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 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.

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

C2 – General Commercial. Multiple allowable uses by right are attached **Zoning:**

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

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6000 Jefferson Avenue Newport News, Virginia



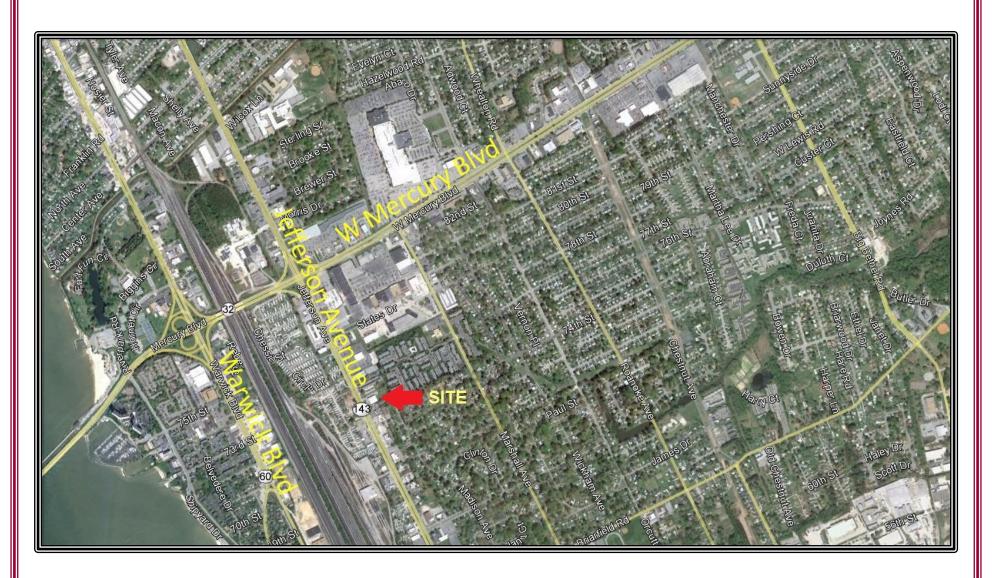
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6000 Jefferson Avenue Newport News, Virginia





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

INCOME

Incom	ne	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
\$	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)
\$ 33,956	Total Expenses
\$ 100,340	Total Rental Income
\$ 33,956	Total Expenses
\$ 66,384	Net Operating Income 2017
	· -

	REAL ESTATE	ASSESSMENT FOR 20	18	
1.82	2 Acres (108 ft x 440	O ft)		
\$ 401,600	Land Assessment			
\$ 473,700	Bldg Assessment			
\$ 875,300	Total Assessment			
12,000	Square Feet	Data is from city website		
\$ 10,679	Real Estate Taxes	3	\$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.afftintyhealthclinics.com

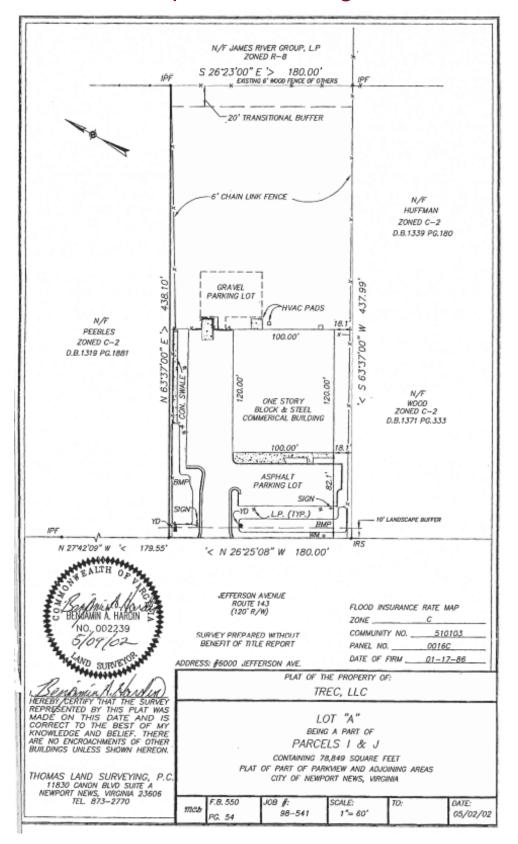
Fully licensed and accredited outpatient Opioid treatment center NOTE: This facility is locked into this location by Board of Health restrictions and can essentially NEVER move without giving up it's license

7 year lease with 2 renewals 1st term expires Nov 30, 2022

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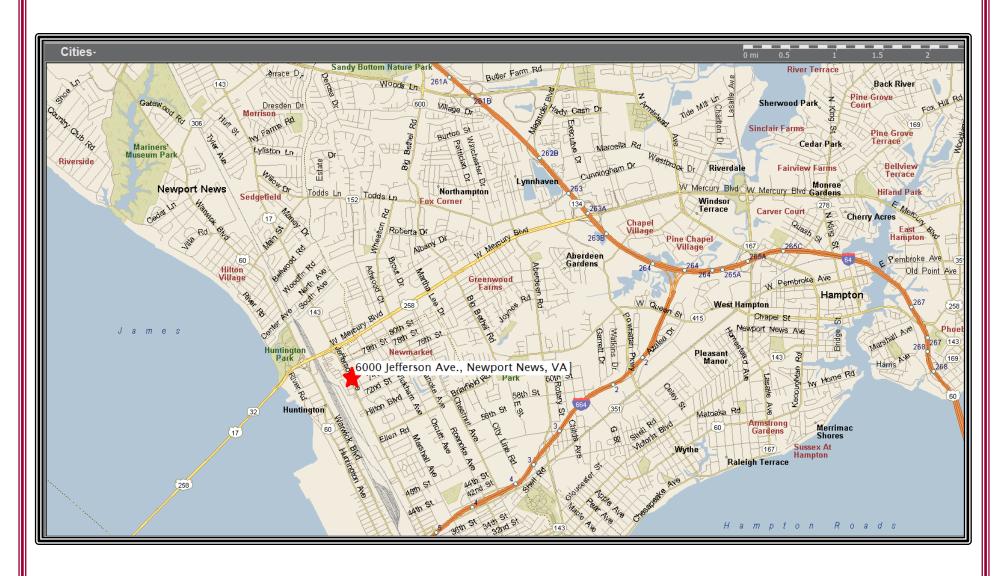
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6000 Jefferson Avenue Newport News, Virginia





6000 Jefferson Avenue Newport News, Virginia







6000 Jefferson Ave, Newport News, Virginia, 23605 Drive Time: 5 minute radius Prepared by Janice Lewis, CCIM

Latitude: 37.01428 Longitude: -76.44128

Summary	Cer	sus 2010		2017		20
Population		23,828		23,858		23,9
Households		10,248		10,158		10,1
Families		5,859		5,721		5,6
Average Household Size		2.29		2.31		2.
Owner Occupied Housing Units		4,823		4,490		4,4
Renter Occupied Housing Units		5,425		5,668		5,6
Median Age		36.5		37.6		38
Trends: 2017 - 2022 Annual Rate		Area		State		Natio
Population		0.05%		0.92%		0.83
Households		-0.02%		0.86%		0.79
Families		-0.17%		0.77%		0.7
Owner HHs		-0.16%		0.83%		0.72
Median Household Income		0.20%		2.31%		2.12
			20	17	20	22
Households by Income			Number	Percent	Number	Perce
<\$15,000			1,644	16.2%	1,724	17.0
\$15,000 - \$24,999			1,308	12.9%	1,293	12.
\$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.
\$100,000 - \$149,999			678	6.7%	789	7.8
\$150,000 - \$199,999			154	1.5%	209	2.:
\$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	
	Census 20	10	20	17	20	22
Population by Age	Number	Percent	Number	Percent	Number	Perc
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	5.0
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.
35 - 44	2,867	12.0%	2,782	11.7%	2,932	12.
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.
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.:
	Census 20		20	17	20	22
Race and Ethnicity	Number	Percent	Number	Percent	Number	Perc
White Alone	9,120	38.3%	8,855	37.1%	8,628	36.3
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
Some other race mone		2.20/	887	3.7%	1,005	4.2
Two or More Races	761	3.2%	007	3.7.70	·	
	761 1,107	4.6%	1,393	5.8%	1,668	7.

January 15, 2018

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

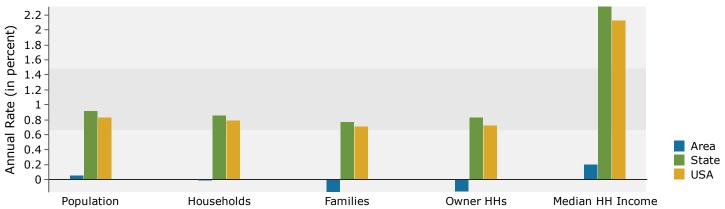


6000 Jefferson Ave, Newport News, Virginia, 23605 Drive Time: 5 minute radius

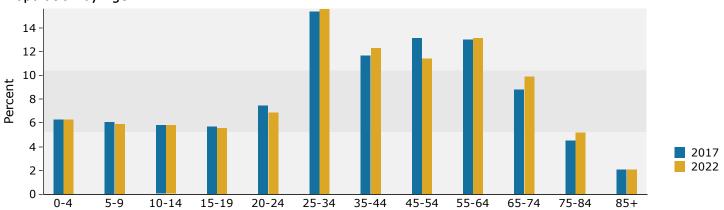
Prepared by Janice Lewis, CCIM

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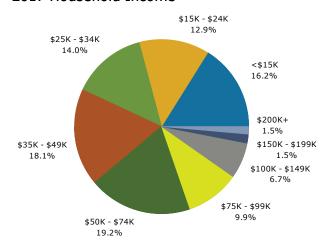




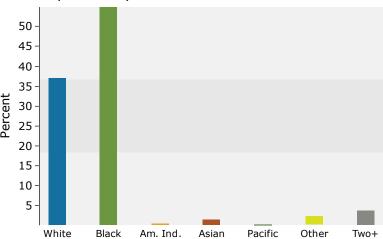
Population by Age



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.

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

Prepared by Janice Lewis, CCIM

Latitude: 37.01428 Longitude: -76.44128

Summary	Cer	sus 2010		2017		2
Population		95,534		97,175		97
Households		38,917		39,314		39
Families		24,064		24,012		23
Average Household Size		2.41		2.42		
Owner Occupied Housing Units		20,223		19,332		19
Renter Occupied Housing Units		18,694		19,982		20
Median Age		35.8		36.9		
Trends: 2017 - 2022 Annual Rate		Area		State		Nati
Population		0.08%		0.92%		0.
Households		0.04%		0.86%		0.
Families		-0.09%		0.77%		0.
Owner HHs		-0.11%		0.83%		0.
Median Household Income		0.40%		2.31%		2.
Ficulari Flouschold Income		0.4070	20	2.31 /0	20) 122
Households by Income			Number	Percent	Number	Pei
<\$15,000			6,053	15.4%		16
\$15,000 - \$24,999			4,685	11.9%	6,361 4,672	11
			•		4,672	
\$25,000 - \$34,999 #35,000 - #40,000			4,885	12.4% 16.4%	4,645	11 15
\$35,000 - \$49,999 \$50,000 - \$34,000			6,464		5,955	
\$50,000 - \$74,999			7,599	19.3%	6,930	17
\$75,000 - \$99,999			4,303	10.9%	4,455	11
\$100,000 - \$149,999			3,533	9.0%	4,045	10
\$150,000 - \$199,999			1,098	2.8%	1,427	3
\$200,000+			694	1.8%	894	2
Median Household Income			\$43,134		\$43,995	
Average Household Income			\$55,980		\$61,933	
Per Capita Income			\$23,244		\$25,604	
	Census 20	10	20	17	20	022
Population by Age	Number	Percent	Number	Percent	Number	Pe
0 - 4	6,662	7.0%	6,172	6.4%	6,238	(
5 - 9	6,141	6.4%	6,054	6.2%	5,834	(
10 - 14	5,970	6.2%	5,886	6.1%	5,878	(
15 - 19	6,731	7.0%	5,897	6.1%	5,787	į
20 - 24	7,918	8.3%	7,353	7.6%	6,771	6
25 - 34	13,460	14.1%	14,932	15.4%	14,948	15
35 - 44	11,317	11.8%	11,351	11.7%	12,268	12
45 - 54	14,881	15.6%	12,632	13.0%	11,161	11
55 - 64	10,581	11.1%	12,545	12.9%	12,538	12
65 - 74	6,401	6.7%	8,303	8.5%	9,441	g
75 - 84	3,885	4.1%	4,210	4.3%	4,868	
85+	1,585	1.7%	1,840	1.9%	1,831	1
	Census 20			117		022
Race and Ethnicity	Number	Percent	Number	Percent	Number	Pei
White Alone	33,012	34.6%	33,004	34.0%	32,356	33
Black Alone	55,521	58.1%	55,723	57.3%	55,616	57
American Indian Alone	403	0.4%	427	0.4%	430	, د
Asian Alone	1,591	1.7%	1,906	2.0%		2
					2,117	(
Pacific Islander Alone	1 702	0.1%	120	0.1%	143	
Some Other Race Alone	1,702	1.8%	2,110	2.2%	2,442	
Two or More Races	3,222	3.4%	3,885	4.0%	4,459	2
Hispanic Origin (Any Race)	4,356	4.6%	5,610	5.8%	6,720	6

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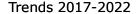
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

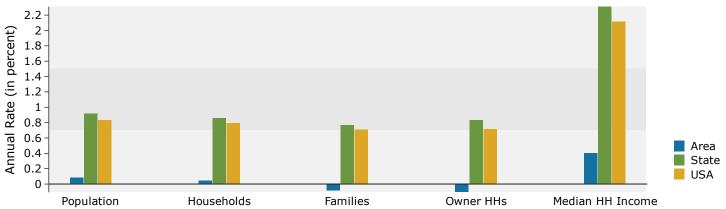


6000 Jefferson Ave, Newport News, Virginia, 23605 Drive Time: 10 minute radius

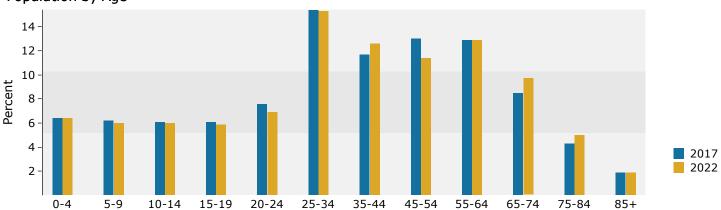
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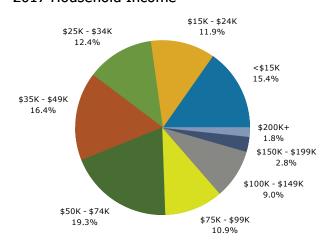




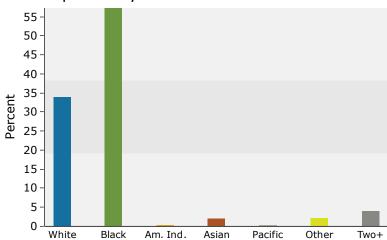
Population by Age



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.

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

Prepared by Janice Lewis, CCIM

Latitude: 37.01428 Longitude: -76.44128

Summary	Cer	sus 2010		2017		202
Population		189,567		194,297		195,84
Households		77,373		78,753		79,2
Families		47,088		47,359		47,3
Average Household Size		2.37		2.38		2.
Owner Occupied Housing Units		39,002		37,509		37,5
Renter Occupied Housing Units		38,371		41,244		41,6
Median Age		34.1		35.1		36
Trends: 2017 - 2022 Annual Rate		Area		State		Nation
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
			20	17	20	22
Households by Income			Number	Percent	Number	Perce
<\$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.:
Median Household Income			\$48,130		\$50,288	
Average Household Income			\$61,680		\$68,819	
Per Capita Income			\$26,006		\$28,865	
	Census 20	10	20	17	20	22
Population by Age	Number	Percent	Number	Percent	Number	Perce
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
	Census 20	10	20	17	20	22
Race and Ethnicity	Number	Percent	Number	Percent	Number	Perce
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
	207	0.1%	305	0.2%	373	0.2
Pacific Islander Alone			4,456	2.3%	5,206	2.7
	3,496	1.8%	4,430			
Pacific Islander Alone	3,496 6,822	1.8% 3.6%	8,416	4.3%	9,745	5.0
Pacific Islander Alone Some Other Race Alone						5.0 8.1

January 15, 2018

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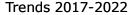
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

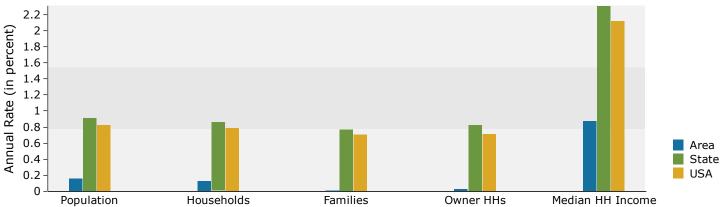


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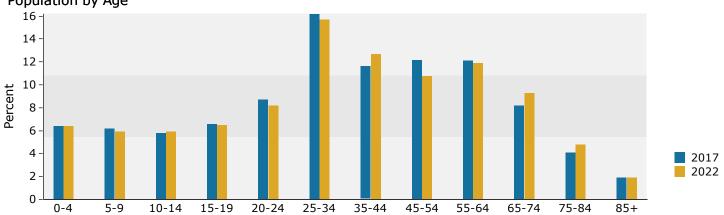
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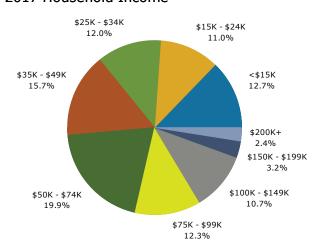




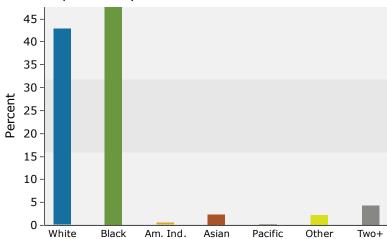
Population by Age



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.

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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
Р	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.
С	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

Wholesaling and
 N. Office/Research and

escarer 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*

										zo	NING DIS	STRICTS								
	R1 SINGLE- FAMILY	R2 SINGLE- FAMILY	R3 SINGLE- FAMILY		HOMES	R7 MEDIUM MULTI- FAMILY	R8 HIGH MULTI- FAMILY	MIXED	P1 PARK	O1 OFFICE		O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL		C3 REGIONAL BUSINESS DISTRICT	OYSTER	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	SEC.
PERMITTED USES A. AGRIC	ULTURAL					ı						1	I	1			1	I		
1. AGRICULTURE, FARM	С								Р											

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

19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	Р	P	P	Р	P					Р										
20. ADAPTIVE RE-USE	С	С	С	С	С								С	С						
21. RECOVERY HOME	С	С	С	С	С		С	С	С	С	Р		С	С	С					
PERMITTED USES C. HEAL	ГН																			
1. HOSPICE											Р		Р	Р						
2. MEDICAL CENTER COMPLEX											Р		Р	Р						
3. HOSPITAL							С	С	С		Р		Р	Р	Р	Р			٧	45-520
4. MEDICAL & DENTAL LABORATORY										Р	Р		Р	Р	Р	Р	Р	P		
5. NURSING HOME, CONVALESCENT HOME					С		Р	Р	Р		Р		Р	Р	Р	С			٧	45-520
6. OPTICIAN									Р	Р	Р	Р	Р	Р	Р	Р				
7. OUTPATIENT CARE CLINIC							С	С	Р	Р	Р	Р	Р	Р	Р	Р				
8. PHARMACY/DRUG STORE									Р		Р		Р	Р	Р	Р				
9. PHYSICAL THERAPY							С	С	Р	Р	Р	Р	Р	Р	Р	Р				
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE							С	С	Р	Р	Р	Р	Р	Р	Р	Р				
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS										С			С	С	С					
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS									P	P			Р	Р	Р					
13. ADULT DAY CARE FACILITY									Р	Р	Р		Р	Р	Р	С				
14. FAMILY HOME ADULT DAY CARE FACILITY	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р										
15. ASSISTED LIVING FACILITY, CONGREGATE					С		Р	Р	Р	С	Р		Р	Р	Р	С				
PERMITTED USES D. UTILI	TIES			1	1	1		1			1	1	1	-	1	1		1	1	
1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	Р	P	Р	Р	Р	P	P	Р	P											

				1														I		I		1
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	С	С	С	С	С	С	С	С	С													
3. COMMERCIAL RADIO OR TV STATION									С		Р	Р		Р	Р	Р	Р	Р	С			
4. ELECTRICAL GENERATING PLANT																			С	С		
5. ELECTRICAL SUBSTATION	С	С	С	С	С	С	С	С	С	С		P	Р	Р	Р	Р	С	С	Р	Р		
6. ELEVATED WATER STORAGE TANK	С	С	С	С	С	С	С	С	С	С	С	С	Р	С	С	С	С	С	С	С		
7. LOCAL UTILITIES	Р	P	Р	Р	Р	P	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р		
8. COMMUNICATION TOWER/ANTENNA									С	С	С	С	С	С	С	С	С	С	С	С		
9. SANITARY LANDFILL										С									С	С		
10. SEWAGE TREATMENT PLANT										С									С	С		
11. SOLID WASTE TRANSFER STATION										С									С	С		
12. TRANSMISSION LINES	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	Р		
13. WATER RESERVOIR		P								Р												
14. WATER TREATMENT PLANT										С									С	С		
15. ELECTRICAL GENERATION FROM LANDFILL GASES										С												
PERMITTED USES E. EDUC	ATIONAL	. SERVICES	1													I	I.		I	I		
1. CHILD CARE CENTER					С	С	С	С	Р		С	Р	С	Р	Р	Р	Р	Р	С	С		
2. COLLEGE, UNIVERSITY	С	С	С	С	С	С	С	С	Р	Р		Р	Р			Р	Р	С			٧	45-520
3. FAMILY HOME CHILD CARE FACILITY	Р	Р	Р	Р	Р	Р	Р	Р	Р												٧	45-523
4. OTHER EDUCATIONAL/GROUP INSTRUCTION									Р			Р	P	Р	Р	Р	С	С				
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	С	С	С	С	С	С	С	С	С		С	P		Р	P	Р	Р					

6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	Р	Р	P	P	Р	Р	P	P	P	P						P					V	45-520
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р					V	45-520
8. VOCATIONAL SCHOOL									Р		С	Р	С	Р	Р	Р	С	Р	Р	Р		
9. BUSINESS SCHOOL									Р		Р	Р	Р	Р	Р	Р	Р	Р	Р			
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	Р	Р	Р	Р	Р	Р	P	Р	Р	Р						Р	С	С				
PERMITTED USES F. COMM	IUNITY FA	CILITIES			1			1											'			
1. CEMETERY	С	С	С	С	С	С	С	С	С													
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	Р	P	Р	P	P	Р	Р	Р	Р	С	С	С	С	Р	Р	Р	С	С	С	С	V	45-520
2.1 OFF-SITE CHURCH PARKING LOT	С	С	С	С	С					С											٧	45-527
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL)	С	С	С	С	Р	Р	Р	Р	Р	Р		Р		Р	Р	Р	С	С	С	С	٧	45-520
4. CORRECTION FACILITIES										Р						Р						
5. FIRE STATION	С	С	С	С	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	٧	45-520
6. FUNERAL HOME														Р	Р	Р			С			
7. LIBRARY	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р				٧	45-520
8. PRIVATE CLUB	С	С	С	С	С	С	С	С	С		С			Р	Р	P					٧	<u>45-520</u>
9. NEIGHBORHOOD SWIMMING POOL	С	С	С	С	Р	Р	Р	Р	Р	Р				Р	Р	Р					٧	45-520
10. POLICE STATION					Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	٧	45-520
10.1. POLICE K9 TRAINING FACILITY										Р									Р	Р	V	<u>45-535</u>
11. POST OFFICE/PARCEL PICK UP STATION									P		Р	P	Р	Р	Р	Р	Р	Р	Р	P		
12. PUBLIC/PRIVATE GOLF COURSE	С	С	С	С	Р	Р	P	P	P	Р		P		P	Р	Р					V	45-520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	С	С	С	С	С	С	С	С		P	С	С		P	P	Р	P				V	45-520
14. PUBLIC PARK	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			v	45-520

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

3. BINGO PARLOR													С	Р						С	
4. BOWLING ALLEY									Р				С	Р	Р						
5. AMUSEMENT ESTABLISHMENT									С				С	Р	Р						
6. COUNTRY/YACHT CLUB	С	С	С	С	С	С	С	С	С	С	Р		Р		Р	С					
7. GOLF DRIVING RANGE										Р				Р				С	С		
8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM									Р		Р	С	Р	Р	Р	Р	Р	С			
9. MINIATURE GOLF COURSE										С				Р	Р						
10. PUBLIC CAMPGROUND										С											
11. SKATEBOARD RAMP										Р			С	С	С			С	С	٧	<u>45-511</u>
12. SKATING RINK									Р	Р			С	Р	Р						
13. STADIUM, ARENA OR AMPHITHEATRE										С					Р	С	С	С	С		
14. THEATRE OR STAGE									Р	Р			Р	Р	Р	С	С				
15. SHOOTING RANGE																		С			
PERMITTED USES J. RETAIL	SERVICES											1	1	1			1	ı			
1. ADULT USE													С	С	С					٧	45-2502
2. APPLIANCE SALES									Р				P	Р	Р					V	45-522
3. APPLIANCES SERVICES									Р				Р	Р	Р					٧	45-522
4. BAKERY (RETAIL)									Р				Р	Р	Р	Р	Р				
5. BICYCLE SALES & SERVICE									Р				Р	Р	Р					v	45-522
6. BOOK STORE									Р				Р	Р	Р	Р	Р				
7. BUILDING SUPPLY - RETAIL													С	С	С			Р	Р		
8. CAMERA STORE									Р				Р	Р	Р	Р	Р				
9. CEMETERY MONUMENT SALES													Р	Р	Р					v	45-522
10. COMPUTER SALES & SERVICE									Р		Р		Р	Р	Р	Р	Р				
11. CONCESSION STAND									Р	Р			P	Р	Р	С	С				
12. CONVENIENCE STORE WITHOUT GASOLINE									Р				Р	Р	Р	С	С				

13. CRAFT STORE							P	Р	P	P				
14. DEPARTMENT STORE			Р				Р	Р	Р				v	45-522
15. DUPLICATING STORE			Р		Р	С	Р	Р	Р	Р	Р			
16. EXTENDED STAY MOTEL			Р				Р	Р	P	С	С			
17. FLORIST, HORTICULTURAL & NURSERY			P		р		Р	P	Р	P				
18. FURNITURE & UPHOLSTERY STORE			Р				Р	Р	Р	Р			٧	45-522
19. GARDEN SUPPLY STORE			Р				Р	Р	Р				٧	45-522
20. GOLF PRO SHOP/CLUBHOUSE			Р	С			Р	Р	Р	Р				
21. GROCERY STORE			P				Р	Р	Р				٧	45-522
22. HARDWARE STORE			Р				Р	Р	Р				٧	45-522
23. HOME ACCESSORY STORE			Р				Р	P	Р				V	45-522
24. ICE CREAM/CANDY STORE			Р				Р	Р	Р	Р				
25. INTERIOR DECORATING STORE			Р				Р	Р	Р	P				
26. JEWELRY SALES, SERVICE & REPAIR			Р				Р	Р	Р	P				
27. KENNEL							С	С	С					
28. LIGHT EQUIPMENT RENTAL & LEASING							Р	P	Р	С	С	С	V	45-522
29. LIQUOR STORE			P				Р	Р	Р	Р				
30. MALL/MALL BUILDING (ENCLOSED)			Р				P	P	P					
31. MEDICAL SUPPLY SALES							Р	Р	Р	Р	Р			
32. MOTEL/HOTEL			Р		С		Р	Р	Р	С	С			
33. NEEDLEWORK & PIECE GOODS STORE			Р				Р	Р	Р	Р				
33.1. NIGHTCLUB—TYPE 1							Р	Р	Р	Р				
33.2. NIGHTCLUB—TYPE 2							С	С	Р	Р				

34. NOVELTY & SOUVENIR STORE			P					Р	Р	P	Р					
35. OFF-PREMISE SALE OF ALCOHOL IN AN ESTABLISHMENT OF LESS THAN 1,600 SQ.FT.			С					С	С	С	С					
36. PAWN SHOP								С	С	С						
37. PET CARE SERVICE WITHOUT OUTSIDE CAGES OR RUNS			Р					Р	P	Р						
37a. PET CARE SERVICE WITH OUTSIDE CAGES AND RUNS								С	С	С						
38. PRINTING ENGRAVING, BLUEPRINTING & COPYING			С				С	P	Р	P	P	P				
39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY			Р	С		P		P	P	P	P	P	С	С		
40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE			Р	С	Р	Р		P	Р	Р	Р	P	С	С		
40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY			С	С		С		С	С	С	С	С	С	С		
41. RETAIL SALES BY WHOLESALER OF SAME GOODS			С					Р	Р	Р	P	Р	Р		v	45-522
41.1. SELF-SERVICE ICE VENDING UNIT								Р	Р				Р	Р		
42. SPORTING GOODS			P					Р	P	P	P					
43. STATIONERY STORE			Р					P	P	Р	Р					
44. TENNIS PRO SHOP/CLUBHOUSE			Р	С	Р			P	Р	Р	Р					
45. TOY OR HOBBY STORE			Р					Р	Р	Р						

46. USED MERCHANDISE SALES							Р	P	P					v	45-522
47. VARIETY STORE				Р			P	Р	Р						
48. VIDEO RENTAL				Р			Р	Р	Р	Р					
49. WEARING APPAREL/SHOE STORE				Р			Р	Р	Р	P					
51. BANQUET/FUNCTION HALL					С		С	С	С			С			
52. ANIMAL SHELTER												P			
53. MICRO-DISTILLERY AND/OR MICRO-WINERY				Р			Р	Р	Р	Р	Р	Р			
53. MICRO/CRAFT BREWERY				Р			Р	Р	Р	Р	Р	Р			
PERMITTED USES K. AUTO	& MARINE SERVICE	s	'			1									
1. AUTO PARTS STORE (NO SERVICE)				Р			Р	Р	Р						
2. AUTOMOBILE FUEL & KEROSENE SALES (SUPPLEMENTAL)				С			С	С	С						
3. AUTOMOBILE GASOLINE SUPPLY STATION				С			С	С	С						
3.1. AUTOMOBILE GASOLINE SUPPLY STATION - UNMANNED												С	С		
4. AUTOMOBILE BODY & PAINT SHOP								С	С			С			
5. SMALL MOTOR VEHICLE REPAIR AND SERVICE FACILITY								С	С			С			
6. AUTOMOBILE SALES/NEW CAR DEALERSHIP							С	С	Р			Р	С	V	45-522
7. AUTOMOBILE SALES, USED CAR DEALERSHIP								С	С					V	45-522
8. CAR WASH							С	С	С						
9. AUTOMOBILE UPHOLSTERY							С	С	Р						

10. AUTOMOBILE, LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL												С		С	С	С		P	P		V	45-522
11. BOAT & YACHT SALES									С					С	С	Р					V	45-522
12. BOAT BASIN	С	С	С	С	С	С	С	С	Р	Р		Р		Р	Р	Р			Р	Р		
13. LARGE MOTOR VEHICLE SALES, REPAIR AND/OR SERVICE															С				С			
13.1. MANUFACTURED HOME SALES, SERVICE AND/OR LEASING															С				С			
14. MARINA										С				С	С	Р			Р	Р	V	45-522
15. SMALL BOAT REPAIR															С	Р						
16. TOWING SERVICE															С	С			С			
PERMITTED USES L. TRANS	PORTATI	ON			'												'					
1. AIRPORT																			Р	Р		
2. BUS STOP, BUS SHELTER OR TAXI STAND	Р	P	Р	Р	P	Р	P	Р	P	Р	Р	P	P	Р	Р	Р	Р	Р	Р	Р		
3. COMMERCIAL PARKING LOT OR GARAGE															Р	Р	С	С				
4. FREIGHT TERMINAL																С		С	Р	Р		
5. HELISTOP OR HELIPORT									С			С	С	С	С	С	С	С	Р	Р		
6. OFF-SITE PARKING LOT OR GARAGE							С	С	Р		С	Р	С	Р	Р	Р	С	С	Р	Р		
7. SEAPORT																Р			Р	Р		
8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE															С				Р	Р		
9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT					С	С	С	С	С	С	С	С	С	С	С	Р	С	P	Р	Р		
PERMITTED USES M. WHO	LESALE &	WAREHOU	JSE					1									'					
1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION															С	Р		С	Р	Р		

2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER							С	С	P		Р	P	P	
3. DISTRIBUTION WAREHOUSE							С	С	Р		Р	Р	Р	
4. DOCUMENT STORAGE WAREHOUSE									Р		Р	Р	Р	
5. FOOD PREPARATION, STORAGE & DISTRIBUTION								С	Р		Р	P	P	
6. HEATING OIL STORAGE & DISTRIBUTION									Р			С	С	
7. MINI-STORAGE WAREHOUSE								С	Р		С	Р		
7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE							С	С	Р		С	P		
8. MOVING & STORAGE									Р		С	Р		
9. PLUMBING SUPPLIES WHOLESALE & DISTRIBUTION								С	Р		С	P	P	
10. PROPANE STORAGE & DISTRIBUTION											С			
11. SEAFOOD WHOLESALE DISTRIBUTION & RECEIVING								С	P		Р	P	P	
PERMITTED USES N. OFFICE/	RESEARCH DEVE	LOP.												
1. COMPUTER CENTERS					Р	Р			Р	Р	Р	Р		
2. LASER, MATERIAL SCIENCE, ELECTRONICS PROD. FIRMS					Р	Р			P	Р	Р	P		
3. LIBRARIES, AUDITORIUMS, LECTURE & CONFERENCE CNTR.					Р	Р			P	Р	Р	P		
4. NONPROFIT PROFESSIONAL OR TECH. EDUCATIONAL INSTITUTE					Р	P			Р	Р	Р	Р		
5. PILOT PLANTS FOR PRODUCTION OF PROTOTYPES						P			P	С	Р	P		

PERMITTED USES O. OPEN INDUSTRIAL 1. BRICK MFG/BRICKYARD LUMBER MILL 2. CONCRETE, BITUMINOUS MFG. & ASPHALT PLANT 3. HEAVY EQUIPMENT STORAGE 4. OUTSIDE COAL STORAGE 5. OUTSIDE COMPOST FACILITY 6. OUTSIDE STORAGE AS MAIN USE 7. SAND & GRAVEL	С	. P	
MFG/BRICKYARD LUMBER MILL 2. CONCRETE, BITUMINOUS MFG. 8. ASPHALT PLANT 3. HEAVY EQUIPMENT STORAGE 4. OUTSIDE COAL STORAGE 5. OUTSIDE COMPOST FACILITY 6. OUTSIDE STORAGE AS MAIN USE	С	P P	
BITUMINOUS MFG. & ASPHALT PLANT 3. HEAVY EQUIPMENT STORAGE 4. OUTSIDE COAL STORAGE 5. OUTSIDE COMPOST FACILITY 6. OUTSIDE STORAGE AS MAIN USE		. P	
STORAGE 4. OUTSIDE COAL STORAGE 5. OUTSIDE COMPOST FACILITY 6. OUTSIDE STORAGE AS MAIN USE	C		
STORAGE 5. OUTSIDE COMPOST FACILITY 6. OUTSIDE STORAGE AS MAIN USE		С	
6. OUTSIDE STORAGE AS MAIN USE			
MAIN USE		С	
7. SAND & GRAVEL		P	
PROCESSING OR STORAGE	C	P	
8. SMALL REPAIR, SMALL CONSTRUCTION SHOP & SMALL CONTRACTORS OFFICE	P P	P	
9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS		P	
PERMITTED USES P. LIMITED INDUSTRIAL			
1. BOTTLING PLANT	P P	P	
2. BUYBACK COLLECTION C C P C CENTER/GLASS, PAPER & ALUMINUM	С	С	
3. INDOOR MANUFACTURING AND ASSEMBLY P P C	C P P	P	
4. INDOOR COMPOST FACILITY		С	
5. MACHINE SHOP	P P	P	
6. BREWERY SHOP		Р	
PERMITTED USES Q. HEAVY INDUSTRIAL			

1. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY						P	P	P	
2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING								P	
3. CHEMICAL MANUFACTURING								С	
4. DISTILLERY								С	
5. GLUE, FERTILIZER MANUFACTURING								С	
6. INDOOR RECYCLING CENTER							С	P	
7. IRON, STEEL, COPPER, ALUMINUM, & OTHER METALWORK PLANT								С	
8. PAPER PLANT								С	
9. REFINERY								С	
10. SEAFOOD PACKING & PROCESSING								P	
11. SHIPBUILDING, SHIPYARD MANUFACTURE OR REPAIR								P	
12. SLAUGHTERHOUSE, RENDERING PLANT ABATTOIR								С	
13. TANNING OR CURING OF HIDES								С	

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

** SIZE LIMITED TO 20,000 SQUARE FEET IN FLOOR AREA, UNLESS USE IS CONTAINED IN A MULTI-TENANT STRUCTURE.

 $(Ord. No. 5028-97, \S 1; Ord. No. 5094-98, \S 1; Ord. No. 5202-98, \S 1; Ord. No. 5202-98, \S 1; Ord. No. 5202-98, \S 1; Ord. No. 5203-99, \S 1; Ord. No. 5500-00, \S 1; Ord. No. 5550-00, \S 1; Ord. No. 6190-06, \S$

Secs. 45-403-45-500. - Reserved.

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 <u>only</u> if the scope of the agency is limited by a written agreement and <u>only</u> with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller <u>must disclose</u> all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party folly and exclusively. The Agent <u>must not disclose</u> 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	 Buyer Broker,
Acknowledged by:	