

CAPITAL MARKETS

# Investment Offerings



## OFFICE

### Current Investment Offerings – Over \$400 Million in Market and Under Contract



#### Williamsburg Commerce Centre

**Market:** Williamsburg, VA

**Opportunity:** 100% occupied, 32,800 SF Class B office space

**Status:** Pre-Marketing

**Contact:** Clark Simpson



#### Crossways I & II

**Market:** Chesapeake, VA

**Opportunity:** Two-story, 213,955 SF ofc. bldg., 100% leased to four tenants with 3.5 years of WALT and 6/1,000 parking

**Status:** Marketing

**Contact:** Eric Robison



#### One Shockoe Plaza

**Market:** Richmond, VA

**Opportunity:** Adaptive reuse, 120,000 SF, 100% single leased credit tenant

**Status:** Marketing

**Contact:** Eric Robison



#### Northeastern Professional Center

**Market:** Elizabeth City, NC

**Opportunity:** Value-add 32,047 SF medical office

**Status:** Marketing

**Contact:** Clark Simpson



#### 1969 Lee Highway

**Market:** Bristol, VA

**Opportunity:** Vacant 50,000 SF, value add office bldg on 15 acres

**Status:** Marketing

**Contact:** Bo McKown



#### Greenbrier Towers I & II

**Market:** Chesapeake, VA

**Opportunity:** Two, Class A suburban office assets, 174,714 SF, 82% leased

**Status:** Negotiating Contract

**Contact:** Eric Robison



#### Waterfront Plaza Office Portfolio

**Market:** Richmond, VA

**Opportunity:** Two bldg, class A office HQ for Hamilton Beach Brands w/ 11.4 years of WALT

**Status:** Under Contract

**Contact:** Eric Robison



#### 7300 Ashlake Parkway

**Market:** Chesterfield, VA

**Opportunity:** 27,606 SF MOB, 100% leased to four tenants with significant remaining lease term

**Status:** Under Contract

**Contact:** Catharine Spangler



#### Glen Forest Office Portfolio

**Market:** Richmond, VA

**Opportunity:** 11 bldg. 567,000 SF, 86% leased office portfolio

**Status:** Under Contract

**Contact:** Eric Robison

## Current Investment Offerings – Over \$400 Million in Market and Under Contract



### Dominion Business Center

**Market:** Chesapeake, VA  
**Opportunity:** 53,540 SF multi-tenant flex building  
**Status:** Sold for \$5,000,000  
**Date | Contact:** Aug-21 | C.Simpson



### 1300 MacTavish

**Market:** Richmond, VA  
**Opportunity:** 53,395 SF mixed-use bldg; redevelopment potential, 1.81 ac  
**Status:** Sold for \$10,800,000  
**Date | Contact:** Aug-21 | C.Spangler



### Brookfield Commons

**Market:** Richmond, VA  
**Opportunity:** Newly renovated, 100% leased, 94,598 SF med ofc bldg, 11 yrs WALT  
**Status:** Sold for \$32,500,000  
**Date | Contact:** Jun-21 | E. Robison



### Moorefield & Boulders Business Park

**Market:** Richmond, VA  
**Opportunity:** Five building, core-plus, 414,322 SF, 87% leased office portfolio  
**Status:** Sold for \$39,500,000  
**Date | Contact:** Jun-21 | E. Robison



### Edgeworth Building

**Market:** Richmond, VA  
**Opportunity:** 140,573 SF iconic, adaptive reuse office building in CBD  
**Status:** Sold for \$29,500,000  
**Date | Contact:** Feb-21 | E. Robison



### 5215 Monticello Avenue

**Market:** Williamsburg, VA  
**Opportunity:** 11,744 SF multi-tenant medical office  
**Status:** Sold for \$7,700,000  
**Date | Contact:** Dec-20 | C. Spangler



## INDUSTRIAL

### Current Investment Offerings – Over \$400 Million in Market and Under Contract



#### 8219 Terminal Road

**Market:** Lorton, VA

**Opportunity:** Multi-tenant net leased asset with 15-year Quarles fuel sale leaseback

**Status:** Marketing

**Contact:** Catharine Spangler



#### Single Tenant Distribution Center

**Market:** Richmond, VA

**Opportunity:** 375,000 SF STNL warehouse & distribution building

**Status:** Under Contract

**Contact:** Bo McKown



#### Crossways Commerce Center I & II

**Market:** Chesapeake, VA

**Opportunity:** Three bldg, 100% leased, 525,082 SF ind/flex portfolio

**Status:** Sold for \$61,050,000

**Date | Contact:** May-21 | E. Robison



#### 1537 Air Rail Drive

**Market:** Virginia Beach, VA

**Opportunity:** 320,000 SF Class A STNL distribution bldg on 18.39 ac

**Status:** Sold for \$21,695,000

**Date | Contact:** Nov-20 | E. Robison

## MULTIFAMILY

### Current Investment Offerings – Over \$400 Million in Market and Under Contract



#### 1508 W Broad Street

**Market:** Richmond, VA

**Opportunity:** 17 apartments with 10,617 SF of commercial space

**Status:** Pre-Marketing

**Contact:** Bo McKown



#### 1200 Avondale Drive

**Market:** Lynchburg, VA

**Opportunity:** 29 unit value-add apartment opportunity

**Status:** Marketing

**Contact:** Clay Taylor, CCIM



#### 1334 W. Little Creek Road

**Market:** Norfolk, VA

**Opportunity:** Four high-end apartments in West Norfolk

**Status:** Marketing

**Contact:** Clark Simpson



#### 911-915 Spotswood Avenue

**Market:** Norfolk, VA

**Opportunity:** 18 condominiums in the historic Ghent neighborhood of Norfolk

**Status:** Marketing

**Contact:** Clark Simpson



#### Central Mobile Home Park

**Market:** Norfolk, VA

**Opportunity:** 78 pad site mobile home park, city water/sewer sub metered

**Status:** Marketing

**Contact:** Clark Simpson



#### Smitty's Mobile Home Park

**Market:** Norfolk, VA

**Opportunity:** 136 pad site mobile home park

**Status:** Negotiating Contract

**Contact:** Clark Simpson



#### Roanoke Selection

**Market:** Roanoke, VA

**Opportunity:** Three property, 34 unit value-add multifamily portfolio

**Status:** Under Contract

**Contact:** Clay Taylor, CCIM



#### Tomlin Apartments

**Market:** Norfolk, VA

**Opportunity:** 26 unit, value-add apartment community

**Status:** Under Contract

**Contact:** Clark Simpson



#### Bramblewood | Craigmont Apartments

**Market:** Lynchburg, VA

**Opportunity:** Two property, 96-unit multifamily portfolio

**Status:** Under Contract

**Contact:** Clay Taylor, CCIM



## MULTIFAMILY

### Current Investment Offerings – Over \$400 Million in Market and Under Contract



#### 1285 Enterprise Drive

**Market:** Lynchburg, VA  
**Opportunity:** 100% leased mixed use building w/ three apts & two 1st floor office suites  
**Status:** Under Contract  
**Contact:** Clay Taylor, CCIM



#### Barrington Woods

**Market:** Hampton, VA  
**Opportunity:** 136 unit, value-add multifamily community  
**Status:** Under Contract  
**Contact:** Clark Simpson



#### 140 Green Plains Road

**Market:** Emporia, VA  
**Opportunity:** 14 pad site, 62 acre value add mobile home park  
**Status:** Under Contract  
**Contact:** Clark Simpson



#### Lynchburg Collecton

**Market:** Lynchburg, VA  
**Opportunity:** Four property, 55 unit value-add multifamily portfolio  
**Status:** Sold for 4,100,000  
**Date| Contact:** Oct-21 | C.Taylor, CCIM



#### Staunton Collection

**Market:** Staunton, VA  
**Opportunity:** Six property, 88 unit multifamily portfolio  
**Status:** Sold for \$6,300,000  
**Date| Contact:** Sep-21 | C.Taylor, CCIM



#### Whitehall Apartments

**Market:** Roanoke, VA  
**Opportunity:** Two building, 12-unit value-add apartment community  
**Status:** Sold for \$750,000  
**Date| Contact:** Aug-21 | C.Taylor, CCIM



#### Cornerstone Apartment Portfolio

**Market:** Lynchburg, VA  
**Opportunity:** Three bldg, 68 units plus 30 self-storage units near Liberty Univ.  
**Status:** Sold for \$ 8,200,000  
**Date | Contact:** Aug-21 | C.Taylor, CCIM



#### Jefferson Ridge

**Market:** Lynchburg, VA  
**Opportunity:** 68-unit townhome & garden apartment community in Forest  
**Status:** Sold for \$6,600,000  
**Date | Contact:** Aug-21 | C.Taylor, CCIM



#### Pembroke Pines

**Market:** Hampton, VA  
**Opportunity:** 42 garden-style apts, remodeled value-add opportunity  
**Status:** Sold for \$2,890,000  
**Date | Contact:** Jun-21 | C. Simpson

## MULTIFAMILY

### Current Investment Offerings – Over \$400 Million in Market and Under Contract



#### Birchwood Apts & AAA Storage Portfolio

**Market:** Wytheville, VA  
**Opportunity:** 60 apt units, 139 self storage units & 1,800 SF free-standing ofc bldg  
**Status:** Sold for \$4,200,000  
**Date | Contact:** May-21 C. Taylor, CCIM



#### Turnpike Townhomes

**Market:** Danville, VA  
**Opportunity:** 100-unit apt community built in 2008 + development land  
**Status:** Sold for \$7,850,000  
**Date | Contact:** May-21 | C. Taylor, CCIM



#### Edison Apartments

**Market:** Portsmouth, VA  
**Opportunity:** 94% leased, 16-unit, value-add opportunity  
**Status:** Sold for \$1,000,000  
**Date | Contact:** Mar-21 | C. Simpson



#### Princess Court Apartments

**Market:** Norfolk, VA  
**Opportunity:** 30 unit value-add apartment community  
**Status:** Sold for \$1,960,000  
**Date | Contact:** Mar-21 | C. Simpson



#### Skyler Cove

**Market:** Portsmouth, VA  
**Opportunity:** 94% leased, 18-unit, opportunity  
**Status:** Sold for \$1,075,000  
**Date | Contact:** Dec-20 | C. Simpson



#### City View Row | Lots 9 & 10

**Market:** Richmond, VA  
**Opportunity:** Brand new, best-in-class duplexes, four-units  
**Status:** Sold for \$1,400,000  
**Date | Contact:** Sept-20 | C. Spangler



#### Oakdale Farms Apartments

**Market:** Norfolk, VA  
**Opportunity:** 16 1BR/1BA units, value-add apartment community  
**Status:** Sold for \$875,000  
**Date | Contact:** Sept-20 | C. Simpson



#### Multifamily Investment Portfolio

**Markets:** Lynchburg & Salem, VA  
**Opportunity:** 720 units, five property portfolio w/ value-add opportunity  
**Status:** Sold for \$49,500,000  
**Date | Contact:** Nov-20 | C. Taylor, CCIM



#### Ballentine Lofts

**Market:** Norfolk, VA  
**Opportunity:** 24 unit loft style apts, historic renovation (Sold w/Fort Tar Lofts)  
**Status:** Sold for \$6,100,000  
**Date | Contact:** Nov-20 | C. Simpson



## MULTIFAMILY

### Current Investment Offerings – Over \$400 Million in Market and Under Contract



#### Fort Tar Lofts

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Market:	Norfolk, VA
Opportunity:	14 unit loft style apt bldg, (Sold w/Ballentine Lofts)
Status:	Sold for \$6,100,000
Date   Contact:	Nov-20   C. Simpson



## RETAIL

### Current Investment Offerings – Over \$400 Million in Market and Under Contract



#### Commonwealth Plaza

<b>Market:</b>	Richmond, VA
<b>Opportunity:</b>	86% leased, shadow anchored strip with brand new 10-year GoPuff lease
<b>Status:</b>	Pre-Marketing
<b>Contact:</b>	Catharine Spangler



#### Charter Colony

<b>Market:</b>	Richmond, VA
<b>Opportunity:</b>	71,741 SF, 98% leased Publix anchored center
<b>Status:</b>	Marketing
<b>Contact:</b>	Catharine Spangler



#### The Shoppes at Gloucester

<b>Market:</b>	Gloucester, VA
<b>Opportunity:</b>	92,273 SF fully leased shopping center
<b>Status:</b>	Marketing
<b>Contact:</b>	Clark Simpson



#### Golds Gym Plaza

<b>Market:</b>	Richmond, VA
<b>Opportunity:</b>	98% leased, Regal Cinemas and Gold's Gym anchored center
<b>Status:</b>	Marketing
<b>Contact:</b>	Catharine Spangler



#### Chesapeake Square Place

<b>Market:</b>	Chesapeake, VA
<b>Opportunity:</b>	100% leased, 6,862 SF retail strip center
<b>Status:</b>	Marketing
<b>Contact:</b>	Clark Simpson



#### Chatham Centre

<b>Market:</b>	Danville, VA
<b>Opportunity:</b>	100% leased medical/office center anchored by Davita   4.9 years of WALT
<b>Status:</b>	Under LOI
<b>Contact:</b>	Bo McKown



#### CVS | Chick-Fil-A | Virginia National Bank

<b>Market:</b>	Richmond, VA
<b>Opportunity:</b>	100% ground leased portfolio
<b>Status:</b>	Under Contract
<b>Contact:</b>	Catharine Spangler



#### Rio Road Shops

<b>Market:</b>	Charlottesville, VA
<b>Opportunity:</b>	100% leased, 14,696 SF shadow-anchored strip; diverse nat'l tenant mix
<b>Status:</b>	Sold for \$7,150,000
<b>Date   Contact:</b>	Nov-21   C.Spangler



#### Freedom Plaza

<b>Market:</b>	Charlottesville, VA
<b>Opportunity:</b>	100% leased, shadow anchored, 10,296 SF retail strip
<b>Status:</b>	Sold for \$4,850,000
<b>Date   Contact:</b>	Nov-21   C.Spangler

## RETAIL

### Current Investment Offerings – Over \$400 Million in Market and Under Contract



#### Pinehill Plaza

**Market:** Petersburg, VA

**Opportunity:** OZ redevelopment across from Southside Regional hospital

**Status:** Sold for \$4,100,000

**Date | Contact:** Oct-21 | C. Spangler



#### South Crater Square

**Market:** Petersburg, VA

**Opportunity:** Walmart shadow anchored center with high performing Rose's

**Status:** Sold for \$6,150,000

**Date | Contact:** Oct-21 | C. Spangler



#### Portsmouth Station

**Market:** Manassas, VA

**Opportunity:** 147,000 SF, grocery anchored, REO opp.

**Status:** Sold for \$19,450,000

**Date | Contact:** Oct-21 | C. Spangler



#### Midlothian Crossing

**Market:** Richmond, VA

**Opportunity:** 96% Leased Big Lots anchored center with proven operating history

**Status:** Sold for \$6,637,000

**Date | Contact:** Sep -21 | C. Spangler



#### Shops at Railey Hill

**Market:** Richmond, VA

**Opportunity:** 100% leased unanchored retail strip with below market rents

**Status:** Sold for \$2,250,000

**Date | Contact:** Aug -21 | C. Spangler



#### Harbour View Shoppes

**Market:** Suffolk, VA

**Opportunity:** 100% leased, 17,774 SF retail strip center

**Status:** Sold for \$6,800,000

**Date | Contact:** Aug-21 | C. Simpson



#### Ice Zone Shops

**Market:** Richmond, VA

**Opportunity:** 100% leased, 62,657 SF neighborhood center

**Status:** Sold for \$8,320,000

**Date | Contact:** Jul-21 | C. Spangler



#### Carter's Crossing

**Market:** Fredericksburg, VA

**Opportunity:** 100% leased, 40,617 SF Target shadow anchored ctr along I-95 corridor

**Status:** Sold for \$8,525,000

**Date | Contact:** Jun-21 | C. Spangler



#### Barracks Road Shops

**Market:** Charlottesville, VA

**Opportunity:** Newly constructed, 10,858 SF ctr; most prominent corner in market

**Status:** Sold for \$8,750,000

**Date | Contact:** May-21 | C. Spangler



## RETAIL

### Current Investment Offerings – Over \$400 Million in Market and Under Contract



#### The Shoppes at River Forest

Market:	Chester, VA
Opportunity:	82% leased, 30,720 SF value-add strip ctr shadowed by Walmart
Status:	Sold for \$6,000,000
Date   Contact:	Feb-21   C. Spangler

## Current Investment Offerings – Over \$400 Million in Market and Under Contract



### Boones Mill Carilion Family Medicine

**Market:** Roanoke, VA

**Opportunity:** Carilion Clinic: Single-tenant net leased medical office

**Status:** Marketing

**Contact:** Clay Taylor



### 4900 Dominion

**Market:** Richmond, VA

**Opportunity:** STNL Bon Secours St. Mary's Hospital Therapy Center

**Status:** Marketing

**Contact:** Bo McKown



### Drive Shack

**Market:** Richmond, VA

**Opportunity:** 20-yr ground lease with annual escalations, leased to Drive Shack, (NYSE:DS)

**Status:** Marketing

**Contact:** Eric Robison



### Sheetz

**Market:** Charlottesville, VA

**Opportunity:** Absolute NNN, 15-year ground leased Sheetz, slated for 4Q21 delivery

**Status:** Marketing

**Contact:** Catharine Spangler



### Starbucks

**Market:** Ruckersville, VA

**Opportunity:** New NNN Starbucks, 10 years of firm term

**Status:** Marketing

**Contact:** Catharine Spangler



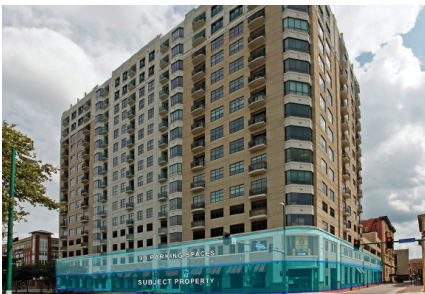
### Starbucks & Wells Fargo (ATM)

**Market:** Charlottesville, VA

**Opportunity:** New STNL Starbucks & Wells Fargo ATM at Main & Main location

**Status:** Under Contract

**Contact:** Catharine Spangler



### 260 Boush Street

**Market:** Norfolk, VA

**Opportunity:** 37,065 SF 1st floor condo w/ 99 parking spaces

**Status:** Under Contract

**Contact:** Catharine Spangler



### Valvoline

**Market:** Richmond, VA

**Opportunity:** Brand new 15 year ground leased Valvoline slated for 4Q2021 delivery

**Status:** Under Contract

**Contact:** Catharine Spangler



### Virginia Cardiovascular

**Market:** Midlothian, VA

**Opportunity:** 6,000 STNL MOD with a newly recast 10 yr lease with VA cardiovascular

**Status:** Sold for \$2,550,000

**Date | Contact:** Sep-21 | C.Spangler



## Current Investment Offerings – Over \$400 Million in Market and Under Contract



### Goodwill

**Market:** Suffolk, VA

**Opportunity:** Built in 2005. 9+ years of term remaining. 6.24% cap rate

**Status:** Sold for \$4,500,000

**Date | Contact:** Aug-21 | C.Simpson



### Care Advantage, Inc.

**Market:** Richmond, VA

**Opportunity:** STNL Care Advantage with sevenyrs of term & corporate guarantee

**Status:** Sold for \$532,000

**Date | Contact:** May-21 | Bo McKown



### Family Dollar - Norfolk

**Market:** Norfolk, VA

**Opportunity:** Newly constructed w/ corporate guarantee, 10 yr term

**Status:** Sold for \$2,470,000

**Date | Contact:** Apr-21 | C. Spangler



### Aspen Dental

**Market:** Suffolk, VA

**Opportunity:** Brand new 3,500 SF NNN leased with 10 yrs of term

**Status:** Sold for \$2,450,000

**Date | Contact:** Dec-20 | C. Simpson



### Family Dollar - Chesapeake

**Market:** Chesapeake, VA

**Opportunity:** 8,320 SF, newly constructed, corp guarantee w/ 10-yr term

**Status:** Sold for \$1,788,000

**Date | Contact:** Nov-20 | C. Spangler



### Davita Dialysis

**Market:** Prince George, VA

**Opportunity:** 7,200 SF brand new NNN lease, 10 yr term

**Status:** Sold for \$2,200,000

**Date | Contact:** Oct-20 | C. Spangler

For more information, contact:

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