

# For Sale/Lease

## Ideal for

Contractors / Landscapers / Manufacturing and  
Assemblage / Vehicle Repair and Service

8020 Hankins Industrial Park Road  
Toano, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Ron A. Campana, Jr. and Thomas P. Waltz**

11832 Fishing Point Drive, Suite 400, Newport News, Virginia 23606

757.327.0333

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*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/LEASE**  
**8020 Hankins Industrial Park Road**  
**Toano, Virginia**

<b>Location:</b>	Hankins Industrial Park Toano, Virginia
<b>Description:</b>	Centrally located in Toano, Virginia, Hankins Industrial Park combines location with office/warehouse space in a setting catering to mid-large sized industrial businesses. This property offers a rare blend of functional office/warehouse space with coveted outside storage and future expansion opportunity. The building is in close proximity to Interstate 64.
<b>Building Size:</b>	Two Buildings which consist of $\pm$ 14,530 Square Feet collectively. Building 1: $\pm$ 9,600 Square Feet Building 2: $\pm$ 4,930 Square Feet
<b>Land Size:</b>	$\pm$ 4.59 Acres with outside yard area for storage
<b>Building 1:</b>	The building measures 120 feet by 60 feet. The breakdown is 40 feet by 60 feet of 1 <sup>st</sup> floor office, with an additional 40 feet by 60 feet of shell condition 2 <sup>nd</sup> floor office. The warehouse measures 80 feet by 60 feet. The office/warehouse building is nicely appointed with 6 offices, 2 bathrooms (including a shower), a kitchen, and a telecommunication closet on the first floor. The second floor offers ample expansion with a shell layout. The attached warehouse offers a large insulated and heated space with additional built in storage inclusive of mezzanine area for maximum efficiency. The four grade level doors are 14 feet, ceiling height is approximately 18 feet, and the flooring is an 8-inch reinforced concrete floor. The building is served by 110-amp, single phase/220 volt power.
<b>Building 2:</b>	The enclosed warehouse building measures 70 feet by 30 feet and the open bay lean to measures 75 feet by 35 feet. The additional warehouse building on site is securely fenced in and offers two 14 foot roll up grade doors with 5 additional open bays for vehicle/product storage.
<b>Expansion:</b>	The parcel has excess land and preliminary plans for additional building phases which can be considered for future development.
<b>Sales Price:</b>	<b>\$1,100,000.00</b> ( <u>\$75.71/sf</u> )

**Lease Rate:** \$6,500.00/month- (Landlord pays Base Year Real Estate Taxes & Insurance)

**Year Built:** 2001

**Zoning:** M-1 Limited Business/Industrial. See enclosed zoning matrix for uses allowed by right.

**Transportation:**

Interstate / Distance: I-64 / 3.7 miles

Commercial Airport / Distance: Newport News-Williamsburg International Airport / 29.9 miles  
Richmond International Airport / 35.0 miles

**Additional Information:**

- Plat of Property
- Additional Photographs
- Location Maps
- Zoning Matrix
- Demographics

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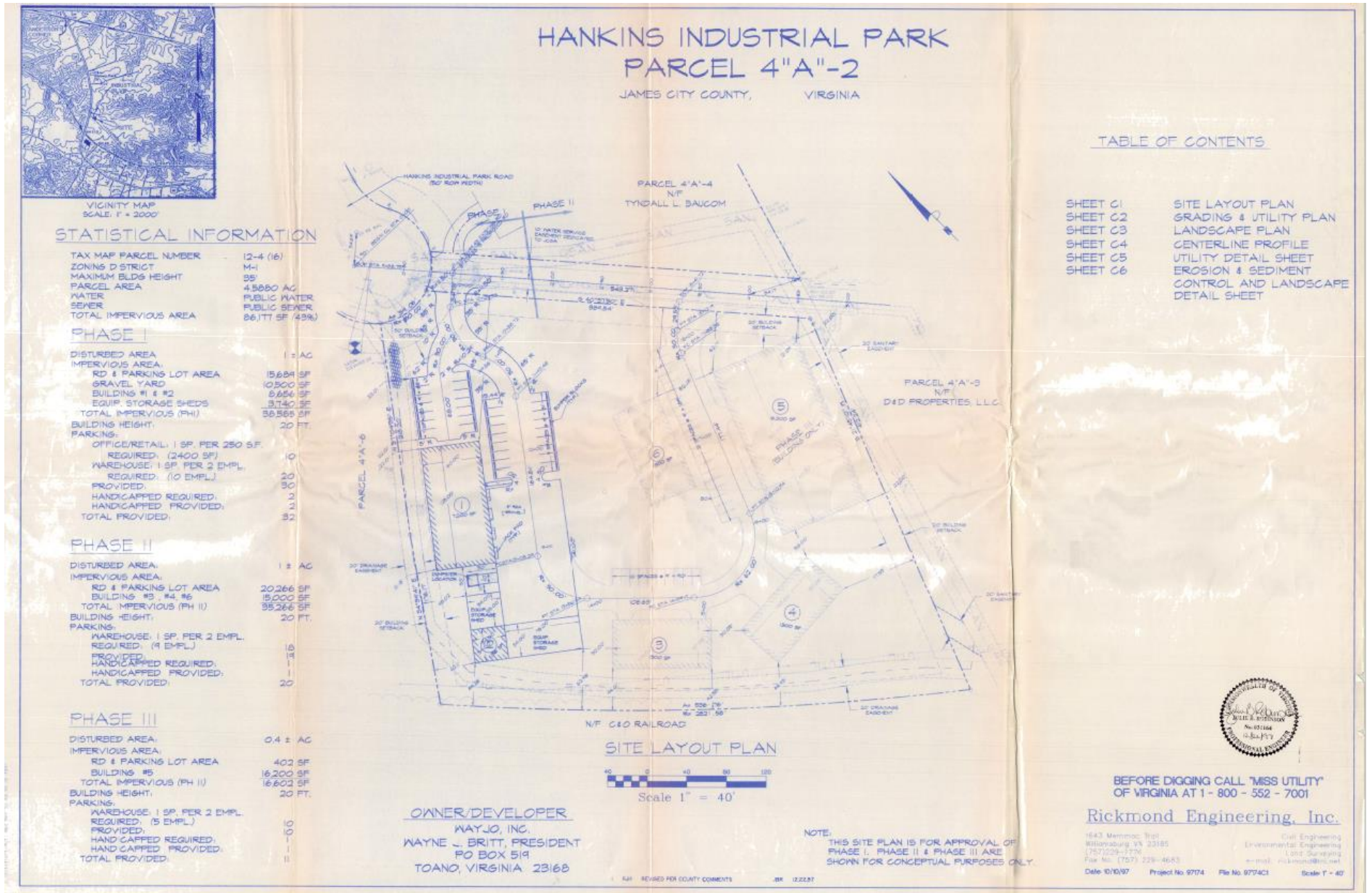
[Ron@CampanaWaltz.com](mailto:Ron@CampanaWaltz.com) / [Tom@CampanaWaltz.com](mailto:Tom@CampanaWaltz.com)  
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# 8020 Hankins Industrial Park Road, Williamsburg, Virginia



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For Sale/Lease  
8020 Hankins Industrial Park Road, Toano, Virginia



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The property is outlined in blue and highlighted in yellow.  
For illustration purposes only.

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**Campana  
Waltz**  
Commercial Real Estate, LLC



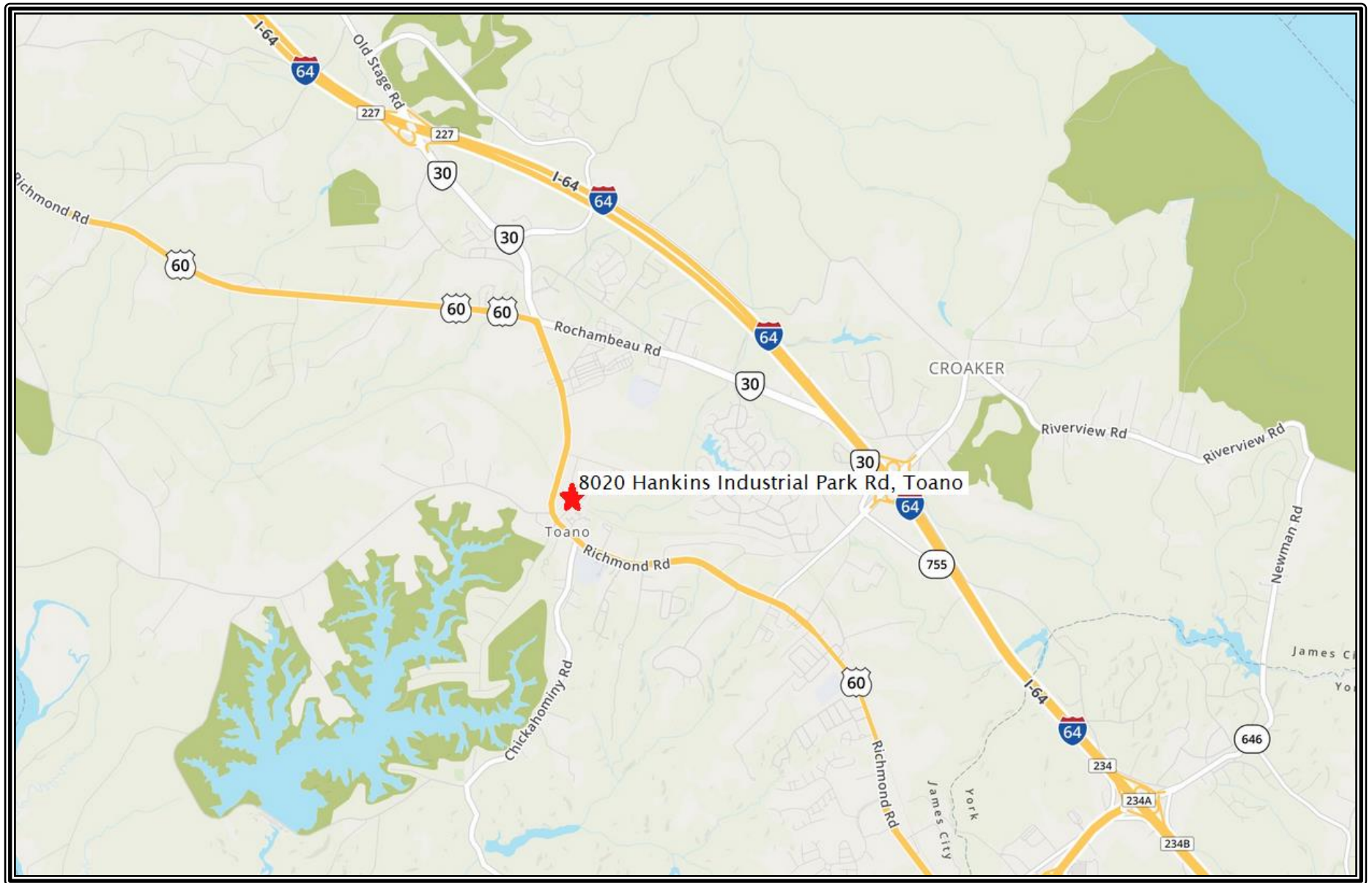
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Sec. 24-411. - Use list.

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the Limited Business/Industrial District, M-1, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential	An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial or industrial use of the property	P	
Commercial	Accessory uses and structures as defined in section 24-2	P	
	Adult day care centers	P	
	Antique shops	P	
	Arts and crafts, hobby and handicraft shops	P	
	Auction houses	P	
	Bakeries or fish markets	P	
	Banks and other financial institutions	P	
	Barber shops and beauty salons	P	
	Business and professional offices	P	
	Catering and meal preparation	P	
	Child day care centers	P	
	Contractor offices, equipment storage yards, shops and warehouses (with materials and equipment storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	

	Convenience stores; if fuel is sold, then in accordance with section 24-38		SUP
	Convention centers	P	
	Courier services	P	
	Data processing centers	P	
	Drug stores	P	
	Dry cleaners and laundries	P	
	Farmer's market	P	
	Fast food restaurants		SUP
	Feed, seed and farm supply stores	P	
	Firearms sales and service	P	
	Firing and shooting ranges (limited to a fully enclosed building)	P	
	Funeral homes	P	
	Gift and souvenir stores	P	
	Grocery stores	P	
	Health and exercise clubs, fitness centers	P	
	Heliports, helistops and accessory uses		SUP
	Hospitals		SUP
	Hotels and motels with accessory retail sales, barber shops and beauty shops located within the hotel or motel, for the principal benefit of the resident guest	P	
	Indoor centers of amusement including billiard halls, arcades,	P	



	pool rooms, bowling alleys, dance clubs and bingo halls		
	Indoor sport facilities, including firing and shooting ranges	P	
	Indoor theaters	P	
	Janitorial service establishments	P	
	Kennels and animal boarding facilities	P	
	Laboratories, research and development centers	P	
	Laser technology production	P	
	Limousine services (with maintenance limited to a fully enclosed building)	P	
	Lodges, civic clubs, fraternal organizations and service clubs	P	
	Lumber and building supply (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Machinery sales and service (with storage and repair limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 24-38	P	
	Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packaging or distribution	P	
	Medical clinics or offices, including emergency care and first aid centers	P	
	Mobile Food Vending Vehicles in accordance with section 24-49	P	

	Museums	P	
	New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Nursing homes		SUP
	Nurseries	P	
	Off-street parking as required by article II, division 2 of this chapter	P	
	Office supply stores	P	
	Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks		SUP
	Outdoor sports facilities, including golf courses, driving ranges, batting cages and skate parks, with water and sewer facilities for golf courses as approved by the board of supervisors		SUP
	Parking lots, structures or garages	P	
	Pawnshops		SUP
	Payday/title loan establishments		SUP
	Pet stores and pet supply sales	P	
	Photography, artist and sculptor stores and studios	P	
	Plumbing and electrical supply and sales (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	



	Private streets within "qualifying industrial parks" in accordance with section 24-62	P	
	Radio and television stations and accessory antenna or towers, self supported, (not attached to buildings) which are 60 feet less in height	P	
	Research, development and design facilities or laboratories	P	
	Restaurants, tea rooms, coffee shops, and taverns, not to include fast food restaurants	P	
	Retail and service stores, including the following stores: alcohol, appliances, books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier, garden supply, gourmet foods, greeting card, hardware, home appliance, health and beauty aids, ice cream, jewelry, locksmith, music, optical goods, paint, pet, picture framing, plant supply, shoes, sporting goods, stamps, tailor, tobacco and pipes, toys, travel agencies, upholstery, variety, wearing apparel, and yard goods	P	
	Retail food stores	P	
	Security service offices	P	
	Small-scale alcohol production	P	
	Tattoo parlors		SUP
	Taxi service	P	
	Theme parks greater than 10 acres in size		SUP
	Truck stops; if fuel is sold, then in accordance with section 24-38		SUP
	Truck terminals; if fuel is sold, then in accordance with section 24-38		SUP
	Vehicle and trailer sales and service (with major repair limited to a fully enclosed building and screened from adjacent property by	P	

	landscaping and fencing with a maximum height of 12 feet)		
	Vehicle repair and service, including tire, transmission, glass, body and fender, and other automotive product sales, new and/or rebuilt (with major repair limited to a fully enclosed building and storage of parts and vehicles screened from adjacent property by landscaping and fencing with a maximum height of 12 feet)	P	
	Vehicle rentals	P	
	Vehicle service stations; if fuel is sold, then in accordance with section 24-38	P	
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise)	P	
	Warehousing, wholesaling, storage and distribution centers (with storage limited to a fully enclosed building or screened by landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Water impoundments, new or expansion of, less than 50 acres and with dam heights of less than 25 feet	P	
	Water impoundments, new or expansion of, greater than 50 acres, or with dam heights of less than 25 feet or more		SUP
	Water well drilling establishments	P	
	Welding and machine shops (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Libraries	P	

	Nonemergency medical transport	P	
	Places of public assembly	P	
	Post offices	P	
	Schools		SUP
Utility	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures up to a height of 40 feet; or multi-antenna systems up to a height of 60 feet. All facilities shall comply with article II, division 6 of this chapter.	P	
	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures greater than a height of 40 feet; or multi-antenna systems greater than a height of 60 feet. All facilities shall comply with article II, division 6 of this chapter.		SUP
	Communications facilities (public or private), including, but not limited to, antennas, towers, and support structures, that utilize alternative mounting structures and/or are camouflaged. All facilities shall comply with article II, division 6 of this chapter.	P	
	Electrical generation facilities (public or private), steam generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	Railroad facilities including tracks, bridges and switching stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and shall not require a special use permit		SUP
	Telephone exchanges and telephone switching stations	P	
	Transmission pipelines, public or private, including pumping stations and accessory storage, for natural gas, propane gas,		SUP



	petroleum products, chemicals, slurry coal and any other gases, liquids or solids. Extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit		
	Water facilities (public or private) and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment, such as pumps to be owned and operated by political jurisdictions. The following are permitted generally and shall not require a special use permit:		SUP
	(a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and		
	(b) Distribution lines and local facilities within a development, including pump stations		
Open	Timbering, in accordance with section 24-43	P	
Industrial	Heavy equipment sales and service (with major repair limited to a fully enclosed building or screened with landscaping and fencing from adjacent property)	P	
	Industrial dry cleaners or laundries	P	
	Industrial or technical training centers or schools	P	
	Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps	P	
	Manufacture and bottling of soft drinks, water and alcoholic beverages	P	
	Manufacture and processing of textiles and textile products	P	

	Manufacture and storage of ice, including dry ice	P	
	Manufacture, assembly, or fabrication of sheet metal products	P	
	Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn, and stone	P	
	Manufacture, compounding, processing and packaging of cosmetics, toiletries and pharmaceutical products	P	
	Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals		SUP
	Manufacture of cans and other products from previously processed metals	P	
	Manufacture of carpets and carpet yarns	P	
	Manufacture of furniture	P	
	Manufacture of glass and glass products	P	
	Manufacture of pottery and ceramic products using kilns fired by gas or electricity	P	
	Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilation equipment	P	
	Manufacture or assembly of electronic instruments, electronic devices or electronic components	P	
	Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments and equipment	P	
	Manufactured home or mobile home sales	P	
	Petroleum storage and retail distribution		SUP

	Processing, assembly and manufacture of light industrial products or components (with all storage, processing, assembly and manufacture conducted indoors or under cover, with no dust, noise, odor or other objectionable effect)		SUP
	Propane storage, distribution or sale		SUP
	Recycling center or plant	P	
	Resource recovery facilities		SUP
	Solid waste transfer stations and container sites, public or private		SUP
	Waste disposal facilities		SUP

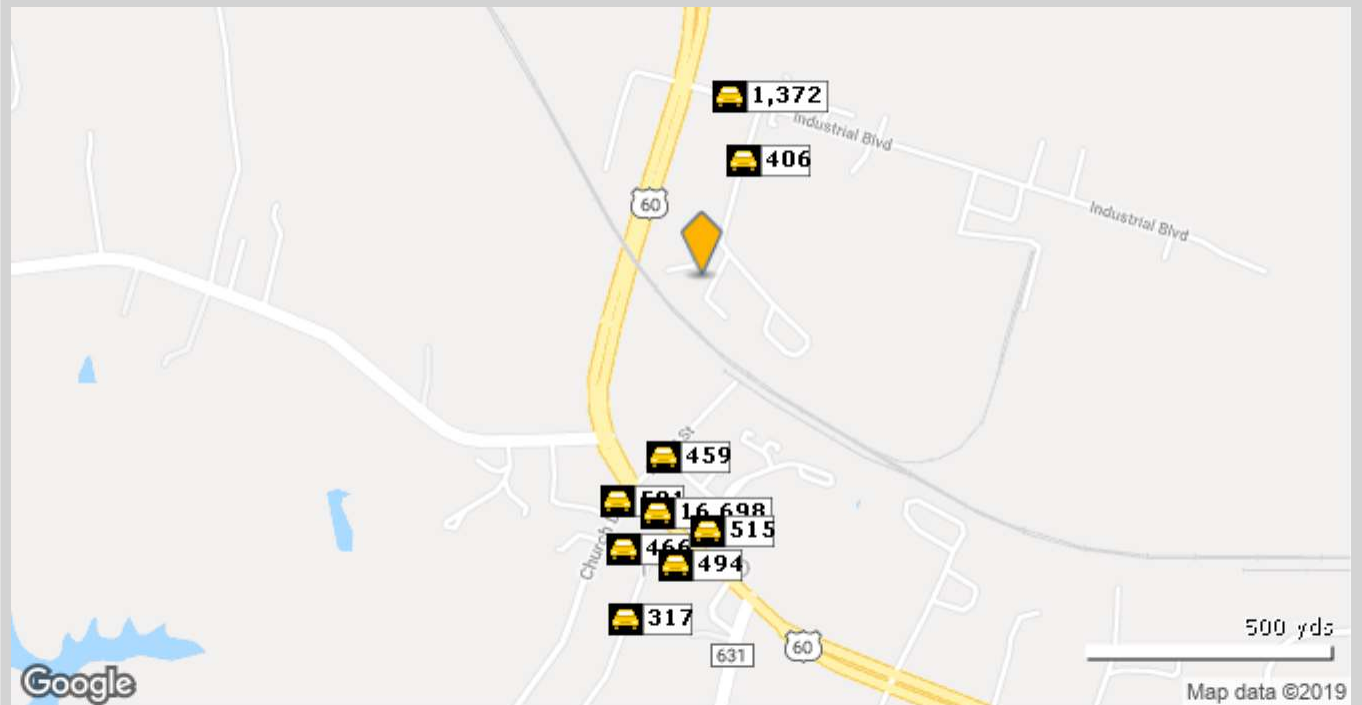
(Ord. No. 31A-88, § 20-88, 4-8-85; Ord. No. 31A-110, 9-12-88; Ord. No. 31A-128, 12-3-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-146, 8-3-92; Ord. No. 31A-150, 4-5-93; Ord. No. 31A-152, 8-16-93; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-208, 8-13-02; Ord. No. 31A-214, 8-10-04; Ord. No. 31A-236, 8-12-08; Ord. No. 31A-263, 1-10-12; Ord. No. 31A-287, 4-9-13; Ord. No. 31A-291, 8-13-13; Ord. No. [31A-298](#), 6-9-15; Ord. No. [31A-322](#), 11-8-16; Ord. No. [31A-323](#), 11-8-16)



## Traffic Count Report

8020 Hankins Industrial Park, Toano, VA 23168

Building Type: **Industrial**  
 RBA: **9,600 SF**  
 Land Area: **4.59 AC**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hankins Industrial Park	Industrial Blvd	0.07 N	2018	406	MPSI	.15
2	Depot St		0.00	2018	459	MPSI	.21
3	Industrial Blvd	Hankins Industrial Park	0.04 E	2018	1,372	MPSI	.22
4	Church Ln	Richmond Rd	0.02 NE	2018	581	MPSI	.28
5	Richmond Rd	Church Ln	0.04 NW	2018	13,771	MPSI	.28
6	Richmond Rd	Forge Rd	0.11 NW	2012	16,698	MPSI	.28
7	Toano Dr	Chesapeake Ave	0.03 SW	2018	515	MPSI	.29
8	Chesapeake Ave	Church Ln	0.03 NW	2018	466	MPSI	.33
9	Chesapeake Ave	Toano Dr	0.03 NE	2018	494	MPSI	.34
10	School Ln	Chesapeake Ave	0.08 NE	2018	317	MPSI	.41

# Demographic Trend Report

1 Mile Radius

## 8020 Hankins Industrial Park, Toano, VA 23168

Building Type: **Industrial**  
 RBA: **9,600 SF**  
 Land Area: **4.59 AC**  
 Total Available: **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Description	2010		2019		2024	
Population	1,211		1,911		2,117	
Age 0 - 4	79	6.52%	106	5.55%	123	5.81%
Age 5 - 9	94	7.76%	125	6.54%	125	5.90%
Age 10 - 14	91	7.51%	145	7.59%	139	6.57%
Age 15 - 19	92	7.60%	133	6.96%	147	6.94%
Age 20 - 24	62	5.12%	109	5.70%	138	6.52%
Age 25 - 29	64	5.28%	108	5.65%	126	5.95%
Age 30 - 34	63	5.20%	104	5.44%	117	5.53%
Age 35 - 39	93	7.68%	117	6.12%	119	5.62%
Age 40 - 44	96	7.93%	120	6.28%	124	5.86%
Age 45 - 49	113	9.33%	139	7.27%	134	6.33%
Age 50 - 54	109	9.00%	154	8.06%	148	6.99%
Age 55 - 59	78	6.44%	152	7.95%	156	7.37%
Age 60 - 64	60	4.95%	127	6.65%	149	7.04%
Age 65 - 69	41	3.39%	105	5.49%	128	6.05%
Age 70 - 74	30	2.48%	73	3.82%	99	4.68%
Age 75 - 79	23	1.90%	46	2.41%	68	3.21%
Age 80 - 84	13	1.07%	26	1.36%	41	1.94%
Age 85+	12	0.99%	21	1.10%	35	1.65%
<b>Age 15+</b>	<b>949</b>	<b>78.36%</b>	<b>1,534</b>	<b>80.27%</b>	<b>1,729</b>	<b>81.67%</b>
<b>Age 20+</b>	<b>857</b>	<b>70.77%</b>	<b>1,401</b>	<b>73.31%</b>	<b>1,582</b>	<b>74.73%</b>
<b>Age 65+</b>	<b>119</b>	<b>9.83%</b>	<b>271</b>	<b>14.18%</b>	<b>371</b>	<b>17.52%</b>
<b>Median Age</b>	<b>38</b>		<b>40</b>		<b>41</b>	
<b>Average Age</b>	<b>36.30</b>		<b>38.80</b>		<b>40.00</b>	
Population By Race	1,211		1,911		2,117	
White	870	71.84%	1,366	71.48%	1,505	71.09%
Black	290	23.95%	443	23.18%	493	23.29%
Am. Indian & Alaskan	3	0.25%	7	0.37%	9	0.43%
Asian	17	1.40%	33	1.73%	40	1.89%
Hawaiian & Pacific Islander	1	0.08%	1	0.05%	1	0.05%
Other	31	2.56%	60	3.14%	69	3.26%

# Demographic Trend Report

1 Mile Radius

8020 Hankins Industrial Park, Toano, VA 23168

Description	2010	2019	2024
<b>Population by Race (Hispanic)</b>	<b>57</b>	<b>117</b>	<b>137</b>
White	51 89.47%	102 87.18%	117 85.40%
Black	3 5.26%	7 5.98%	9 6.57%
Am. Indian & Alaskan	0 0.00%	2 1.71%	3 2.19%
Asian	0 0.00%	1 0.85%	1 0.73%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	2 3.51%	6 5.13%	7 5.11%
<b>Household by Household Income</b>	<b>440</b>	<b>679</b>	<b>750</b>
<\$25,000	61 13.86%	127 18.70%	144 19.20%
\$25,000 - \$50,000	82 18.64%	80 11.78%	85 11.33%
\$50,000 - \$75,000	62 14.09%	92 13.55%	101 13.47%
\$75,000 - \$100,000	74 16.82%	122 17.97%	135 18.00%
\$100,000 - \$125,000	85 19.32%	63 9.28%	63 8.40%
\$125,000 - \$150,000	37 8.41%	103 15.17%	118 15.73%
\$150,000 - \$200,000	32 7.27%	54 7.95%	60 8.00%
\$200,000+	7 1.59%	38 5.60%	44 5.87%
<b>Average Household Income</b>	<b>\$82,961</b>	<b>\$93,716</b>	<b>\$94,321</b>
<b>Median Household Income</b>	<b>\$80,067</b>	<b>\$83,299</b>	<b>\$83,333</b>



## Demographic Summary Report

### 8020 Hankins Industrial Park, Toano, VA 23168

Building Type: **Industrial**  
 RBA: **9,600 SF**  
 Land Area: **4.59 AC**  
 Total Available: **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	2,117	13,639	21,511
2019 Estimate	1,911	12,462	19,894
2010 Census	1,211	8,867	15,597
Growth 2019 - 2024	10.78%	9.44%	8.13%
Growth 2010 - 2019	57.80%	40.54%	27.55%
<b>2019 Population by Hispanic Origin</b>	118	737	1,047
<b>2019 Population</b>	1,911	12,462	19,894
White	1,366 71.48%	9,839 78.95%	16,054 80.70%
Black	443 23.18%	1,973 15.83%	2,799 14.07%
Am. Indian & Alaskan	7 0.37%	61 0.49%	116 0.58%
Asian	33 1.73%	216 1.73%	361 1.81%
Hawaiian & Pacific Island	1 0.05%	5 0.04%	10 0.05%
Other	60 3.14%	368 2.95%	554 2.78%
U.S. Armed Forces	21	144	262
<b>Households</b>			
2024 Projection	750	5,218	8,123
2019 Estimate	679	4,781	7,531
2010 Census	439	3,472	5,996
Growth 2019 - 2024	10.46%	9.14%	7.86%
Growth 2010 - 2019	54.67%	37.70%	25.60%
Owner Occupied	525 77.32%	3,930 82.20%	6,289 83.51%
Renter Occupied	154 22.68%	851 17.80%	1,242 16.49%
<b>2019 Households by HH Income</b>	679	4,781	7,530
Income: <\$25,000	127 18.70%	785 16.42%	1,127 14.97%
Income: \$25,000 - \$50,000	80 11.78%	595 12.45%	920 12.22%
Income: \$50,000 - \$75,000	92 13.55%	675 14.12%	1,040 13.81%
Income: \$75,000 - \$100,000	122 17.97%	823 17.21%	1,266 16.81%
Income: \$100,000 - \$125,000	63 9.28%	607 12.70%	1,026 13.63%
Income: \$125,000 - \$150,000	103 15.17%	547 11.44%	894 11.87%
Income: \$150,000 - \$200,000	54 7.95%	546 11.42%	843 11.20%
Income: \$200,000+	38 5.60%	203 4.25%	414 5.50%
<b>2019 Avg Household Income</b>	\$93,716	\$94,012	\$98,155
<b>2019 Med Household Income</b>	\$83,299	\$85,191	\$88,388

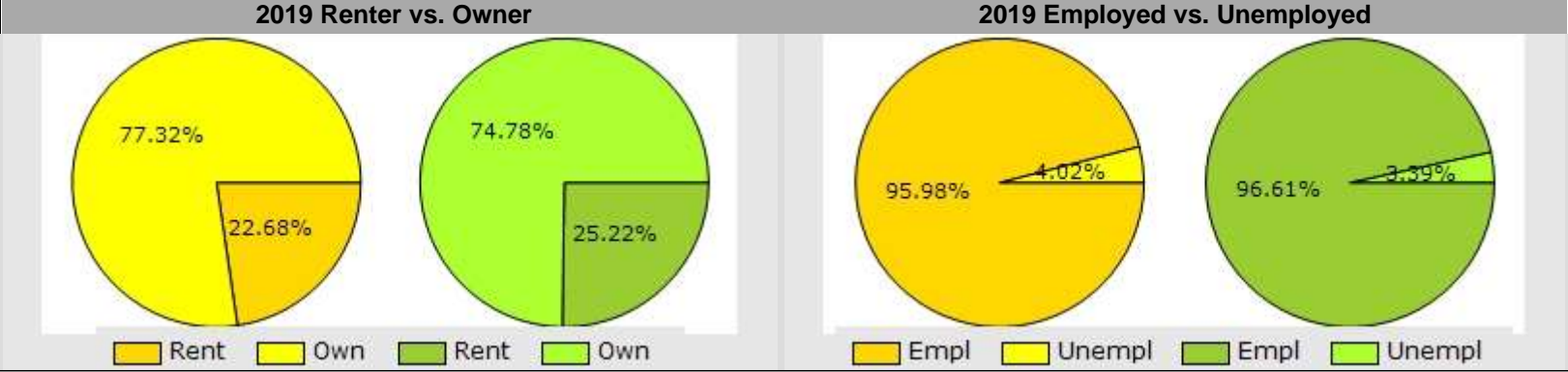
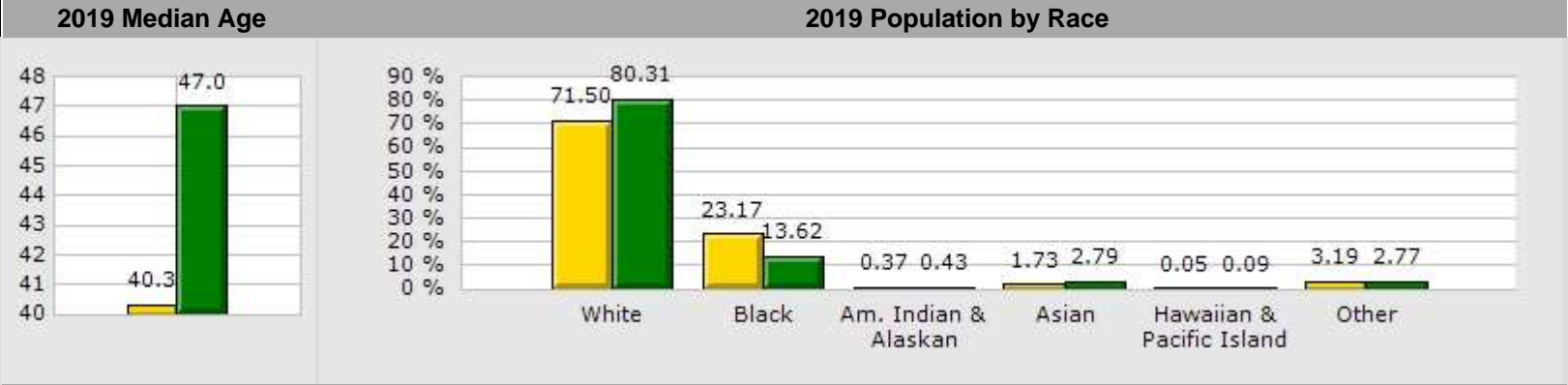
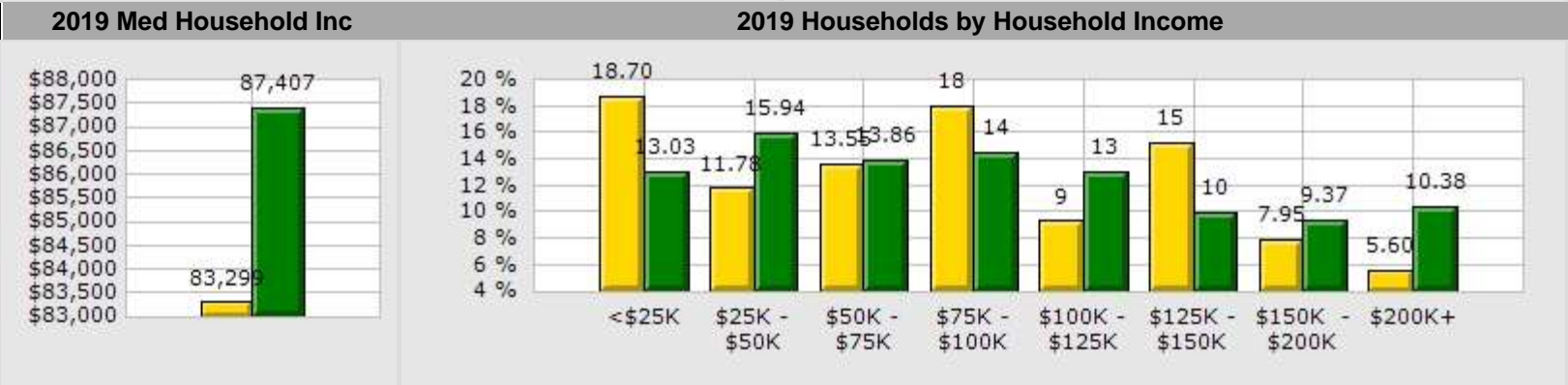
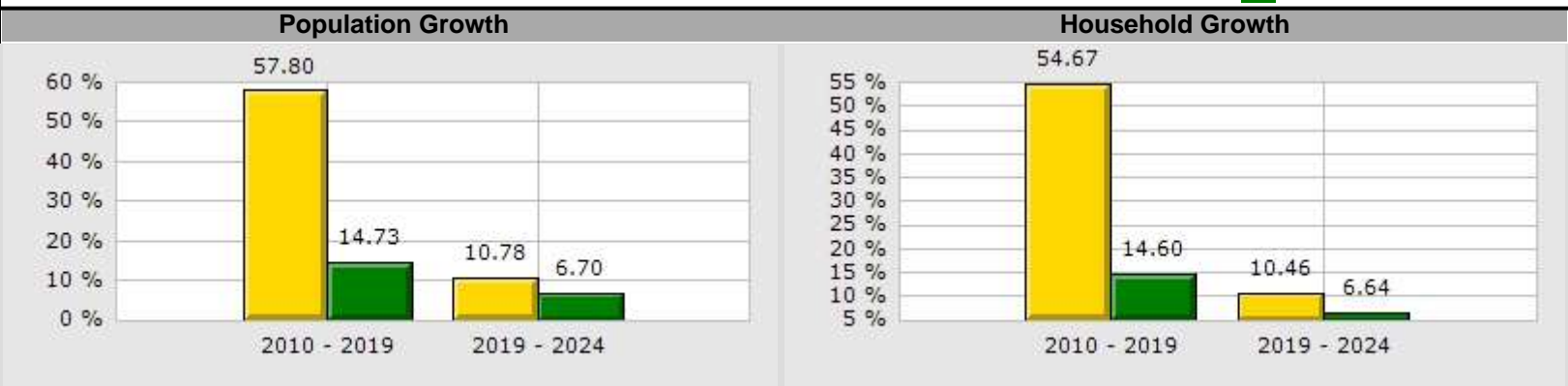
Demographic Market Comparison Report

1 mile radius

8020 Hankins Industrial Park, Toano, VA 23168

Type: Industrial  
County: James City

1 Mile  
County



# Demographic Market Comparison Report

1 mile radius

8020 Hankins Industrial Park, Toano, VA 23168

Type: **Industrial**  
County: **James City**

		1 Mile		County	
Population Growth					
Growth 2010 - 2019		57.80%		14.73%	
Growth 2019 - 2024		10.78%		6.70%	
Empl		835	95.98%	35,154	96.61%
Unempl		35	4.02%	1,235	3.39%
2019 Population by Race		1,912		76,879	
White		1,367	71.50%	61,739	80.31%
Black		443	23.17%	10,468	13.62%
Am. Indian & Alaskan		7	0.37%	327	0.43%
Asian		33	1.73%	2,146	2.79%
Hawaiian & Pacific Island		1	0.05%	67	0.09%
Other		61	3.19%	2,132	2.77%
Household Growth					
Growth 2010 - 2019		54.67%		14.60%	
Growth 2019 - 2024		10.46%		6.64%	
Renter Occupied		154	22.68%	7,764	25.22%
Owner Occupied		525	77.32%	23,018	74.78%
2019 Households by Household Income		679		30,782	
Income <\$25K		127	18.70%	4,011	13.03%
Income \$25K - \$50K		80	11.78%	4,908	15.94%
Income \$50K - \$75K		92	13.55%	4,265	13.86%
Income \$75K - \$100K		122	17.97%	4,447	14.45%
Income \$100K - \$125K		63	9.28%	4,006	13.01%
Income \$125K - \$150K		103	15.17%	3,064	9.95%
Income \$150K - \$200K		54	7.95%	2,885	9.37%
Income \$200K+		38	5.60%	3,196	10.38%
2019 Med Household Inc		\$83,299		\$87,407	
2019 Median Age		40.30		47.00	

# Demographic Detail Report

## 8020 Hankins Industrial Park, Toano, VA 23168

Building Type: **Industrial**  
 RBA: **9,600 SF**  
 Land Area: **4.59 AC**  
 Total **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile			3 Mile		5 Mile	
Population							
2024 Projection	2,117			13,639		21,511	
2019 Estimate	1,911			12,462		19,894	
2010 Census	1,211			8,867		15,597	
Growth 2019 - 2024	10.78%			9.44%		8.13%	
Growth 2010 - 2019	57.80%			40.54%		27.55%	
2019 Population by Age	1,911			12,462		19,894	
Age 0 - 4	106	5.55%		618	4.96%	941	4.73%
Age 5 - 9	125	6.54%		726	5.83%	1,114	5.60%
Age 10 - 14	145	7.59%		833	6.68%	1,312	6.59%
Age 15 - 19	133	6.96%		756	6.07%	1,220	6.13%
Age 20 - 24	109	5.70%		614	4.93%	992	4.99%
Age 25 - 29	108	5.65%		628	5.04%	972	4.89%
Age 30 - 34	104	5.44%		643	5.16%	957	4.81%
Age 35 - 39	117	6.12%		729	5.85%	1,086	5.46%
Age 40 - 44	120	6.28%		729	5.85%	1,125	5.65%
Age 45 - 49	139	7.27%		829	6.65%	1,330	6.69%
Age 50 - 54	154	8.06%		909	7.29%	1,495	7.51%
Age 55 - 59	152	7.95%		933	7.49%	1,551	7.80%
Age 60 - 64	127	6.65%		885	7.10%	1,479	7.43%
Age 65 - 69	105	5.49%		883	7.09%	1,477	7.42%
Age 70 - 74	73	3.82%		737	5.91%	1,217	6.12%
Age 75 - 79	46	2.41%		506	4.06%	816	4.10%
Age 80 - 84	26	1.36%		294	2.36%	467	2.35%
Age 85+	21	1.10%		211	1.69%	344	1.73%
Age 65+	271	14.18%		2,631	21.11%	4,321	21.72%
Median Age	40.30			44.70		45.90	
Average Age	38.80			42.20		42.80	



## Demographic Detail Report

8020 Hankins Industrial Park, Toano, VA 23168					
Radius	1 Mile		3 Mile		5 Mile
<b>2019 Population By Race</b>	<b>1,911</b>		<b>12,462</b>		<b>19,894</b>
White	1,366	71.48%	9,839	78.95%	16,054 80.70%
Black	443	23.18%	1,973	15.83%	2,799 14.07%
Am. Indian & Alaskan	7	0.37%	61	0.49%	116 0.58%
Asian	33	1.73%	216	1.73%	361 1.81%
Hawaiian & Pacific Island	1	0.05%	5	0.04%	10 0.05%
Other	60	3.14%	368	2.95%	554 2.78%
<b>Population by Hispanic Origin</b>	<b>1,911</b>		<b>12,462</b>		<b>19,894</b>
Non-Hispanic Origin	1,794	93.88%	11,726	94.09%	18,847 94.74%
Hispanic Origin	117	6.12%	736	5.91%	1,047 5.26%
<b>2019 Median Age, Male</b>	<b>39.80</b>		<b>43.30</b>		<b>44.80</b>
<b>2019 Average Age, Male</b>	<b>38.30</b>		<b>41.40</b>		<b>42.10</b>
<b>2019 Median Age, Female</b>	<b>40.90</b>		<b>45.90</b>		<b>46.80</b>
<b>2019 Average Age, Female</b>	<b>39.20</b>		<b>43.10</b>		<b>43.50</b>
<b>2019 Population by Occupation Classification</b>	<b>1,507</b>		<b>10,135</b>		<b>16,285</b>
Civilian Employed	835	55.41%	5,777	57.00%	9,588 58.88%
Civilian Unemployed	35	2.32%	239	2.36%	386 2.37%
Civilian Non-Labor Force	619	41.07%	3,989	39.36%	6,071 37.28%
Armed Forces	18	1.19%	130	1.28%	240 1.47%
<b>Households by Marital Status</b>					
Married	401		2,820		4,717
Married No Children	222		1,821		3,056
Married w/Children	179		999		1,662
<b>2019 Population by Education</b>	<b>1,387</b>		<b>9,553</b>		<b>15,142</b>
Some High School, No Diploma	102	7.35%	593	6.21%	908 6.00%
High School Grad (Incl Equivalency)	325	23.43%	1,944	20.35%	3,351 22.13%
Some College, No Degree	414	29.85%	2,823	29.55%	4,301 28.40%
Associate Degree	94	6.78%	638	6.68%	826 5.46%
Bachelor Degree	258	18.60%	2,218	23.22%	3,402 22.47%
Advanced Degree	194	13.99%	1,337	14.00%	2,354 15.55%

## Demographic Detail Report

8020 Hankins Industrial Park, Toano, VA 23168							
Radius	1 Mile		3 Mile		5 Mile		
2019 Population by Occupation	1,552		10,519		17,594		
Real Estate & Finance	14	0.90%	225	2.14%	445	2.53%	
Professional & Management	452	29.12%	2,985	28.38%	5,000	28.42%	
Public Administration	94	6.06%	597	5.68%	1,001	5.69%	
Education & Health	197	12.69%	1,260	11.98%	2,187	12.43%	
Services	109	7.02%	779	7.41%	1,382	7.85%	
Information	6	0.39%	102	0.97%	152	0.86%	
Sales	239	15.40%	1,603	15.24%	2,615	14.86%	
Transportation	0	0.00%	50	0.48%	57	0.32%	
Retail	122	7.86%	734	6.98%	1,113	6.33%	
Wholesale	12	0.77%	141	1.34%	266	1.51%	
Manufacturing	70	4.51%	424	4.03%	729	4.14%	
Production	57	3.67%	484	4.60%	758	4.31%	
Construction	86	5.54%	539	5.12%	867	4.93%	
Utilities	35	2.26%	217	2.06%	330	1.88%	
Agriculture & Mining	0	0.00%	8	0.08%	90	0.51%	
Farming, Fishing, Forestry	0	0.00%	1	0.01%	27	0.15%	
Other Services	59	3.80%	370	3.52%	575	3.27%	
2019 Worker Travel Time to Job	834		5,675		9,383		
<30 Minutes	508	60.91%	3,547	62.50%	5,798	61.79%	
30-60 Minutes	246	29.50%	1,530	26.96%	2,748	29.29%	
60+ Minutes	80	9.59%	598	10.54%	837	8.92%	
2010 Households by HH Size	439		3,472		5,996		
1-Person Households	71	16.17%	678	19.53%	1,058	17.65%	
2-Person Households	159	36.22%	1,438	41.42%	2,520	42.03%	
3-Person Households	88	20.05%	596	17.17%	1,043	17.39%	
4-Person Households	74	16.86%	466	13.42%	858	14.31%	
5-Person Households	30	6.83%	183	5.27%	320	5.34%	
6-Person Households	11	2.51%	67	1.93%	120	2.00%	
7 or more Person Households	6	1.37%	44	1.27%	77	1.28%	
2019 Average Household Size	2.80		2.60		2.60		
Households							
2024 Projection	750		5,218		8,123		
2019 Estimate	679		4,781		7,531		
2010 Census	439		3,472		5,996		
Growth 2019 - 2024	10.46%		9.14%		7.86%		
Growth 2010 - 2019	54.67%		37.70%		25.60%		

## Demographic Detail Report

8020 Hankins Industrial Park, Toano, VA 23168				
Radius	1 Mile	3 Mile	5 Mile	
<b>2019 Households by HH Income</b>	<b>679</b>	<b>4,781</b>	<b>7,530</b>	
<\$25,000	127 18.70%	785 16.42%	1,127 14.97%	
\$25,000 - \$50,000	80 11.78%	595 12.45%	920 12.22%	
\$50,000 - \$75,000	92 13.55%	675 14.12%	1,040 13.81%	
\$75,000 - \$100,000	122 17.97%	823 17.21%	1,266 16.81%	
\$100,000 - \$125,000	63 9.28%	607 12.70%	1,026 13.63%	
\$125,000 - \$150,000	103 15.17%	547 11.44%	894 11.87%	
\$150,000 - \$200,000	54 7.95%	546 11.42%	843 11.20%	
\$200,000+	38 5.60%	203 4.25%	414 5.50%	
<b>2019 Avg Household Income</b>	<b>\$93,716</b>	<b>\$94,012</b>	<b>\$98,155</b>	
<b>2019 Med Household Income</b>	<b>\$83,299</b>	<b>\$85,191</b>	<b>\$88,388</b>	
<b>2019 Occupied Housing</b>	<b>679</b>	<b>4,781</b>	<b>7,531</b>	
Owner Occupied	525 77.32%	3,930 82.20%	6,289 83.51%	
Renter Occupied	154 22.68%	851 17.80%	1,242 16.49%	
<b>2010 Housing Units</b>	<b>692</b>	<b>4,855</b>	<b>7,654</b>	
1 Unit	602 86.99%	4,432 91.29%	7,074 92.42%	
2 - 4 Units	5 0.72%	147 3.03%	187 2.44%	
5 - 19 Units	85 12.28%	276 5.68%	375 4.90%	
20+ Units	0 0.00%	0 0.00%	18 0.24%	
<b>2019 Housing Value</b>	<b>525</b>	<b>3,931</b>	<b>6,289</b>	
<\$100,000	16 3.05%	120 3.05%	205 3.26%	
\$100,000 - \$200,000	64 12.19%	539 13.71%	863 13.72%	
\$200,000 - \$300,000	191 36.38%	1,324 33.68%	1,699 27.02%	
\$300,000 - \$400,000	156 29.71%	1,016 25.85%	1,600 25.44%	
\$400,000 - \$500,000	63 12.00%	474 12.06%	892 14.18%	
\$500,000 - \$1,000,000	35 6.67%	439 11.17%	961 15.28%	
\$1,000,000+	0 0.00%	19 0.48%	69 1.10%	
<b>2019 Median Home Value</b>	<b>\$295,549</b>	<b>\$298,677</b>	<b>\$323,594</b>	
<b>2019 Housing Units by Yr Built</b>	<b>702</b>	<b>4,996</b>	<b>7,990</b>	
Built 2010+	242 34.47%	1,271 25.44%	1,439 18.01%	
Built 2000 - 2010	128 18.23%	1,444 28.90%	2,441 30.55%	
Built 1990 - 1999	104 14.81%	541 10.83%	1,016 12.72%	
Built 1980 - 1989	127 18.09%	765 15.31%	1,329 16.63%	
Built 1970 - 1979	42 5.98%	504 10.09%	890 11.14%	
Built 1960 - 1969	12 1.71%	173 3.46%	348 4.36%	
Built 1950 - 1959	22 3.13%	148 2.96%	267 3.34%	
Built <1949	25 3.56%	150 3.00%	260 3.25%	
<b>2019 Median Year Built</b>	<b>2001</b>	<b>2001</b>	<b>1998</b>	

## 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