

**For Sale**  
**Income Producing**  
732 Thimble Shoals Boulevard  
Suite 302 A&B  
Newport News, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

757.209.2990

[Ron@cwcrew.net](mailto:Ron@cwcrew.net)

[www.cwcrew.net](http://www.cwcrew.net)



*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**  
**Income Producing**  
**732 Thimble Shoals Boulevard, Suite 302**  
**Newport News, Virginia**

- Location:** 732 Thimble Shoals Boulevard, Suite 302 A & B  
Newport News, Virginia
- Description:** A well appointed Office Condominium which is located in the heart of Oyster Point in Newport News. The office is in close proximity to Interstate 64, and the Oyster Point City Center. Income Producing!
- Building Size:** Approximately 2,048 Square Feet
- Year Built:** 1988
- Sales Price:** ~~\$279,000.00 (or \$139,500.00 per side)~~  
**\$256,000.00 Priced to Move!**
- Condominium Fees:** Approximately \$3.33 per square foot
- Zoning:** C-4 Oyster Point Business District
- Additional Information:**
- Floor Plans
  - Location Maps
  - Demographics

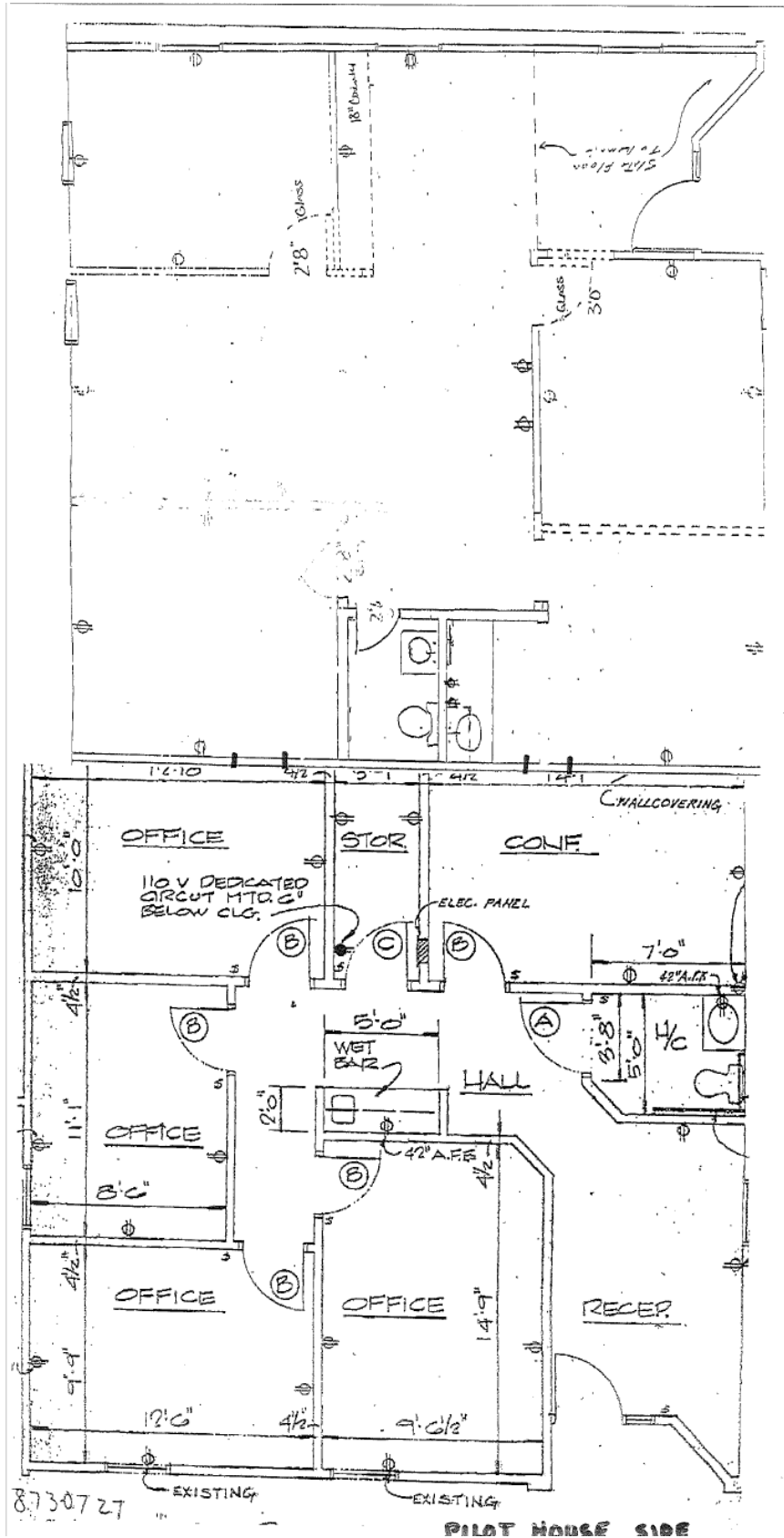
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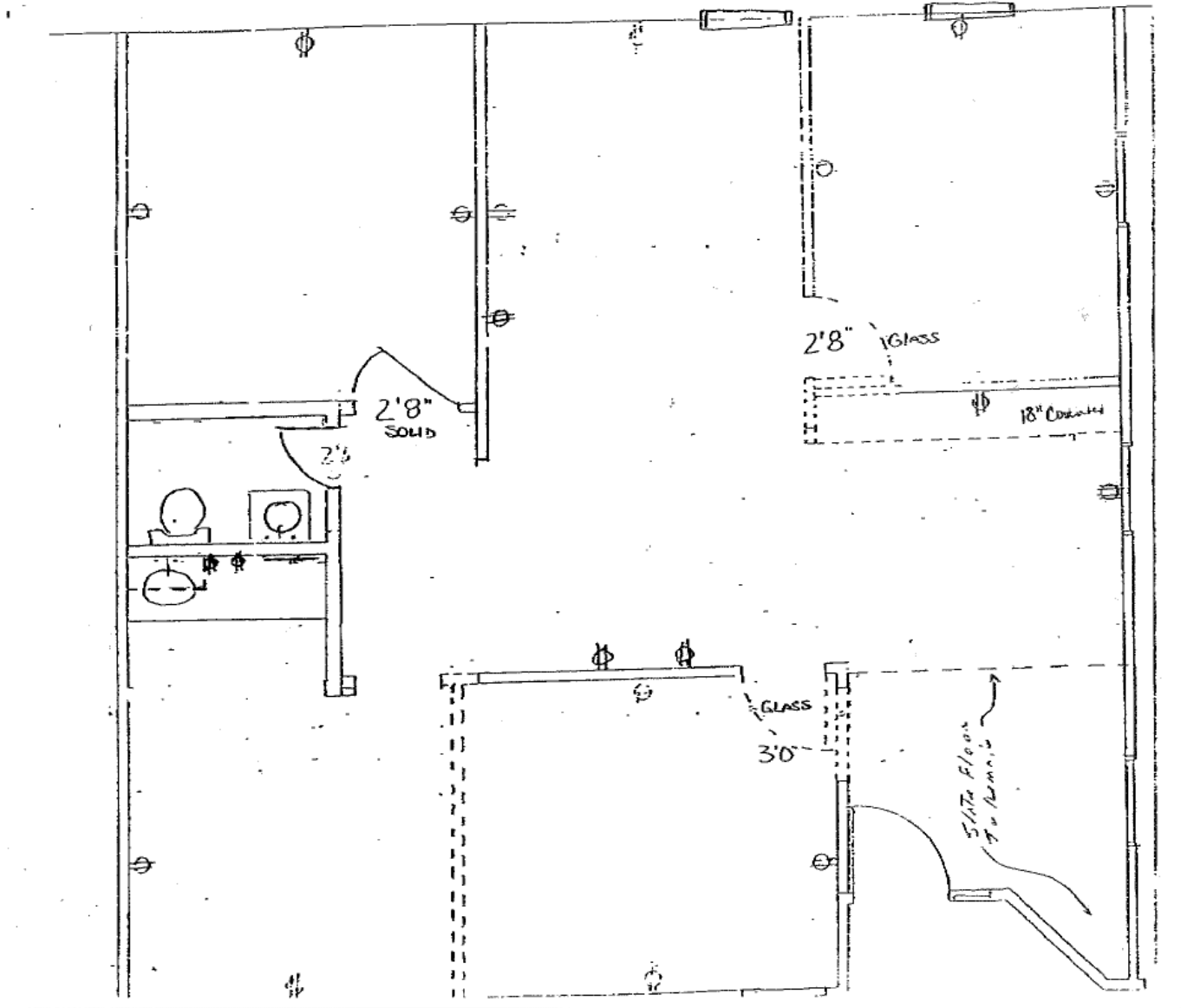
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# 732 Thimble Shoals Boulevard, Suite 302 Newport News, Virginia



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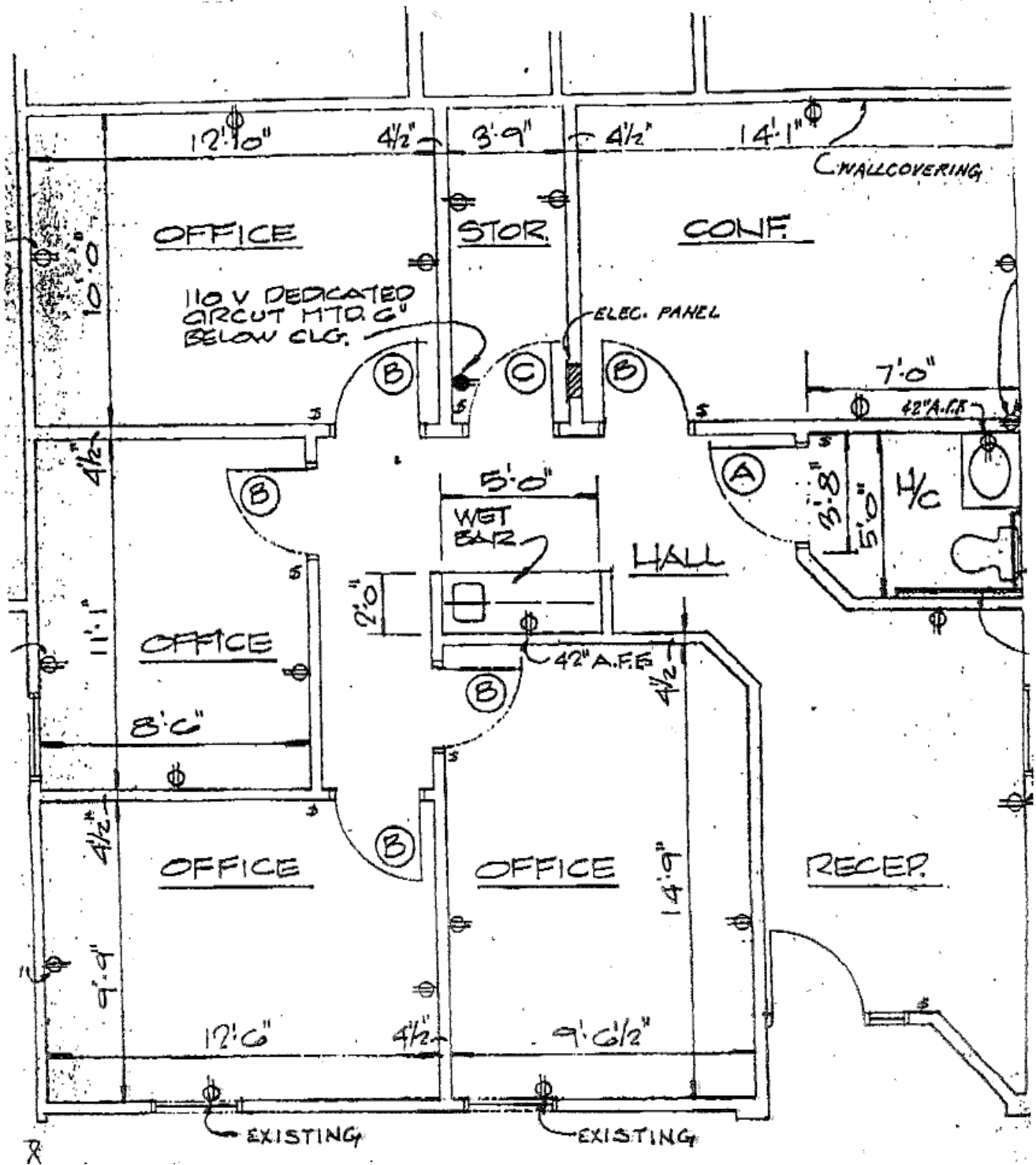
732 Thimble Shoals Boulevard, Suite 302A  
Newport News, Virginia



Suite 302A  
For illustration purposes only.

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# 732 Thimble Shoals Boulevard, Suite 302B Newport News, Virginia



Suite 302B  
For illustration purposes only.

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732 Thimble Shoals Boulevard, Suite 302  
Newport News, Virginia



The Property is outlined in red.  
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732 Thimble Shoals Boulevard, Suite 302  
Newport News, Virginia



The Property is outlined in red.  
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# 732 Thimble Shoals Boulevard, Suite 302, Newport News, Virginia

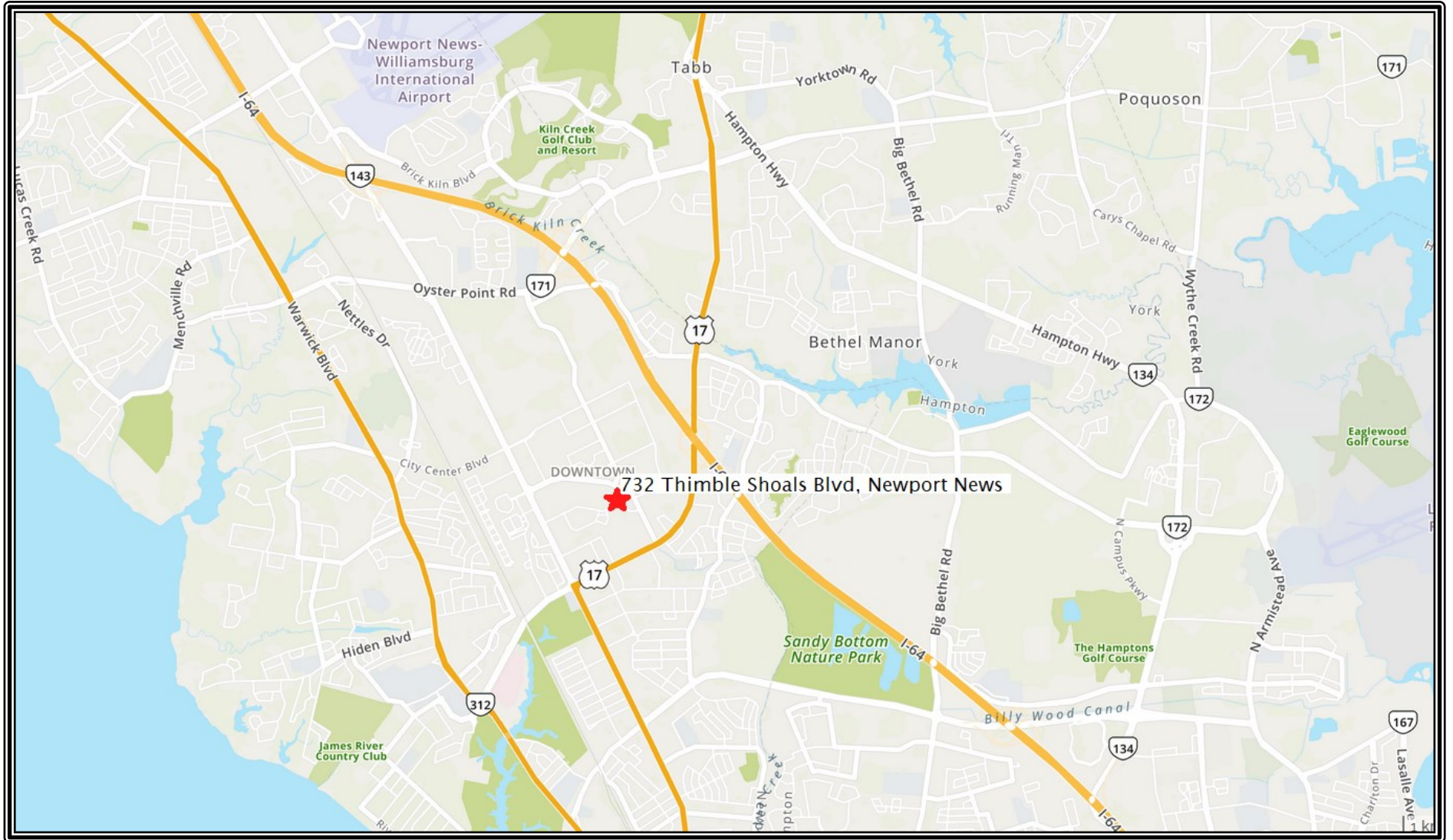


Property is highlighted in green.  
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# 732 Thimble Shoals Boulevard, Suite 302, Newport News, Virginia



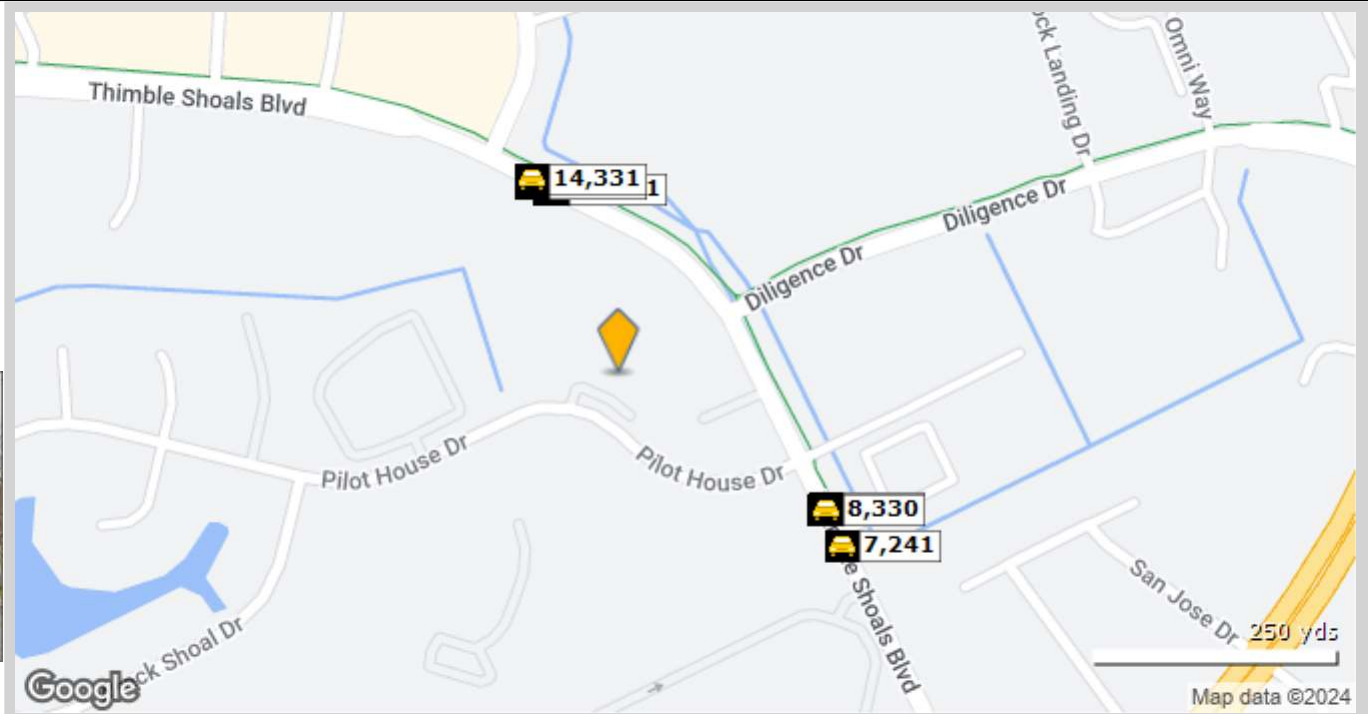
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# Traffic Count Report

## Suites 301-305

732 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **6,812 SF**  
 Typical Floor: **6,812 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Thimble Shoals Blvd	Canon Blvd	0.04 NW	2022	14,292	MPSI	.12
2	Thimble Shoals Blvd	Canon Blvd	0.04 NW	2018	15,791	MPSI	.12
3	Thimble Shoals Blvd	Canon Blvd	0.04 NW	2020	14,761	MPSI	.12
4	Thimble Shoals Blvd	Canon Blvd	0.03 NW	2022	16,332	MPSI	.13
5	Thimble Shoals Blvd	Canon Blvd	0.03 NW	2020	16,743	MPSI	.13
6	Thimble Shoals Blvd	Canon Blvd	0.03 NW	2018	14,331	MPSI	.13
7	Thimble Shoals Blvd	Pilot House Dr	0.03 NW	2018	7,666	MPSI	.15
8	Thimble Shoals Blvd	Pilot House Dr	0.03 NW	2022	8,103	MPSI	.15
9	Thimble Shoals Blvd	Pilot House Dr	0.03 NW	2020	8,330	MPSI	.15
10	Thimble Shoals Blvd	Pilot House Dr	0.06 NW	2018	7,241	MPSI	.17

**Suites 301-305**  
732 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class C Office**      Total Available: **0 SF**  
 Class: **C**      % Leased: **100%**  
 RBA: **6,812 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **6,812 SF**



Description	2010		2023		2028	
Population	10,270		11,176		11,599	
Age 0 - 4	765	7.45%	812	7.27%	765	6.60%
Age 5 - 9	531	5.17%	777	6.95%	789	6.80%
Age 10 - 14	449	4.37%	679	6.08%	759	6.54%
Age 15 - 19	502	4.89%	630	5.64%	697	6.01%
Age 20 - 24	1,292	12.58%	692	6.19%	676	5.83%
Age 25 - 29	1,364	13.28%	851	7.61%	739	6.37%
Age 30 - 34	880	8.57%	1,016	9.09%	867	7.47%
Age 35 - 39	620	6.04%	1,005	8.99%	967	8.34%
Age 40 - 44	576	5.61%	845	7.56%	947	8.16%
Age 45 - 49	643	6.26%	644	5.76%	820	7.07%
Age 50 - 54	574	5.59%	564	5.05%	673	5.80%
Age 55 - 59	487	4.74%	578	5.17%	591	5.10%
Age 60 - 64	360	3.51%	571	5.11%	560	4.83%
Age 65 - 69	294	2.86%	478	4.28%	515	4.44%
Age 70 - 74	255	2.48%	373	3.34%	433	3.73%
Age 75 - 79	218	2.12%	270	2.42%	328	2.83%
Age 80 - 84	194	1.89%	182	1.63%	225	1.94%
Age 85+	264	2.57%	209	1.87%	247	2.13%
<b>Age 15+</b>	<b>8,523</b>	<b>82.99%</b>	<b>8,908</b>	<b>79.71%</b>	<b>9,285</b>	<b>80.05%</b>
<b>Age 20+</b>	<b>8,021</b>	<b>78.10%</b>	<b>8,278</b>	<b>74.07%</b>	<b>8,588</b>	<b>74.04%</b>
<b>Age 65+</b>	<b>1,225</b>	<b>11.93%</b>	<b>1,512</b>	<b>13.53%</b>	<b>1,748</b>	<b>15.07%</b>
<b>Median Age</b>	<b>31</b>		<b>36</b>		<b>38</b>	
<b>Average Age</b>	<b>35.50</b>		<b>36.80</b>		<b>37.90</b>	

Population By Race	10,270		11,176		11,599	
White	6,060	59.01%	6,178	55.28%	6,418	55.33%
Black	3,392	33.03%	3,929	35.16%	4,075	35.13%
Am. Indian & Alaskan	63	0.61%	75	0.67%	77	0.66%
Asian	310	3.02%	422	3.78%	437	3.77%
Hawaiian & Pacific Islander	45	0.44%	69	0.62%	75	0.65%
Other	388	3.78%	502	4.49%	518	4.47%

**Suites 301-305**  
732 Thimble Shoals Blvd, Newport News, VA 23606

Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>1,233</b>	<b>1,715</b>	<b>1,777</b>
White	835 67.72%	1,172 68.34%	1,211 68.15%
Black	256 20.76%	328 19.13%	341 19.19%
Am. Indian & Alaskan	31 2.51%	44 2.57%	44 2.48%
Asian	12 0.97%	15 0.87%	16 0.90%
Hawaiian & Pacific Islander	32 2.60%	54 3.15%	59 3.32%
Other	68 5.52%	102 5.95%	104 5.85%
<b>Household by Household Income</b>	<b>4,726</b>	<b>5,209</b>	<b>5,432</b>
<\$25,000	1,047 22.15%	1,216 23.34%	1,285 23.66%
\$25,000 - \$50,000	1,508 31.91%	1,393 26.74%	1,425 26.23%
\$50,000 - \$75,000	1,035 21.90%	1,302 25.00%	1,371 25.24%
\$75,000 - \$100,000	701 14.83%	559 10.73%	567 10.44%
\$100,000 - \$125,000	191 4.04%	409 7.85%	442 8.14%
\$125,000 - \$150,000	122 2.58%	107 2.05%	110 2.03%
\$150,000 - \$200,000	59 1.25%	158 3.03%	168 3.09%
\$200,000+	63 1.33%	65 1.25%	64 1.18%
<b>Average Household Income</b>	<b>\$55,658</b>	<b>\$59,065</b>	<b>\$58,987</b>
<b>Median Household Income</b>	<b>\$47,099</b>	<b>\$49,949</b>	<b>\$50,098</b>

# Demographic Summary Report

## Suites 301-305 732 Thimble Shoals Blvd, Newport News, VA 23606

Building Type: **Class C Office**      Total Available: **0 SF**  
 Class: **C**      % Leased: **100%**  
 RBA: **6,812 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **6,812 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	11,599	90,128	183,093
2023 Estimate	11,176	87,582	178,343
2010 Census	10,270	84,016	173,213
Growth 2023 - 2028	3.78%	2.91%	2.66%
Growth 2010 - 2023	8.82%	4.24%	2.96%
<b>2023 Population by Hispanic Origin</b>	1,715	8,145	15,546
<b>2023 Population</b>	11,176	87,582	178,343
White	6,178 55.28%	54,195 61.88%	101,498 56.91%
Black	3,929 35.16%	24,420 27.88%	59,256 33.23%
Am. Indian & Alaskan	75 0.67%	473 0.54%	992 0.56%
Asian	422 3.78%	4,199 4.79%	7,994 4.48%
Hawaiian & Pacific Island	69 0.62%	233 0.27%	394 0.22%
Other	502 4.49%	4,063 4.64%	8,209 4.60%
U.S. Armed Forces	370	2,978	6,037
<b>Households</b>			
2028 Projection	5,434	35,748	73,632
2023 Estimate	5,209	34,647	71,574
2010 Census	4,726	33,288	69,660
Growth 2023 - 2028	4.32%	3.18%	2.88%
Growth 2010 - 2023	10.22%	4.08%	2.75%
Owner Occupied	1,619 31.08%	19,029 54.92%	39,727 55.50%
Renter Occupied	3,590 68.92%	15,618 45.08%	31,847 44.50%
<b>2023 Households by HH Income</b>	5,209	34,648	71,573
Income: <\$25,000	1,216 23.34%	5,196 15.00%	11,432 15.97%
Income: \$25,000 - \$50,000	1,393 26.74%	7,163 20.67%	14,445 20.18%
Income: \$50,000 - \$75,000	1,302 25.00%	6,847 19.76%	14,221 19.87%
Income: \$75,000 - \$100,000	559 10.73%	5,443 15.71%	10,759 15.03%
Income: \$100,000 - \$125,000	409 7.85%	3,622 10.45%	7,108 9.93%
Income: \$125,000 - \$150,000	107 2.05%	2,294 6.62%	4,497 6.28%
Income: \$150,000 - \$200,000	158 3.03%	2,081 6.01%	4,491 6.27%
Income: \$200,000+	65 1.25%	2,002 5.78%	4,620 6.45%
<b>2023 Avg Household Income</b>	\$59,065	\$85,413	\$86,349
<b>2023 Med Household Income</b>	\$49,949	\$68,236	\$67,331

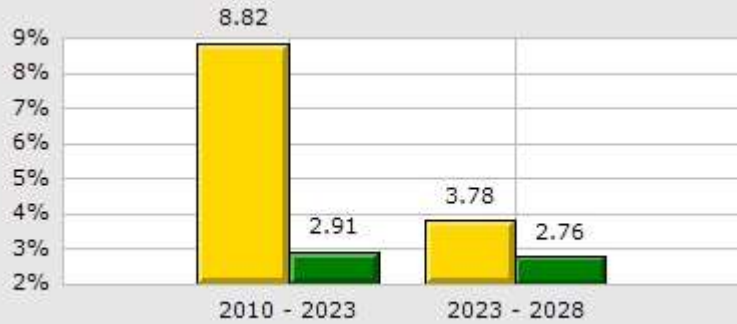
**Suites 301-305**

732 Thimble Shoals Blvd, Newport News, VA 23606

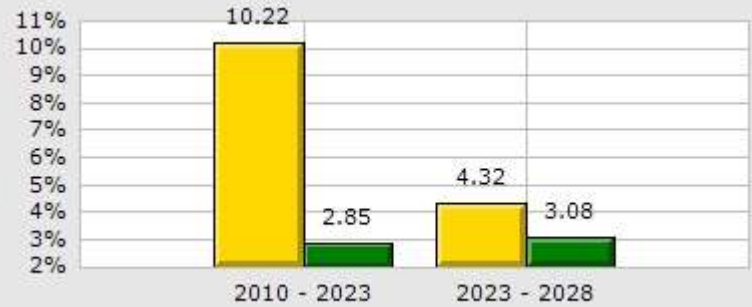
Type: **Class C Office**  
 County: **Newport News**

**1 Mile**  
**County**

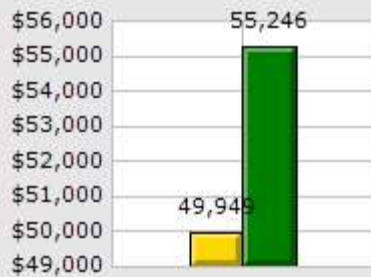
**Population Growth**



**Household Growth**



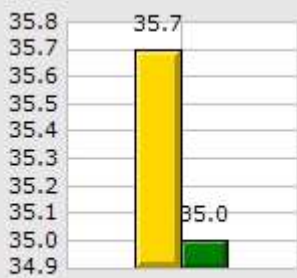
**2023 Med Household Inc**



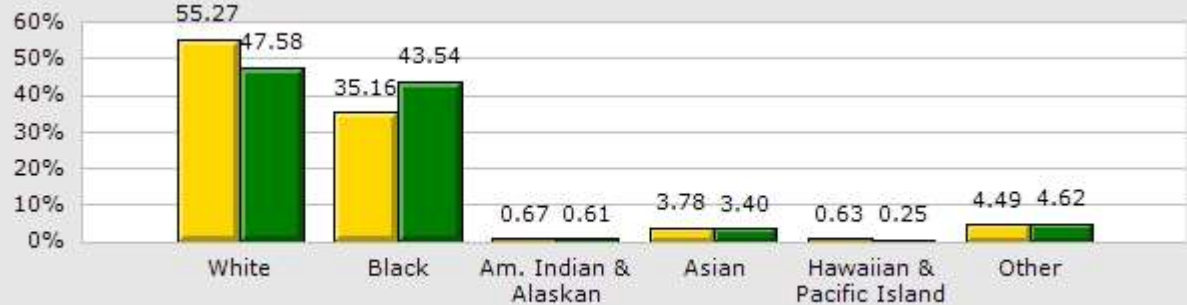
**2023 Households by Household Income**



**2023 Median Age**



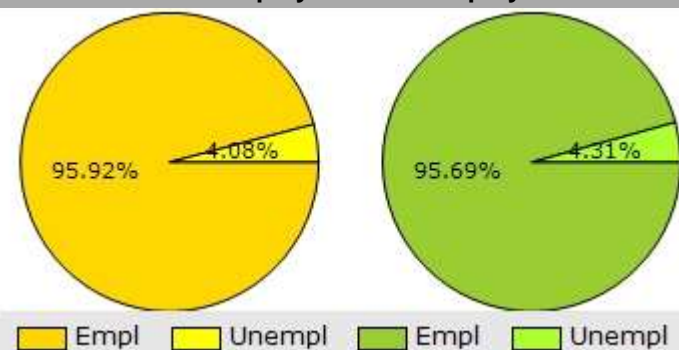
**2023 Population by Race**



**2023 Renter vs. Owner**



**2023 Employed vs. Unemployed**



Demographic Market Comparison Report

1 mile radius

**Suites 301-305**

732 Thimble Shoals Blvd, Newport News, VA 23606

Type: **Class C Office**  
 County: **Newport News**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	8.82%		2.91%	
Growth 2023 - 2028	3.78%		2.76%	
Empl	5,707	95.92%	86,999	95.69%
Unempl	243	4.08%	3,921	4.31%
<b>2023 Population by Race</b>				
	<b>11,177</b>		<b>185,970</b>	
White	6,178	55.27%	88,479	47.58%
Black	3,930	35.16%	80,977	43.54%
Am. Indian & Alaskan	75	0.67%	1,136	0.61%
Asian	422	3.78%	6,330	3.40%
Hawaiian & Pacific Island	70	0.63%	462	0.25%
Other	502	4.49%	8,586	4.62%
<b>Household Growth</b>				
Growth 2010 - 2023	10.22%		2.85%	
Growth 2023 - 2028	4.32%		3.08%	
Renter Occupied	3,590	68.92%	36,323	49.98%
Owner Occupied	1,619	31.08%	36,358	50.02%
<b>2023 Households by Household Income</b>				
	<b>5,209</b>		<b>72,681</b>	
Income <\$25K	1,216	23.34%	16,044	22.07%
Income \$25K - \$50K	1,393	26.74%	17,061	23.47%
Income \$50K - \$75K	1,302	25.00%	14,765	20.31%
Income \$75K - \$100K	559	10.73%	9,354	12.87%
Income \$100K - \$125K	409	7.85%	6,546	9.01%
Income \$125K - \$150K	107	2.05%	3,110	4.28%
Income \$150K - \$200K	158	3.03%	3,314	4.56%
Income \$200K+	65	1.25%	2,487	3.42%
2023 Med Household Inc	\$49,949		\$55,246	
2023 Median Age	35.70		35.00	

# Demographic Detail Report

## Suites 301-305

732 Thimble Shoals Blvd, Newport News, VA 23606

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2023 Estimate	11,176	87,582	178,343
2010 Census	10,270	84,016	173,213
Growth 2023 - 2028	3.78%	2.91%	2.66%
Growth 2010 - 2023	8.82%	4.24%	2.96%
<b>2023 Population by Age</b>			
	<b>11,176</b>	<b>87,582</b>	<b>178,343</b>
Age 0 - 4	812 7.27%	5,869 6.70%	11,643 6.53%
Age 5 - 9	777 6.95%	5,727 6.54%	11,437 6.41%
Age 10 - 14	679 6.08%	5,453 6.23%	11,082 6.21%
Age 15 - 19	630 5.64%	5,523 6.31%	11,334 6.36%
Age 20 - 24	692 6.19%	6,190 7.07%	12,591 7.06%
Age 25 - 29	851 7.61%	6,695 7.64%	13,317 7.47%
Age 30 - 34	1,016 9.09%	6,892 7.87%	13,603 7.63%
Age 35 - 39	1,005 8.99%	6,508 7.43%	12,917 7.24%
Age 40 - 44	845 7.56%	5,664 6.47%	11,376 6.38%
Age 45 - 49	644 5.76%	4,707 5.37%	9,579 5.37%
Age 50 - 54	564 5.05%	4,578 5.23%	9,445 5.30%
Age 55 - 59	578 5.17%	5,074 5.79%	10,599 5.94%
Age 60 - 64	571 5.11%	5,221 5.96%	10,944 6.14%
Age 65 - 69	478 4.28%	4,489 5.13%	9,415 5.28%
Age 70 - 74	373 3.34%	3,505 4.00%	7,386 4.14%
Age 75 - 79	270 2.42%	2,448 2.80%	5,202 2.92%
Age 80 - 84	182 1.63%	1,556 1.78%	3,319 1.86%
Age 85+	209 1.87%	1,482 1.69%	3,152 1.77%
Age 65+	1,512 13.53%	13,480 15.39%	28,474 15.97%
<b>Median Age</b>	<b>35.70</b>	<b>36.10</b>	<b>36.60</b>
<b>Average Age</b>	<b>36.80</b>	<b>37.70</b>	<b>38.10</b>



## Demographic Detail Report

<b>Suites 301-305</b>					
732 Thimble Shoals Blvd, Newport News, VA 23606					
Radius	1 Mile		3 Mile		5 Mile
<b>2023 Population By Race</b>	<b>11,176</b>		<b>87,582</b>		<b>178,343</b>
White	6,178	55.28%	54,195	61.88%	101,498 56.91%
Black	3,929	35.16%	24,420	27.88%	59,256 33.23%
Am. Indian & Alaskan	75	0.67%	473	0.54%	992 0.56%
Asian	422	3.78%	4,199	4.79%	7,994 4.48%
Hawaiian & Pacific Island	69	0.62%	233	0.27%	394 0.22%
Other	502	4.49%	4,063	4.64%	8,209 4.60%
<b>Population by Hispanic Origin</b>	<b>11,176</b>		<b>87,582</b>		<b>178,343</b>
Non-Hispanic Origin	9,461	84.65%	79,437	90.70%	162,796 91.28%
Hispanic Origin	1,715	15.35%	8,145	9.30%	15,547 8.72%
<b>2023 Median Age, Male</b>	<b>34.90</b>		<b>34.70</b>		<b>35.10</b>
<b>2023 Average Age, Male</b>	<b>35.60</b>		<b>36.40</b>		<b>36.80</b>
<b>2023 Median Age, Female</b>	<b>36.50</b>		<b>37.40</b>		<b>38.10</b>
<b>2023 Average Age, Female</b>	<b>37.90</b>		<b>38.90</b>		<b>39.40</b>
<b>2023 Population by Occupation Classification</b>	<b>8,781</b>		<b>69,424</b>		<b>141,901</b>
Civilian Employed	5,707	64.99%	42,749	61.58%	86,578 61.01%
Civilian Unemployed	243	2.77%	1,584	2.28%	3,378 2.38%
Civilian Non-Labor Force	2,474	28.17%	22,261	32.07%	46,170 32.54%
Armed Forces	357	4.07%	2,830	4.08%	5,775 4.07%
<b>Households by Marital Status</b>					
Married	1,603		16,056		32,331
Married No Children	1,029		9,096		18,756
Married w/Children	573		6,960		13,575
<b>2023 Population by Education</b>	<b>8,213</b>		<b>62,823</b>		<b>127,995</b>
Some High School, No Diploma	634	7.72%	4,135	6.58%	8,815 6.89%
High School Grad (Incl Equivalency)	2,068	25.18%	13,845	22.04%	29,678 23.19%
Some College, No Degree	2,771	33.74%	19,422	30.92%	40,463 31.61%
Associate Degree	627	7.63%	4,004	6.37%	7,739 6.05%
Bachelor Degree	1,203	14.65%	11,829	18.83%	23,386 18.27%
Advanced Degree	910	11.08%	9,588	15.26%	17,914 14.00%

## Demographic Detail Report

Suites 301-305						
732 Thimble Shoals Blvd, Newport News, VA 23606						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>10,576</b>		<b>79,580</b>		<b>161,908</b>	
Real Estate & Finance	189	1.79%	2,180	2.74%	4,187	2.59%
Professional & Management	2,761	26.11%	23,163	29.11%	45,459	28.08%
Public Administration	503	4.76%	4,415	5.55%	8,718	5.38%
Education & Health	1,481	14.00%	10,408	13.08%	20,229	12.49%
Services	1,048	9.91%	6,788	8.53%	13,864	8.56%
Information	137	1.30%	879	1.10%	1,270	0.78%
Sales	1,342	12.69%	9,405	11.82%	18,670	11.53%
Transportation	100	0.95%	375	0.47%	1,209	0.75%
Retail	639	6.04%	4,200	5.28%	8,710	5.38%
Wholesale	77	0.73%	924	1.16%	1,848	1.14%
Manufacturing	818	7.73%	5,527	6.95%	11,697	7.22%
Production	678	6.41%	4,663	5.86%	10,582	6.54%
Construction	500	4.73%	3,479	4.37%	8,010	4.95%
Utilities	165	1.56%	1,318	1.66%	3,303	2.04%
Agriculture & Mining	0	0.00%	129	0.16%	217	0.13%
Farming, Fishing, Forestry	0	0.00%	81	0.10%	203	0.13%
Other Services	138	1.30%	1,646	2.07%	3,732	2.31%
<b>2023 Worker Travel Time to Job</b>	<b>5,748</b>		<b>44,046</b>		<b>89,506</b>	
<30 Minutes	4,105	71.42%	32,239	73.19%	64,468	72.03%
30-60 Minutes	1,442	25.09%	9,817	22.29%	20,577	22.99%
60+ Minutes	201	3.50%	1,990	4.52%	4,461	4.98%
<b>2010 Households by HH Size</b>	<b>4,725</b>		<b>33,287</b>		<b>69,659</b>	
1-Person Households	1,786	37.80%	9,426	28.32%	19,588	28.12%
2-Person Households	1,520	32.17%	10,961	32.93%	23,166	33.26%
3-Person Households	721	15.26%	5,939	17.84%	12,452	17.88%
4-Person Households	425	8.99%	4,370	13.13%	9,056	13.00%
5-Person Households	177	3.75%	1,800	5.41%	3,653	5.24%
6-Person Households	52	1.10%	547	1.64%	1,186	1.70%
7 or more Person Households	44	0.93%	244	0.73%	558	0.80%
<b>2023 Average Household Size</b>	<b>2.10</b>		<b>2.40</b>		<b>2.40</b>	
<b>Households</b>						
2028 Projection	5,434		35,748		73,632	
2023 Estimate	5,209		34,647		71,574	
2010 Census	4,726		33,288		69,660	
Growth 2023 - 2028	4.32%		3.18%		2.88%	
Growth 2010 - 2023	10.22%		4.08%		2.75%	

# Demographic Detail Report

<b>Suites 301-305</b>			
732 Thimble Shoals Blvd, Newport News, VA 23606			
Radius	1 Mile	3 Mile	5 Mile
<b>2023 Households by HH Income</b>	<b>5,209</b>	<b>34,648</b>	<b>71,573</b>
<\$25,000	1,216 23.34%	5,196 15.00%	11,432 15.97%
\$25,000 - \$50,000	1,393 26.74%	7,163 20.67%	14,445 20.18%
\$50,000 - \$75,000	1,302 25.00%	6,847 19.76%	14,221 19.87%
\$75,000 - \$100,000	559 10.73%	5,443 15.71%	10,759 15.03%
\$100,000 - \$125,000	409 7.85%	3,622 10.45%	7,108 9.93%
\$125,000 - \$150,000	107 2.05%	2,294 6.62%	4,497 6.28%
\$150,000 - \$200,000	158 3.03%	2,081 6.01%	4,491 6.27%
\$200,000+	65 1.25%	2,002 5.78%	4,620 6.45%
<b>2023 Avg Household Income</b>	<b>\$59,065</b>	<b>\$85,413</b>	<b>\$86,349</b>
<b>2023 Med Household Income</b>	<b>\$49,949</b>	<b>\$68,236</b>	<b>\$67,331</b>
<b>2023 Occupied Housing</b>	<b>5,209</b>	<b>34,647</b>	<b>71,574</b>
Owner Occupied	1,619 31.08%	19,029 54.92%	39,727 55.50%
Renter Occupied	3,590 68.92%	15,618 45.08%	31,847 44.50%
<b>2010 Housing Units</b>	<b>5,973</b>	<b>38,284</b>	<b>78,542</b>
1 Unit	1,904 31.88%	24,551 64.13%	49,750 63.34%
2 - 4 Units	782 13.09%	2,892 7.55%	5,754 7.33%
5 - 19 Units	1,756 29.40%	7,033 18.37%	16,383 20.86%
20+ Units	1,531 25.63%	3,808 9.95%	6,655 8.47%
<b>2023 Housing Value</b>	<b>1,620</b>	<b>19,027</b>	<b>39,726</b>
<\$100,000	122 7.53%	1,105 5.81%	2,689 6.77%
\$100,000 - \$200,000	870 53.70%	5,578 29.32%	12,698 31.96%
\$200,000 - \$300,000	494 30.49%	6,600 34.69%	12,006 30.22%
\$300,000 - \$400,000	118 7.28%	3,568 18.75%	6,877 17.31%
\$400,000 - \$500,000	16 0.99%	1,530 8.04%	3,106 7.82%
\$500,000 - \$1,000,000	0 0.00%	519 2.73%	1,977 4.98%
\$1,000,000+	0 0.00%	127 0.67%	373 0.94%
<b>2023 Median Home Value</b>	<b>\$179,080</b>	<b>\$242,886</b>	<b>\$237,281</b>
<b>2023 Housing Units by Yr Built</b>	<b>5,986</b>	<b>39,088</b>	<b>80,705</b>
Built 2010+	867 14.48%	3,799 9.72%	6,726 8.33%
Built 2000 - 2010	1,041 17.39%	3,806 9.74%	8,260 10.23%
Built 1990 - 1999	541 9.04%	8,715 22.30%	15,306 18.97%
Built 1980 - 1989	1,224 20.45%	6,486 16.59%	13,823 17.13%
Built 1970 - 1979	851 14.22%	5,107 13.07%	11,962 14.82%
Built 1960 - 1969	815 13.62%	5,513 14.10%	12,549 15.55%
Built 1950 - 1959	479 8.00%	4,211 10.77%	8,259 10.23%
Built <1949	168 2.81%	1,451 3.71%	3,820 4.73%
<b>2023 Median Year Built</b>	<b>1985</b>	<b>1984</b>	<b>1982</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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the \_\_\_ Listing Broker, \_\_\_ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

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C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West