



For Immediate Release

Cushman & Wakefield | Thalhimer's Capital Markets Group Completes \$5.6M Sale of the Sportsman's Warehouse in Lynchburg, VA

LYNCHBURG, VIRGINIA, November 7, 2025 – Cushman & Wakefield | Thalhimer's Capital Markets Group has represented the seller, LVA Property, LLC, in the sale of a single-tenant net-leased property occupied by Sportsman's Warehouse (NASDAQ: SPWH) located at Wards Crossing Center, 4026 Wards Road, in Lynchburg, Virginia.

222 Satterfield Landing, LLC purchased the 30,800 square-foot retail building for \$5,600,000 as part of a 1031 Exchange. Sportsman's Warehouse is an American outdoor sporting goods retailer that operates in 29 states across the United States.

Clark Simpson with Thalhimer's Capital Markets Group, along with Norman K. Moon, Jr., CCIM, SIOR, CRE, FRICS, in Thalhimer's Lynchburg office, led the marketing efforts and handled the sale negotiations on behalf of the seller.

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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, Charlottesville, and Lynchburg, Virginia. The company has nearly 100 broker professionals and employs approximately 530 associates. Thalhimer represents, on behalf of its clients, a property portfolio of 54 million leasable square feet, management of more than 28 million square feet of commercial property, and nearly 12,000 multifamily units. In 2024, Thalhimer completed over 1,800 transactions with a transactional volume of more than \$1.96 billion. Thalhimer is the region's



leading provider of comprehensive commercial real estate services, including corporate services, investment sales, tenant representation, project management, asset management, and the sale and leasing of office, industrial and retail properties.

Thalhimer's Capital Markets Group is the region's leading investment sales team made up of professionals focused solely on capital markets and the sale of income producing properties throughout Virginia. The team is experienced in office, industrial, retail and multi-family dispositions and since 2012 has completed 424 transactions totaling over \$6.2 billion and over 66 million square feet.

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About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of \$9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

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