

# RETAIL FOR SALE

INVESTMENT OPPORTUNITY | 6,930 SF



## 2185 UPTON DRIVE

Virginia Beach, VA 23454



THALHIMER

# PROPERTY HIGHLIGHTS

- Investment property
- Heartland Dental and Epitome Medical Aesthetics
- Heartland has over 1,700 locations in 38 states
- Building is 6,930 SF of which Heartland occupies 5,130 SF and Epitome occupies 1,800 SF
- Heartland lease expires January 31, 2027
- Epitome lease expires July 31, 2028
- Highly desirable Red Mil Common area
- Outparcel building located in front of power center with Target, Walmart, Home Depot and more
- Land - 1.07 acres
- Tenants pay full pro rata share of real estate taxes, insurance and common area maintenance
- Landlord is responsible for roof
- Net operating income - \$173,702.64
- Sale Price - \$2,500,000 FIRM



29,568  
**POPULATION**  
Within 2 Miles



\$119,173  
**MEDIAN INCOME**  
Within 2 Miles



24,085  
**DAYTIME POP**  
Within 2 Miles

47,293

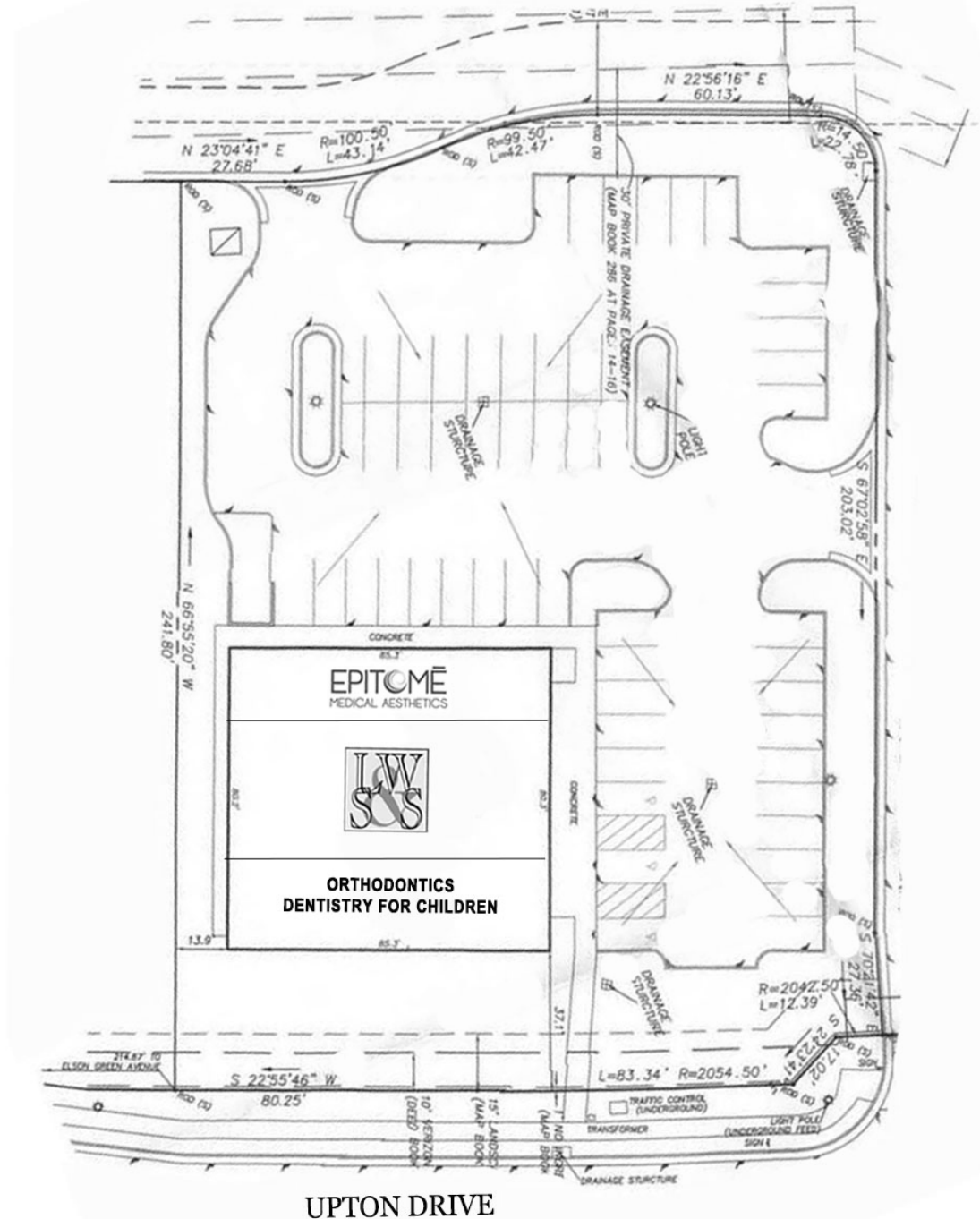
**POPULATION**  
Within 3 Miles

\$108,054

**MEDIAN INCOME**  
Within 3 Miles

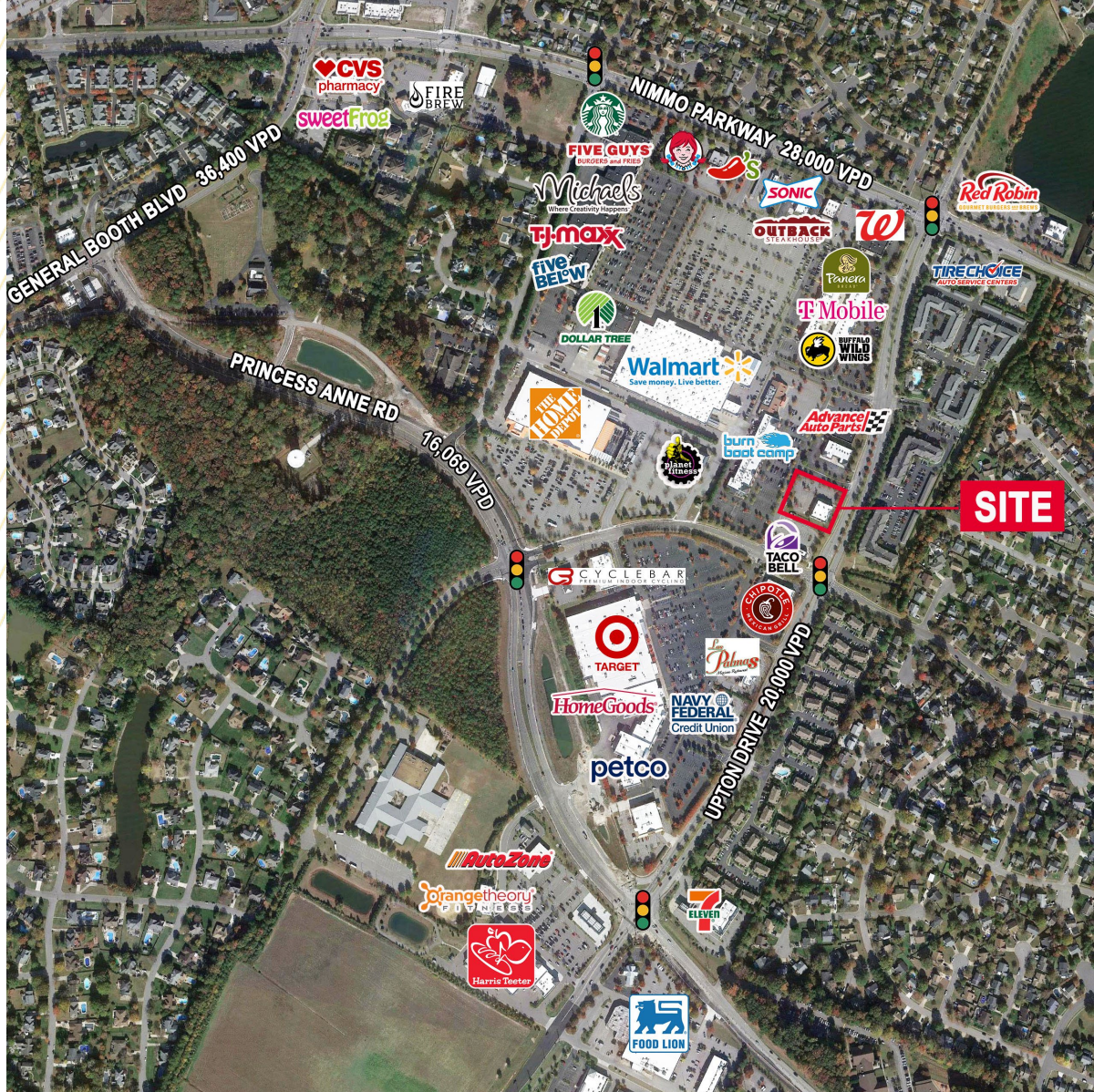
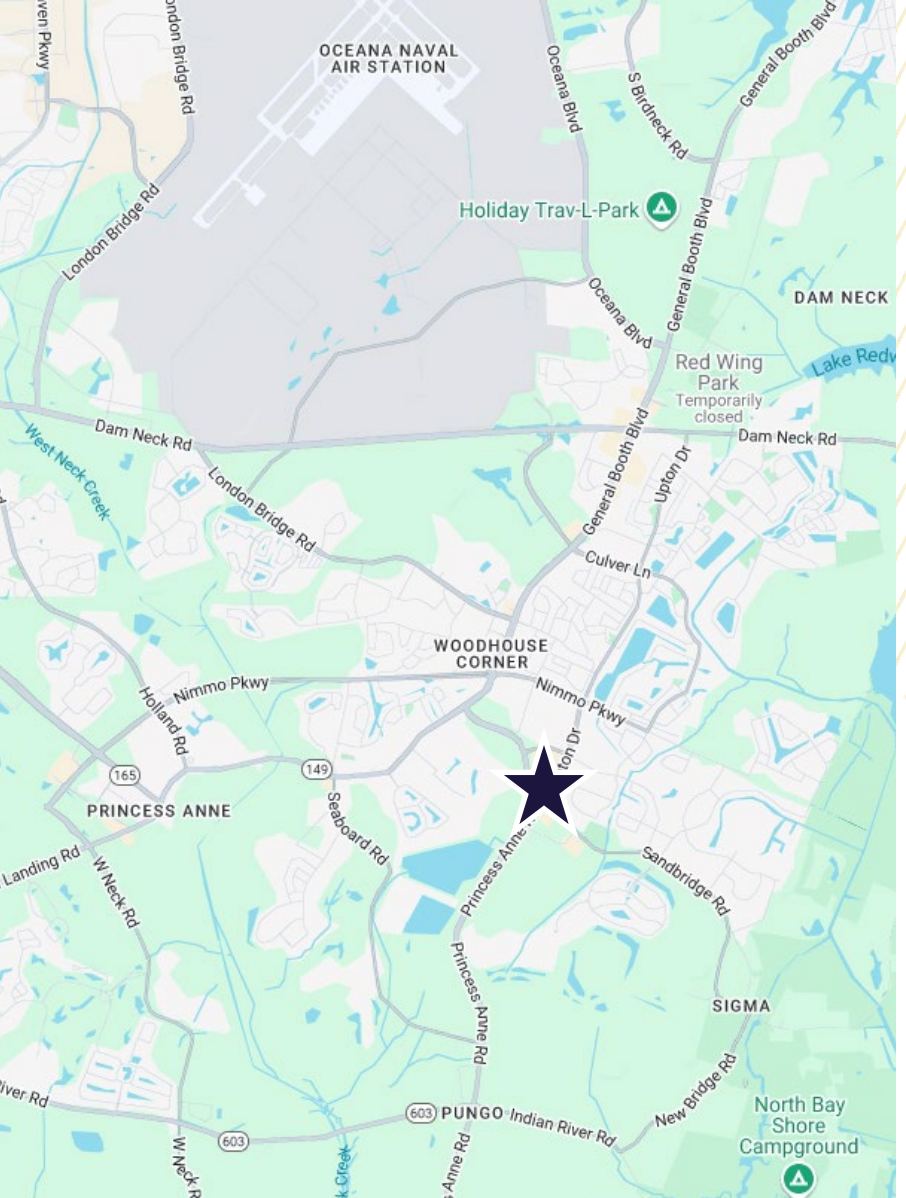
38,654

**DAYTIME POP**  
Within 3 Miles



UPTON DRIVE





## CONTACT INFORMATION

### TED LEVIN

Vice President

757 499 4279

ted.levin@thalhimer.com



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

Town Center of Virginia Beach  
222 Central Park Avenue, Suite 1500  
Virginia Beach, VA 23462  
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.