

For Lease

Pavilion at Kiln Creek

3120-E Kiln Creek Parkway
Yorktown, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202

Williamsburg, VA 23185

757.209.2990

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

FOR LEASE
The Pavilion at Kiln Creek
3120-E Kiln Creek Parkway
Yorktown, Virginia

Location: 3120-E Kiln Creek Parkway
Yorktown, Virginia

Description: An upscale shopping center located in the heart of Kiln Creek in Yorktown. The property is centrally located and offers aggressive rental rates. Location is near Interstate 64 and City Center Newport News.

The available space is a move-in ready salon space, which can also be converted to other retail applications.

Size: 1 space available – Suite E (1,400 Square Feet)

Lease Rate: \$17.95 Per. Sq. Ft. (NNN)

NNN Expense (2026): CAM: 2.42 per sq ft
TAX: 1.34 per sq ft
INS: 0.31 per sq ft

Additional Information:

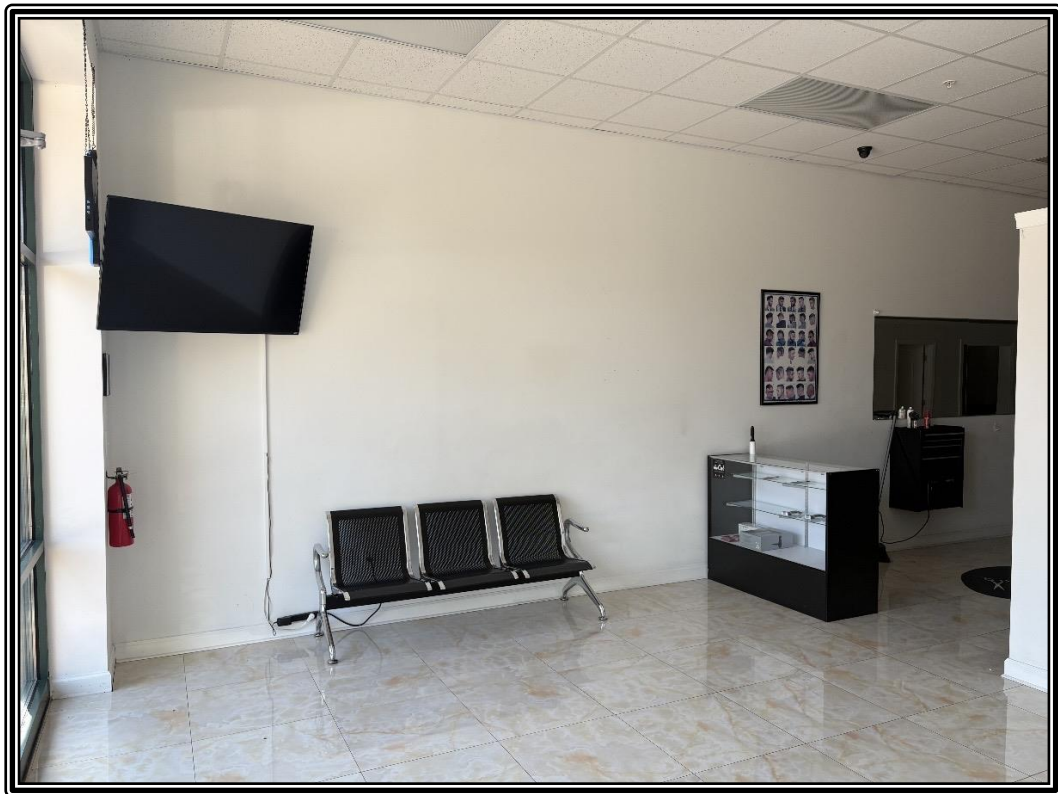
- Additional Photographs
- Site Plan
- Aerial
- Location Map
- Demographics

For Additional Information, Please Contact:

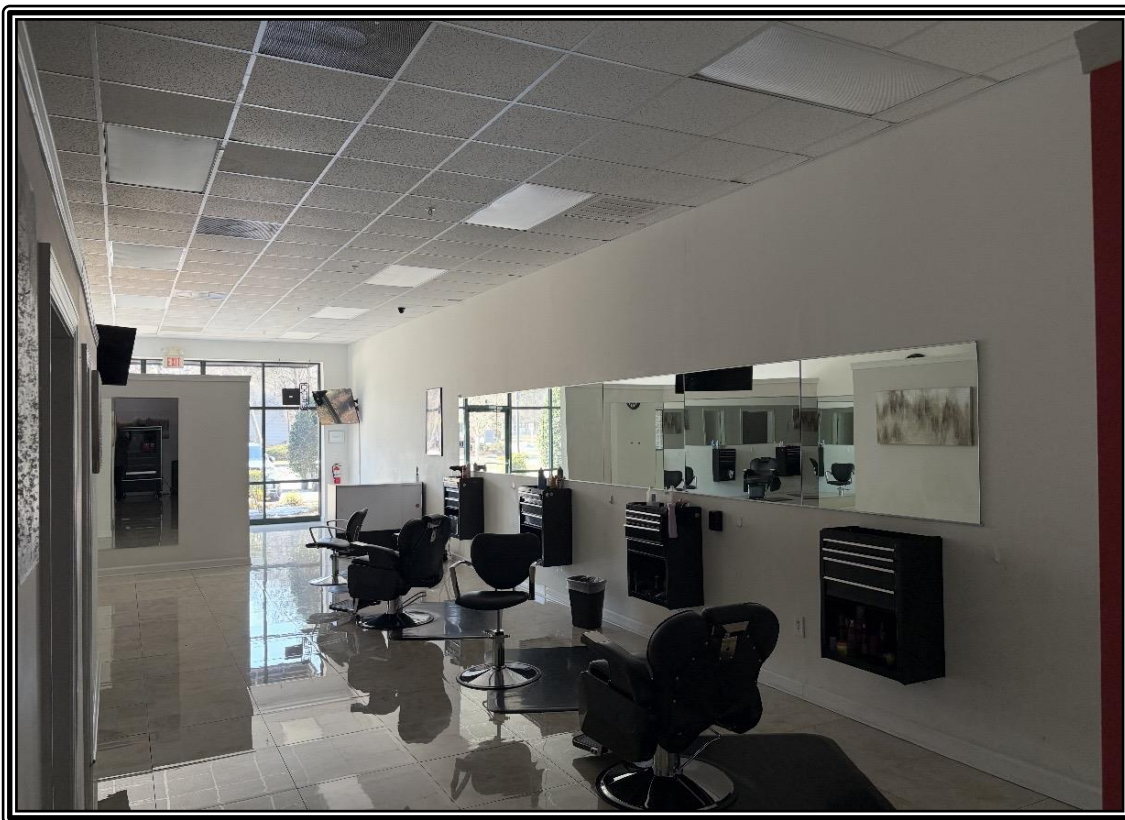
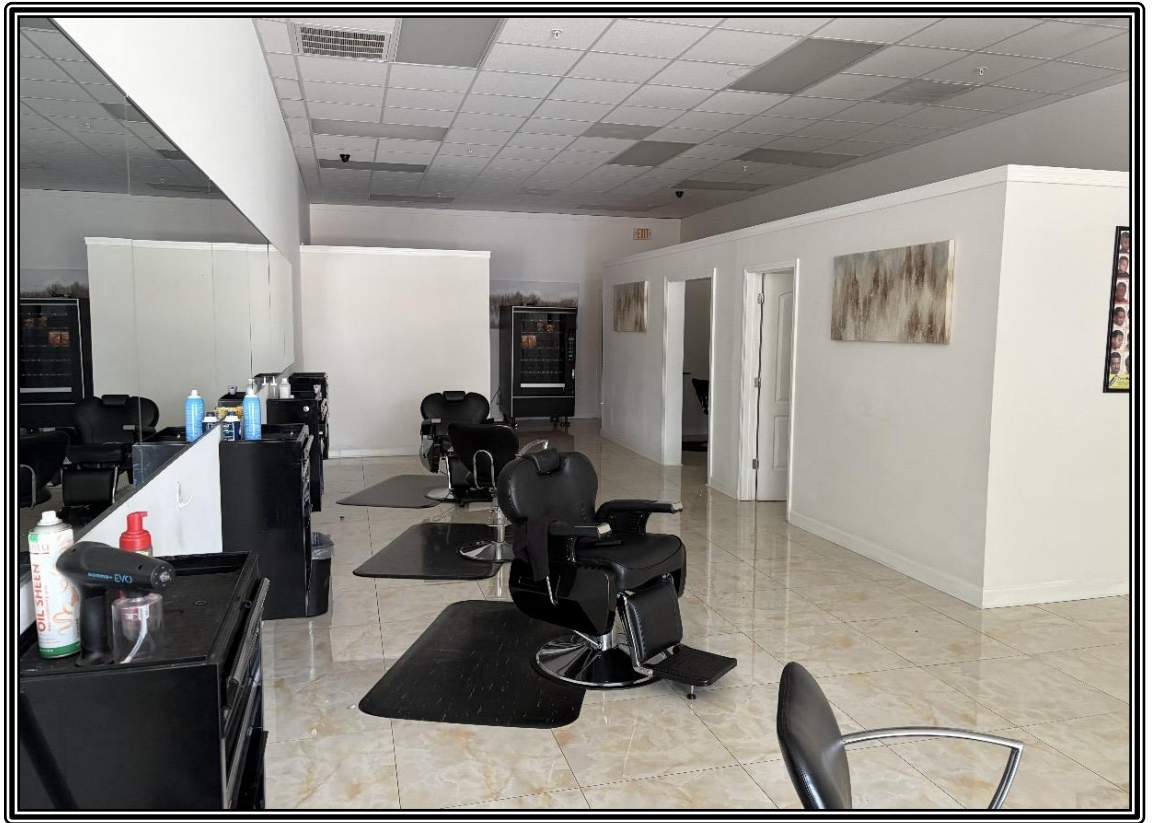
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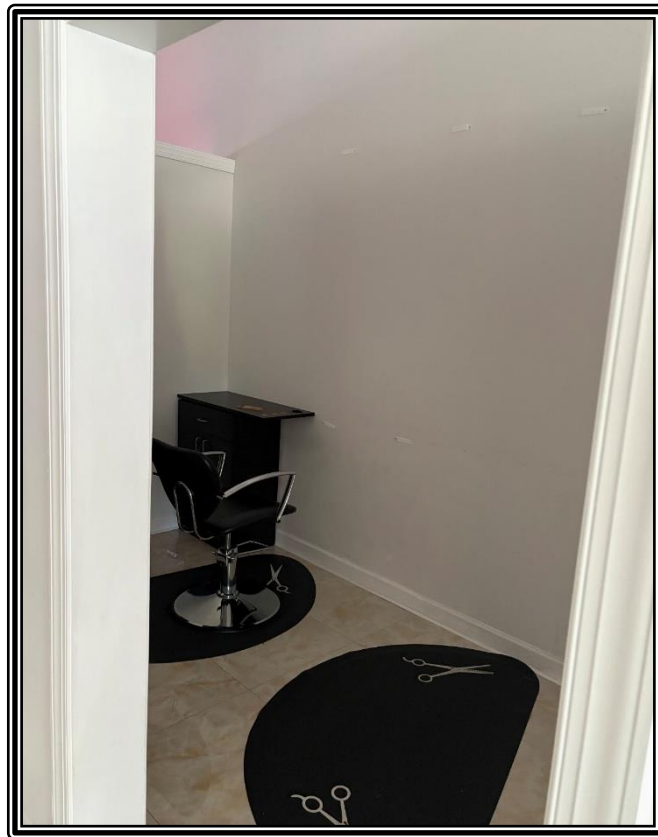
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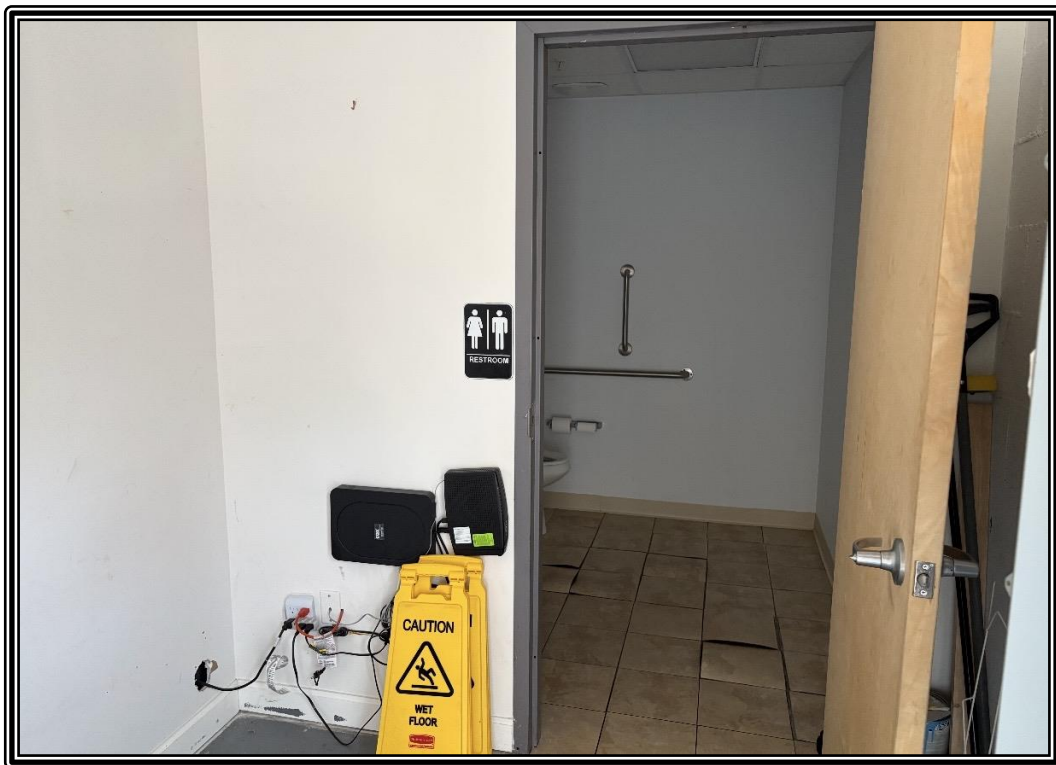
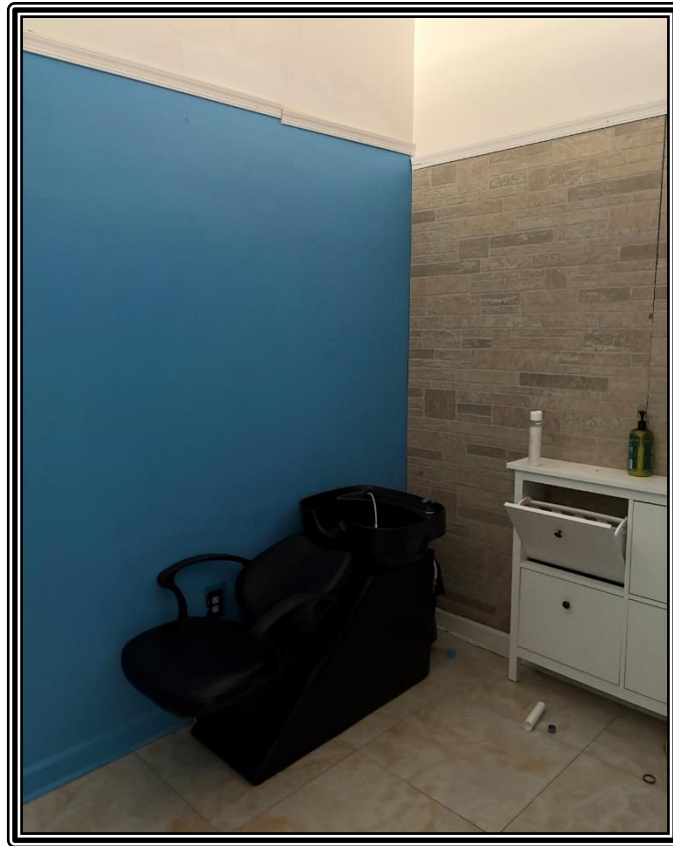
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Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8A	12"	6"	VAN ACCESSIBLE

INDICATES HEAVY DUTY ASPHALT PAVEMENT
INDICATES LIGHT DUTY ASPHALT PAVEMENT
INDICATES CONCRETE

25 0 25 50
SCALE IN FEET

	REV PER COUNTY COMMENTS	5/4/06	DNJ	
	REV PER OWNER REQUEST	3/9/06	MRG	
No.	Revision	Date	Appr.	
Designed by	Drawn by	Checked by		
CAD checked by	Approved by			
Scale	1"=25'	Date	April 18, 2005	

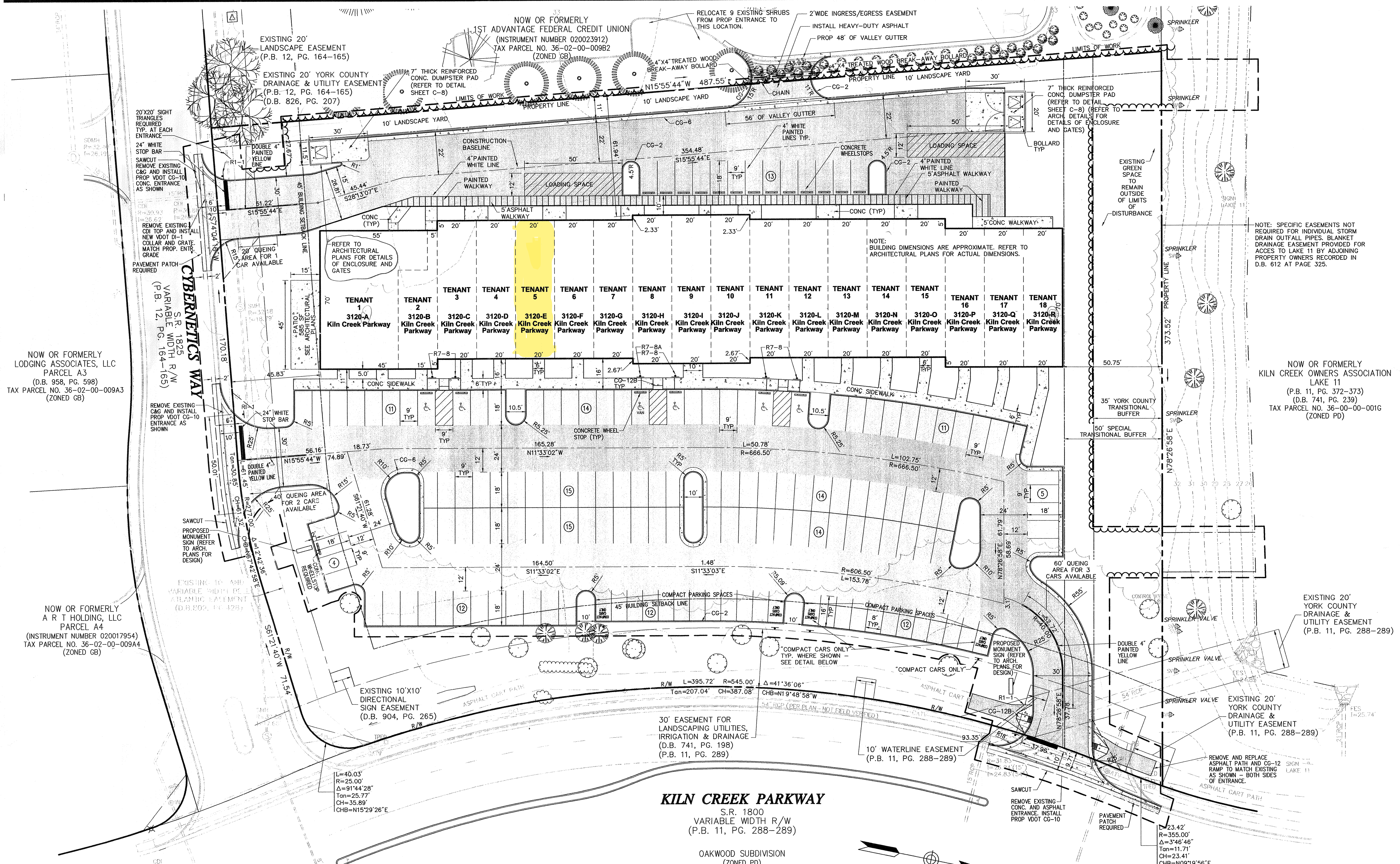
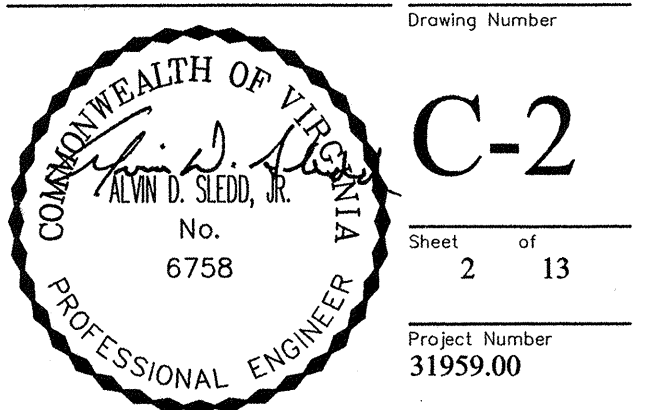
**The Pavilion at
Kiln Creek**

3120 Kiln Creek Parkway
Bethel Magisterial District
York County, Virginia

Issued for
York County Review & Approval

Not Approved for Construction
Drawing Title

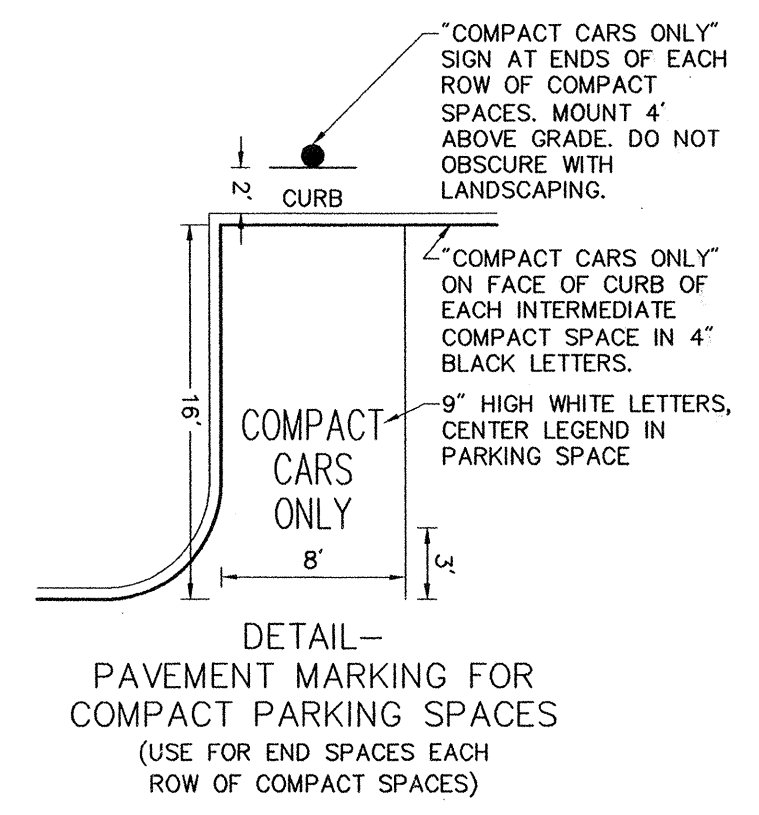
**Layout and
Materials Plan**



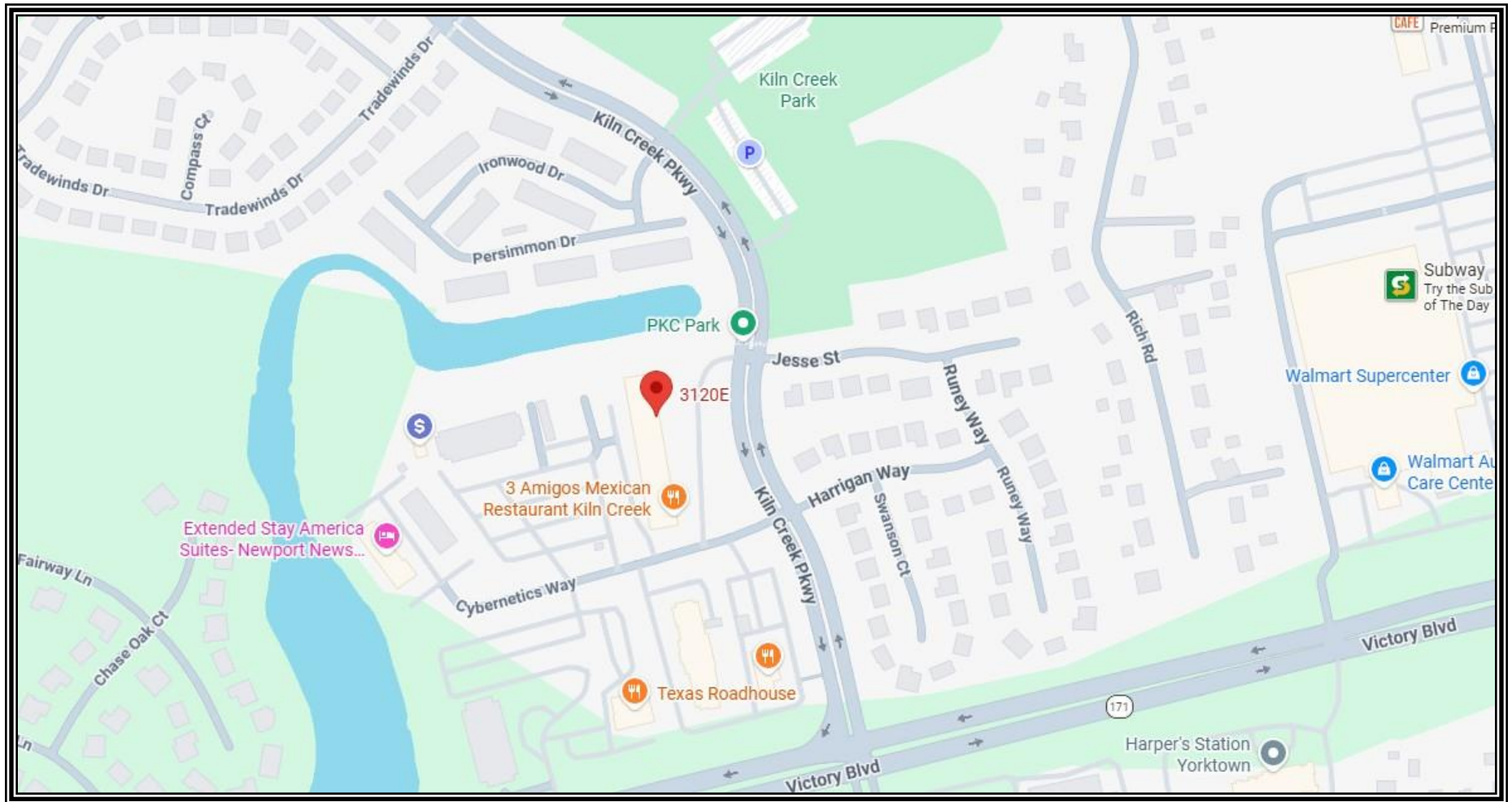
Parking Requirements Summary

Tenant	Proposed Use	Gross Area	Parking Ratio Required	Parking Spaces Required	Loading Spaces Required
1	Restaurant (70'x45'+585 SF PATIO)	3,735 SF	1/100 SF	38	1
2	Credit Union (No Drive-Thru)	1,050 SF	1/350 SF	3	0
3	Credit Union (No Drive-Thru)	1,400 SF	1/350 SF	4	0
4	Nail Salon	1,400 SF	1/200 SF	7	0
5	Drop-Off Cleaner	1,400 SF	1/200 SF	7	1
6	Title Company	1,400 SF	1/350 SF	4	0
7	Ice Cream Shop	1,400 SF	1/100 SF	14	0
8	Day Spa	1,500 SF	1/200 SF	8	0
9	Day Spa	1,500 SF	1/200 SF	8	0
10	Day Spa	1,500 SF	1/200 SF	8	0
11	Tuxedo Rental	1,400 SF	1/350 SF	4	0
12	Mortgage Company	1,400 SF	1/100 SF	14	0
13	Coffee Shop	1,400 SF	1/350 SF	4	0
14	Tax Preparation Office	1,400 SF	1/200 SF	4	0
15	Barber Shop	1,400 SF	1/350 SF	7	0
16	Travel Agent	1,400 SF	1/350 SF	4	0
17	Brokers Office	1,400 SF	1/350 SF	4	0
18	Brokers Office	1,400 SF	1/350 SF	4	0
Total Parking Required				146	3
Total Parking Provided				153	3

Total Area Parking/Loading 0.608 +/- Acres (26,496 SF +/-)
Traffic Generation per ITE Trip Generation Report
Land Use: 710 (Office), 814 (Specialty Retail) & 932 (Restaurant)
Trip Generation: 109 Vehicles/Hour, Peak
Parking Spaces Provided: Standard (9'x18' min.)= 122 Spaces
Compact (8'x16')= 24 Spaces
Handicap (9'x18')= 6 Spaces
Total= 152 Spaces
Loading Spaces Provided: 2 Spaces

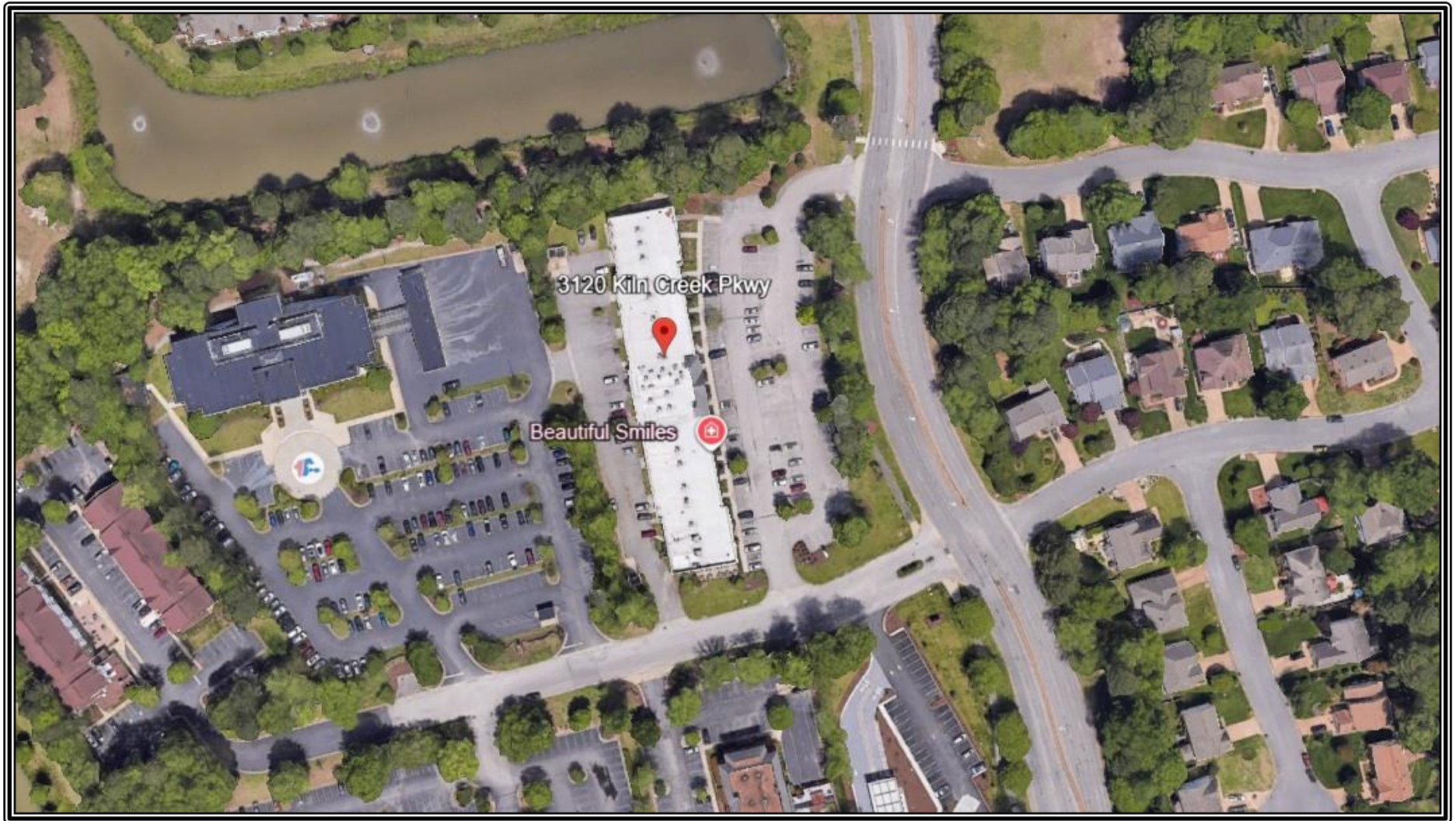


3120-E Kiln Creek Parkway Yorktown, Virginia



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3120-E Kiln Creek Parkway
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Traffic Count Report

The Pavilion at Kiln Creek

3120 Kiln Creek Pky, Yorktown, VA 23693

Building Type: **General Retail**

Secondary: **Storefront**

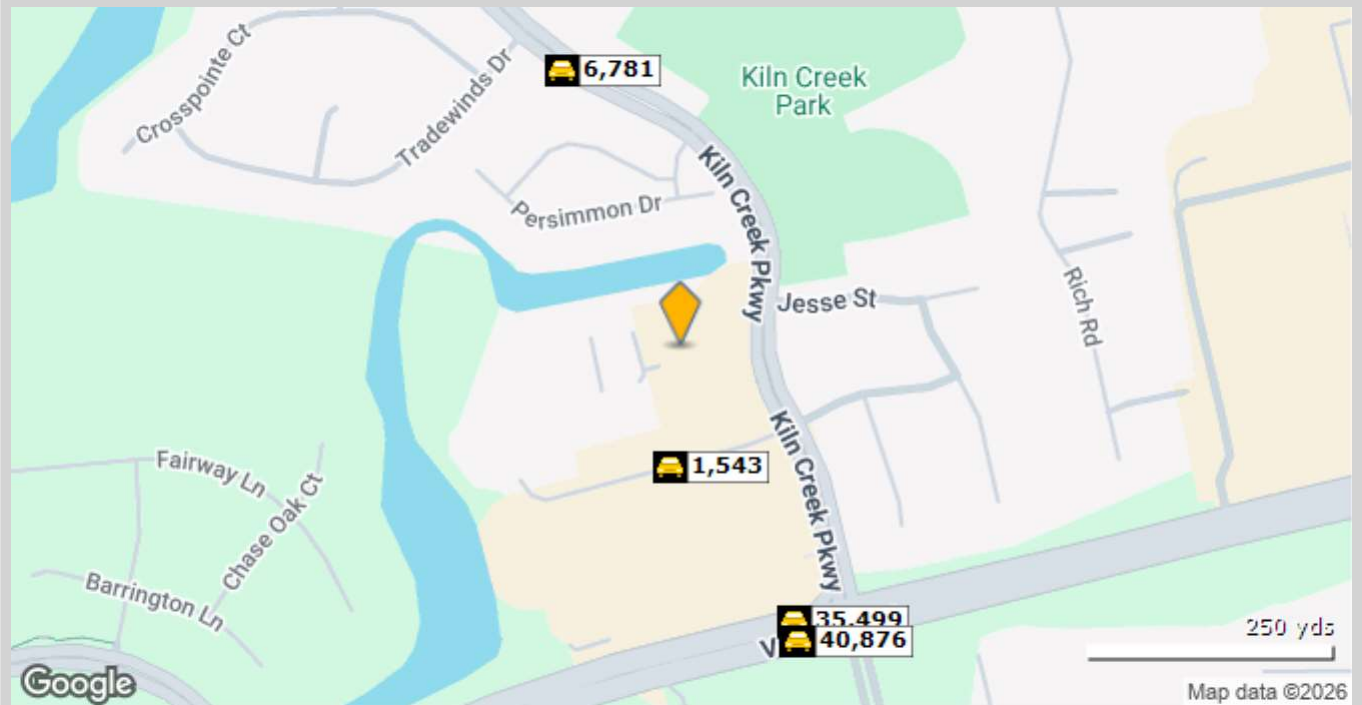
GLA: **26,600 SF**

Year Built: **2007**

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	Cybernetics Way	Kiln Creek Pkwy	0.07 E	2022	1,539	MPSI	.07
2	Cybernetics Way	Kiln Creek Pkwy	0.07 E	2025	1,543	MPSI	.07
3	Victory Boulevard	Victory Blvd	0.02 E	2024	35,482	MPSI	.17
4	Victory Boulevard	Victory Blvd	0.02 E	2025	35,499	MPSI	.17
5	Kiln Creek Pkwy	Tradewinds Dr	0.03 NW	2018	7,626	MPSI	.18
6	Kiln Creek Pkwy	Tradewinds Dr	0.03 NW	2025	6,740	MPSI	.18
7	Kiln Creek Pkwy	Tradewinds Dr	0.03 NW	2024	6,781	MPSI	.18
8	Victory Blvd	Village Ave	0.03 E	2023	40,860	MPSI	.19
9	Victory Blvd	Village Ave	0.03 E	2024	39,961	MPSI	.19
10	Victory Boulevard	Village Ave	0.03 E	2025	40,876	MPSI	.19

The Pavilion at Kiln Creek

3120 Kiln Creek Pky, Yorktown, VA 23693

Building Type: **General Retail**Total Available: **0 SF**Secondary: **Storefront**% Leased: **100%**GLA: **26,600 SF**Rent/SF/Yr: **-**Year Built: **2007**

Description	2020		2024		2029	
Population	7,193		7,530		7,797	
Age 0 - 4	384	5.34%	415	5.51%	432	5.54%
Age 5 - 9	427	5.94%	441	5.86%	437	5.60%
Age 10 - 14	470	6.53%	454	6.03%	453	5.81%
Age 15 - 19	440	6.12%	415	5.51%	452	5.80%
Age 20 - 24	428	5.95%	475	6.31%	458	5.87%
Age 25 - 29	407	5.66%	432	5.74%	460	5.90%
Age 30 - 34	478	6.65%	446	5.92%	456	5.85%
Age 35 - 39	476	6.62%	472	6.27%	461	5.91%
Age 40 - 44	450	6.26%	495	6.57%	478	6.13%
Age 45 - 49	416	5.78%	459	6.10%	483	6.19%
Age 50 - 54	491	6.83%	529	7.03%	495	6.35%
Age 55 - 59	556	7.73%	592	7.86%	534	6.85%
Age 60 - 64	496	6.90%	496	6.59%	533	6.84%
Age 65 - 69	420	5.84%	459	6.10%	489	6.27%
Age 70 - 74	376	5.23%	365	4.85%	415	5.32%
Age 75 - 79	244	3.39%	285	3.78%	326	4.18%
Age 80 - 84	122	1.70%	180	2.39%	227	2.91%
Age 85+	113	1.57%	120	1.59%	205	2.63%
Age 15+	5,913	82.20%	6,220	82.60%	6,472	83.01%
Age 20+	5,473	76.09%	5,805	77.09%	6,020	77.21%
Age 65+	1,275	17.73%	1,409	18.71%	1,662	21.32%
Median Age	41		42		43	
Average Age	40.40		41.10		42.10	
Population By Race	7,193		7,530		7,797	
White	4,175	58.04%	4,390	58.30%	4,566	58.56%
Black	1,365	18.98%	1,312	17.42%	1,323	16.97%
Am. Indian & Alaskan	29	0.40%	21	0.28%	23	0.29%
Asian	754	10.48%	823	10.93%	864	11.08%
Hawaiian & Pacific Islander	13	0.18%	32	0.42%	29	0.37%
Other	852	11.84%	953	12.66%	992	12.72%

The Pavilion at Kiln Creek

3120 Kiln Creek Pky, Yorktown, VA 23693

Description	2020	2024	2029
Population by Race (Hispanic)	501	532	549
White	114 22.75%	82 15.41%	84 15.30%
Black	33 6.59%	4 0.75%	4 0.73%
Am. Indian & Alaskan	6 1.20%	0 0.00%	0 0.00%
Asian	6 1.20%	1 0.19%	1 0.18%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	341 68.06%	445 83.65%	460 83.79%
Household by Household Income	2,865	2,973	3,069
<\$25,000	169 5.90%	126 4.24%	127 4.14%
\$25,000 - \$50,000	402 14.03%	285 9.59%	264 8.60%
\$50,000 - \$75,000	658 22.97%	678 22.81%	689 22.45%
\$75,000 - \$100,000	462 16.13%	457 15.37%	459 14.96%
\$100,000 - \$125,000	391 13.65%	470 15.81%	502 16.36%
\$125,000 - \$150,000	209 7.29%	335 11.27%	377 12.28%
\$150,000 - \$200,000	339 11.83%	418 14.06%	451 14.70%
\$200,000+	235 8.20%	204 6.86%	200 6.52%
Average Household Income	\$106,029	\$110,607	\$111,588
Median Household Income	\$86,011	\$96,744	\$99,754

Demographic Summary Report

The Pavilion at Kiln Creek

3120 Kiln Creek Pky, Yorktown, VA 23693

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **Storefront**

% Leased: **100%**

GLA: **26,600 SF**

Rent/SF/Yr: **-**

Year Built: **2007**



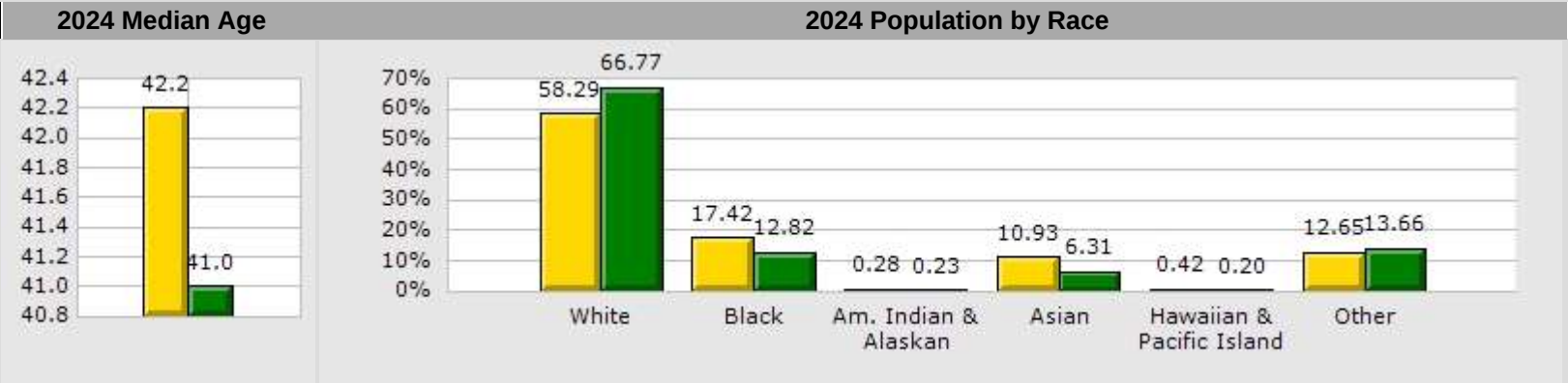
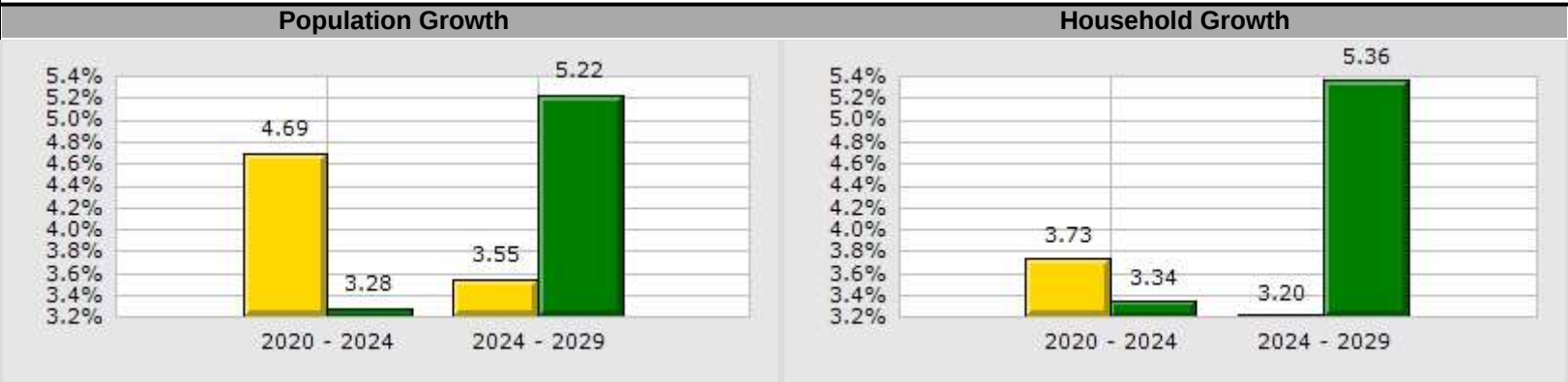
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	7,797		66,779		175,557	
2024 Estimate	7,530		66,068		174,712	
2020 Census	7,193		67,485		177,527	
Growth 2024 - 2029	3.55%		1.08%		0.48%	
Growth 2020 - 2024	4.69%		-2.10%		-1.59%	
2024 Population by Hispanic Origin	532		7,156		16,641	
2024 Population	7,530		66,068		174,712	
White	4,390	58.30%	35,655	53.97%	92,173	52.76%
Black	1,312	17.42%	15,555	23.54%	48,354	27.68%
Am. Indian & Alaskan	21	0.28%	114	0.17%	315	0.18%
Asian	823	10.93%	4,109	6.22%	8,672	4.96%
Hawaiian & Pacific Island	32	0.42%	297	0.45%	965	0.55%
Other	953	12.66%	10,339	15.65%	24,233	13.87%
U.S. Armed Forces	395		2,925		6,130	
Households						
2029 Projection	3,067		27,616		70,115	
2024 Estimate	2,972		27,429		69,916	
2020 Census	2,865		28,136		71,210	
Growth 2024 - 2029	3.20%		0.68%		0.28%	
Growth 2020 - 2024	3.73%		-2.51%		-1.82%	
Owner Occupied	2,081	70.02%	13,326	48.58%	39,095	55.92%
Renter Occupied	891	29.98%	14,103	51.42%	30,821	44.08%
2024 Households by HH Income	2,973		27,429		69,915	
Income: <\$25,000	126	4.24%	3,176	11.58%	8,035	11.49%
Income: \$25,000 - \$50,000	285	9.59%	5,233	19.08%	13,145	18.80%
Income: \$50,000 - \$75,000	678	22.81%	5,237	19.09%	13,844	19.80%
Income: \$75,000 - \$100,000	457	15.37%	3,755	13.69%	9,447	13.51%
Income: \$100,000 - \$125,000	470	15.81%	3,339	12.17%	8,585	12.28%
Income: \$125,000 - \$150,000	335	11.27%	2,183	7.96%	5,796	8.29%
Income: \$150,000 - \$200,000	418	14.06%	2,731	9.96%	6,474	9.26%
Income: \$200,000+	204	6.86%	1,775	6.47%	4,589	6.56%
2024 Avg Household Income	\$110,607		\$94,550		\$94,533	
2024 Med Household Income	\$96,744		\$75,456		\$74,878	

The Pavilion at Kiln Creek

3120 Kiln Creek Pky, Yorktown, VA 23693

Type: Retail/Storefront (Strip Ctr)
County: York

1 Mile
County



The Pavilion at Kiln Creek				
3120 Kiln Creek Pky, Yorktown, VA 23693				
Type:	Retail/Storefront (Strip Ctr)			
County:	York			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	4.69%		3.28%	
Growth 2024 - 2029	3.55%		5.22%	
Empl	3,858	97.79%	33,645	97.16%
Unempl	87	2.21%	984	2.84%
2024 Population by Race				
	7,531		72,344	
White	4,390	58.29%	48,302	66.77%
Black	1,312	17.42%	9,278	12.82%
Am. Indian & Alaskan	21	0.28%	164	0.23%
Asian	823	10.93%	4,568	6.31%
Hawaiian & Pacific Island	32	0.42%	147	0.20%
Other	953	12.65%	9,885	13.66%
Household Growth				
Growth 2020 - 2024	3.73%		3.34%	
Growth 2024 - 2029	3.20%		5.36%	
Renter Occupied	891	29.98%	8,084	30.23%
Owner Occupied	2,081	70.02%	18,654	69.77%
2024 Households by Household Income				
	2,973		26,738	
Income <\$25K	126	4.24%	1,998	7.47%
Income \$25K - \$50K	285	9.59%	2,901	10.85%
Income \$50K - \$75K	678	22.81%	4,414	16.51%
Income \$75K - \$100K	457	15.37%	4,289	16.04%
Income \$100K - \$125K	470	15.81%	4,154	15.54%
Income \$125K - \$150K	335	11.27%	2,687	10.05%
Income \$150K - \$200K	418	14.06%	3,458	12.93%
Income \$200K+	204	6.86%	2,837	10.61%
2024 Med Household Inc	\$96,744		\$98,641	
2024 Median Age	42.20		41.00	

Demographic Detail Report

The Pavilion at Kiln Creek 3120 Kiln Creek Pky, Yorktown, VA 23693

Building Type: **General Retail**
Secondary: **Storefront**
GLA: **26,600 SF**
Year Built: **2007**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
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Growth 2024 - 2029	3.55%		1.08%		0.48%	
Growth 2020 - 2024	4.69%		-2.10%		-1.59%	
2024 Population by Age	7,530		66,068		174,712	
Age 0 - 4	415	5.51%	4,295	6.50%	10,899	6.24%
Age 5 - 9	441	5.86%	4,511	6.83%	11,129	6.37%
Age 10 - 14	454	6.03%	4,248	6.43%	10,666	6.10%
Age 15 - 19	415	5.51%	3,748	5.67%	11,041	6.32%
Age 20 - 24	475	6.31%	4,571	6.92%	12,857	7.36%
Age 25 - 29	432	5.74%	4,809	7.28%	12,480	7.14%
Age 30 - 34	446	5.92%	4,878	7.38%	12,525	7.17%
Age 35 - 39	472	6.27%	4,819	7.29%	12,590	7.21%
Age 40 - 44	495	6.57%	4,387	6.64%	11,042	6.32%
Age 45 - 49	459	6.10%	3,744	5.67%	9,567	5.48%
Age 50 - 54	529	7.03%	3,821	5.78%	9,894	5.66%
Age 55 - 59	592	7.86%	4,060	6.15%	10,696	6.12%
Age 60 - 64	496	6.59%	3,761	5.69%	10,565	6.05%
Age 65 - 69	459	6.10%	3,382	5.12%	9,489	5.43%
Age 70 - 74	365	4.85%	2,568	3.89%	7,205	4.12%
Age 75 - 79	285	3.78%	1,989	3.01%	5,468	3.13%
Age 80 - 84	180	2.39%	1,370	2.07%	3,642	2.08%
Age 85+	120	1.59%	1,108	1.68%	2,957	1.69%
Age 65+	1,409	18.71%	10,417	15.77%	28,761	16.46%
Median Age	42.20		37.00		37.30	
Average Age	41.10		38.20		38.60	

Demographic Detail Report

The Pavilion at Kiln Creek 3120 Kiln Creek Pky, Yorktown, VA 23693					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	7,530		66,068		174,712
White	4,390	58.30%	35,655	53.97%	92,173 52.76%
Black	1,312	17.42%	15,555	23.54%	48,354 27.68%
Am. Indian & Alaskan	21	0.28%	114	0.17%	315 0.18%
Asian	823	10.93%	4,109	6.22%	8,672 4.96%
Hawaiian & Pacific Island	32	0.42%	297	0.45%	965 0.55%
Other	953	12.66%	10,339	15.65%	24,233 13.87%
Population by Hispanic Origin	7,530		66,068		174,712
Non-Hispanic Origin	6,999	92.95%	58,912	89.17%	158,073 90.48%
Hispanic Origin	532	7.07%	7,156	10.83%	16,639 9.52%
2024 Median Age, Male	42.40		36.20		35.90
2024 Average Age, Male	40.70		37.20		37.40
2024 Median Age, Female	41.90		37.70		38.50
2024 Average Age, Female	41.40		39.00		39.70
2024 Population by Occupation Classification	6,135		52,261		139,808
Civilian Employed	3,858	62.89%	31,936	61.11%	86,196 61.65%
Civilian Unemployed	87	1.42%	801	1.53%	2,436 1.74%
Civilian Non-Labor Force	1,810	29.50%	16,738	32.03%	45,239 32.36%
Armed Forces	380	6.19%	2,786	5.33%	5,937 4.25%
Households by Marital Status					
Married	1,638		11,900		31,343
Married No Children	1,034		7,112		19,660
Married w/Children	605		4,788		11,684
2024 Population by Education	5,579		47,807		126,058
Some High School, No Diploma	214	3.84%	2,393	5.01%	7,122 5.65%
High School Grad (Incl Equivalency)	1,041	18.66%	10,200	21.34%	28,781 22.83%
Some College, No Degree	1,539	27.59%	13,404	28.04%	37,989 30.14%
Associate Degree	249	4.46%	3,112	6.51%	7,938 6.30%
Bachelor Degree	1,283	23.00%	10,316	21.58%	25,678 20.37%
Advanced Degree	1,253	22.46%	8,382	17.53%	18,550 14.72%

Demographic Detail Report

The Pavilion at Kiln Creek

3120 Kiln Creek Pky, Yorktown, VA 23693

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	7,310		59,110		160,489	
Real Estate & Finance	334	4.57%	1,662	2.81%	4,027	2.51%
Professional & Management	2,516	34.42%	19,636	33.22%	50,391	31.40%
Public Administration	363	4.97%	3,241	5.48%	7,849	4.89%
Education & Health	1,128	15.43%	7,799	13.19%	21,387	13.33%
Services	432	5.91%	5,187	8.78%	14,155	8.82%
Information	38	0.52%	319	0.54%	866	0.54%
Sales	855	11.70%	5,801	9.81%	17,241	10.74%
Transportation	7	0.10%	147	0.25%	697	0.43%
Retail	307	4.20%	2,278	3.85%	7,443	4.64%
Wholesale	39	0.53%	686	1.16%	1,831	1.14%
Manufacturing	468	6.40%	4,025	6.81%	10,684	6.66%
Production	223	3.05%	2,876	4.87%	9,066	5.65%
Construction	292	3.99%	2,840	4.80%	6,941	4.32%
Utilities	88	1.20%	1,020	1.73%	3,111	1.94%
Agriculture & Mining	0	0.00%	199	0.34%	463	0.29%
Farming, Fishing, Forestry	23	0.31%	132	0.22%	374	0.23%
Other Services	197	2.69%	1,262	2.14%	3,963	2.47%
2024 Worker Travel Time to Job	3,899		32,403		85,701	
<30 Minutes	2,667	68.40%	22,638	69.86%	60,444	70.53%
30-60 Minutes	1,049	26.90%	8,315	25.66%	21,029	24.54%
60+ Minutes	183	4.69%	1,450	4.47%	4,228	4.93%
2020 Households by HH Size	2,865		28,136		71,210	
1-Person Households	695	24.26%	8,644	30.72%	20,430	28.69%
2-Person Households	1,032	36.02%	9,047	32.15%	23,909	33.58%
3-Person Households	480	16.75%	4,512	16.04%	11,800	16.57%
4-Person Households	394	13.75%	3,569	12.68%	8,913	12.52%
5-Person Households	175	6.11%	1,575	5.60%	3,927	5.51%
6-Person Households	56	1.95%	530	1.88%	1,467	2.06%
7 or more Person Households	33	1.15%	259	0.92%	764	1.07%
2024 Average Household Size	2.50		2.40		2.40	
Households						
2029 Projection	3,067		27,616		70,115	
2024 Estimate	2,972		27,429		69,916	
2020 Census	2,865		28,136		71,210	
Growth 2024 - 2029	3.20%		0.68%		0.28%	
Growth 2020 - 2024	3.73%		-2.51%		-1.82%	

Demographic Detail Report

The Pavilion at Kiln Creek				
3120 Kiln Creek Pky, Yorktown, VA 23693				
Radius	1 Mile		3 Mile	
	5 Mile			
2024 Households by HH Income	2,973		27,429	69,915
<\$25,000	126 4.24%		3,176 11.58%	8,035 11.49%
\$25,000 - \$50,000	285 9.59%		5,233 19.08%	13,145 18.80%
\$50,000 - \$75,000	678 22.81%		5,237 19.09%	13,844 19.80%
\$75,000 - \$100,000	457 15.37%		3,755 13.69%	9,447 13.51%
\$100,000 - \$125,000	470 15.81%		3,339 12.17%	8,585 12.28%
\$125,000 - \$150,000	335 11.27%		2,183 7.96%	5,796 8.29%
\$150,000 - \$200,000	418 14.06%		2,731 9.96%	6,474 9.26%
\$200,000+	204 6.86%		1,775 6.47%	4,589 6.56%
2024 Avg Household Income	\$110,607		\$94,550	\$94,533
2024 Med Household Income	\$96,744		\$75,456	\$74,878
2024 Occupied Housing	2,972		27,429	69,916
Owner Occupied	2,081 70.02%		13,326 48.58%	39,095 55.92%
Renter Occupied	891 29.98%		14,103 51.42%	30,821 44.08%
2020 Housing Units	3,197		28,732	73,844
1 Unit	2,430 76.01%		16,752 58.30%	48,713 65.97%
2 - 4 Units	144 4.50%		2,221 7.73%	4,614 6.25%
5 - 19 Units	464 14.51%		6,407 22.30%	14,152 19.16%
20+ Units	159 4.97%		3,352 11.67%	6,365 8.62%
2024 Housing Value	2,082		13,325	39,095
<\$100,000	10 0.48%		702 5.27%	1,708 4.37%
\$100,000 - \$200,000	294 14.12%		1,942 14.57%	6,832 17.48%
\$200,000 - \$300,000	412 19.79%		3,664 27.50%	12,905 33.01%
\$300,000 - \$400,000	679 32.61%		3,325 24.95%	9,123 23.34%
\$400,000 - \$500,000	488 23.44%		2,306 17.31%	4,770 12.20%
\$500,000 - \$1,000,000	198 9.51%		1,342 10.07%	3,313 8.47%
\$1,000,000+	1 0.05%		44 0.33%	444 1.14%
2024 Median Home Value	\$347,864		\$310,662	\$285,296
2024 Housing Units by Yr Built	3,208		29,611	75,854
Built 2010+	593 18.49%		3,109 10.50%	6,716 8.85%
Built 2000 - 2010	297 9.26%		4,242 14.33%	9,266 12.22%
Built 1990 - 1999	1,582 49.31%		7,964 26.90%	15,657 20.64%
Built 1980 - 1989	423 13.19%		6,427 21.70%	15,399 20.30%
Built 1970 - 1979	181 5.64%		4,389 14.82%	12,789 16.86%
Built 1960 - 1969	39 1.22%		2,286 7.72%	9,046 11.93%
Built 1950 - 1959	67 2.09%		719 2.43%	5,273 6.95%
Built <1949	26 0.81%		475 1.60%	1,708 2.25%
2024 Median Year Built	1994		1990	1985

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:

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