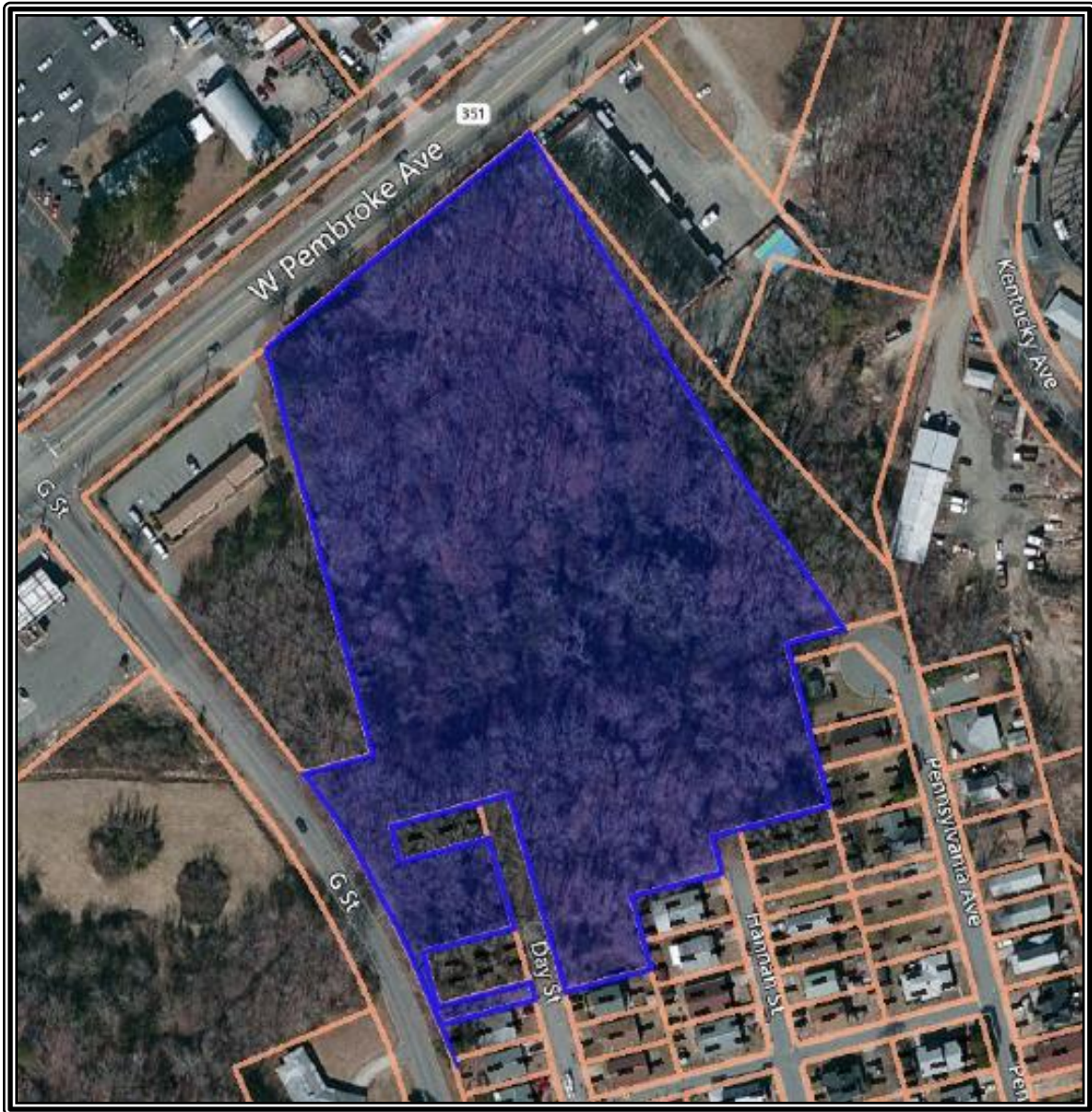


For Sale
1963 W Pembroke Avenue / Day Street
Hampton, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Ron@CampanaWaltz.com

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 SALE
1963 W. Pembroke Avenue
Hampton, Virginia

Location: 1963 W. Pembroke Avenue
Hampton, Virginia

Description: Centrally located in Hampton, Virginia. Copeland Industrial Park combines location with office/warehouse space in a setting catering to mid-large sized industrial businesses. The property is in close proximity to Interstate 64 and Interstate 664. The site offers 4 phases of development and easy access to W Pembroke Avenue and G. Street.

Acreage: Approximately 7.846 Acres

Proposed Phases:

<u>Phase 1:</u>	3.416 Acres 27,000 Square Feet of Improvements (18 Units) 74 Parking Spaces
<u>Phase 2:</u>	1.306 Acres 21,000 Square Feet of Improvements (14 Units) 62 Parking Spaces
<u>Phase 3:</u>	1.156 Acres 11,650 Square Feet of Improvements (11 Units) 57 Parking Spaces
<u>Phase 4:</u>	1.968 Acres 21,000 Square Feet of Improvements (12 Units) 52 Parking Spaces
<u>Total:</u>	7.846 Acres 85,500 Square Feet of Improvements (55 Units) 245 Parking Spaces (Inc. 10 Handicap Spaces)

Sale Price: **\$800,000.00** (\$101,963.00/acre)

Zoning: C-3 General Commercial District

Surrounding Info: Newport News-Williamsburg International Airport / 15.0 miles
Port of Virginia (Newport News Marine Terminals)/ 4.6 miles
Port of Virginia (APM Terminals Virginia)/ 17 miles
Port of Virginia (Norfolk International Terminals)/ 17.4 miles

Additional Information:

- Site Plan
- Zoning Matrix
- Aerials
- Location Map
- Demographics

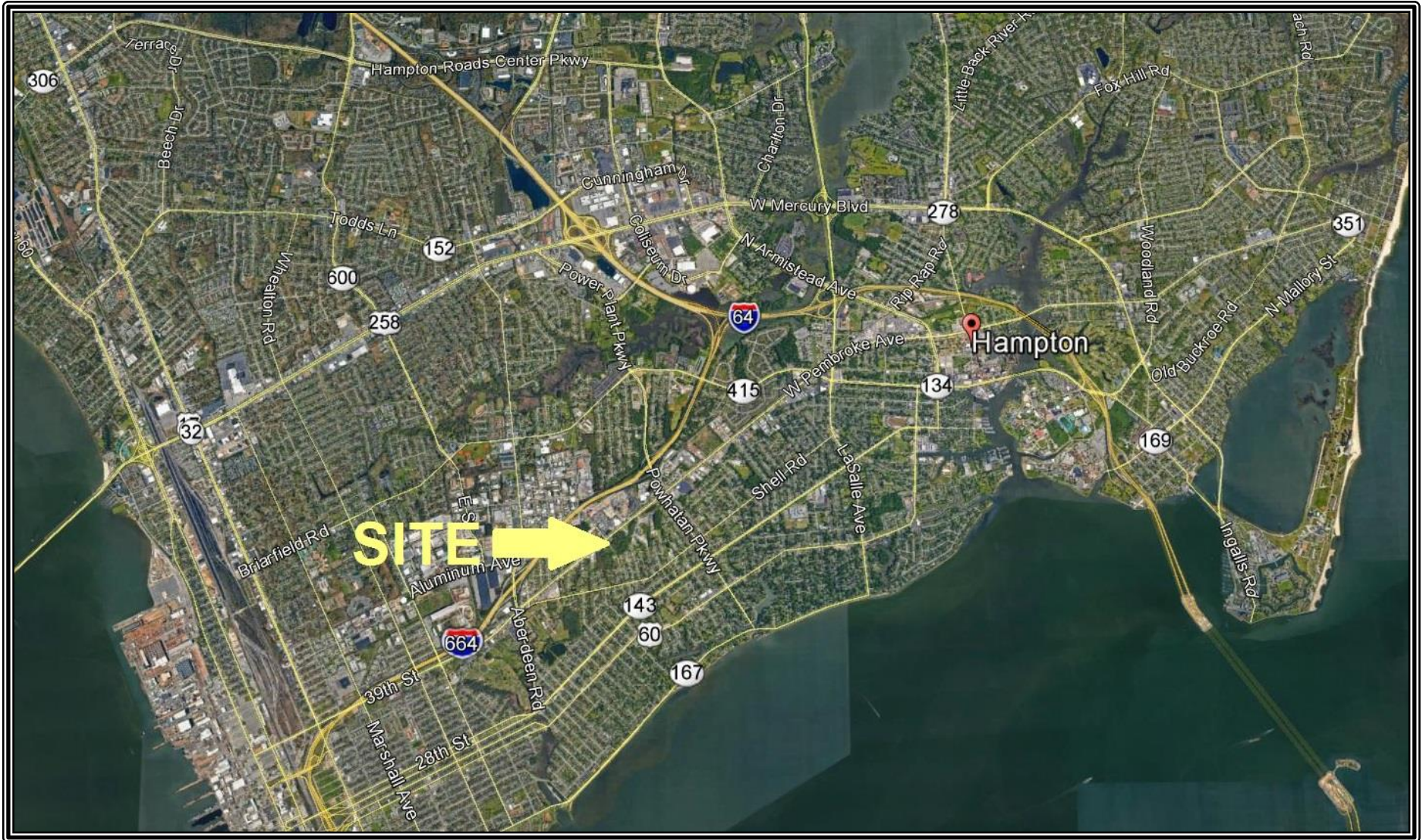
For additional information please contact:

Ron A. Campana, Jr.
Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia 23606
Phone (757) 327-0333 / Fax (757) 327-0984
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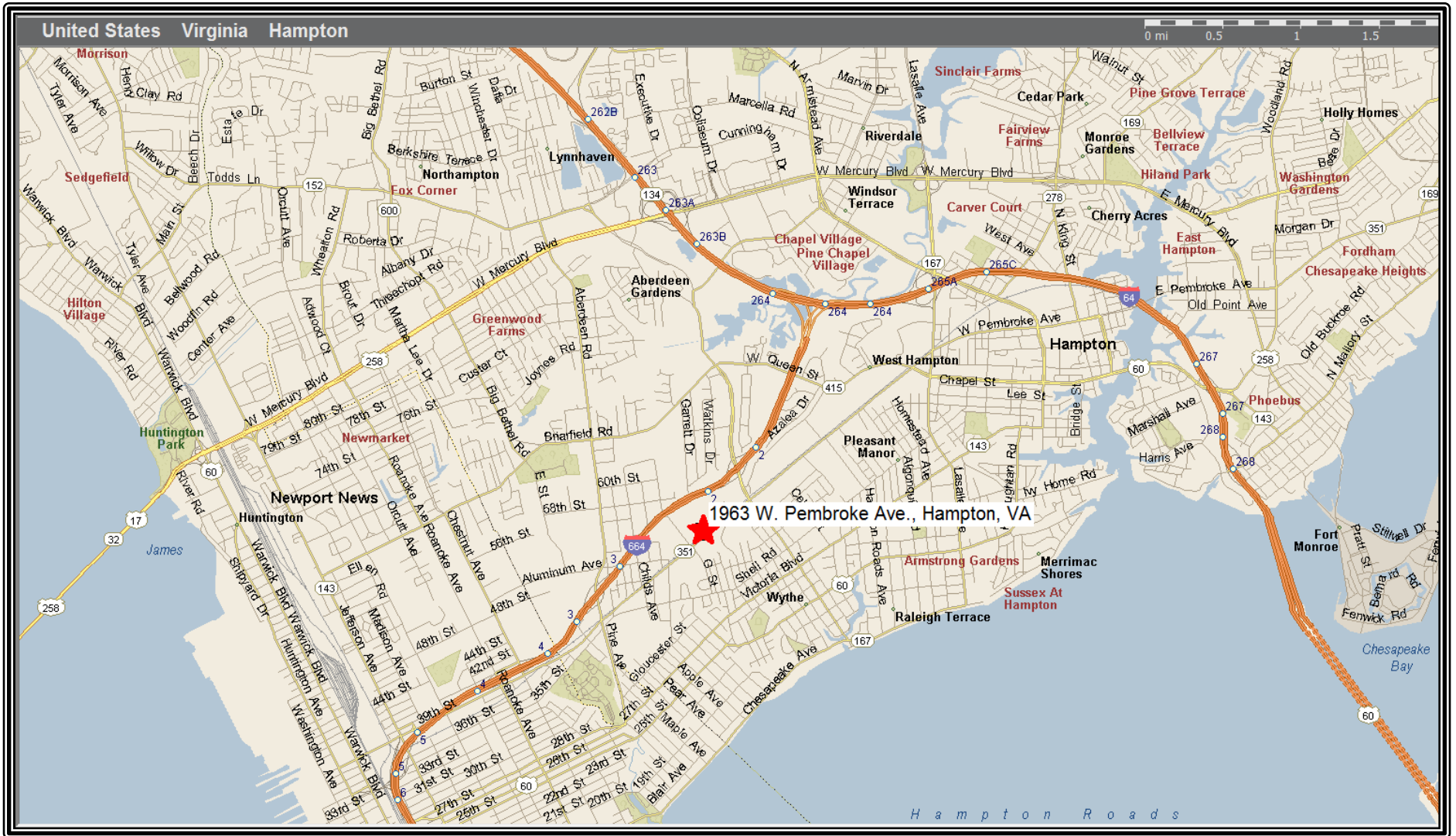
1963 W Pembroke Avenue / Day Street Hampton, Virginia



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This offer subject to errors and omissions, or withdrawal, without notice.*

Campana Waltz
Commercial Real Estate, LLC

1963 W Pembroke Avenue / Day Street Hampton, Virginia



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Campana Waltz
Commercial Real Estate, LLC



Demographic and Income Profile

1963 W Pembroke Ave, Hampton, Virginia, 23661
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.00937
 Longitude: -76.39051

Summary	Census 2010	2016	2021
Population	20,494	20,394	20,340
Households	8,271	8,271	8,270
Families	5,293	5,249	5,224
Average Household Size	2.46	2.45	2.45
Owner Occupied Housing Units	4,689	4,575	4,589
Renter Occupied Housing Units	3,582	3,696	3,681
Median Age	38.4	39.6	40.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	-0.05%	0.97%	0.84%
Households	0.00%	0.93%	0.79%
Families	-0.10%	0.86%	0.72%
Owner HHs	0.06%	0.89%	0.73%
Median Household Income	-0.50%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,271	15.4%	1,456	17.6%
\$15,000 - \$24,999	1,286	15.5%	1,229	14.9%
\$25,000 - \$34,999	1,231	14.9%	1,115	13.5%
\$35,000 - \$49,999	1,362	16.5%	1,780	21.5%
\$50,000 - \$74,999	1,496	18.1%	884	10.7%
\$75,000 - \$99,999	809	9.8%	899	10.9%
\$100,000 - \$149,999	600	7.3%	655	7.9%
\$150,000 - \$199,999	129	1.6%	153	1.9%
\$200,000+	87	1.1%	97	1.2%
Median Household Income	\$37,895		\$36,962	
Average Household Income	\$49,192		\$50,279	
Per Capita Income	\$20,194		\$20,687	

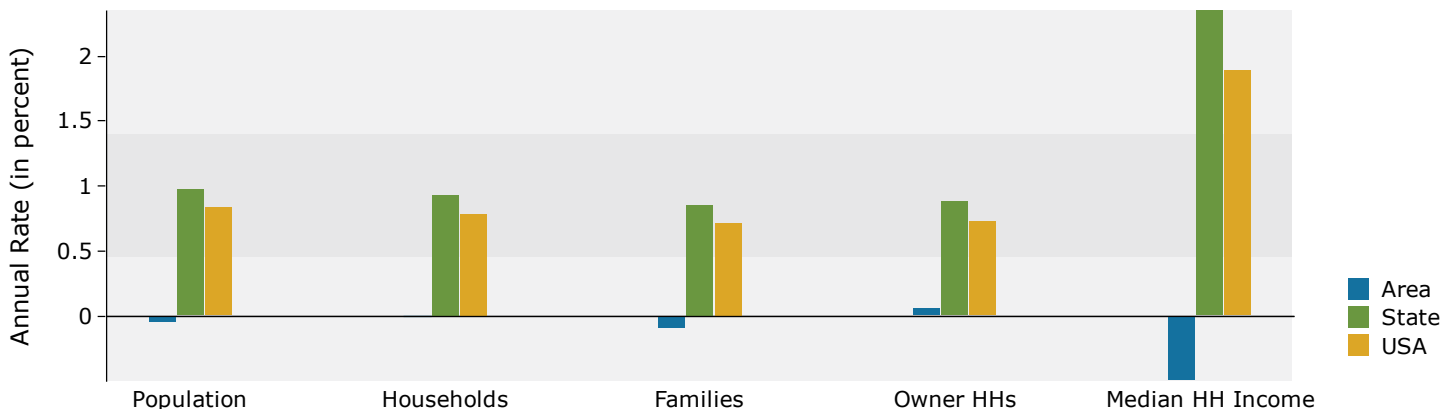
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,292	6.3%	1,214	6.0%	1,183	5.8%
5 - 9	1,376	6.7%	1,258	6.2%	1,195	5.9%
10 - 14	1,356	6.6%	1,358	6.7%	1,302	6.4%
15 - 19	1,597	7.8%	1,301	6.4%	1,323	6.5%
20 - 24	1,359	6.6%	1,346	6.6%	1,137	5.6%
25 - 34	2,453	12.0%	2,640	12.9%	2,624	12.9%
35 - 44	2,436	11.9%	2,355	11.5%	2,470	12.1%
45 - 54	3,143	15.3%	2,667	13.1%	2,412	11.9%
55 - 64	2,649	12.9%	2,879	14.1%	2,835	13.9%
65 - 74	1,560	7.6%	2,008	9.8%	2,313	11.4%
75 - 84	895	4.4%	965	4.7%	1,127	5.5%
85+	376	1.8%	402	2.0%	419	2.1%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,548	17.3%	3,503	17.2%	3,418	16.8%
Black Alone	15,741	76.8%	15,484	75.9%	15,322	75.3%
American Indian Alone	82	0.4%	86	0.4%	89	0.4%
Asian Alone	259	1.3%	304	1.5%	339	1.7%
Pacific Islander Alone	12	0.1%	16	0.1%	19	0.1%
Some Other Race Alone	194	0.9%	231	1.1%	268	1.3%
Two or More Races	657	3.2%	769	3.8%	884	4.3%
Hispanic Origin (Any Race)	680	3.3%	837	4.1%	1,002	4.9%

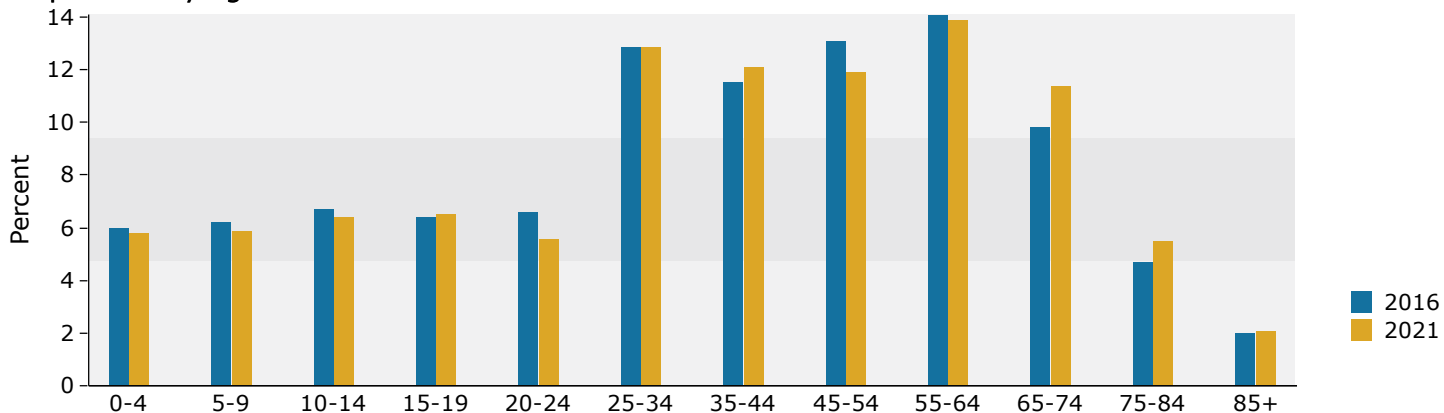
Data Note: Income is expressed in current dollars.

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

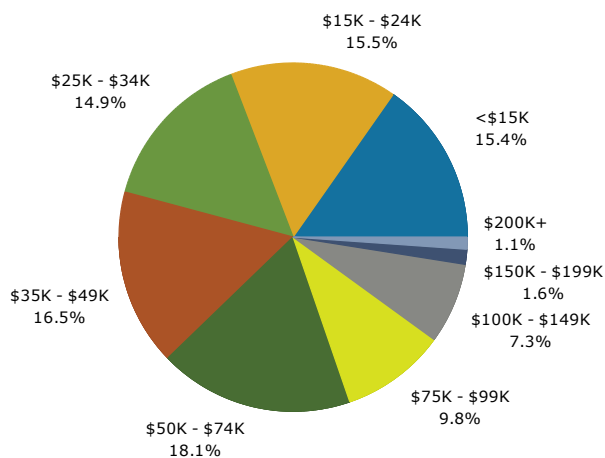
Trends 2016-2021



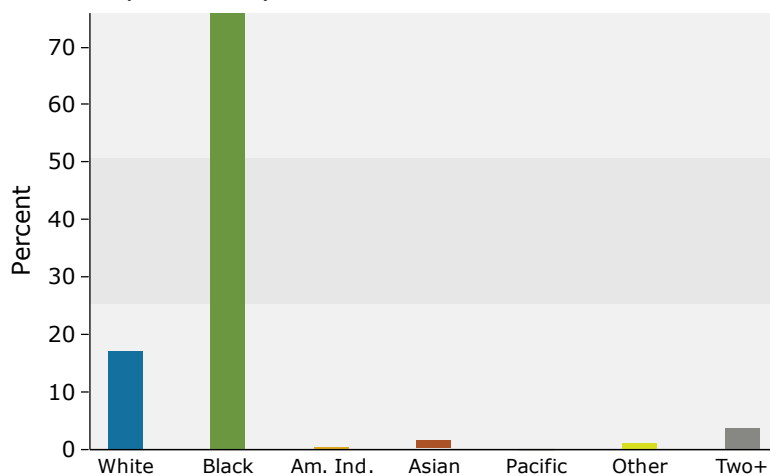
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 4.1%

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



Demographic and Income Profile

1963 W Pembroke Ave, Hampton, Virginia, 23661
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.00937
 Longitude: -76.39051

Summary	Census 2010	2016	2021
Population	103,354	104,045	104,592
Households	42,972	43,319	43,591
Families	25,720	25,698	25,727
Average Household Size	2.36	2.35	2.35
Owner Occupied Housing Units	21,395	20,910	21,016
Renter Occupied Housing Units	21,577	22,409	22,574
Median Age	35.5	36.3	37.2
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.10%	0.97%	0.84%
Households	0.13%	0.93%	0.79%
Families	0.02%	0.86%	0.72%
Owner HHs	0.10%	0.89%	0.73%
Median Household Income	-0.73%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	6,854	15.8%	7,649	17.5%
\$15,000 - \$24,999	5,448	12.6%	5,234	12.0%
\$25,000 - \$34,999	5,947	13.7%	5,286	12.1%
\$35,000 - \$49,999	7,159	16.5%	9,432	21.6%
\$50,000 - \$74,999	8,127	18.8%	5,000	11.5%
\$75,000 - \$99,999	4,688	10.8%	5,272	12.1%
\$100,000 - \$149,999	3,712	8.6%	4,080	9.4%
\$150,000 - \$199,999	934	2.2%	1,124	2.6%
\$200,000+	451	1.0%	515	1.2%
Median Household Income	\$40,873		\$39,400	
Average Household Income	\$52,062		\$53,781	
Per Capita Income	\$22,088		\$22,818	

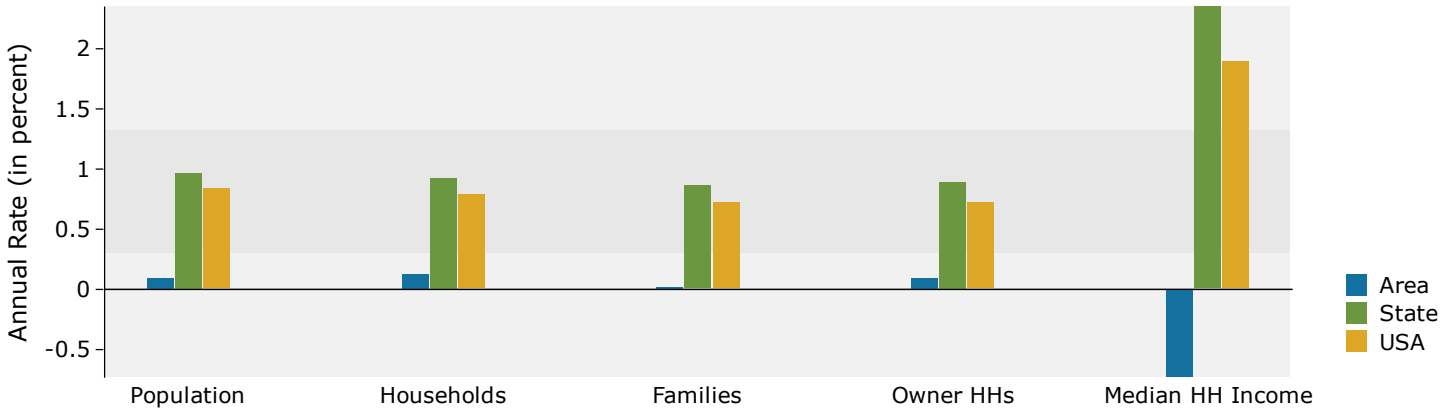
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,137	6.9%	6,688	6.4%	6,675	6.4%
5 - 9	6,671	6.5%	6,640	6.4%	6,380	6.1%
10 - 14	6,440	6.2%	6,453	6.2%	6,460	6.2%
15 - 19	7,459	7.2%	6,519	6.3%	6,401	6.1%
20 - 24	8,935	8.6%	8,001	7.7%	7,335	7.0%
25 - 34	14,432	14.0%	16,084	15.5%	16,003	15.3%
35 - 44	12,163	11.8%	12,023	11.6%	13,063	12.5%
45 - 54	15,409	14.9%	13,393	12.9%	11,906	11.4%
55 - 64	11,747	11.4%	13,233	12.7%	13,336	12.8%
65 - 74	7,066	6.8%	8,782	8.4%	10,118	9.7%
75 - 84	4,220	4.1%	4,429	4.3%	5,042	4.8%
85+	1,677	1.6%	1,799	1.7%	1,873	1.8%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,346	29.4%	30,227	29.1%	29,674	28.4%
Black Alone	66,112	64.0%	65,604	63.1%	65,504	62.6%
American Indian Alone	474	0.5%	507	0.5%	529	0.5%
Asian Alone	1,561	1.5%	1,860	1.8%	2,086	2.0%
Pacific Islander Alone	84	0.1%	106	0.1%	121	0.1%
Some Other Race Alone	1,300	1.3%	1,604	1.5%	1,889	1.8%
Two or More Races	3,477	3.4%	4,136	4.0%	4,787	4.6%
Hispanic Origin (Any Race)	4,181	4.0%	5,367	5.2%	6,576	6.3%

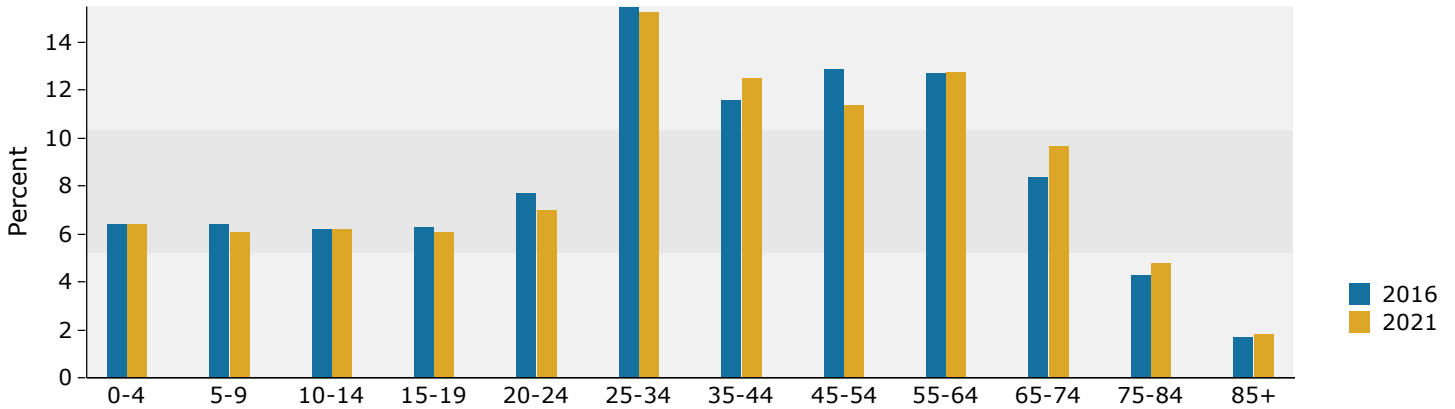
Data Note: Income is expressed in current dollars.

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

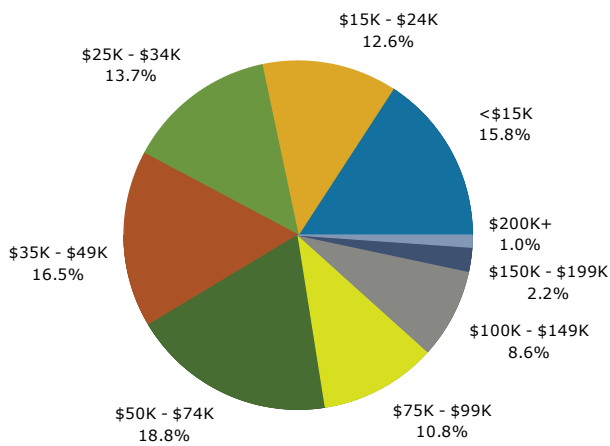
Trends 2016-2021



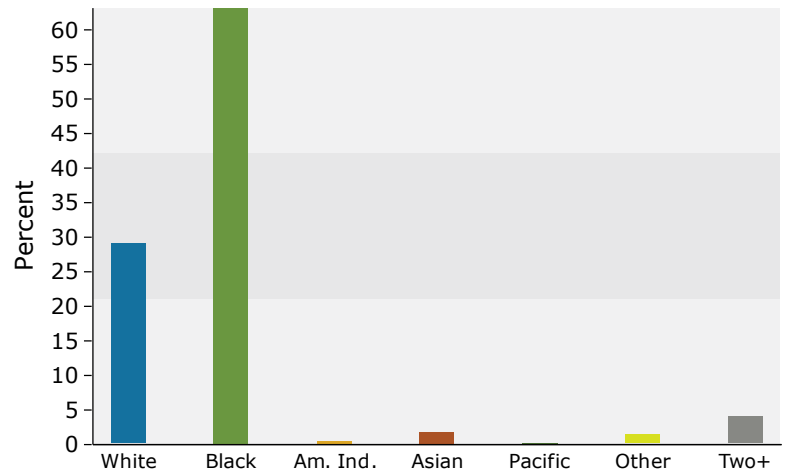
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 5.2%



Demographic and Income Profile

1963 W Pembroke Ave, Hampton, Virginia, 23661
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.00937
 Longitude: -76.39051

Summary	Census 2010	2016	2021
Population	222,865	225,565	227,828
Households	89,390	90,613	91,573
Families	56,444	56,760	57,102
Average Household Size	2.43	2.43	2.43
Owner Occupied Housing Units	47,951	47,131	47,471
Renter Occupied Housing Units	41,439	43,482	44,101
Median Age	34.6	35.4	36.3
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.20%	0.97%	0.84%
Households	0.21%	0.93%	0.79%
Families	0.12%	0.86%	0.72%
Owner HHs	0.14%	0.89%	0.73%
Median Household Income	-1.65%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	11,276	12.4%	12,687	13.9%
\$15,000 - \$24,999	9,585	10.6%	9,342	10.2%
\$25,000 - \$34,999	10,567	11.7%	9,368	10.2%
\$35,000 - \$49,999	14,352	15.8%	18,808	20.5%
\$50,000 - \$74,999	17,876	19.7%	11,130	12.2%
\$75,000 - \$99,999	11,109	12.3%	12,258	13.4%
\$100,000 - \$149,999	10,417	11.5%	11,525	12.6%
\$150,000 - \$199,999	3,418	3.8%	4,127	4.5%
\$200,000+	2,011	2.2%	2,328	2.5%
Median Household Income	\$49,328		\$45,397	
Average Household Income	\$62,120		\$65,158	
Per Capita Income	\$25,410		\$26,640	

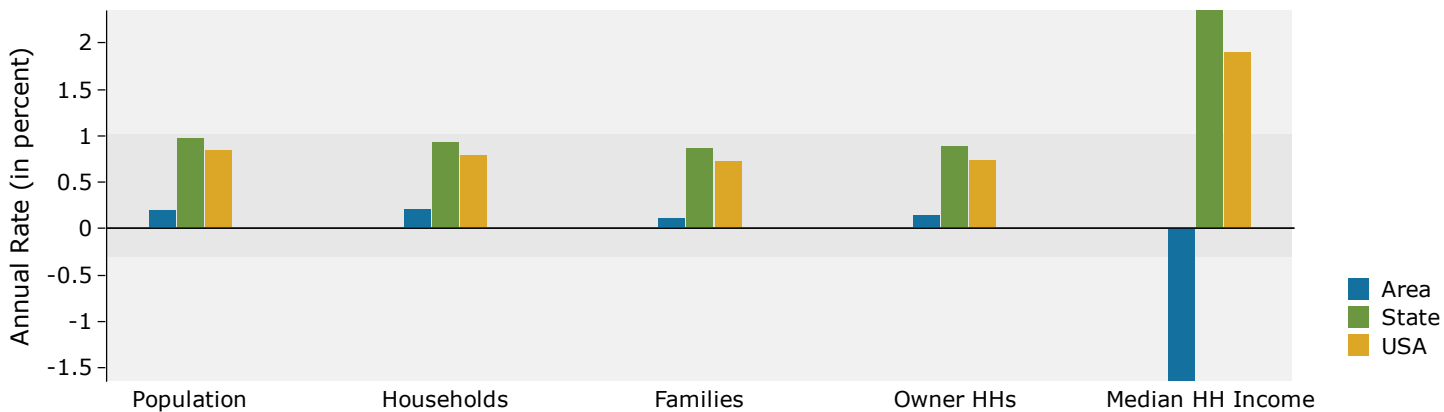
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,601	7.0%	14,736	6.5%	14,808	6.5%
5 - 9	14,503	6.5%	14,514	6.4%	14,043	6.2%
10 - 14	14,101	6.3%	13,991	6.2%	14,103	6.2%
15 - 19	16,564	7.4%	14,821	6.6%	14,567	6.4%
20 - 24	19,741	8.9%	17,921	7.9%	16,452	7.2%
25 - 34	32,033	14.4%	35,656	15.8%	35,832	15.7%
35 - 44	26,822	12.0%	26,625	11.8%	29,366	12.9%
45 - 54	33,704	15.1%	29,272	13.0%	25,506	11.2%
55 - 64	24,038	10.8%	27,699	12.3%	28,496	12.5%
65 - 74	14,135	6.3%	17,573	7.8%	20,498	9.0%
75 - 84	8,360	3.8%	9,097	4.0%	10,226	4.5%
85+	3,263	1.5%	3,659	1.6%	3,931	1.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	95,995	43.1%	95,601	42.4%	94,337	41.4%
Black Alone	107,649	48.3%	106,981	47.4%	106,965	46.9%
American Indian Alone	979	0.4%	1,049	0.5%	1,106	0.5%
Asian Alone	5,710	2.6%	6,835	3.0%	7,800	3.4%
Pacific Islander Alone	256	0.1%	337	0.1%	399	0.2%
Some Other Race Alone	3,788	1.7%	4,688	2.1%	5,556	2.4%
Two or More Races	8,488	3.8%	10,074	4.5%	11,665	5.1%
Hispanic Origin (Any Race)	11,145	5.0%	14,524	6.4%	17,899	7.9%

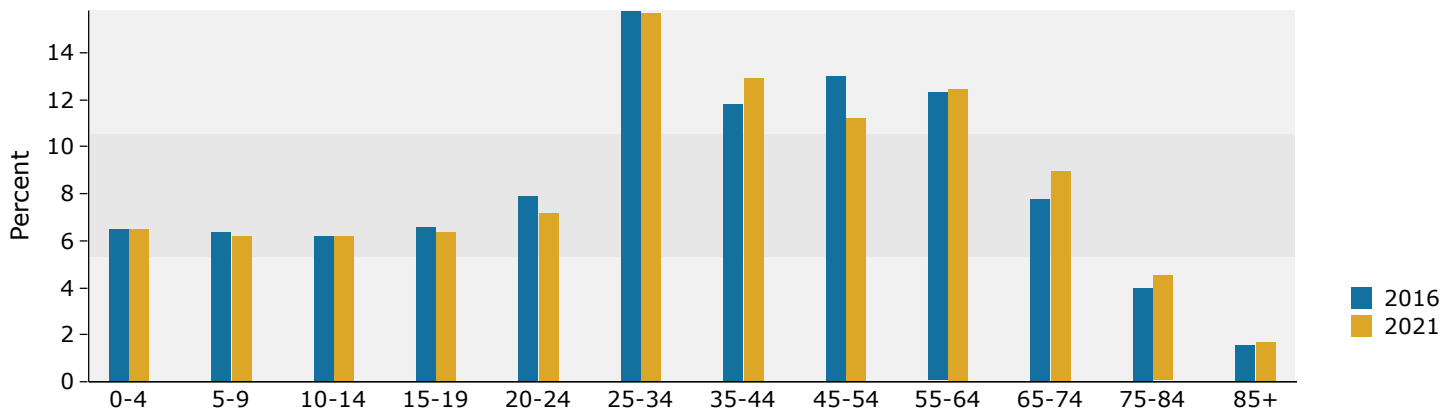
Data Note: Income is expressed in current dollars.

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

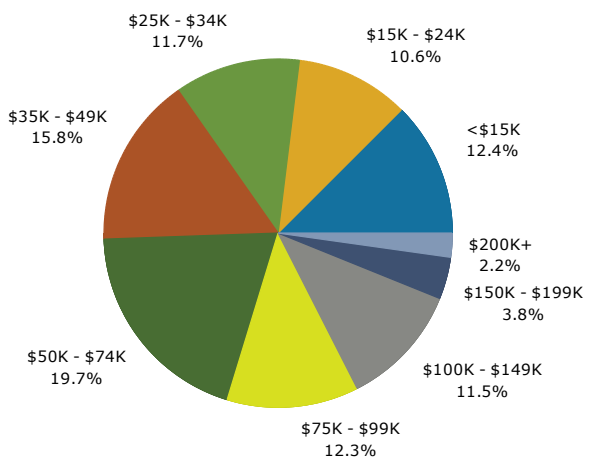
Trends 2016-2021



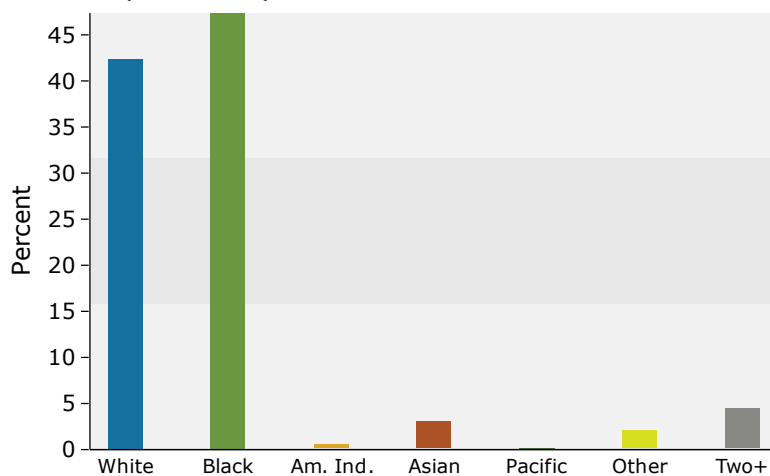
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 6.4%

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