

# Income Producing Property For Sale

6000 Jefferson Avenue  
Newport News, Virginia



**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](mailto:Tom@CampanaWaltz.com)  
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**Campana Waltz**  
Commercial Real Estate, LLC

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

# INCOME PRODUCING PROPERTY FOR SALE

**6000 B Jefferson Avenue  
Newport News, Virginia**

- Location:** 6000 Jefferson Avenue, Newport News
- Description:** A 12,000 square foot building with two tenants: Family Dollar and Affinity Healthcare.
- Land Area:** 1.82 acres (180' frontage on Jefferson Avenue, 438' deep)  
Site can accommodate building expansion or mini storage development – see attached aerial.
- Sales Price:** \$875,000.00
- NOI:** \$66,384.00
- Parking:** 22 spaces
- Traffic Count:** 30,000
- Zoning:** C2 – General Commercial. Multiple allowable uses by right are attached in the marketing package.

**Construction:**

- Foundation is concrete slab
- Framing is wood and steel
- Exterior is concrete brick / corrugated metal
- Parking surfaces is asphalt
- Metal roof is pitched

**General Information:**

- Site is surrounded by numerous retailers, and residential and multifamily neighborhoods
- Leases available upon prospect executing a Confidentiality Agreement.

**Also included:**

- Aerial Maps
- Location Map
- List of uses which are allowed by right

**For Additional Information, Please Contact:**

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6000 Jefferson Avenue  
Newport News, Virginia



Outline is for illustration purposes only.

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# 6000 Jefferson Avenue Newport News, Virginia



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**Jefferson Ave - 2017 ACTUAL Income & Expenses**  
**6000 Jefferson Ave, Newport News, Va**

**INCOME**

Income	Sq Ft		\$/SF	
\$ 62,148	8,150	\$	7.63	Family Dollar (\$5,179/mo) - 2 year term expiring 1/31/2020
\$ 38,192	3,850	\$	9.92	Affinity Health Care (\$3,182.67 starting 9/1/17) - Lease start 9/1/15. 3% annual increase for 7 years
<hr/>	<hr/>	<hr/>	<hr/>	
\$ 100,340	12,000	\$	8.36	

**EXPENSE**

\$ 1,290	Utilities
\$ 12,557	Real Estate Taxes + Storm Water
\$ 4,685	Hazard Insurance
\$ 13,379	Repairs & Supplies (Landscaping, parking lot and building maintenance, and building repairs )
\$ 2,045	Real Estate Commissions (5% on Affinity HC, 0% Fam Dol)
<hr/>	
\$ 33,956	Total Expenses
\$ 100,340	Total Rental Income
\$ 33,956	Total Expenses
<hr/>	
\$ 66,384	Net Operating Income 2017

**REAL ESTATE ASSESSMENT FOR 2018**

	1.82 Acres (108 ft x 440 ft)
\$ 401,600	Land Assessment
\$ 473,700	Bldg Assessment
<hr/>	
\$ 875,300	Total Assessment
12,000	Square Feet      Data is from city website
\$ 10,679	Real Estate Taxes
	\$1,878 Storm Water

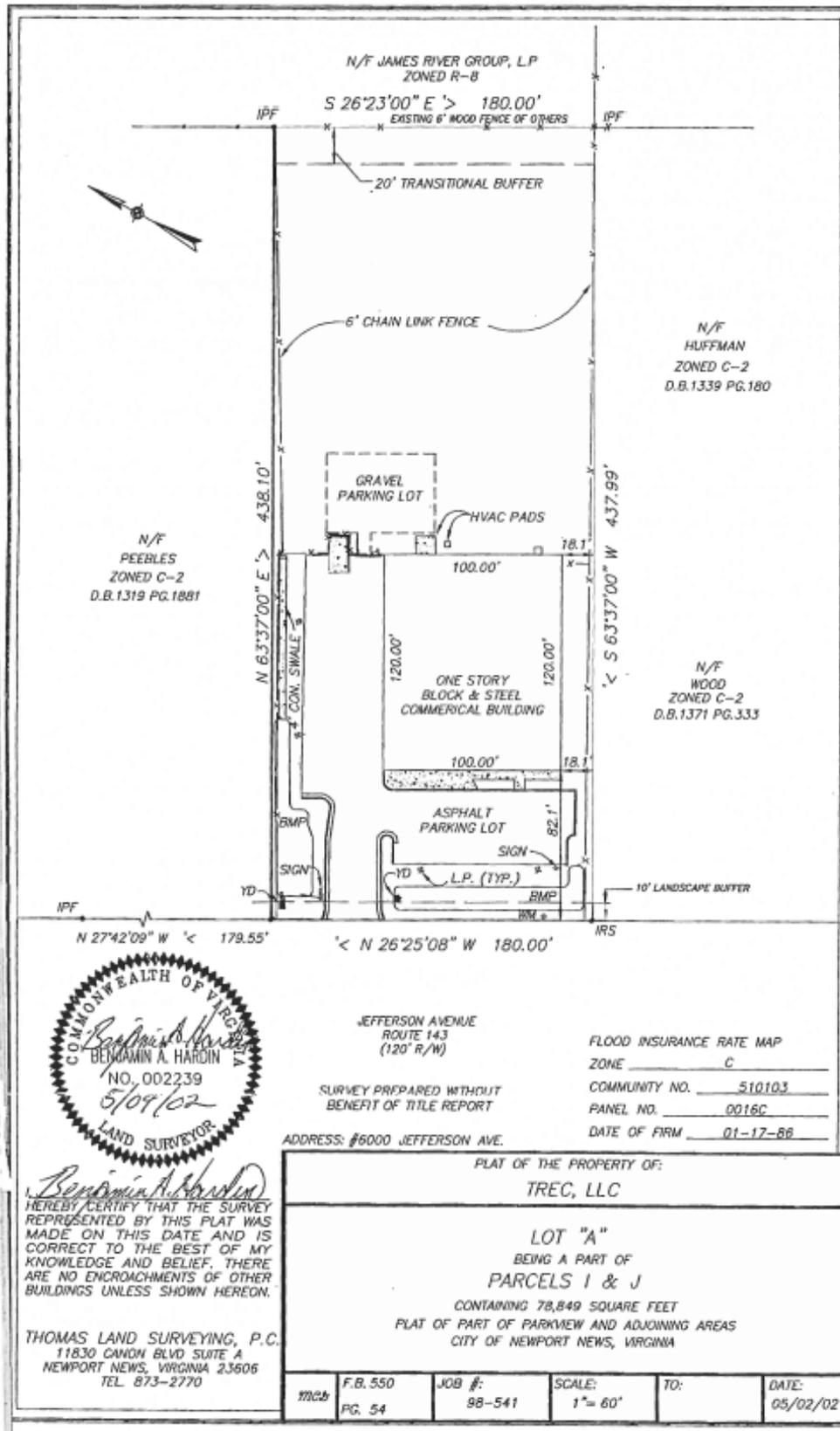
Family Dollar      2 years left on current lease expiring 1/31/2020  
 Three 5 year renewals remaining  
 Current rent is \$62,148

Affinity Health Care - [WWW.affintyhealthclinics.com](http://WWW.affintyhealthclinics.com)  
 Fully licensed and accredited outpatient Opioid treatment center  
 NOTE: This facility is locked into this location by Board of Health  
 restrictions and can essentially NEVER move without giving up it's license  
 7 year lease with 2 renewals  
 1st term expires Nov 30, 2022

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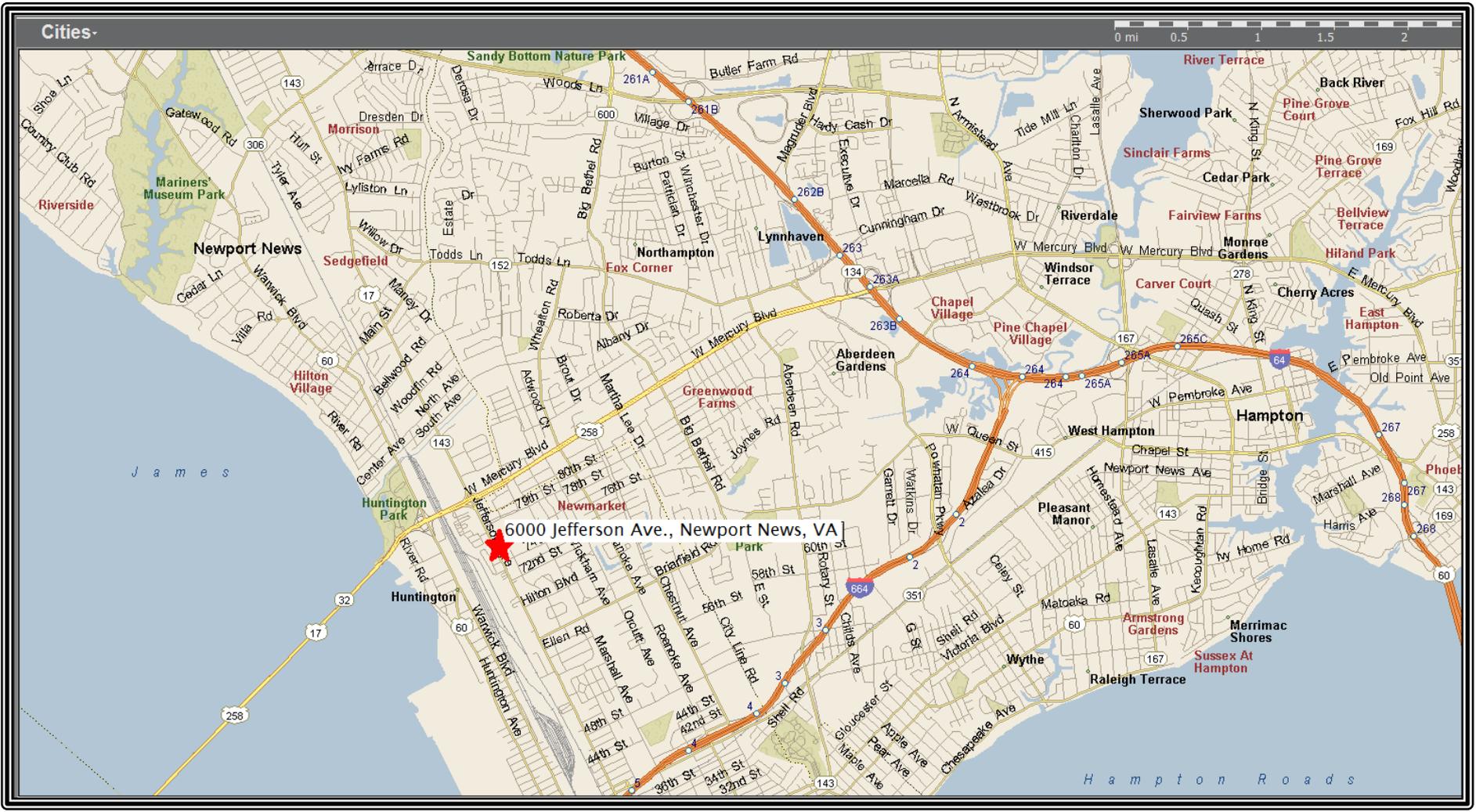
# 6000 Jefferson Avenue Newport News, Virginia



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# 6000 Jefferson Avenue Newport News, Virginia



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# Demographic and Income Profile

6000 Jefferson Ave, Newport News, Virginia, 23605  
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.01428  
 Longitude: -76.44128

Summary	Census 2010	2017	2022
Population	23,828	23,858	23,913
Households	10,248	10,158	10,149
Families	5,859	5,721	5,673
Average Household Size	2.29	2.31	2.32
Owner Occupied Housing Units	4,823	4,490	4,454
Renter Occupied Housing Units	5,425	5,668	5,695
Median Age	36.5	37.6	38.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.05%	0.92%	0.83%
Households	-0.02%	0.86%	0.79%
Families	-0.17%	0.77%	0.71%
Owner HHs	-0.16%	0.83%	0.72%
Median Household Income	0.20%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,644	16.2%	1,724	17.0%
\$15,000 - \$24,999	1,308	12.9%	1,293	12.7%
\$25,000 - \$34,999	1,427	14.0%	1,363	13.4%
\$35,000 - \$49,999	1,838	18.1%	1,708	16.8%
\$50,000 - \$74,999	1,950	19.2%	1,804	17.8%
\$75,000 - \$99,999	1,004	9.9%	1,062	10.5%
\$100,000 - \$149,999	678	6.7%	789	7.8%
\$150,000 - \$199,999	154	1.5%	209	2.1%
\$200,000+	155	1.5%	197	1.9%
Median Household Income	\$39,474		\$39,872	
Average Household Income	\$50,907		\$55,989	
Per Capita Income	\$22,218		\$24,306	

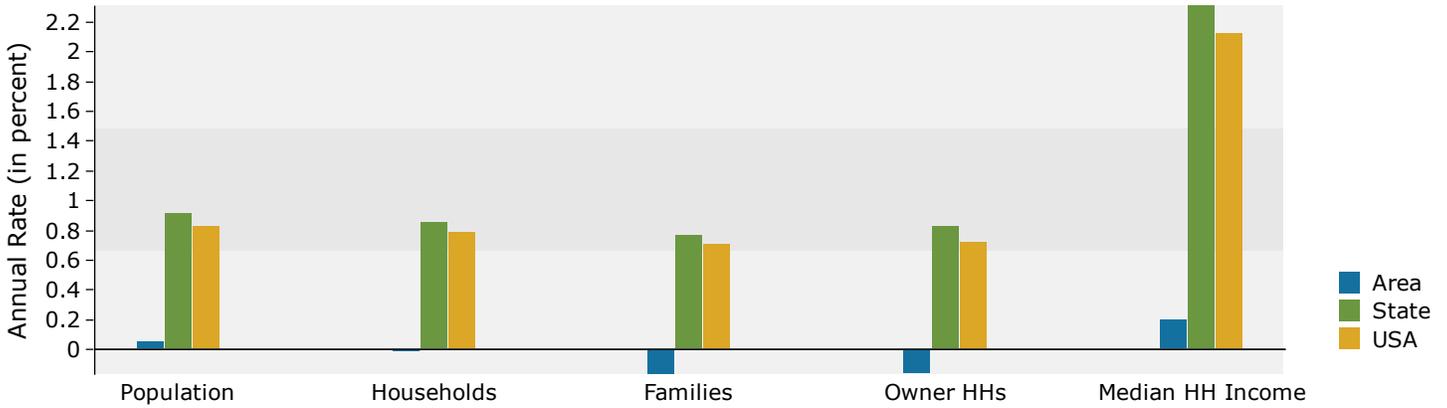
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,662	7.0%	1,499	6.3%	1,512	6.3%
5 - 9	1,493	6.3%	1,463	6.1%	1,421	5.9%
10 - 14	1,368	5.7%	1,377	5.8%	1,376	5.8%
15 - 19	1,565	6.6%	1,368	5.7%	1,343	5.6%
20 - 24	1,974	8.3%	1,796	7.5%	1,652	6.9%
25 - 34	3,439	14.4%	3,680	15.4%	3,726	15.6%
35 - 44	2,867	12.0%	2,782	11.7%	2,932	12.3%
45 - 54	3,774	15.8%	3,114	13.1%	2,726	11.4%
55 - 64	2,642	11.1%	3,110	13.0%	3,130	13.1%
65 - 74	1,635	6.9%	2,103	8.8%	2,365	9.9%
75 - 84	987	4.1%	1,069	4.5%	1,235	5.2%
85+	423	1.8%	497	2.1%	497	2.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,120	38.3%	8,855	37.1%	8,628	36.1%
Black Alone	13,106	55.0%	13,100	54.9%	13,119	54.9%
American Indian Alone	110	0.5%	113	0.5%	115	0.5%
Asian Alone	274	1.1%	337	1.4%	383	1.6%
Pacific Islander Alone	22	0.1%	31	0.1%	38	0.2%
Some Other Race Alone	436	1.8%	535	2.2%	625	2.6%
Two or More Races	761	3.2%	887	3.7%	1,005	4.2%
Hispanic Origin (Any Race)	1,107	4.6%	1,393	5.8%	1,668	7.0%

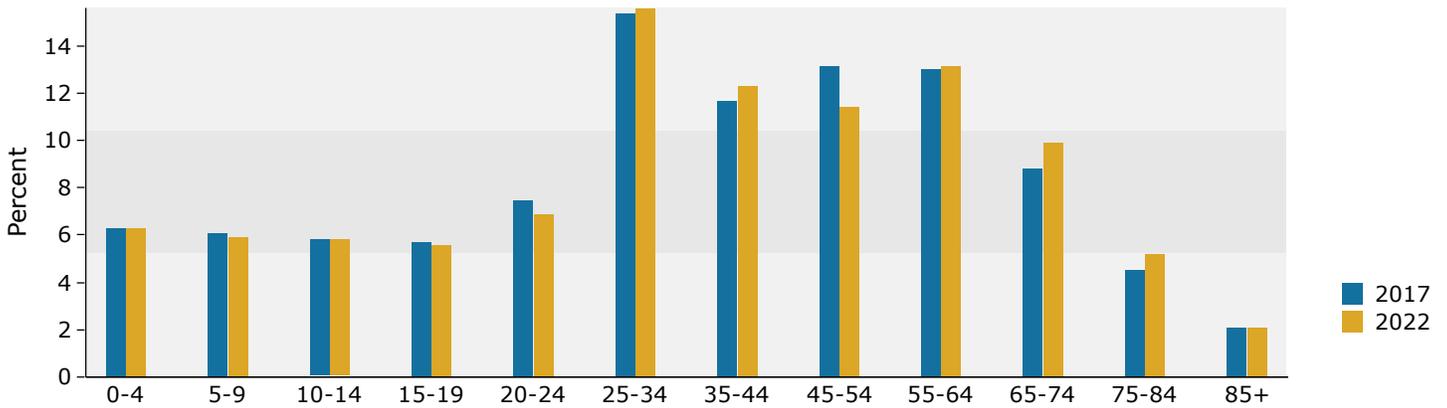
**Data Note:** Income is expressed in current dollars.

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

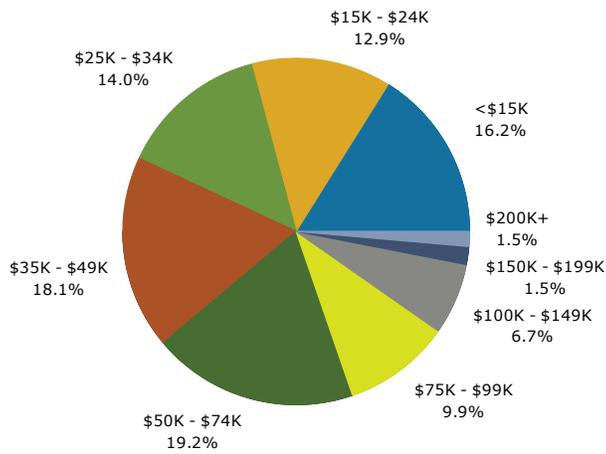
## Trends 2017-2022



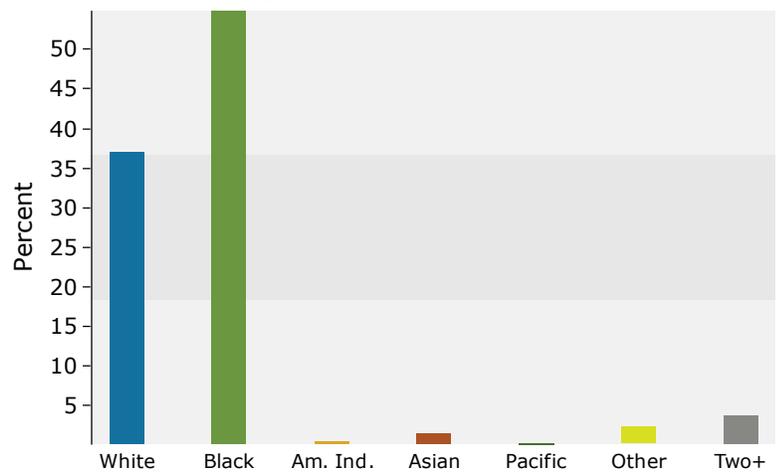
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 5.8%

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



# Demographic and Income Profile

6000 Jefferson Ave, Newport News, Virginia, 23605  
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.01428  
 Longitude: -76.44128

Summary	Census 2010	2017	2022
Population	95,534	97,175	97,563
Households	38,917	39,314	39,386
Families	24,064	24,012	23,908
Average Household Size	2.41	2.42	2.42
Owner Occupied Housing Units	20,223	19,332	19,230
Renter Occupied Housing Units	18,694	19,982	20,156
Median Age	35.8	36.9	37.6
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.08%	0.92%	0.83%
Households	0.04%	0.86%	0.79%
Families	-0.09%	0.77%	0.71%
Owner HHs	-0.11%	0.83%	0.72%
Median Household Income	0.40%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	6,053	15.4%	6,361	16.2%
\$15,000 - \$24,999	4,685	11.9%	4,672	11.9%
\$25,000 - \$34,999	4,885	12.4%	4,645	11.8%
\$35,000 - \$49,999	6,464	16.4%	5,955	15.1%
\$50,000 - \$74,999	7,599	19.3%	6,930	17.6%
\$75,000 - \$99,999	4,303	10.9%	4,455	11.3%
\$100,000 - \$149,999	3,533	9.0%	4,045	10.3%
\$150,000 - \$199,999	1,098	2.8%	1,427	3.6%
\$200,000+	694	1.8%	894	2.3%
Median Household Income	\$43,134		\$43,995	
Average Household Income	\$55,980		\$61,933	
Per Capita Income	\$23,244		\$25,604	

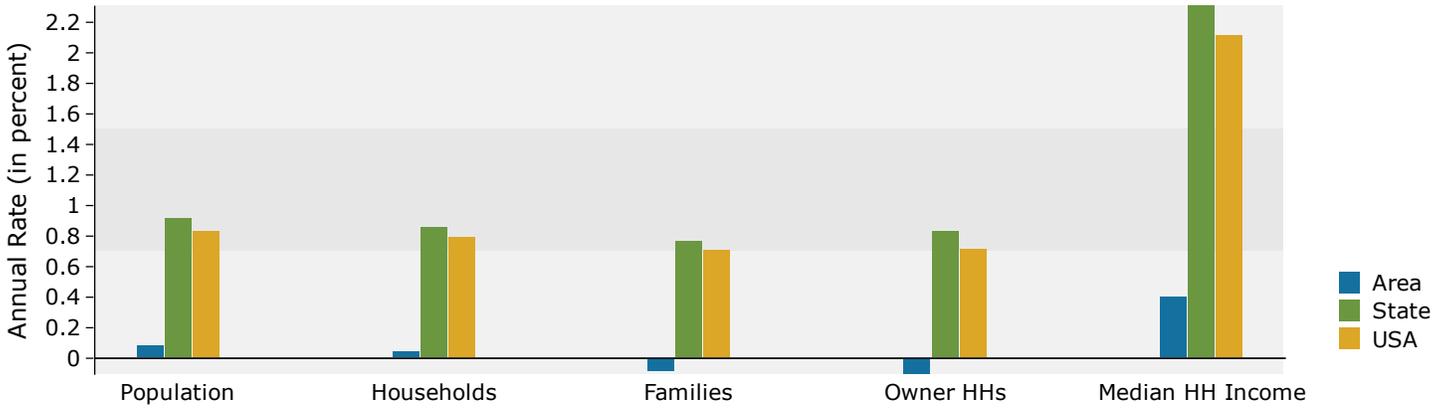
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,662	7.0%	6,172	6.4%	6,238	6.4%
5 - 9	6,141	6.4%	6,054	6.2%	5,834	6.0%
10 - 14	5,970	6.2%	5,886	6.1%	5,878	6.0%
15 - 19	6,731	7.0%	5,897	6.1%	5,787	5.9%
20 - 24	7,918	8.3%	7,353	7.6%	6,771	6.9%
25 - 34	13,460	14.1%	14,932	15.4%	14,948	15.3%
35 - 44	11,317	11.8%	11,351	11.7%	12,268	12.6%
45 - 54	14,881	15.6%	12,632	13.0%	11,161	11.4%
55 - 64	10,581	11.1%	12,545	12.9%	12,538	12.9%
65 - 74	6,401	6.7%	8,303	8.5%	9,441	9.7%
75 - 84	3,885	4.1%	4,210	4.3%	4,868	5.0%
85+	1,585	1.7%	1,840	1.9%	1,831	1.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	33,012	34.6%	33,004	34.0%	32,356	33.2%
Black Alone	55,521	58.1%	55,723	57.3%	55,616	57.0%
American Indian Alone	403	0.4%	427	0.4%	430	0.4%
Asian Alone	1,591	1.7%	1,906	2.0%	2,117	2.2%
Pacific Islander Alone	84	0.1%	120	0.1%	143	0.1%
Some Other Race Alone	1,702	1.8%	2,110	2.2%	2,442	2.5%
Two or More Races	3,222	3.4%	3,885	4.0%	4,459	4.6%
Hispanic Origin (Any Race)	4,356	4.6%	5,610	5.8%	6,720	6.9%

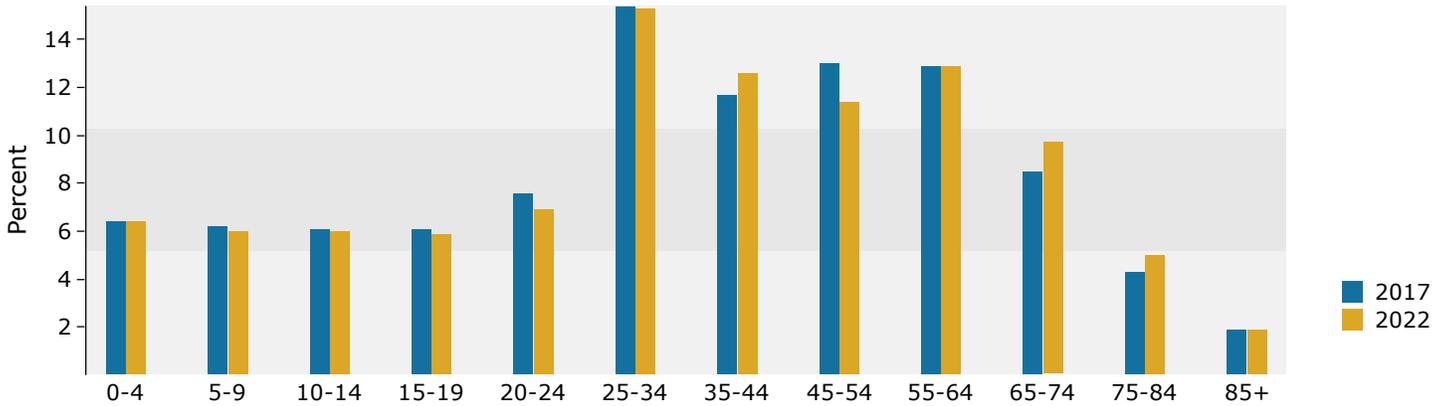
**Data Note:** Income is expressed in current dollars.

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

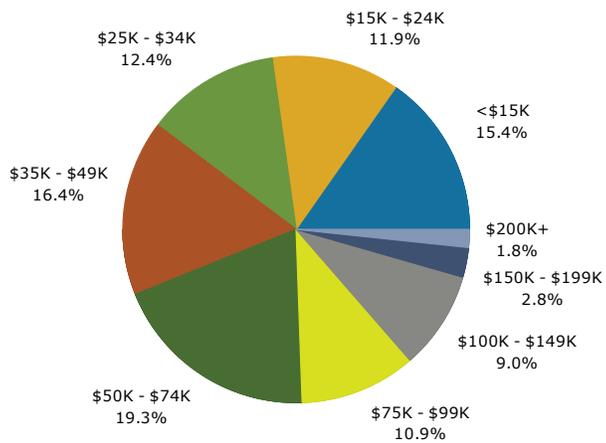
## Trends 2017-2022



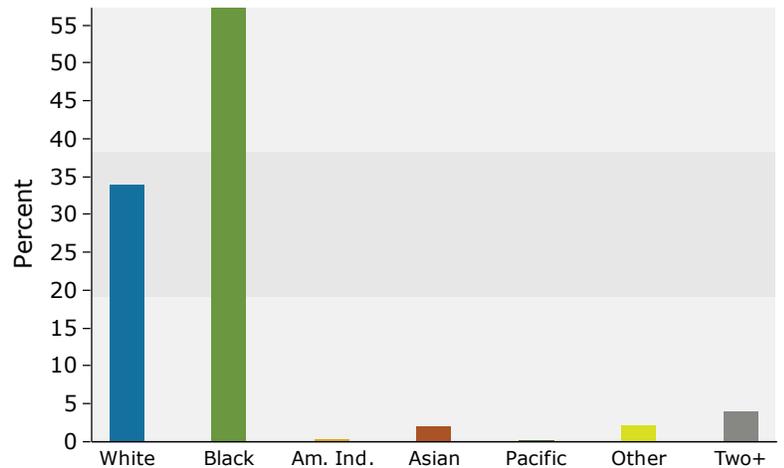
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 5.8%

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



# Demographic and Income Profile

6000 Jefferson Ave, Newport News, Virginia, 23605  
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.01428  
 Longitude: -76.44128

Summary	Census 2010	2017	2022
Population	189,567	194,297	195,845
Households	77,373	78,753	79,259
Families	47,088	47,359	47,392
Average Household Size	2.37	2.38	2.39
Owner Occupied Housing Units	39,002	37,509	37,564
Renter Occupied Housing Units	38,371	41,244	41,694
Median Age	34.1	35.1	36.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.16%	0.92%	0.83%
Households	0.13%	0.86%	0.79%
Families	0.01%	0.77%	0.71%
Owner HHs	0.03%	0.83%	0.72%
Median Household Income	0.88%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	10,035	12.7%	10,486	13.2%
\$15,000 - \$24,999	8,700	11.0%	8,605	10.9%
\$25,000 - \$34,999	9,420	12.0%	8,864	11.2%
\$35,000 - \$49,999	12,385	15.7%	11,423	14.4%
\$50,000 - \$74,999	15,640	19.9%	14,357	18.1%
\$75,000 - \$99,999	9,651	12.3%	10,036	12.7%
\$100,000 - \$149,999	8,457	10.7%	9,761	12.3%
\$150,000 - \$199,999	2,553	3.2%	3,298	4.2%
\$200,000+	1,911	2.4%	2,428	3.1%
Median Household Income	\$48,130		\$50,288	
Average Household Income	\$61,680		\$68,819	
Per Capita Income	\$26,006		\$28,865	

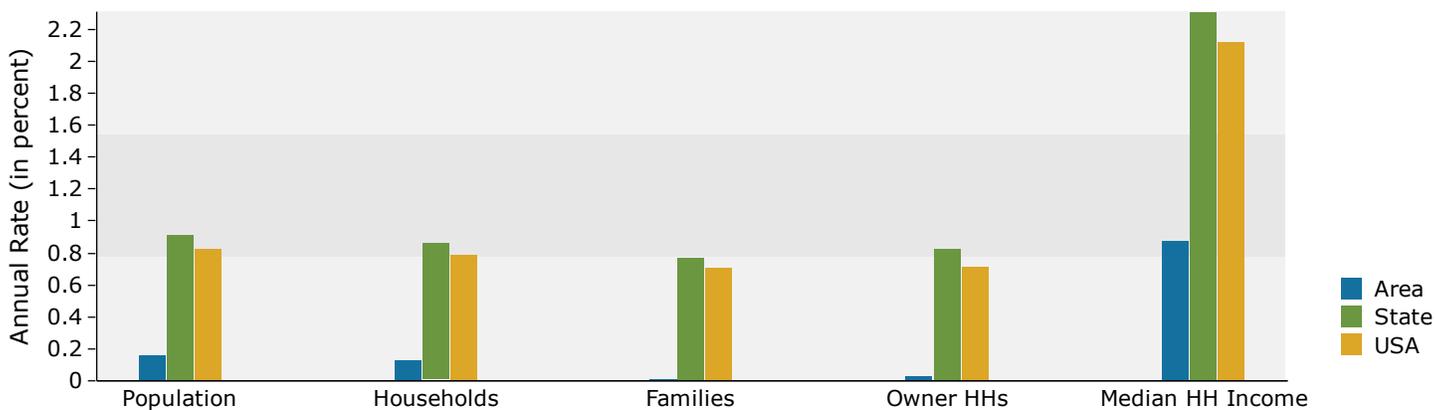
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,183	7.0%	12,350	6.4%	12,513	6.4%
5 - 9	11,999	6.3%	12,030	6.2%	11,641	5.9%
10 - 14	11,432	6.0%	11,359	5.8%	11,484	5.9%
15 - 19	13,815	7.3%	12,829	6.6%	12,796	6.5%
20 - 24	18,646	9.8%	16,871	8.7%	16,006	8.2%
25 - 34	28,018	14.8%	31,534	16.2%	30,714	15.7%
35 - 44	22,287	11.8%	22,564	11.6%	24,961	12.7%
45 - 54	27,505	14.5%	23,628	12.2%	21,130	10.8%
55 - 64	20,151	10.6%	23,477	12.1%	23,311	11.9%
65 - 74	11,947	6.3%	15,878	8.2%	18,117	9.3%
75 - 84	7,387	3.9%	8,046	4.1%	9,409	4.8%
85+	3,195	1.7%	3,729	1.9%	3,765	1.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	82,059	43.3%	83,077	42.8%	82,217	42.0%
Black Alone	92,254	48.7%	92,434	47.6%	92,098	47.0%
American Indian Alone	851	0.4%	899	0.5%	921	0.5%
Asian Alone	3,878	2.0%	4,709	2.4%	5,286	2.7%
Pacific Islander Alone	207	0.1%	305	0.2%	373	0.2%
Some Other Race Alone	3,496	1.8%	4,456	2.3%	5,206	2.7%
Two or More Races	6,822	3.6%	8,416	4.3%	9,745	5.0%
Hispanic Origin (Any Race)	9,811	5.2%	13,082	6.7%	15,844	8.1%

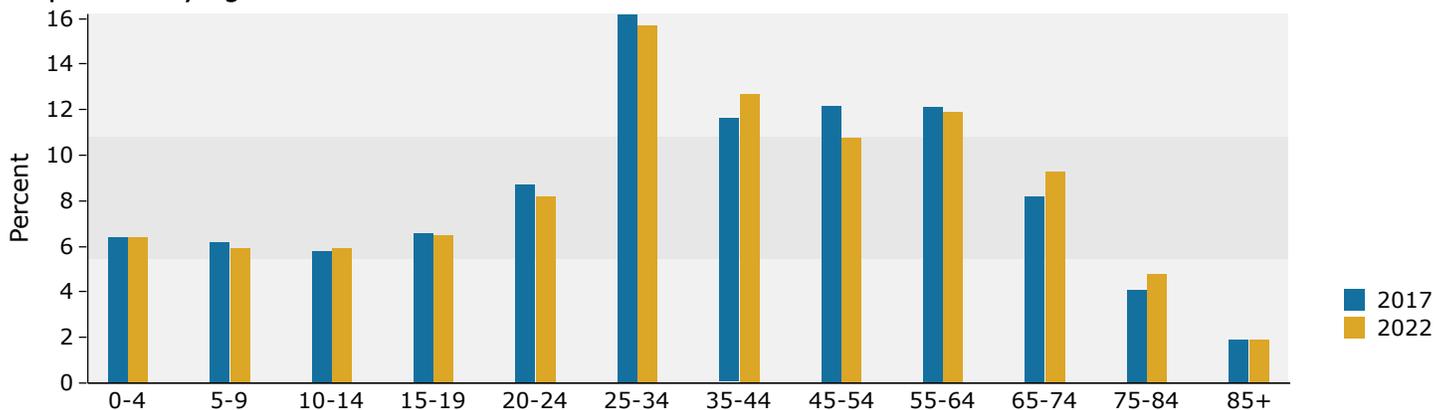
**Data Note:** Income is expressed in current dollars.

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

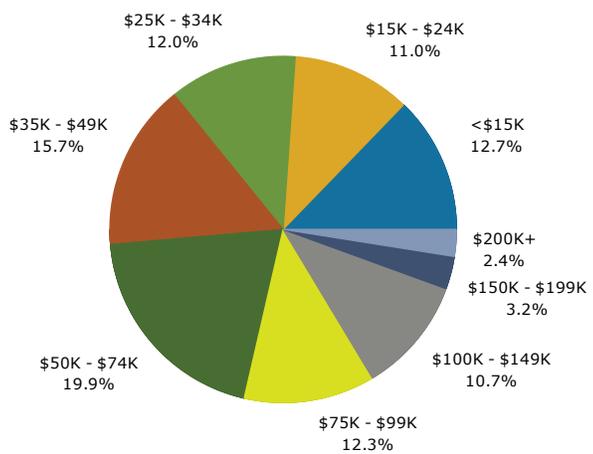
## Trends 2017-2022



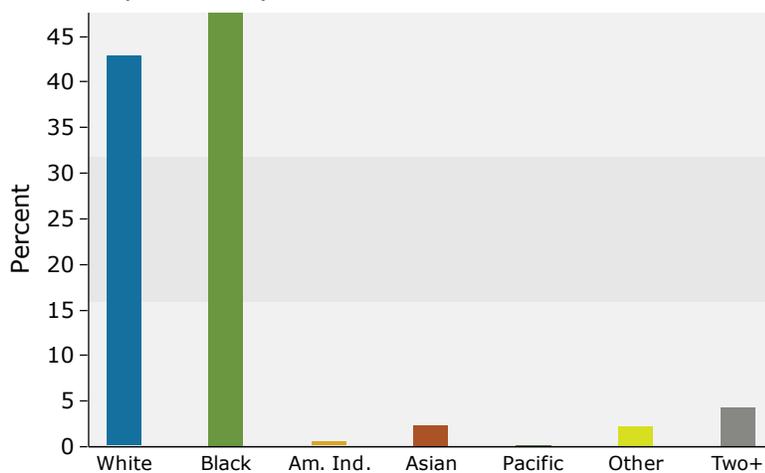
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 6.7%

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

ARTICLE IV. - SUMMARY OF USES BY DISTRICT

Sec. 45-401. - Coding and categorization system.

The uses permitted in each zoning district created by this chapter are listed in the "Summary of Uses by District," which follows in section 45-402, according to the following system:

CODE	INTERPRETATION
P	The use may be permitted by right in the zoning district subject to all applicable regulations of this chapter. Uses determined by the zoning administrator to be clearly similar to those listed are also permitted in the zoning district.
C	The use may be permitted in the zoning district with a conditional use permit issued by the city council in accordance with Article XXVII. The conditional use permit approved by the city council may stipulate conditions and safeguards that govern the use. Uses determined by the zoning administrator to be clearly similar to those listed also may be considered for conditional use permits in the zoning districts indicated.
BLANK	The use is not permitted in the zoning district.

The uses listed in the "Summary of Uses by District" are organized by the categories below:

- A. Agricultural
- B. Residential
- C. Health Services
- D. Utilities Warehousing
- E. Educational Services
- F. Community Facilities Development
- G. Business Services
- H. Personal Services
- I. Recreational Uses
- J. Retail Services
- K. Automotive/Marine Services
- L. Transportation
- M. Wholesaling and
- N. Office/Research and
- O. Open Industrial
- P. Limited Industrial
- Q. Heavy Industrial

(Ord. No. 5028-97, § 1)

Sec. 45-402. - Summary of uses by district.

P = PERMITTED USE

C = CONDITIONAL USE

BLANK = NOT PERMITTED

SUMMARY OF USES BY DISTRICT\*

ZONING DISTRICTS																						
	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	O1	O2	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCES	
	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	LOW MULTI-FAMILY	MANFCT. HOMES	MEDIUM MULTI-FAMILY	HIGH MULTI-FAMILY	MIXED USE	PARK	OFFICE	OFFICE PARK	OFFICE/RESEARCH & DEVEL.	COMMERCIAL	COMMERCIAL	REGIONAL BUSINESS DISTRICT	OYSTER POINT BUSINESS	POINT BUSI./MANUF.	INDUSTRIAL	INDUSTRIAL	ART.	SEC.
<b>PERMITTED USES A. AGRICULTURAL</b>																						
1. AGRICULTURE, FARM	C									P												

\* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.

**PERMITTED USES B. RESIDENTIAL**

1. SINGLE-FAMILY	P	P	P	P	P						P													
2. TWO-FAMILY					P		P	P																
2.1. SINGLE-FAMILY ATTACHED					P		P	P			C													
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					P		P	P	P		C		C											
3. MULTIPLE-FAMILY					P		P	P	P		C													
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					P		P	P	P		C		C											
4. HIGH RISE APARTMENT									P															
5. MANUFACTURED HOME & MANFCT. HOME PARK						P																C. CODE XIII		
6. PLANNED RESIDENTIAL DEVELOPMENT	P	P	P	P	P	P	P	P	P														P	
7. DORMITORY	C	C	C	C	C	C	C	C	C	C		P	C										P	
8. GROUP HOME	C	C	C	C	C		C	C	C		C	P		C	C								C	
9. HALFWAY HOUSE					C		C	C	C					C	C								C	
10. HOME OCCUPATION	P	P	P	P	P	P	P	P	P														X	<a href="#">45-518</a>
11. BED & BREAKFAST	C	C	C	C	C		C	C	C					P	P									P
12. BOARDING HOUSE							C	C																C
13. ASSISTED LIVING FACILITY	P	P	P	P	P						P													
14. CUSTODIAN APARTMENT														P	P	P	P	P	P	P				
15. SPECIAL RESIDENTIAL FACILITY	P	P	P	P	P																			
16. CAMPUS MINISTRY HOUSE	C	C	C	C	C																			
17. HOMELESS SHELTERS							C	C																
18. CONGREGATE HOUSING FOR CHILDREN	C	C	C	C	C		C	C	C					C	C									

19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	P	P	P	P	P						P										
20. ADAPTIVE RE-USE	C	C	C	C	C									C	C						
21. RECOVERY HOME	C	C	C	C	C		C	C	C		C	P		C	C	C					
<b>PERMITTED USES C. HEALTH</b>																					
1. HOSPICE											P			P	P						
2. MEDICAL CENTER COMPLEX											P			P	P						
3. HOSPITAL							C	C	C		P			P	P	P	P			V	<a href="#">45-520</a>
4. MEDICAL & DENTAL LABORATORY										P	P			P	P	P	P	P	P		
5. NURSING HOME, CONVALESCENT HOME					C		P	P	P		P			P	P	P	C			V	<a href="#">45-520</a>
6. OPTICIAN									P		P	P	P	P	P	P	P				
7. OUTPATIENT CARE CLINIC							C	C	P		P	P	P	P	P	P	P				
8. PHARMACY/DRUG STORE									P		P			P	P	P	P				
9. PHYSICAL THERAPY							C	C	P		P	P	P	P	P	P	P				
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE							C	C	P		P	P	P	P	P	P	P				
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS											C			C	C	C					
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS									P		P			P	P	P					
13. ADULT DAY CARE FACILITY									P		P	P		P	P	P	C				
14. FAMILY HOME ADULT DAY CARE FACILITY	P	P	P	P	P	P	P	P	P		P										
15. ASSISTED LIVING FACILITY, CONGREGATE					C		P	P	P		C	P		P	P	P	C				
<b>PERMITTED USES D. UTILITIES</b>																					
1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	P	P	P	P	P	P	P	P	P												

2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	C	C	C	C	C	C	C	C	C	C													
3. COMMERCIAL RADIO OR TV STATION									C		P	P		P	P	P	P	P	C				
4. ELECTRICAL GENERATING PLANT																			C	C			
5. ELECTRICAL SUBSTATION	C	C	C	C	C	C	C	C	C	C		P	P		P	P	P	C	C	P	P		
6. ELEVATED WATER STORAGE TANK	C	C	C	C	C	C	C	C	C	C	C	C	P		C	C	C	C	C	C	C		
7. LOCAL UTILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P		
8. COMMUNICATION TOWER/ANTENNA									C	C	C	C	C		C	C	C	C	C	C	C		
9. SANITARY LANDFILL											C									C	C		
10. SEWAGE TREATMENT PLANT											C									C	C		
11. SOLID WASTE TRANSFER STATION											C									C	C		
12. TRANSMISSION LINES	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	P		
13. WATER RESERVOIR		P									P												
14. WATER TREATMENT PLANT											C									C	C		
15. ELECTRICAL GENERATION FROM LANDFILL GASES											C												
<b>PERMITTED USES E. EDUCATIONAL SERVICES</b>																							
1. CHILD CARE CENTER					C	C	C	C	P		C	P	C		P	P	P	P	P	C	C		
2. COLLEGE, UNIVERSITY	C	C	C	C	C	C	C	C	P	P		P	P				P	P	C			V	<a href="#">45-520</a>
3. FAMILY HOME CHILD CARE FACILITY	P	P	P	P	P	P	P	P	P													V	<a href="#">45-523</a>
4. OTHER EDUCATIONAL/GROUP INSTRUCTION									P			P	P		P	P	P	C	C				
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	C	C	C	C	C	C	C	C	C		C	P			P	P	P	P					

6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	P	P	P	P	P	P	P	P	P	P											V	<a href="#">45-520</a>	
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P												V	<a href="#">45-520</a>
8. VOCATIONAL SCHOOL									P		C	P	C	P	P	P	C	P	P	P			
9. BUSINESS SCHOOL									P		P	P	P	P	P	P	P	P	P				
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P	P							P	C	C				
<b>PERMITTED USES F. COMMUNITY FACILITIES</b>																							
1. CEMETERY	C	C	C	C	C	C	C	C	C	C													
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	P	P	P	P	P	P	P	P	P	C	C	C	C	P	P	P	C	C	C	C	V	<a href="#">45-520</a>	
2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C					C											V	<a href="#">45-527</a>	
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL...)	C	C	C	C	P	P	P	P	P	P		P		P	P	P	C	C	C	C	V	<a href="#">45-520</a>	
4. CORRECTION FACILITIES										P							P						
5. FIRE STATION	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	V	<a href="#">45-520</a>	
6. FUNERAL HOME															P	P	P			C			
7. LIBRARY	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				V	<a href="#">45-520</a>	
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C		C			P	P	P					V	<a href="#">45-520</a>	
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P				P	P	P					V	<a href="#">45-520</a>	
10. POLICE STATION					P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	V	<a href="#">45-520</a>	
10.1. POLICE K9 TRAINING FACILITY										P										P	P	V	<a href="#">45-535</a>
11. POST OFFICE/PARCEL PICK UP STATION										P		P	P	P	P	P	P	P	P	P			
12. PUBLIC/PRIVATE GOLF COURSE	C	C	C	C	P	P	P	P	P	P		P		P	P	P					V	<a href="#">45-520</a>	
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C		P	C	C		P	P	P	P				V	<a href="#">45-520</a>	
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			V	<a href="#">45-520</a>	

PERMITTED USES G. BUSINESS SERVICES																				
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES																				
2. BANK, LOAN OFFICE OR CREDIT UNION																				
3. BUSINESS ADMIN. OFFICES																				
4. PARCEL DISTRIBUTION CENTER																				
5. PROFESSIONAL OFFICE																				
6. OFFICE AND TWO-FAMILY RESIDENTIAL USE WITHIN ONE BUILDING																				
PERMITTED USES H. PERSONAL SERVICES																				
1. ARTIST OR PHOTOGRAPHY STUDIO																				
2. BARBER/BEAUTY SHOP																				
3. CARPET/UPHOLSTERY CLEANING																				
4. COIN-OPERATED COMMERCIAL LAUNDRY																				
4.1. DAY SERVICES CENTER																				
5. DIAPER SERVICE/LINEN SUPPLY																				
6. DRY CLEANING PICKUP																				
7. DRY CLEANING PLANT																				
8. RECORDING STUDIO																				
9. SHOE REPAIR																				
10. TAILOR SHOP																				
11. TRAVEL AGENCY																				
12. TATTOO ESTABLISHMENT																				
PERMITTED USES I. RECREATIONAL USES																				
1. AMUSEMENT PARK OR THEME PARK																				
2. BILLIARD PARLOR																				









10. AUTOMOBILE, LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL													C			C	C	C		P	P		V	<a href="#">45-522</a>	
11. BOAT & YACHT SALES										C						C	C	P					V	<a href="#">45-522</a>	
12. BOAT BASIN	C	C	C	C	C	C	C	C	P	P		P		P	P	P					P	P			
13. LARGE MOTOR VEHICLE SALES, REPAIR AND/OR SERVICE																C					C				
13.1. MANUFACTURED HOME SALES, SERVICE AND/OR LEASING																C					C				
14. MARINA																C	C	P			P	P	V	<a href="#">45-522</a>	
15. SMALL BOAT REPAIR																	C	P							
16. TOWING SERVICE																	C	C			C				
<b>PERMITTED USES L. TRANSPORTATION</b>																									
1. AIRPORT																									
2. BUS STOP, BUS SHELTER OR TAXI STAND	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
3. COMMERCIAL PARKING LOT OR GARAGE																P	P	C	C						
4. FREIGHT TERMINAL																		C		C	P	P			
5. HELISTOP OR HELIPORT										C		C	C	C	C	C	C	C	C	P	P				
6. OFF-SITE PARKING LOT OR GARAGE								C	C	P		C	P	C	P	P	P	C	C	P	P				
7. SEAPORT																	P				P	P			
8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE																		C			P	P			
9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT						C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	P				
<b>PERMITTED USES M. WHOLESALE &amp; WAREHOUSE</b>																									
1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION																	C	P		C	P	P			







## 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:

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Campana Waltz Commercial Real Estate, LLC