For Lease

The Pavilion at Kiln Creek
3120 Kiln Creek Parkway
Yorktown, Virginia

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Ron A. Campana, Jr.
Campana Waltz Commercial Real Estate, L.L.C.
11832 Fishing Point Dr, Suite 400
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Campana Waltz
Commercial Real Estate, LLC

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 LEASE

The Pavilion at Kiln Creek
3120 Kiln Creek Parkway
Yorktown, Virginia

Location: The Pavilion at Kiln Creek
3120 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. The property is located in close proximity to Oyster Point Business Park & Interstate 64.

Available Spaces: 8 units available. 1,335 to 11,500 square feet of contiguous space available.

Suite A, consisting of approximately 1,400 square feet of gross leasable space;

Suite B, consisting of approximately 1,400 square feet of gross leasable space;

Suite D, consisting of approximately 1,400 square feet of gross leasable space;

Suite E, consisting of approximately 1,400 square feet of gross leasable space; and

Suite G, consisting of approximately 1,400 square feet of gross leasable space.

Suite H, consisting of approximately 1,400 square feet of gross leasable space.

Suite K, consisting of approximately 4,500 square feet of gross leasable space.

Suite P, consisting of approximately 1,335 square feet of gross leasable space.

Rental Rate: $14.00 per SF – NNN

CAM Fees, ETC: Common Area Maintenance Fees, Real Estate Taxes and Insurance targeted at $3.00 Per Square Foot

Additional Information:

- Site Plan
- Location Maps
- Demographics

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Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia 23606
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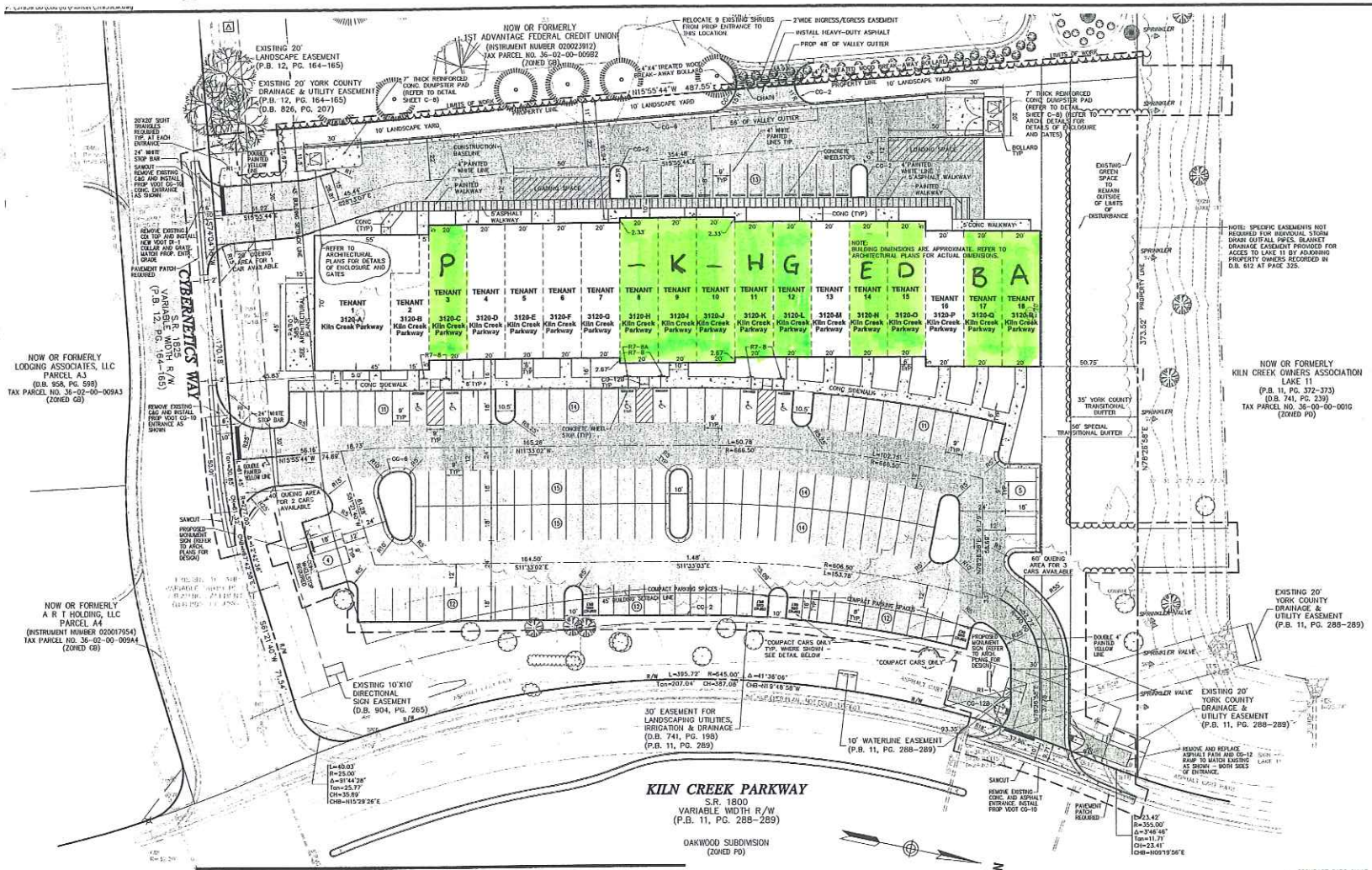


Parking Requirements Summary

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			148	3
	Total Parking Provided			153	3

Total Area Parking/Loading 0.608 +/- Acres (26,496 SF +/-)

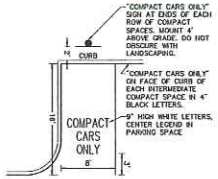
Traffic Generation per ITE Trip Generation Report

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



DETAIL-
PAVEMENT MARKING FOR COMPACT PARKING SPACES
(USE FOR END SPACES EACH ROW OF COMPACT SPACES)

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
11832 Rock Landing Drive, Suite 203
Newport News, Virginia 23606
757-873-3386 • FAX 757-873-0757

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification 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

No.	Revision	Date	Appr'd
	REV PER COUNTY COMMENTS	5/4/06	DAJ
	REV PER OWNER REQUEST	3/8/06	MRG

Designed by: Drawn by: Checked by:
CAD checked by: Approved by:
Scale 1"=25' Date April 18, 2005

Project Title
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

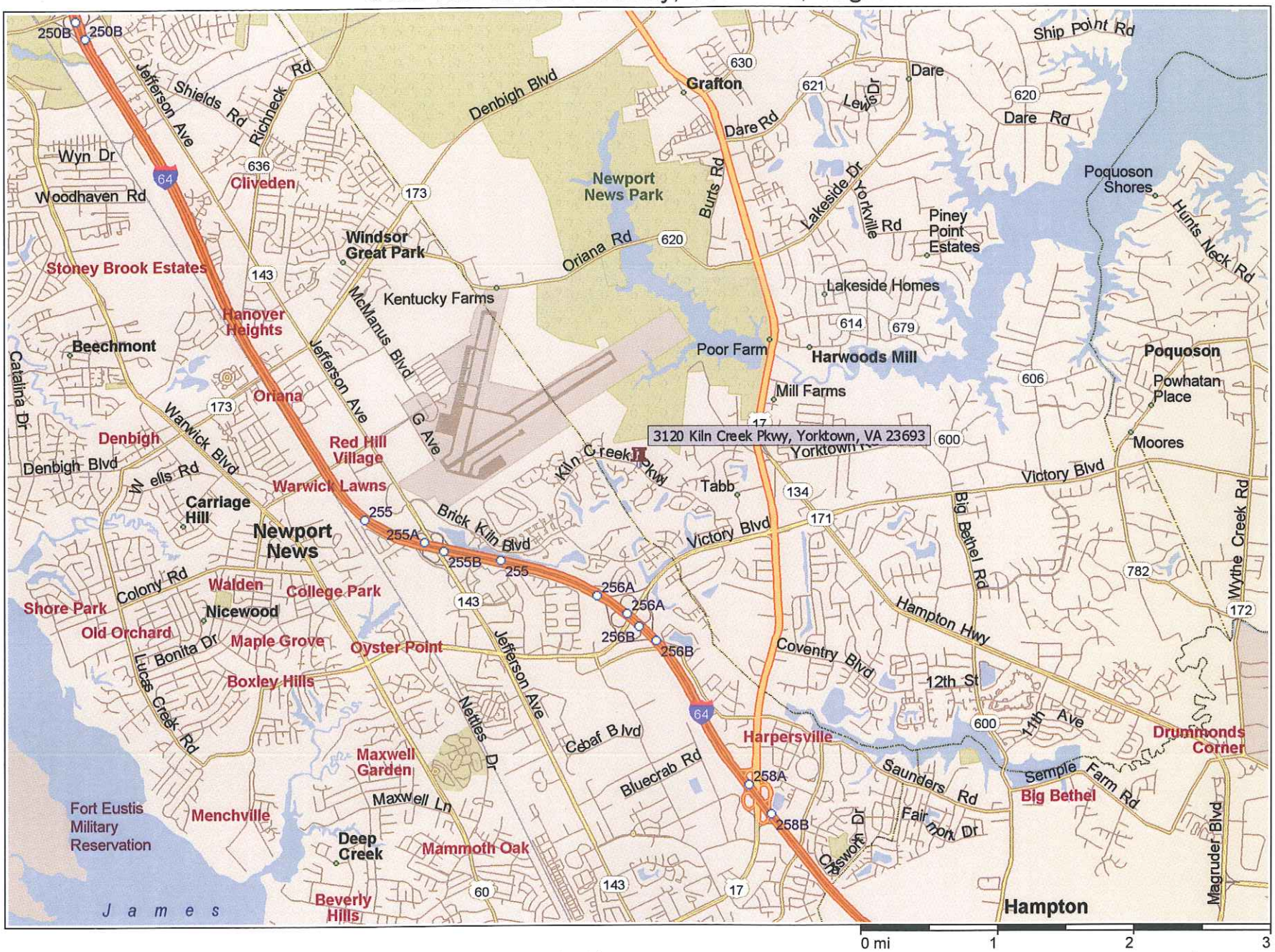
Drawing Title
Layout and Materials Plan

COMMONWEALTH OF VIRGINIA
No. 6758
PROFESSIONAL ENGINEER

Drawing Number
C-2
Sheet 2 of 13
Project Number 31959.00

31959LM.dwg

3120 Kiln Creek Parkway, Yorktown, Virginia



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Demographics for 3120 Kiln Creek Parkway, Yorktown, VA 23693

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	2,879	30,992	81,916
2011 Female Population	3,092	34,038	90,037
% 2011 Male Population	48.22%	47.66%	47.64%
% 2011 Female Population	51.78%	52.34%	52.36%
2011 Total Adult Population	4,524	48,875	128,174
2011 Total Daytime Population	7,793	75,348	157,087
2011 Total Daytime Work Population	3,494	44,946	75,045
2011 Median Age Total Population	37	32	34
2011 Median Age Adult Population	44	41	42
2011 Age 0-5	518	5,916	15,056
2011 Age 6-13	617	6,742	19,005
2011 Age 14-17	312	3,497	9,717
2011 Age 18-20	202	2,540	7,365
2011 Age 21-24	224	4,651	10,142
2011 Age 25-29	412	5,852	13,005
2011 Age 30-34	438	4,895	12,076
2011 Age 35-39	481	4,996	13,032
2011 Age 40-44	508	4,796	13,367
2011 Age 45-49	513	4,759	13,211
2011 Age 50-54	493	4,099	11,704
2011 Age 55-59	404	3,364	9,603
2011 Age 60-64	284	2,681	7,586
2011 Age 65-69	201	1,923	5,582
2011 Age 70-74	143	1,470	4,032
2011 Age 75-79	103	1,131	3,078
2011 Age 80-84	74	887	2,342
2011 Age 85+	43	831	2,051
% 2011 Age 0-5	8.68%	9.10%	8.76%
% 2011 Age 6-13	10.34%	10.37%	11.05%
% 2011 Age 14-17	5.23%	5.38%	5.65%
% 2011 Age 18-20	3.38%	3.91%	4.28%
% 2011 Age 21-24	3.75%	7.15%	5.90%
% 2011 Age 25-29	6.90%	9.00%	7.56%
% 2011 Age 30-34	7.34%	7.53%	7.02%
% 2011 Age 35-39	8.06%	7.68%	7.58%
% 2011 Age 40-44	8.51%	7.38%	7.77%
% 2011 Age 45-49	8.59%	7.32%	7.68%
% 2011 Age 50-54	8.26%	6.30%	6.81%
% 2011 Age 55-59	6.77%	5.17%	5.58%
% 2011 Age 60-64	4.76%	4.12%	4.41%
% 2011 Age 65-69	3.37%	2.96%	3.25%
% 2011 Age 70-74	2.40%	2.26%	2.34%
% 2011 Age 75-79	1.73%	1.74%	1.79%
% 2011 Age 80-84	1.24%	1.36%	1.36%
% 2011 Age 85+	0.72%	1.28%	1.19%
2011 White Population	3,931	41,178	107,353
2011 Black Population	1,186	15,448	45,638
2011 Asian/Hawaiian/Pacific Islander	484	3,134	7,112
2011 American Indian/Alaska Native	18	286	722
2011 Other Population (Incl 2+ Races)	351	4,984	11,127
2011 Hispanic Population	350	5,259	11,553
2011 Non-Hispanic Population	5,620	59,771	160,400
% 2011 White Population	65.85%	63.32%	62.43%
% 2011 Black Population	19.87%	23.76%	26.54%
% 2011 Asian/Hawaiian/Pacific Islander	8.11%	4.82%	4.14%
% 2011 American Indian/Alaska Native	0.30%	0.44%	0.42%
% 2011 Other Population (Incl 2+ Races)	5.88%	7.66%	6.47%
% 2011 Hispanic Population	5.86%	8.09%	6.72%
% 2011 Non-Hispanic Population	94.14%	91.91%	93.28%
2000 Non-Hispanic White	4,056	41,404	108,374
2000 Non-Hispanic Black	706	13,386	39,185
2000 Non-Hispanic Amer Indian/Alaska Native	8	126	607
2000 Non-Hispanic Asian	350	2,176	5,001
2000 Non-Hispanic Hawaiian/Pacific Islander	10	73	137
2000 Non-Hispanic Some Other Race	3	91	277
2000 Non-Hispanic Two or More Races	137	1,414	3,767
% 2000 Non-Hispanic White	76.96%	70.57%	68.88%
% 2000 Non-Hispanic Black	13.40%	22.82%	24.90%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.15%	0.21%	0.39%
% 2000 Non-Hispanic Asian	6.64%	3.71%	3.18%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.19%	0.12%	0.09%
% 2000 Non-Hispanic Some Other Race	0.06%	0.16%	0.18%
% 2000 Non-Hispanic Two or More Races	2.60%	2.41%	2.39%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	5,971	65,030	171,953
2011 Total Households	2,392	26,441	67,482
Population Change 1990-2011	4,580	21,031	41,929
Household Change 1990-2011	1,836	9,578	18,632
% Population Change 1990-2011	329.26%	47.80%	32.25%
% Household Change 1990-2011	330.22%	56.80%	38.14%
Population Change 2000-2011	516	4,197	8,223
Household Change 2000-2011	209	2,428	4,781
% Population Change 2000-2011	9.46%	6.00%	5.02%

% Population Change 2000-2011	9.46%	6.90%	5.02%
% Households Change 2000-2011	9.57%	10.11%	7.63%
Housing	**1-mi.**	**3-mi.**	**5-mi.**
2000 Total Housing Units	2,256	25,048	65,267
2000 Occupied Housing Units	2,180	24,110	62,710
2000 Owner Occupied Housing Units	1,672	12,562	38,215
2000 Renter Occupied Housing Units	507	11,548	24,494
2000 Vacant Housing Units	76	938	2,557
% 2000 Occupied Housing Units	96.63%	96.26%	96.08%
% 2000 Owner Occupied Housing Units	74.15%	50.15%	58.55%
% 2000 Renter Occupied Housing Units	22.48%	46.10%	37.53%
% 2000 Vacant Housing Units	3.37%	3.74%	3.92%
Income	**1-mi.**	**3-mi.**	**5-mi.**
2011 Median Household Income	$102,298	$60,499	$64,415
2011 Per Capita Income	$48,433	$31,591	$32,156
2011 Average Household Income	$120,899	$77,696	$81,938
2011 Household Income < $10,000	1	929	2,168
2011 Household Income $10,000-$14,999	3	925	2,121
2011 Household Income $15,000-$19,999	12	945	2,115
2011 Household Income $20,000-$24,999	13	1,315	2,766
2011 Household Income $25,000-$29,999	19	1,445	2,856
2011 Household Income $30,000-$34,999	22	1,477	3,135
2011 Household Income $35,000-$39,999	24	1,402	3,360
2011 Household Income $40,000-$44,999	42	1,357	3,237
2011 Household Income $45,000-$49,999	38	1,144	2,775
2011 Household Income $50,000-$59,999	184	2,192	6,711
2011 Household Income $60,000-$74,999	263	2,683	8,484
2011 Household Income $75,000-$99,999	521	3,499	10,915
2011 Household Income $100,000-$124,999	598	2,992	7,298
2011 Household Income $125,000-$149,999	293	2,100	4,490
2011 Household Income $150,000-$199,999	222	1,264	3,464
2011 Household Income $200,000-$249,999	74	412	836
2011 Household Income $250,000-$499,999	58	277	657
2011 Household Income $500,000+	7	83	95
2011 Household Income $200,000+	139	772	1,588
% 2011 Household Income < $10,000	0.04%	3.51%	3.21%
% 2011 Household Income $10,000-$14,999	0.13%	3.50%	3.14%
% 2011 Household Income $15,000-$19,999	0.50%	3.57%	3.13%
% 2011 Household Income $20,000-$24,999	0.54%	4.97%	4.10%
% 2011 Household Income $25,000-$29,999	0.79%	5.46%	4.23%
% 2011 Household Income $30,000-$34,999	0.92%	5.59%	4.65%
% 2011 Household Income $35,000-$39,999	1.00%	5.30%	4.98%
% 2011 Household Income $40,000-$44,999	1.75%	5.13%	4.80%
% 2011 Household Income $45,000-$49,999	1.59%	4.33%	4.11%
% 2011 Household Income $50,000-$59,999	7.69%	8.29%	9.94%
% 2011 Household Income $60,000-$74,999	10.99%	10.15%	12.57%
% 2011 Household Income $75,000-$99,999	21.76%	13.23%	16.17%
% 2011 Household Income $100,000-$124,999	24.98%	11.32%	10.81%
% 2011 Household Income $125,000-$149,999	12.24%	7.94%	6.65%
% 2011 Household Income $150,000-$199,999	9.27%	4.78%	5.13%
% 2011 Household Income $200,000-$249,999	3.09%	1.56%	1.24%
% 2011 Household Income $250,000-$499,999	2.42%	1.05%	0.97%
% 2011 Household Income $500,000+	0.29%	0.31%	0.14%
% 2011 Household Income $200,000+	5.81%	2.92%	2.35%
Retail Sales Volume	**1-mi.**	**3-mi.**	**5-mi.**
2011 Children/Infants Clothing Stores	$1,362,465	$10,722,313	$28,998,638
2011 Jewelry Stores	$1,037,734	$8,087,851	$21,867,037
2011 Mens Clothing Stores	$1,957,942	$15,960,861	$42,801,761
2011 Shoe Stores	$1,778,988	$14,646,608	$39,460,876
2011 Womens Clothing Stores	$3,289,188	$28,144,434	$75,345,032
2011 Automobile Dealers	$22,202,135	$188,791,901	$521,554,263
2011 Automotive Parts/Acc/Repair Stores	$2,844,422	$23,527,913	$63,966,859
2011 Other Motor Vehicle Dealers	$874,942	$7,168,358	$19,312,393
2011 Tire Dealers	$790,714	$6,395,326	$17,400,370
2011 Hardware Stores	$374,018	$2,973,447	$8,284,082
2011 Home Centers	$1,950,968	$18,586,190	$51,294,046
2011 Nursery/Garden Centers	$839,129	$6,702,727	$18,328,511
2011 Outdoor Power Equipment Stores	$227,873	$2,201,334	$6,343,782
2011 Paint/Wallpaper Stores	$73,490	$713,489	$1,986,068
2011 Appliance/TV/Other Electronics Stores	$2,300,754	$18,373,918	$49,308,288
2011 Camera/Photographic Supplies Stores	$352,621	$2,962,598	$8,051,101
2011 Computer/Software Stores	$1,025,843	$8,960,190	$24,356,784
2011 Beer/Wine/Liquor Stores	$1,452,867	$11,550,190	$31,187,224
2011 Convenience/Specialty Food Stores	$7,524,689	$35,889,551	$84,774,239
2011 Restaurant Expenditures	$27,321,314	$146,763,402	$362,821,330
2011 Supermarkets/Other Grocery excl Conv	$15,202,446	$128,754,758	$350,403,860
2011 Furniture Stores	$2,244,683	$18,597,811	$50,500,505
2011 Home Furnishings Stores	$1,523,888	$12,002,317	$32,177,778
2011 Gen Merch/Appliance/Furniture Stores	$19,915,007	$165,341,333	$447,256,342
2011 Gasoline Stations w/ Convenience Stores	$17,473,226	$119,073,952	$305,676,946
2011 Other Gasoline Stations	$9,948,538	$83,184,402	$220,902,706
2011 Department Stores excl Leased Depts	$22,215,762	$183,715,261	$496,564,641
2011 General Merchandise Stores	$17,670,323	$146,743,526	$396,755,838
2011 Other Health/Personal Care Stores	$1,406,599	$12,102,873	$33,295,268
2011 Pharmacies/Drug Stores	$7,297,580	$61,999,435	$168,788,350
2011 Pet/Pet Supplies Stores	$1,009,235	$8,874,546	$24,080,177
2011 Book/Periodical/Music Stores	$357,882	$3,256,323	$8,012,594
2011 Hobby/Toy/Game Stores	$188,703	$3,052,485	$9,227,147
2011 Musical Instrument/Supplies Stores	$202,881	$1,691,022	$4,626,856
2011 Sewing/Needlework/Piece Goods Stores	$64,528	$573,838	$1,483,991

2011 Sewing/Needlework/Piece Goods Stores	$64,526	$575,656	$1,465,991
2011 Sporting Goods Stores	$1,604,815	$10,759,683	$27,757,152
2011 Video Tape Stores - Retail	$183,044	$1,504,902	$4,080,212

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 folly 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:

_____ _____

Campana Waltz Commercial Real Estate, LLC