

For Sale

2809 Hampton Highway
York County, 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
Free Standing Retail Location
2809 Hampton Highway
Yorktown, Virginia

| | |
|------------------------|---|
| Location: | 2809 Hampton Highway Yorktown, Virginia 23693 |
| Description: | <p>Rare Stand Alone retail opportunity with Monument Signage at a signalized intersection!</p> <p>Centrally located at one of the most visible intersections in York County. Across the street from rebuilt military housing that recently re-opened. Across the street is an Auto Zone, 7-11 convenience store and a Food Lion anchored shopping center.</p> <p>This retail building is located on the corner of Hampton Highway and Beechwood Lane.</p> <p>The property is minutes from Interstate 64, Langley Air Force Base, Oyster Point Business Park, Kiln Creek Golf Club & Resort, and Hampton.</p> <p>The space offers a very functional layout, newly renovated in 2017, and is move-in ready.</p> |
| Sales Price: | \$895,000.00 (\$544.40/square foot) |
| Improved Space: | Approximately 1,644 square feet |
| Lot Size: | .872 Acres |
| Zoning: | GB General Business. Multiple allowable uses by right are attached in the marketing package. |

General Information:

- Rare opportunity
- Great road frontage on Hampton Highway
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Floor Plan
- Plat
- Aerial Maps
- Location Map
- List of uses which are allowed by right
- Demographic Information

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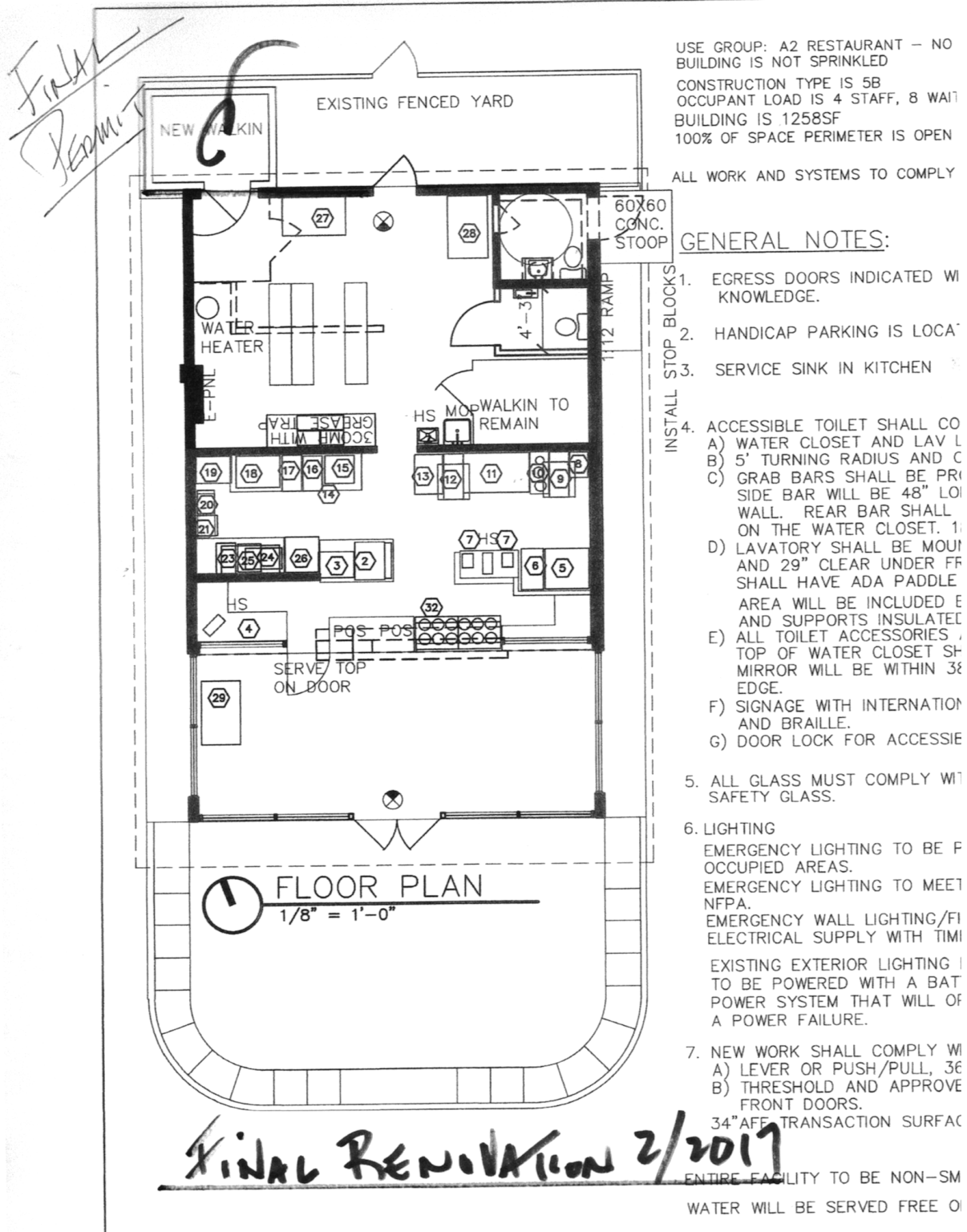
For Sale
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Yorktown, Virginia



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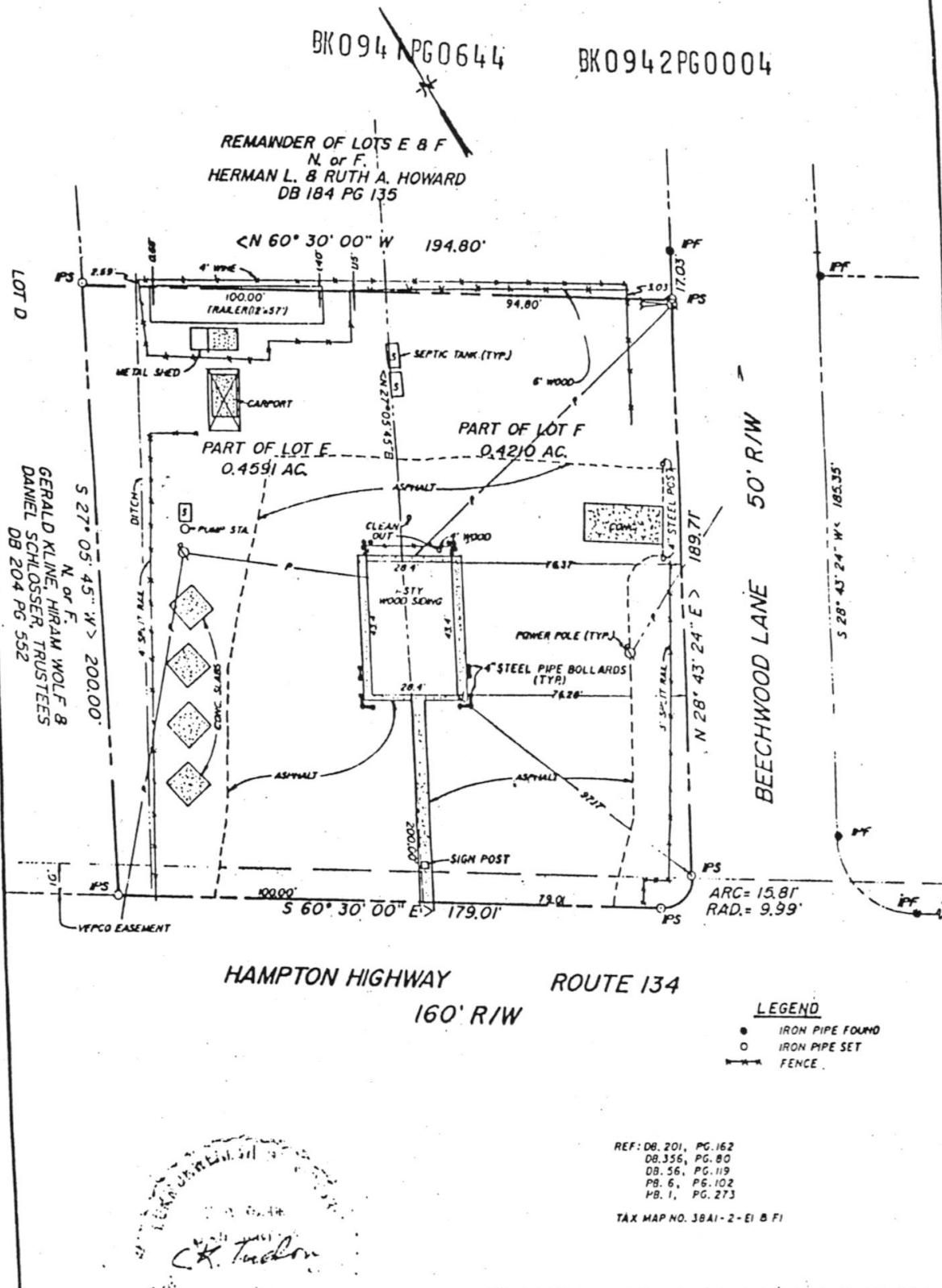
2809 Hampton Highway, Yorktown, Virginia



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CONCEPTUAL PLAN FOR 2809 HAMPTON HIGHWAY

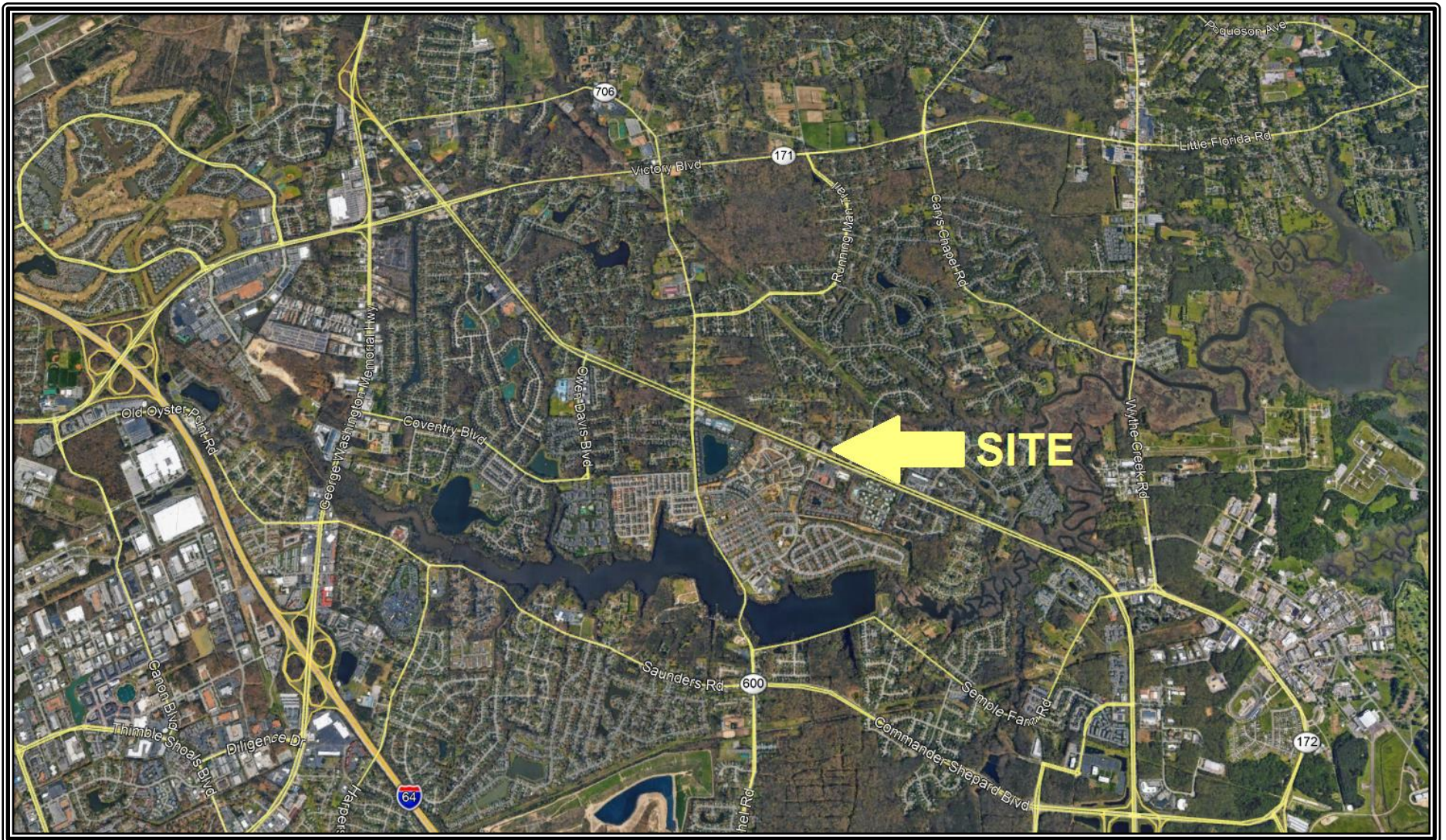
VIRGINIA



C100
CONCEPTUAL
PLAN
01 OF **01**

Campana Waltz
Commercial Real Estate, LLC

2809 Hampton Highway, Yorktown, Virginia

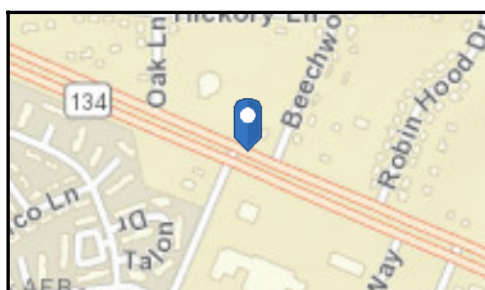
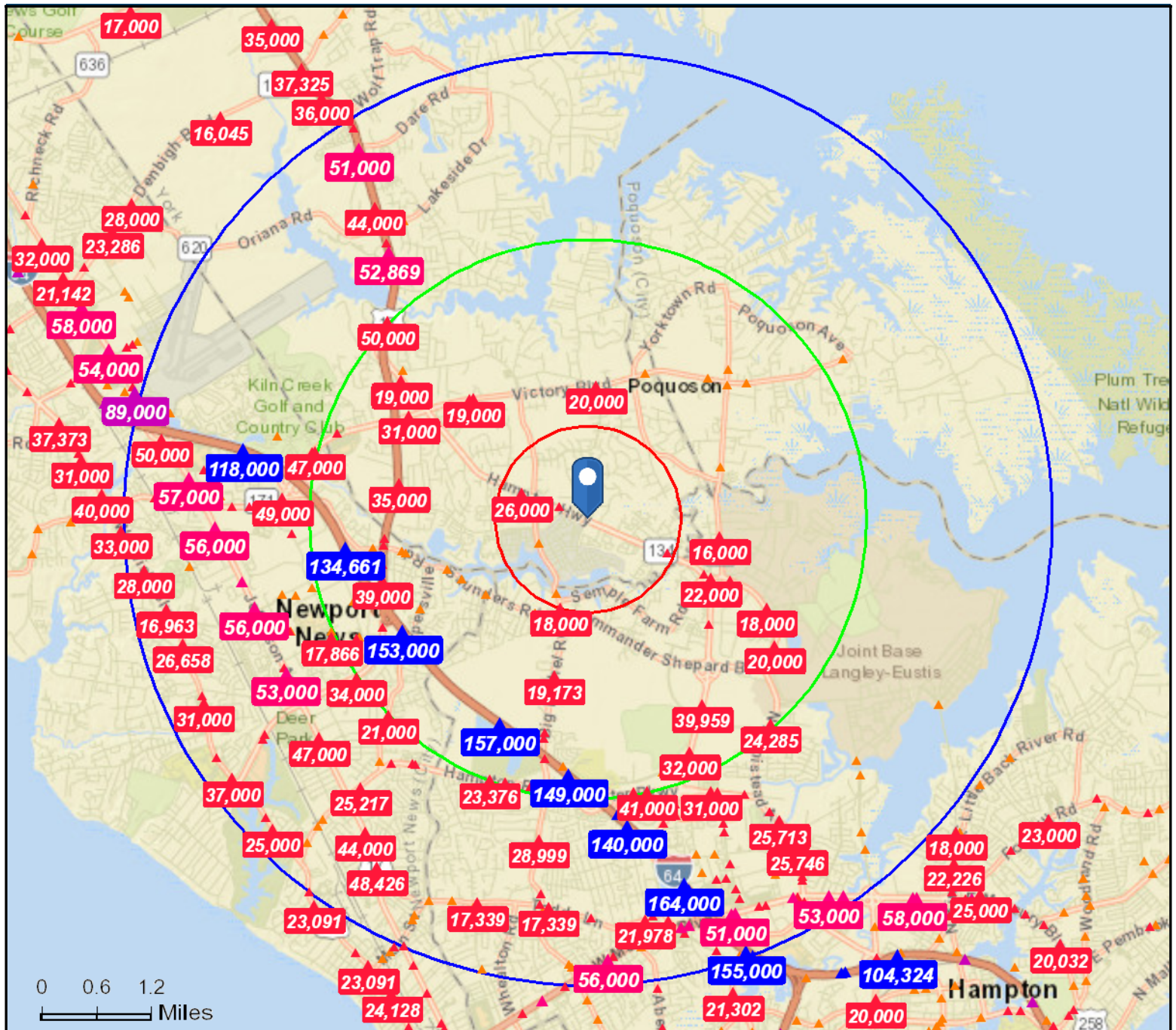


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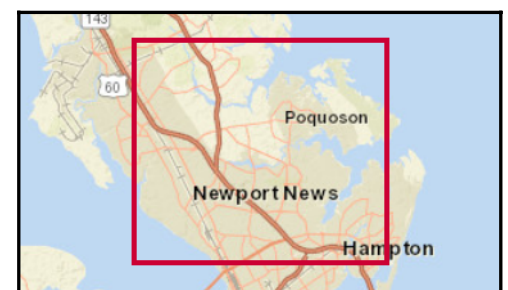
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2809 Hampton Hwy, Yorktown, Virginia, 23693 2
 2809 Hampton Hwy, Yorktown, Virginia, 23693
 Rings: 1, 3, 5 mile radii

Prepared by Janice Lewis, CCIM
 Latitude: 37.10250
 Longitude: -76.41904



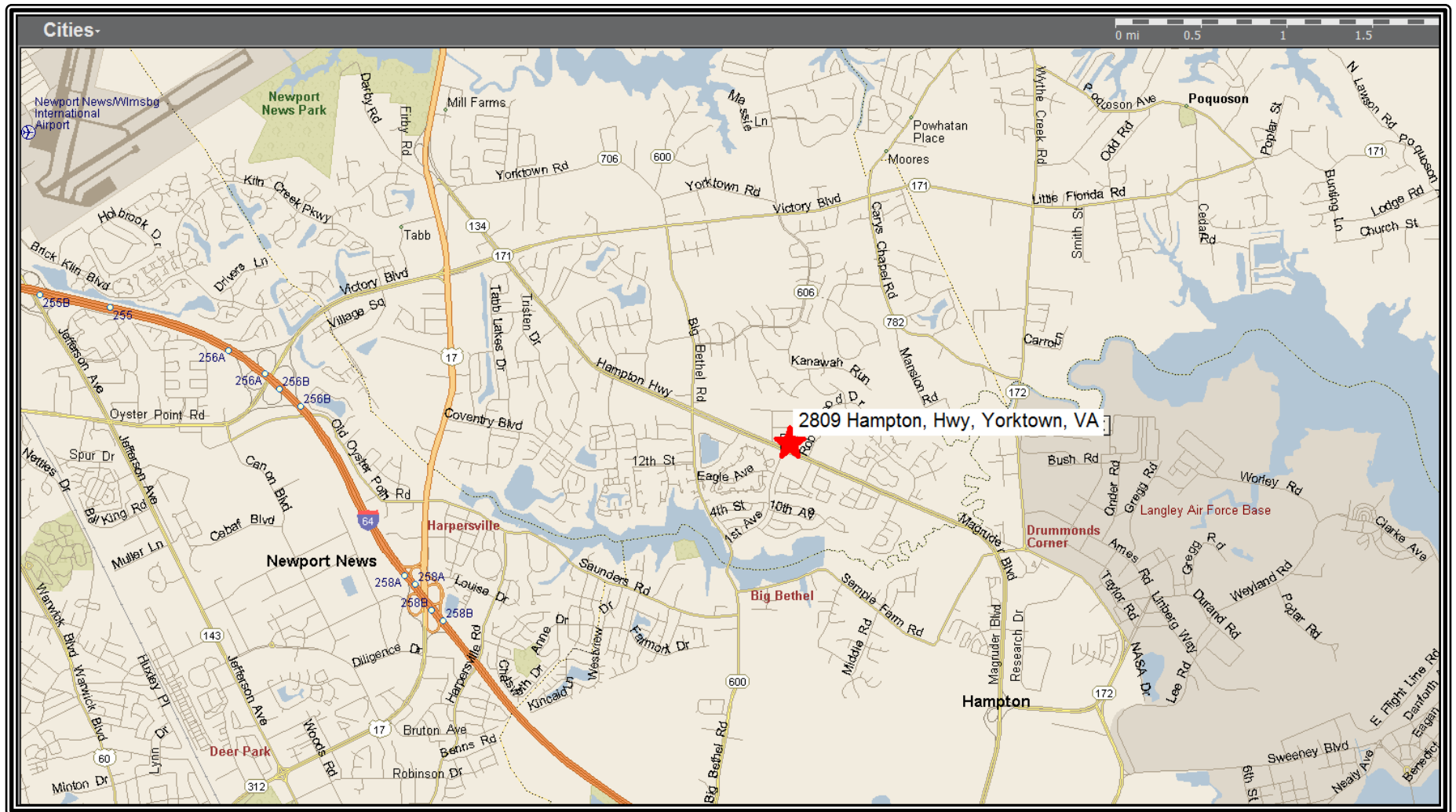
Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

September 18, 2017

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Demographic and Income Profile

2809 Hampton Hwy, Yorktown, Virginia, 23693
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.10250
Longitude: -76.41904

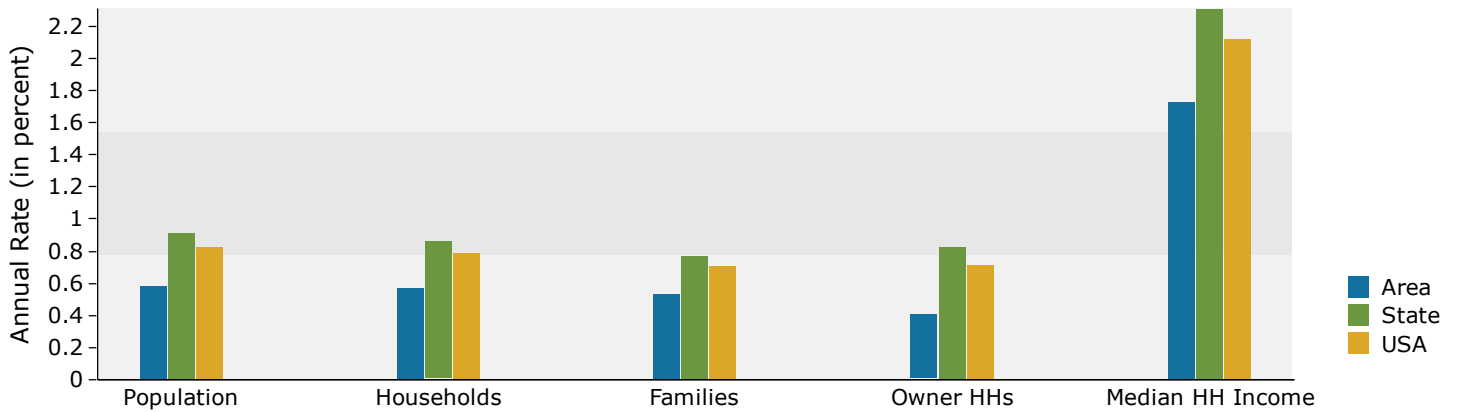
| Summary | Census 2010 | 2017 | 2022 | | | | |
|---------------------------------|----------------------------|---------|-----------|---------|--------|---------|-------|
| Population | 25,035 | 26,203 | 26,967 | | | | |
| Households | 9,073 | 9,542 | 9,819 | | | | |
| Families | 6,983 | 7,281 | 7,475 | | | | |
| Average Household Size | 2.76 | 2.75 | 2.75 | | | | |
| Owner Occupied Housing Units | 5,209 | 5,174 | 5,281 | | | | |
| Renter Occupied Housing Units | 3,864 | 4,368 | 4,538 | | | | |
| Median Age | 31.1 | 32.5 | 34.0 | | | | |
| Trends: 2017 - 2022 Annual Rate | Area | State | National | | | | |
| Population | 0.58% | 0.92% | 0.83% | | | | |
| Households | 0.57% | 0.86% | 0.79% | | | | |
| Families | 0.53% | 0.77% | 0.71% | | | | |
| Owner HHs | 0.41% | 0.83% | 0.72% | | | | |
| Median Household Income | 1.73% | 2.31% | 2.12% | | | | |
| Households by Income | 2017 | | 2022 | | | | |
| | Number | Percent | Number | Percent | | | |
| | <\$15,000 | 395 | 4.1% | 423 | 4.3% | | |
| | \$15,000 - \$24,999 | 404 | 4.2% | 407 | 4.1% | | |
| | \$25,000 - \$34,999 | 747 | 7.8% | 693 | 7.1% | | |
| | \$35,000 - \$49,999 | 1,117 | 11.7% | 1,032 | 10.5% | | |
| | \$50,000 - \$74,999 | 1,747 | 18.3% | 1,588 | 16.2% | | |
| | \$75,000 - \$99,999 | 1,342 | 14.1% | 1,338 | 13.6% | | |
| | \$100,000 - \$149,999 | 1,997 | 20.9% | 2,133 | 21.7% | | |
| | \$150,000 - \$199,999 | 1,106 | 11.6% | 1,316 | 13.4% | | |
| \$200,000+ | 689 | 7.2% | 889 | 9.1% | | | |
| Median Household Income | \$80,392 | | \$87,596 | | | | |
| Average Household Income | \$97,894 | | \$110,576 | | | | |
| Per Capita Income | \$35,501 | | \$40,093 | | | | |
| Population by Age | Census 2010 | | 2017 | | 2022 | | |
| | Number | Percent | Number | Percent | Number | Percent | |
| | 0 - 4 | 2,015 | 8.0% | 1,966 | 7.5% | 2,043 | 7.6% |
| | 5 - 9 | 2,097 | 8.4% | 2,009 | 7.7% | 1,970 | 7.3% |
| | 10 - 14 | 2,074 | 8.3% | 1,907 | 7.3% | 1,846 | 6.8% |
| | 15 - 19 | 2,025 | 8.1% | 1,724 | 6.6% | 1,652 | 6.1% |
| | 20 - 24 | 1,922 | 7.7% | 1,813 | 6.9% | 1,559 | 5.8% |
| | 25 - 34 | 3,656 | 14.6% | 4,809 | 18.4% | 4,992 | 18.5% |
| | 35 - 44 | 3,428 | 13.7% | 3,250 | 12.4% | 3,998 | 14.8% |
| | 45 - 54 | 4,054 | 16.2% | 3,409 | 13.0% | 2,824 | 10.5% |
| | 55 - 64 | 2,400 | 9.6% | 3,145 | 12.0% | 3,200 | 11.9% |
| | 65 - 74 | 928 | 3.7% | 1,538 | 5.9% | 2,004 | 7.4% |
| | 75 - 84 | 348 | 1.4% | 511 | 2.0% | 712 | 2.6% |
| | 85+ | 87 | 0.3% | 123 | 0.5% | 166 | 0.6% |
| Race and Ethnicity | Census 2010 | | 2017 | | 2022 | | |
| | Number | Percent | Number | Percent | Number | Percent | |
| | White Alone | 16,180 | 64.6% | 16,276 | 62.1% | 16,272 | 60.3% |
| | Black Alone | 5,511 | 22.0% | 5,712 | 21.8% | 5,780 | 21.4% |
| | American Indian Alone | 111 | 0.4% | 114 | 0.4% | 119 | 0.4% |
| | Asian Alone | 1,602 | 6.4% | 1,935 | 7.4% | 2,231 | 8.3% |
| | Pacific Islander Alone | 40 | 0.2% | 76 | 0.3% | 99 | 0.4% |
| | Some Other Race Alone | 410 | 1.6% | 592 | 2.3% | 710 | 2.6% |
| | Two or More Races | 1,181 | 4.7% | 1,496 | 5.7% | 1,757 | 6.5% |
| | Hispanic Origin (Any Race) | 1,388 | 5.5% | 2,207 | 8.4% | 2,754 | 10.2% |

Data Note: Income is expressed in current dollars.

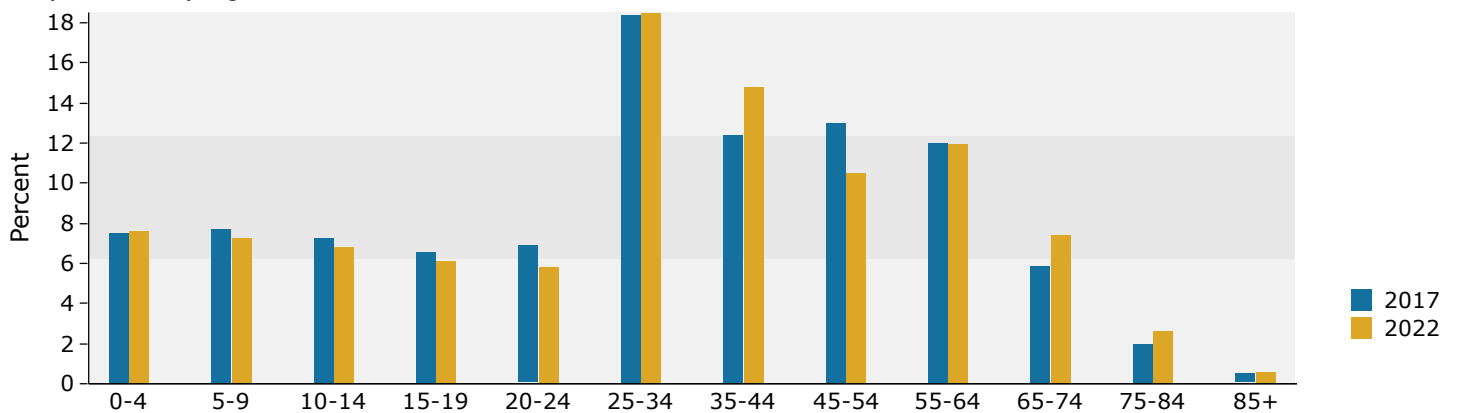
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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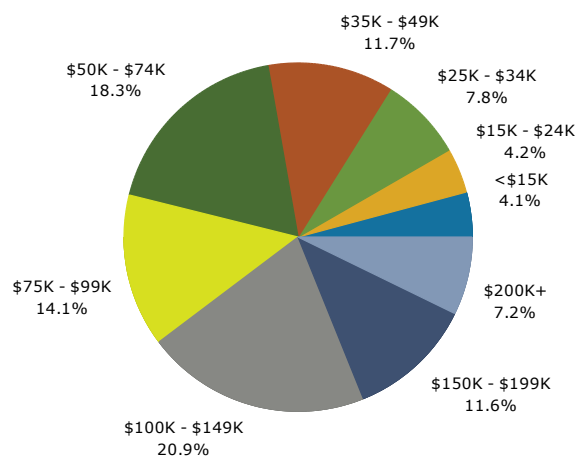
Trends 2017-2022



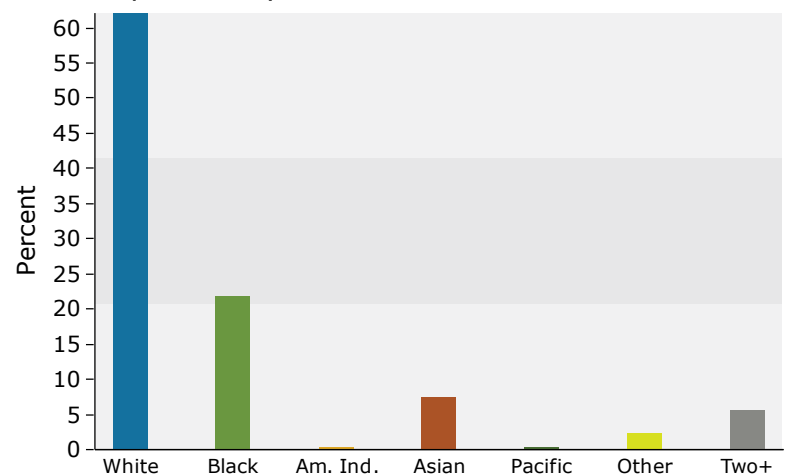
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 8.4%



Demographic and Income Profile

2809 Hampton Hwy, Yorktown, Virginia, 23693
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.10250
Longitude: -76.41904

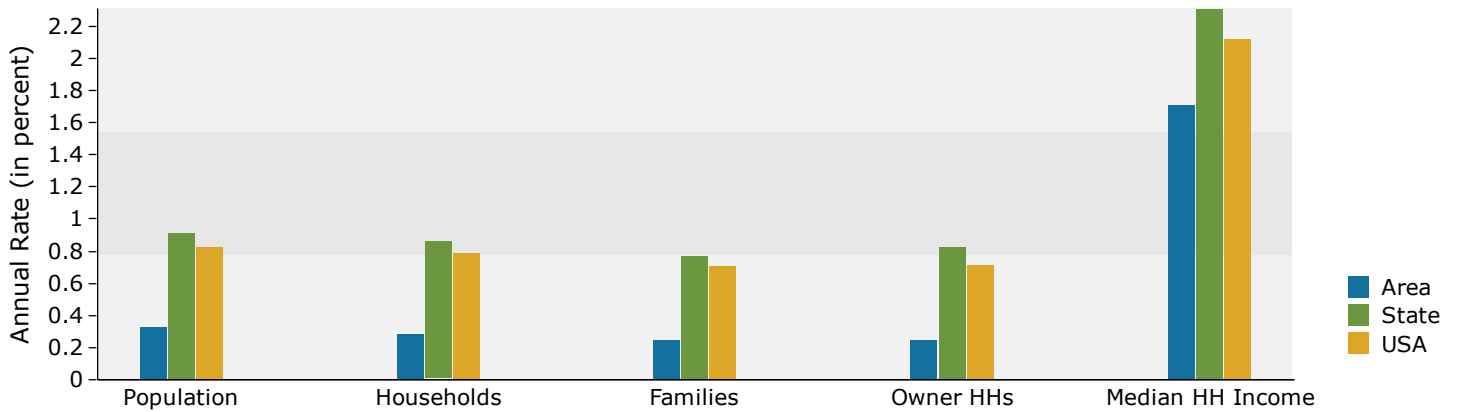
| Summary | Census 2010 | 2017 | 2022 | | | | |
|---------------------------------|------------------------|---------|----------|---------|--------|---------|-------|
| Population | 81,275 | 84,048 | 85,441 | | | | |
| Households | 32,395 | 33,425 | 33,915 | | | | |
| Families | 21,882 | 22,417 | 22,696 | | | | |
| Average Household Size | 2.48 | 2.49 | 2.49 | | | | |
| Owner Occupied Housing Units | 19,259 | 19,050 | 19,293 | | | | |
| Renter Occupied Housing Units | 13,136 | 14,376 | 14,623 | | | | |
| Median Age | 35.2 | 36.4 | 37.5 | | | | |
| Trends: 2017 - 2022 Annual Rate | Area | State | National | | | | |
| Population | 0.33% | 0.92% | 0.83% | | | | |
| Households | 0.29% | 0.86% | 0.79% | | | | |
| Families | 0.25% | 0.77% | 0.71% | | | | |
| Owner HHs | 0.25% | 0.83% | 0.72% | | | | |
| Median Household Income | 1.71% | 2.31% | 2.12% | | | | |
| Households by Income | 2017 | | 2022 | | | | |
| | Number | Percent | Number | Percent | | | |
| | <\$15,000 | 2,131 | 6.4% | 2,203 | 6.5% | | |
| | \$15,000 - \$24,999 | 2,243 | 6.7% | 2,186 | 6.4% | | |
| | \$25,000 - \$34,999 | 2,787 | 8.3% | 2,589 | 7.6% | | |
| | \$35,000 - \$49,999 | 4,284 | 12.8% | 3,952 | 11.7% | | |
| | \$50,000 - \$74,999 | 7,172 | 21.5% | 6,573 | 19.4% | | |
| | \$75,000 - \$99,999 | 4,700 | 14.1% | 4,756 | 14.0% | | |
| | \$100,000 - \$149,999 | 5,837 | 17.5% | 6,403 | 18.9% | | |
| | \$150,000 - \$199,999 | 2,637 | 7.9% | 3,198 | 9.4% | | |
| \$200,000+ | 1,634 | 4.9% | 2,056 | 6.1% | | | |
| Median Household Income | \$66,240 | | \$72,108 | | | | |
| Average Household Income | \$83,885 | | \$94,322 | | | | |
| Per Capita Income | \$33,668 | | \$37,757 | | | | |
| Population by Age | Census 2010 | | 2017 | | 2022 | | |
| | Number | Percent | Number | Percent | Number | Percent | |
| | 0 - 4 | 5,439 | 6.7% | 5,185 | 6.2% | 5,301 | 6.2% |
| | 5 - 9 | 5,443 | 6.7% | 5,279 | 6.3% | 5,110 | 6.0% |
| | 10 - 14 | 5,621 | 6.9% | 5,263 | 6.3% | 5,138 | 6.0% |
| | 15 - 19 | 5,633 | 6.9% | 5,035 | 6.0% | 4,863 | 5.7% |
| | 20 - 24 | 6,699 | 8.2% | 6,067 | 7.2% | 5,535 | 6.5% |
| | 25 - 34 | 11,621 | 14.3% | 13,719 | 16.3% | 13,646 | 16.0% |
| | 35 - 44 | 10,311 | 12.7% | 10,195 | 12.1% | 11,668 | 13.7% |
| | 45 - 54 | 12,938 | 15.9% | 11,165 | 13.3% | 9,712 | 11.4% |
| | 55 - 64 | 8,767 | 10.8% | 10,640 | 12.7% | 10,793 | 12.6% |
| | 65 - 74 | 4,897 | 6.0% | 6,795 | 8.1% | 8,030 | 9.4% |
| | 75 - 84 | 2,750 | 3.4% | 3,279 | 3.9% | 4,054 | 4.7% |
| | 85+ | 1,158 | 1.4% | 1,427 | 1.7% | 1,592 | 1.9% |
| Race and Ethnicity | Census 2010 | | 2017 | | 2022 | | |
| | Number | Percent | Number | Percent | Number | Percent | |
| | White Alone | 48,404 | 59.6% | 48,735 | 58.0% | 48,535 | 56.8% |
| | Black Alone | 24,192 | 29.8% | 24,515 | 29.2% | 24,486 | 28.7% |
| | American Indian Alone | 325 | 0.4% | 336 | 0.4% | 347 | 0.4% |
| | Asian Alone | 3,629 | 4.5% | 4,368 | 5.2% | 4,957 | 5.8% |
| | Pacific Islander Alone | 127 | 0.2% | 199 | 0.2% | 247 | 0.3% |
| | Some Other Race Alone | 1,236 | 1.5% | 1,654 | 2.0% | 1,942 | 2.3% |
| | Two or More Races | 3,361 | 4.1% | 4,241 | 5.0% | 4,925 | 5.8% |
| Hispanic Origin (Any Race) | 4,111 | 5.1% | 5,922 | 7.0% | 7,253 | 8.5% | |

Data Note: Income is expressed in current dollars.

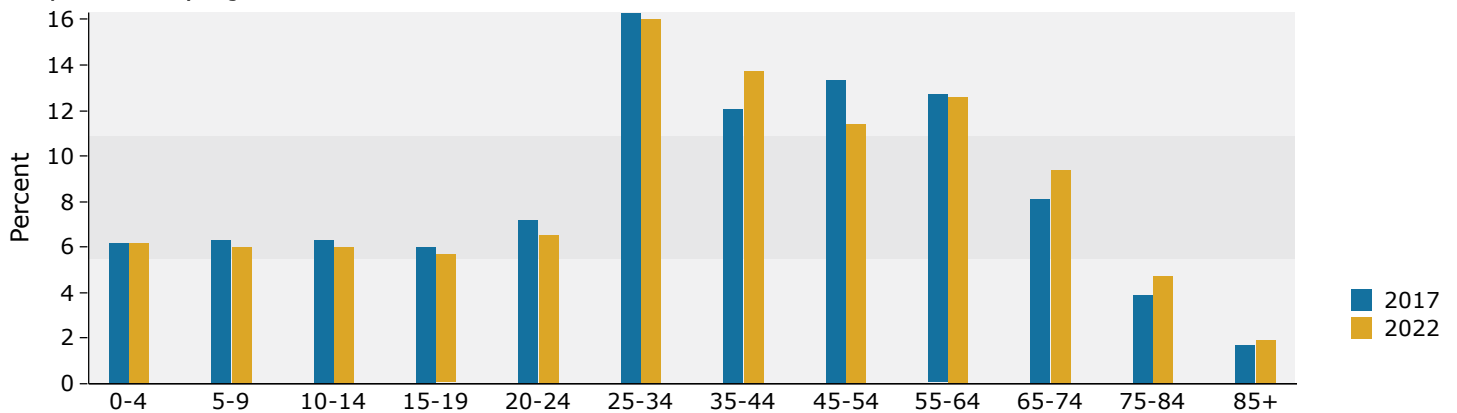
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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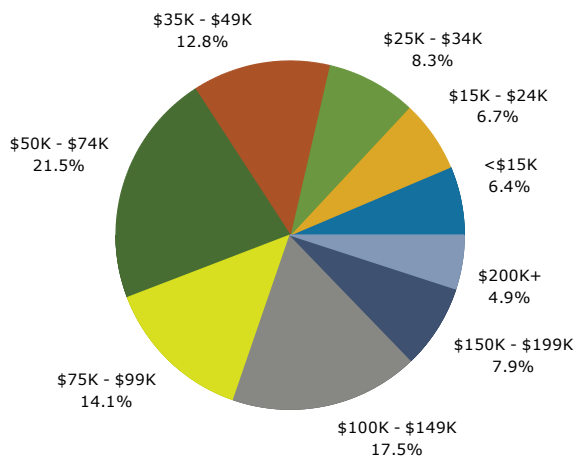
Trends 2017-2022



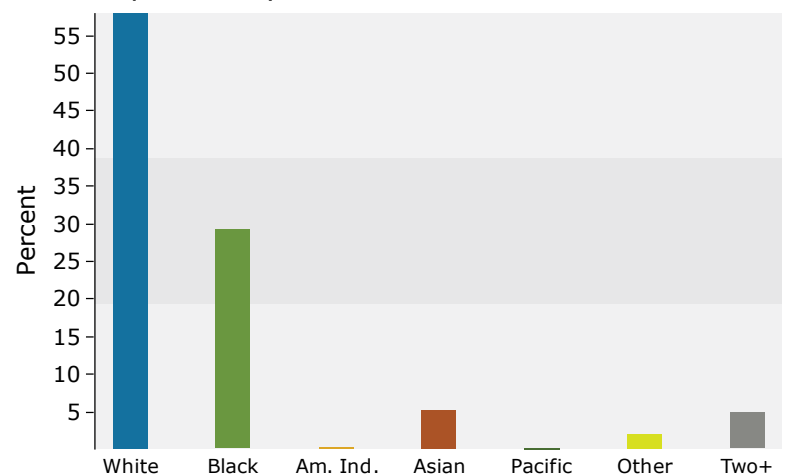
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.0%



Demographic and Income Profile

2809 Hampton Hwy, Yorktown, Virginia, 23693
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.10250
Longitude: -76.41904

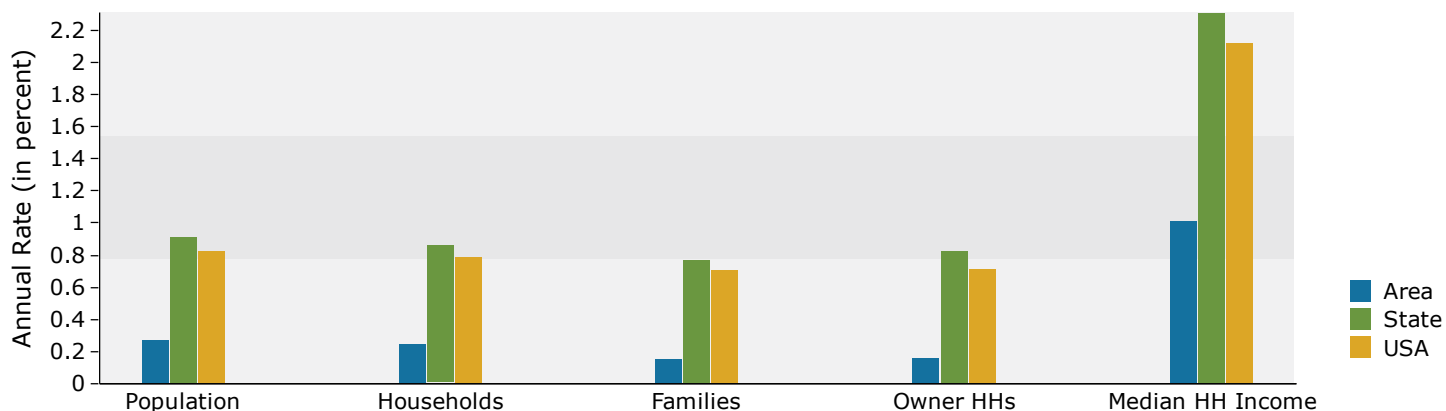
| Summary | Census 2010 | 2017 | 2022 | | | | |
|---------------------------------|----------------------------|---------|----------|---------|--------|---------|-------|
| Population | 224,816 | 231,556 | 234,715 | | | | |
| Households | 91,064 | 93,461 | 94,632 | | | | |
| Families | 58,201 | 59,054 | 59,506 | | | | |
| Average Household Size | 2.42 | 2.42 | 2.43 | | | | |
| Owner Occupied Housing Units | 50,009 | 48,642 | 49,034 | | | | |
| Renter Occupied Housing Units | 41,055 | 44,820 | 45,599 | | | | |
| Median Age | 35.1 | 36.2 | 37.2 | | | | |
| Trends: 2017 - 2022 Annual Rate | Area | State | National | | | | |
| Population | 0.27% | 0.92% | 0.83% | | | | |
| Households | 0.25% | 0.86% | 0.79% | | | | |
| Families | 0.15% | 0.77% | 0.71% | | | | |
| Owner HHs | 0.16% | 0.83% | 0.72% | | | | |
| Median Household Income | 1.01% | 2.31% | 2.12% | | | | |
| Households by Income | 2017 | | 2022 | | | | |
| | Number | Percent | Number | Percent | | | |
| | <\$15,000 | 9,393 | 10.1% | 9,857 | 10.4% | | |
| | \$15,000 - \$24,999 | 8,870 | 9.5% | 8,752 | 9.2% | | |
| | \$25,000 - \$34,999 | 9,955 | 10.7% | 9,355 | 9.9% | | |
| | \$35,000 - \$49,999 | 14,035 | 15.0% | 12,972 | 13.7% | | |
| | \$50,000 - \$74,999 | 18,946 | 20.3% | 17,454 | 18.4% | | |
| | \$75,000 - \$99,999 | 11,849 | 12.7% | 12,274 | 13.0% | | |
| | \$100,000 - \$149,999 | 12,434 | 13.3% | 13,988 | 14.8% | | |
| | \$150,000 - \$199,999 | 4,802 | 5.1% | 5,947 | 6.3% | | |
| \$200,000+ | 3,178 | 3.4% | 4,033 | 4.3% | | | |
| Median Household Income | \$54,181 | | \$56,968 | | | | |
| Average Household Income | \$70,198 | | \$78,619 | | | | |
| Per Capita Income | \$28,898 | | \$32,248 | | | | |
| Population by Age | Census 2010 | | 2017 | | 2022 | | |
| | Number | Percent | Number | Percent | Number | Percent | |
| | 0 - 4 | 14,900 | 6.6% | 14,120 | 6.1% | 14,426 | 6.1% |
| | 5 - 9 | 14,409 | 6.4% | 14,032 | 6.1% | 13,548 | 5.8% |
| | 10 - 14 | 14,473 | 6.4% | 13,935 | 6.0% | 13,715 | 5.8% |
| | 15 - 19 | 15,527 | 6.9% | 14,038 | 6.1% | 13,756 | 5.9% |
| | 20 - 24 | 20,299 | 9.0% | 18,856 | 8.1% | 17,888 | 7.6% |
| | 25 - 34 | 32,514 | 14.5% | 37,139 | 16.0% | 36,773 | 15.7% |
| | 35 - 44 | 27,730 | 12.3% | 27,819 | 12.0% | 30,868 | 13.2% |
| | 45 - 54 | 34,414 | 15.3% | 29,848 | 12.9% | 26,569 | 11.3% |
| | 55 - 64 | 24,311 | 10.8% | 28,808 | 12.4% | 29,159 | 12.4% |
| | 65 - 74 | 14,319 | 6.4% | 19,248 | 8.3% | 22,118 | 9.4% |
| | 75 - 84 | 8,451 | 3.8% | 9,495 | 4.1% | 11,427 | 4.9% |
| | 85+ | 3,469 | 1.5% | 4,218 | 1.8% | 4,468 | 1.9% |
| Race and Ethnicity | Census 2010 | | 2017 | | 2022 | | |
| | Number | Percent | Number | Percent | Number | Percent | |
| | White Alone | 114,687 | 51.0% | 115,946 | 50.1% | 115,523 | 49.2% |
| | Black Alone | 88,967 | 39.6% | 89,347 | 38.6% | 88,988 | 37.9% |
| | American Indian Alone | 968 | 0.4% | 1,012 | 0.4% | 1,040 | 0.4% |
| | Asian Alone | 6,987 | 3.1% | 8,543 | 3.7% | 9,720 | 4.1% |
| | Pacific Islander Alone | 277 | 0.1% | 417 | 0.2% | 518 | 0.2% |
| | Some Other Race Alone | 4,426 | 2.0% | 5,732 | 2.5% | 6,726 | 2.9% |
| | Two or More Races | 8,505 | 3.8% | 10,559 | 4.6% | 12,200 | 5.2% |
| | Hispanic Origin (Any Race) | 12,610 | 5.6% | 17,213 | 7.4% | 20,908 | 8.9% |

Data Note: Income is expressed in current dollars.

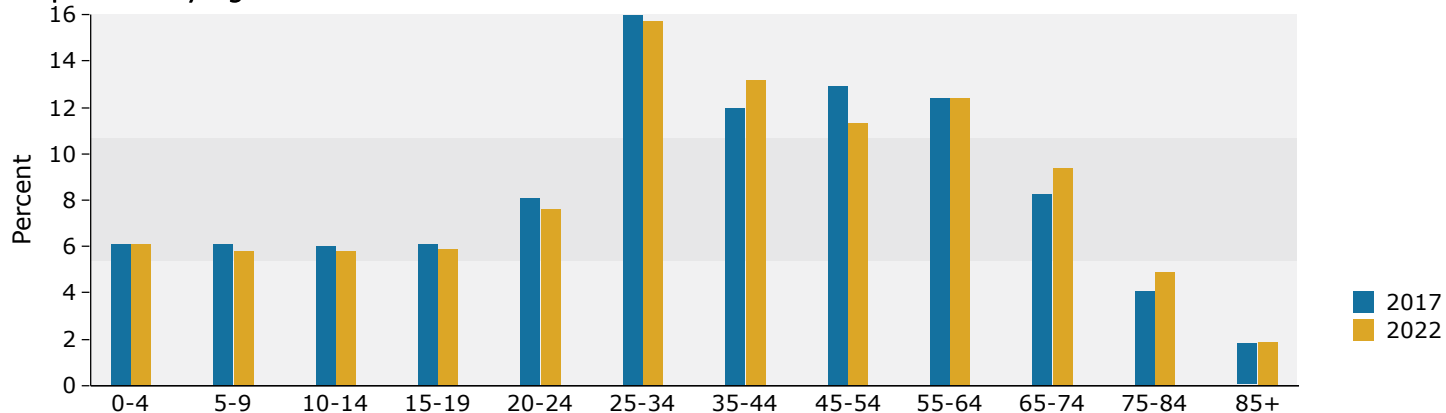
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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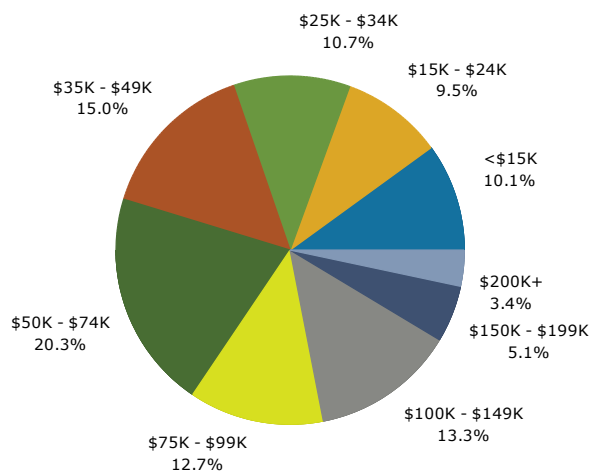
Trends 2017-2022



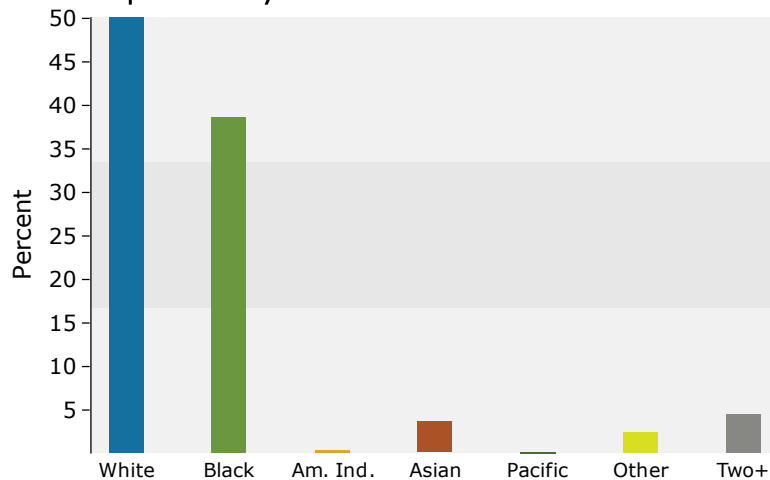
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.4%

[illegible]

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