

CAPITAL MARKETS  
**Investment  
Offerings**



# INDUSTRIAL

## Current Investment Offerings – Over \$330 Million in Market and Under Contract



### Atlas Roofing Corporation

**Market:** Martinsville, VA  
**Opportunity:** 99,500, single-tenant industrial net leased investment  
**Status:** Marketing  
**Contact:** Clay Taylor, CCIM



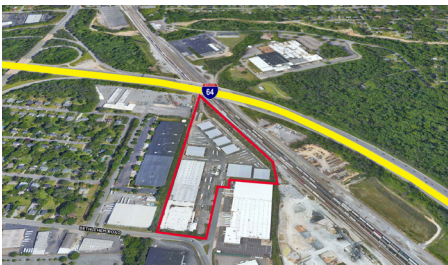
### Port of Virginia Shallow Bay Portfolio

**Market:** Hampton Roads, VA  
**Opportunity:** Four building, 665,000 SF, multi-tenant shallow bay industrial portfolio  
**Status:** Sold for \$81,750,000  
**Date | Contact:** Mar-24 | E.Robison



### Diamond Hill Distribution Center

**Market:** Chesapeake, VA  
**Opportunity:** Five building, 720,000 SF, multi-tenant distribution portfolio located in Bainbridge Industrial Park  
**Status:** Sold for \$73,500,000  
**Date | Contact:** Mar-24 | E.Robison



### 4700 Bethlehem

**Market:** Richmond, VA  
**Opportunity:** 171,000 SF, single credit tenant investment with large IOS component  
**Status:** Sold for \$8,792,000  
**Date | Contact:** Dec-23 | B. McKown



### Port of Virginia Distribution Portfolio

**Market:** Chesapeake, VA  
**Opportunity:** Two-building, 334K SF distribution portfolio near Port of Virginia  
**Status:** Sold for \$24,000,000  
**Date | Contact:** Jun-23 | B. McKown



### Wistar Center

**Market:** Richmond, VA  
**Opportunity:** Three building, flex/retail portfolio 100% leased to 20 tenants  
**Status:** Sold for \$7,250,000  
**Date | Contact:** May-23 | B. McKown



### Distribution Center at Meadowville

**Market:** Richmond, VA  
**Opportunity:** Newly constructed, best in class, 353,044 SF, 100% leased distribution center  
**Status:** Sold for \$37,500,000  
**Date | Contact:** Mar-23 | E. Robison



### Lansing Building Products Portfolio

**Market:** National  
**Opportunity:** Seven building, industrial portfolio with Lansing Building Products  
**Status:** Sold for \$21,800,000  
**Contact:** Feb-23 | E. Robison

# OFFICE

## Current Investment Offerings – Over \$330 Million in Market and Under Contract



### 555 Independence Blvd

**Market:** Virginia Beach, VA  
**Opportunity:** 61,528 SF, Class-A office building built in 2013 and renovated in 2020 near Virginia Beach Town Center  
**Status:** Marketing  
**Contact:** Clark Simpson



### Eagle Village

**Market:** Fredericksburg, VA  
**Opportunity:** 66,000 SF asset across from UMW, part of mixed-use development w/ student housing, hotel, and grocery anchored retail  
**Status:** Under Contract  
**Contact:** Eric Robison



### Westerre I & II

**Market:** Richmond, VA  
**Opportunity:** Two-building, 164,000 SF, Class-A office portfolio  
**Status:** Sold for \$25,000,000  
**Date | Contact:** Oct-23 | E. Robison



### Monticello Medical Building

**Market:** Williamsburg, VA  
**Opportunity:** 9,500 SF, 100% occupied within the city limits  
**Status:** Sold for \$1,175,000  
**Date | Contact:** Oct-23 | E. Conradi



### Fall Hill Office Building

**Market:** Fredericksburg, VA  
**Opportunity:** Landmark HQ location, Ideal Owner/Investor Opportunity  
**Status:** Sold for \$5,625,000  
**Date | Contact:** Jun-23 | C. Spangler

# MULTIFAMILY

## Current Investment Offerings – Over \$330 Million in Market and Under Contract



### Ridgecrest Apartments

**Market:** Salem, VA  
**Opportunity:** 106-Unit Independent Senior Living Community  
**Status:** Pre-Marketing  
**Contact:** Clay Taylor, CCIM



### Wythe Place Apartments

**Market:** Hampton, VA  
**Opportunity:** 22-unit, value add apartment complex near Historic Downtown Hampton  
**Status:** Pre-Marketing  
**Contact:** Clark Simpson



### Parkview Apartments

**Market:** Newport News, VA  
**Opportunity:** 29 fully leased units less than two miles from Huntington Ingalls Newport News Shipyard  
**Status:** Pre-Marketing  
**Contact:** Clark Simpson



### Rugby Station

**Market:** Charlottesville, VA  
**Opportunity:** 26,650 SF mixed-use asset with 14 apartments and 15,810 SF of office space  
**Status:** Marketing  
**Contact:** Catharine Spangler



### Semmes by the James

**Market:** Richmond, VA  
**Opportunity:** 7.3 acres, four city blocks in the heart of Manchester  
**Status:** Marketing  
**Contact:** Eric Robison



### 1309 E. Cary

**Market:** Richmond, VA  
**Opportunity:** Historic mixed-use property with 8 apartment units and 11,000 SF of creative office / retail space  
**Status:** Marketing  
**Contact:** Bo McKown



### Frontier Apartments

**Market:** Roanoke, VA  
**Opportunity:** 194 unit garden apartment community  
**Status:** Marketing  
**Contact:** Clay Taylor, CCIM



### Duplex Portfolio

**Market:** Roanoke, VA  
**Opportunity:** 14, 2 bedroom, 1 bathroom townhouse-style units  
**Status:** Under Contract  
**Contact:** Clay Taylor, CCIM



### Historic Shockoe Slip Portfolio

**Market:** Richmond, VA  
**Opportunity:** Historic downtown portfolio with 30 apartments and 12,000 SF of creative office  
**Status:** Sold for \$6,175,000  
**Date | Contact:** Dec-23 | B. McKown

# RETAIL

## Current Investment Offerings – Over \$330 Million in Market and Under Contract



### Cypress Point

**Market:** Hampton Roads, VA

**Opportunity:** Lender-owned, 42% leased retail center in Virginia Beach with redevelopment potential

**Status:** Negotiating Contract

**Contact:** Catharine Spangler



### Parkside Marketplace

**Market:** Richmond, VA

**Opportunity:** 98% leased, 52,948 SF retail center with 26 tenants

**Status:** Sold for \$17,350,000

**Date | Contact:** Feb-24 | C.Spangler



### Piney Forest Commons

**Market:** Danville, VA

**Opportunity:** 100% leased, 32,500 SF medical/retail center

**Status:** Sold for \$2,000,000

**Date | Contact:** Feb-24 | C.Taylor, CCIM



### The Corner Shops

**Market:** Richmond, VA

**Opportunity:** 100% leased retail strip at the corner of Midlothian Tpke and Huguenot Road

**Status:** Sold for \$4,800,000

**Date | Contact:** Nov-23 | C. Simpson



### Broad Street Plaza

**Market:** Richmond, VA

**Opportunity:** 100% leased, retail center along W. Broad Street. Recently exercised Michael's renewal

**Status:** Sold for \$9,550,000

**Date | Contact:** Sept-23 | C. Spangler



### Merchant's Walk

**Market:** Richmond, VA

**Opportunity:** 220,000 SF Food Lion anchored center along W. Broad Street

**Status:** Sold for \$18,400,000

**Date | Contact:** Sept-23 | C. Spangler



### Tuckernuck Square

**Market:** Richmond, VA

**Opportunity:** Stabilized, 86,000 SF center in established corridor with outstanding demos

**Status:** Sold | Confidential

**Date | Contact:** Aug-23 | C. Spangler



### Shops at Wellesley

**Market:** Richmond, VA

**Opportunity:** 42,300 SF unanchored neighborhood center in thriving NW Quadrant

**Status:** Sold for \$10,000,000

**Date | Contact:** Aug-23 | C. Spangler



### Village Marketplace

**Market:** Richmond, VA

**Opportunity:** 130,000 SF, Food Lion anchored shopping center

**Status:** Sold for \$19,600,000

**Date | Contact:** Jul-23 | C. Spangler

# RETAIL

## Current Investment Offerings – Over \$330 Million in Market and Under Contract



### Turnberry Crossing

**Market:** Newport News, VA  
**Opportunity:** 95% leased, Goodwill anchored center  
**Status:** Sold for \$8,200,000  
**Date | Contact:** Jun-23 | C. Spangler



### Deer Run Village

**Market:** Richmond, VA  
**Opportunity:** Proven Food Lion anchored center with strong store sales and diverse tenant mix  
**Status:** Sold for \$4,925,000  
**Date | Contact:** May-23 | C. Spangler



### Eagle Village

**Market:** Fredericksburg, VA  
**Opportunity:** Giant anchored retail with development potential  
**Status:** Sold for \$13,900,000  
**Date | Contact:** Dec-22 | C. Spangler



### Phillips Circle

**Market:** Lynchburg, VA  
**Opportunity:** Starbucks anchored strip center with additional parking  
**Status:** Sold for \$4,565,000  
**Date | Contact:** Oct-22 | C. Spangler

Current Investment Offerings – Over \$330 Million in Market and Under Contract



**Dermatology Associates**

**Market:** Richmond, VA  
**Opportunity:** BTS MOB with 11 years of firm term remaining  
**Status:** Pre-Marketing  
**Contact:** Catharine Spangler



**CenterWell Senior Primary Care**

**Market:** Newport News, VA  
**Opportunity:** Newly constructed 10-yr CenterWell Senior Primary Care Clinic with corporate guaranty  
**Status:** Marketing  
**Contact:** Catharine Spangler



**Wawa**

**Market:** Newport News, VA  
**Opportunity:** 17 years remaining on NNN lease with rental increases every five years  
**Status:** Under LOI  
**Contact:** Clark Simpson



**Bon Secours Urgent Care**

**Market:** Richmond, VA  
**Opportunity:** Newly renovated 10-yr corporated NNN lease for Bon Secours Mercy Health  
**Status:** Sold for \$2,284,500  
**Date | Contact:** Feb-24 | B.McKown



**Mattress Firm**

**Market:** Hampton, VA  
**Opportunity:** Brand new stone with a 10-year lease near Coliseum Central  
**Status:** Sold for \$2,350,000  
**Date | Contact:** Oct-23 | C. Simpson



**The Whaling Company**

**Market:** Williamsburg, VA  
**Opportunity:** In-place income on three acre site near Busch Gardnes  
**Status:** Sold for \$1,200,000  
**Date | Contact:** Aug-23 | C. Simpson



**Asthma and Allergy Center**

**Market:** Roanoke, VA  
**Opportunity:** 9,120 single-tenant medical sale-leaseback opportunity | 7.75% CAP  
**Status:** Sold for \$2,825,000  
**Date | Contact:** Apr-23 | C. Taylor, CCIM

For more information, contact:

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