



T-Mobile

FOOD LION

HIBBETT

EMPORIA MARKETPLACE

100% Leased Grocery Anchored
Opportunity with Dynamic Tenant Mix

EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimer is pleased to present Emporia Marketplace, a 79,070 SF grocery-anchored retail center in Emporia, Virginia, for sale. The Property is fully leased to nine tenants featuring national, regional and local credit with a weighted average remaining lease term of 4.9 years. The anchor tenant, Food Lion, Inc. (OTCMKTS: ADRNY | S&P: BBB+ | FORTUNE GLOBAL # 114), an investment-grade, high-performing grocer, has been operating since 1995 and occupies 33,000 SF (41.7%) of the GLA. Recently, Food Lion renewed its lease without any monetary incentives, extending its firm lease term to August 2030. Over nearly 30 years, Food Lion has established itself as the dominant grocery store in the area, maintaining a health ratio of 1.36%.

The Property benefits from a weighted tenant tenure average of 18.5 years, reflecting a stable and committed tenant base that ensures consistent occupancy and reliable income. Almost 90% of the diverse tenant mix is comprised of investment grade or corporate credit and includes national and regional operators such as Family Dollar (NYSE: FDO | S&P: BBB), Bealls, Hibbett's Sporting Goods, and VA ABC Store. Located less than 0.2 miles from Interstate 95 (45,000 VPD), Emporia serves as the Southern Gateway to Virginia and is a key stopping point for travelers, driving additional sales and foot traffic. With minimal competition in the area, Food Lion further solidifies its market dominance.

The Emporia submarket boasts a low vacancy rate of 3.1% and favorable rent growth over time, supported by a constrained supply of grocery stores. Additionally, the 0.71 acre outparcel along with mark to market rent growth opportunities offer multiple avenues for future value creation. With a balanced mix of near-term income security and an ideal location for future growth, Emporia Marketplace presents a risk-mitigated opportunity for stable income backed by strong market fundamentals.



DEMOGRAPHICS			
	5-MILES	7.5 MILES	10-MILES
2024 Residential Population	11,162	13,307	18,695
2024 Average HHI	\$64,984	\$65,531	\$66,646
Forecasted HHI Growth (2024-2029)	9.1%	9.7%	9.9%
2024 Average Home Value	\$178,561	\$184,803	\$195,802
Median Age	42.4	41.3	42.3
Civilian Employed	95.1%	95.3%	95.8%

Address	200-220 Market Dr. Emporia, VA 23847
Total SF	79,070 SF
Occupancy	100.0%
Site Size	±8.42 acres
Year Built	1993
Anchor Tenant	Food Lion 33,000 SF (41.7% of GLA) 8/31/2030 (Lease Exp.)
Weighted Average Lease Term	4.9 years
Weighted Average Tenant Tenure	18.5 Years
Parking	417 spaces (5.27 spaces per 1,000 SF)
Year 1 NOI	\$556,753

HIGH PERFORMING ANCHOR TENANT WITH PROVEN OPERATING HISTORY

Food Lion, a member of the Ahold Delhaize family (OTCMKTS: ADRNY | S&P: BBB+ | FORTUNE GLOBAL # 114), has nearly 30 years of successful operating experience at Emporia Marketplace Occupying 33,000 SF and 42% of the center's GLA, Food Lion has executed three lease extension options and has firm term through August 2030.



Three executed renewal options since initial occupancy



29+ years of successful occupancy history



Firm term through August 2030



Low rent (\$6.02 PSF) and consistently strong YOY sales



Only Food Lion within 19 miles



\$18.4M in 2024 Sales



Health ratio of 1.36%

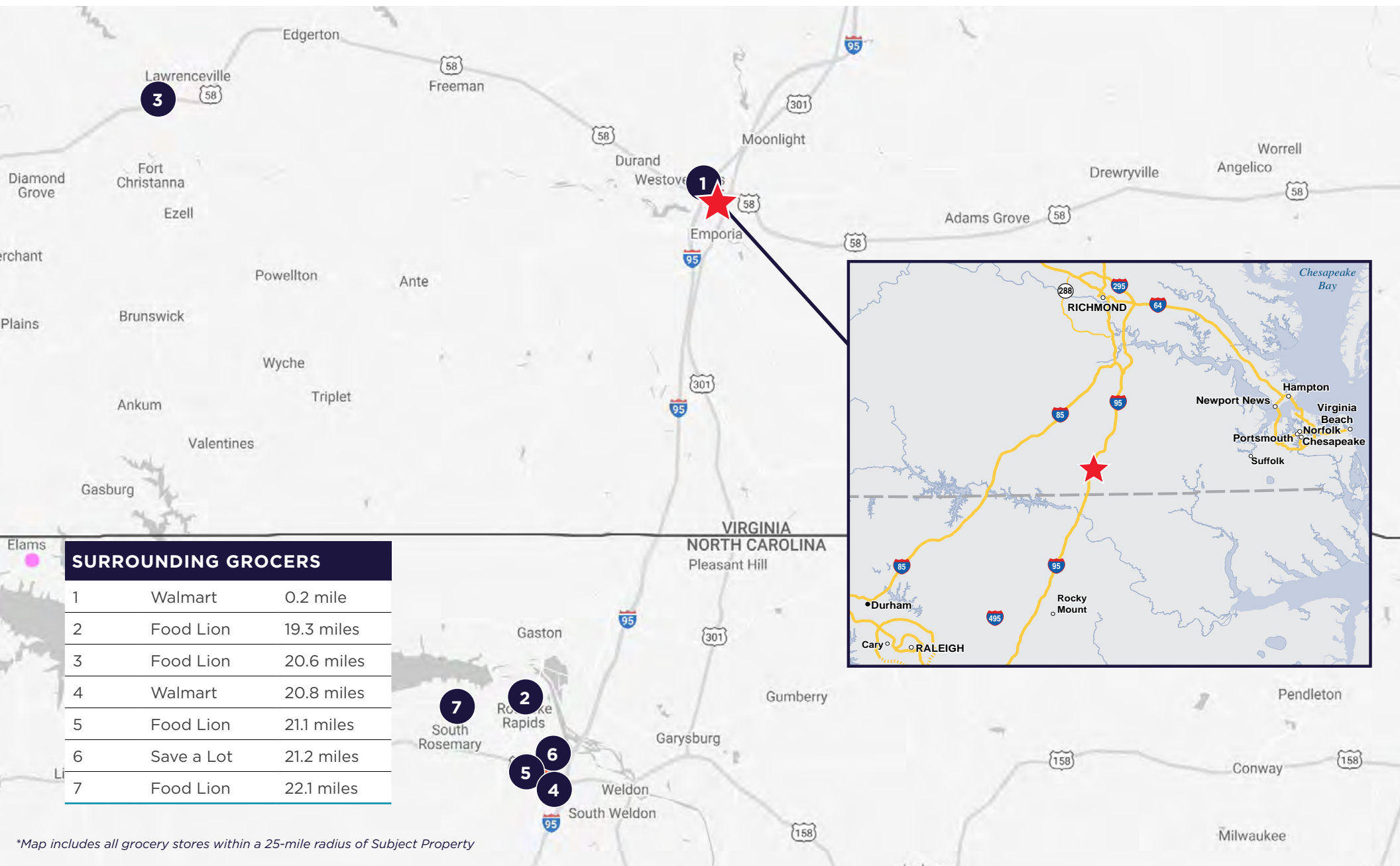


TIGHT RETAIL TRADE AREA

The Emporia, VA retail market is tight, supply-constrained, and poised for future growth, with high occupancy, low vacancy, and demand driving rents upward.



LIMITED GROCERY SUPPLY IN EMPORIA MARKET



STRONG POSITIONING ALONG INTERSTATE 95



NEARBY RETAILERS



Prime location at a signalized intersection of Highway 58 (18,000 VPD) and Market Drive, ensuring excellent visibility and ease of access for passing motorists and local traffic



Less than 0.2 miles from Interstate 95 (45,000 VPD), one of the busiest highways on the East Coast, Emporia sits just 8 miles from the North Carolina border and is the first municipality along I-95 entering Virginia



Surrounded by a variety of gas stations and travel centers, catering to both short- and long-distance travelers, with eight on-site Tesla Superchargers capable of delivering up to 325kW fast charging, making it an essential stop for electric vehicle drivers



Directly adjacent to Walmart Supercenter, the only Walmart location in Emporia, VA, serving as a key retail anchor that drives consistent traffic, alongside a strong mix of national fast-food chains and quick-service restaurants



Numerous nationally recognized hotel brands within a two-mile radius of the property, offering a combined 843 guest rooms, providing a steady stream of overnight travelers and extended-stay visitors

ESTABLISHED RETAIL ASSET WITH DURABLE, CREDIT-RATED INCOME



89%

EXISTING TENANCY EITHER INVESTMENT
GRADE OR CORPORATELY LEASED



61% OF GLA

OCCUPIED BY TENANTS FOR 8+ YEARS



4.9 YEARS

WALT



18.5 YEARS

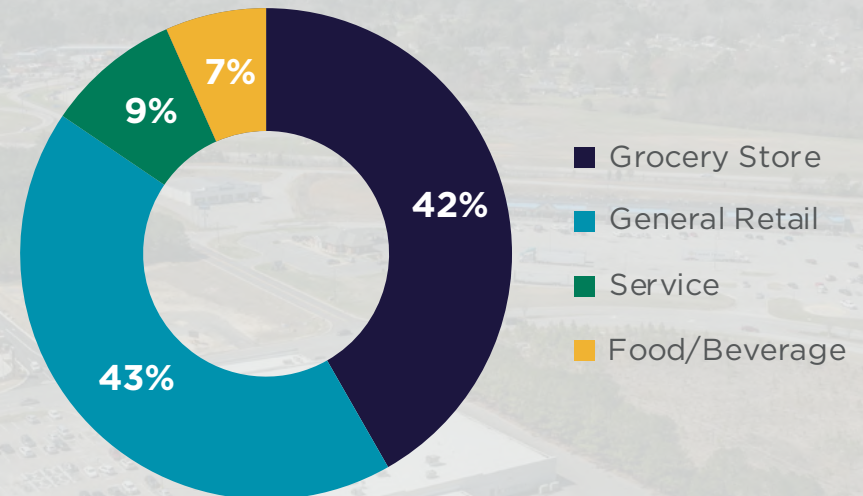
WEIGHTED AVERAGE TENURE



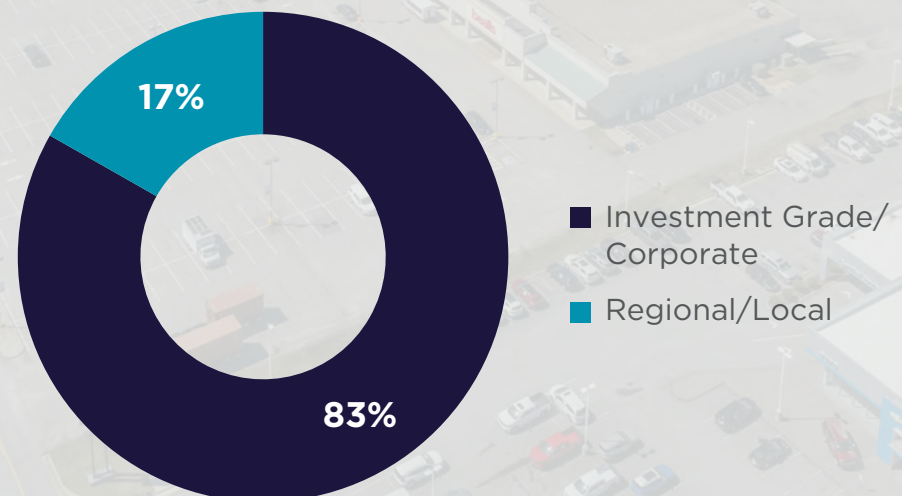
IN-PLACE, BELOW

MARKET RENTS

TENANT COMPOSITION (GLA%)



ANNUAL REVENUE COMPOSITION







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