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COTSWOLD GROUP ACQUIRES WILLIAMSBURG CROSSING SHOPPING CENTER; AWARDS EXCLUSIVE LEASING ASSIGNMENT TO CUSHMAN & WAKEFIELD | THALHIMER

NEWPORT NEWS, VIRGINIA – September, 2015: The Cotswold Group of Harrison, New York is pleased to announce their late August acquisition of the Williamsburg Crossing Shopping Center in James City County, Virginia. This Food Lion grocery-anchored center consists of 150,000 square feet of leasable space, and is located at the high-traffic intersection of Route 199 and John Tyler Memorial Highway (Route 5). The center is positioned to conveniently serve residents of both Williamsburg and James City County and has, in the past, been a vibrant and fully-leased property.

The shopping center itself sits on 17 acres of land and the tenant mix currently includes, Greenwood Christian Academy, Anytime Fitness, as well as numerous restaurants and service tenants such as Papa John's Pizza, Fantastic Sam's, Subway, Domino's Pizza, H&R Block, Allstate Insurance, Let it Grow, City Nails and others. Several developed outparcels, owned by others, host Zaxby's, Busters Ice Cream, the VEC, Union Bank, Victoria's Restaurant, Mega Auto Spa, and the Riverside Hospital outpatient facility borders the center. There are also plans for a new townhome development, recently approved by James City County, to flank the eastern portion of the center.

The interior of the center's 47,000 square feet of available vacant space are being reconditioned in tandem with a planned "face lift" and façade upgrades for the buildings as the new owners attend to any and all deferred maintenance to the buildings, landscaping and parking areas between mid-October and year end. "We want this property to shine once again" shared Robert Shasha,

Thalhimer Center 11100 West Broad St. Glen Allen, VA 23060 804.648.5881	The Town Center at VA Beach 222 Central Park Avenue Suite 1820 Virginia Beach, VA 23462 757.499.2900	Compass Pointe One Compass Way Suite 100 Newport News, VA 23606 757.873.2900	Ruscon Building One Unity Alley Suite 310 Charleston, SC 29401 843.724.0100	Hearst Tower 214 N. Tryon Street 40th Floor Charlotte, NC 28202 704.705.3850
Millrace North 725 Jackson Street Suite 101 Fredericksburg, VA 22401 540.373.0600	Wells Fargo Tower 10 S. Jefferson Street Suite 1750 Roanoke, VA 24011 540.767.3000	Coffee Crossing 6000 Boonsboro Rd. Suite A Lynchburg, VA 24503 434.237.3384	Wells Fargo Center 15 South Main Street Suite 925 Greenville, SC 29601 864.370.8155	Crabtree Overlook 2301 Sugar Bush Road Suite 520 Raleigh, NC 27612 919.576.2680

president of The Cotswold Group. “We like the Williamsburg market because it is a stable marketplace with a well-established and mature residential population base, and is also bolstered by institutions like The College of William and Mary, and Colonial Williamsburg.”

The Cotswold Group has been investing in the Commonwealth for almost two decades and also owns the 195,000 square foot Military Crossing in Norfolk, the 150,000 square foot Midlothian Center in Midlothian, VA, and the 110,000 square foot Brandy Hill Plaza in Mechanicsville, VA. The addition of Williamsburg Crossing to their portfolio will complement their Eastern Virginia holdings and benefit from their well-established property management platform.

The Cotswold Group retained the exclusive services of locally-based Cushman & Wakefield | Thalhimer for the marketing and leasing of the Williamsburg property. Drew Haynie, a vice president in the retail group, and lifelong Williamsburg resident, will direct the lease-up of the vacancies and has a unique perspective on the property as a former restaurant owner there himself over 20 years ago. “This center has the extraordinary potential to be a thriving neighborhood “go-to” hub for services, dining and shopping once again,” says Haynie. “Its central location and ease of access to Route 199, coupled with the coming improvements and highly competitive rental rates, make this property a fantastic assignment”.

The Cotswold Group continues to seek new acquisitions of value-add retail properties in the Hampton Roads market, and in the five other states in which they operate, which include New York, New Jersey, Pennsylvania, South Carolina, and Ohio. The Cotswold Group seeks to acquire high quality lemons and turn them into lemonade.

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ABOUT CUSHMAN & WAKEFIELD | THALHIMER. Thalhimer was founded in 1913 and currently has offices in Richmond, Newport News, Virginia Beach, Fredericksburg, Roanoke, Lynchburg, VA; Charlotte, Raleigh, NC; Charleston, Greenville, SC. The company has over 130 broker professionals and employs over 400 associates with a property portfolio of over 62 million leasable square feet, and management of over 23,000,000 square feet of commercial property, and over 5,300 multifamily units. In 2013 Thalhimer completed over 2,000 transactions with a transactional volume of almost \$1.5 billion. Thalhimer is the region's leading provider of comprehensive commercial real estate services. The firm offers comprehensive commercial real estate services including corporate services, investment sales, tenant representation, construction management, project management, asset management, and the sale and leasing of office, industrial and retail properties. www.thalhimer.com

Cushman & Wakefield (C&W) is the world's largest privately-held commercial real estate services firm. The company advises and represents clients on all aspects of property occupancy and investment, and has established a preeminent position in the world's major markets. Founded in 1917, it has 253 offices in 60 countries, employing more than 15,000 professionals. The firm has more than \$3.7 billion in assets under management globally. A recognized leader in local and global real estate research, the firm publishes its market information and studies online at www.cushmanwakefield.com/knowledge.



