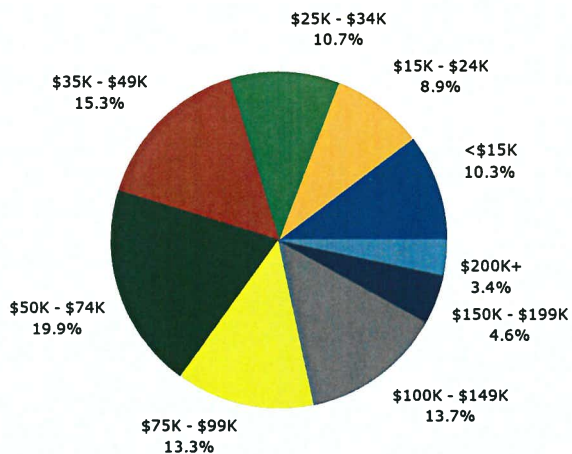
Trends 2016-2021



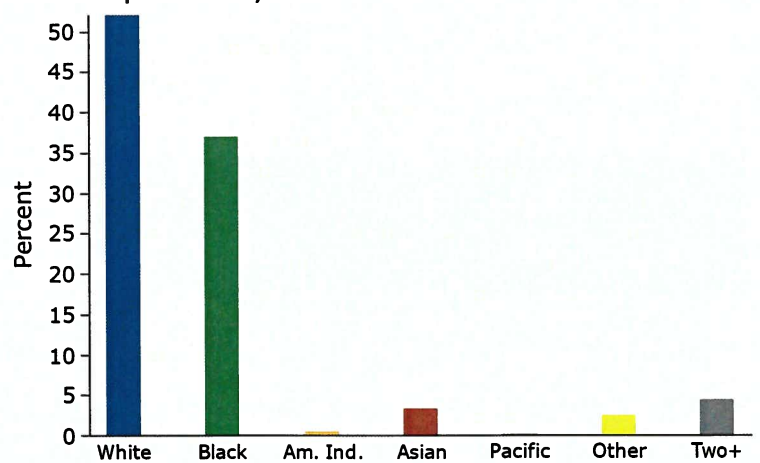
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 7.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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