CUSHMAN & WAKEFIELD | THALHIMER

4th Quarter 2022

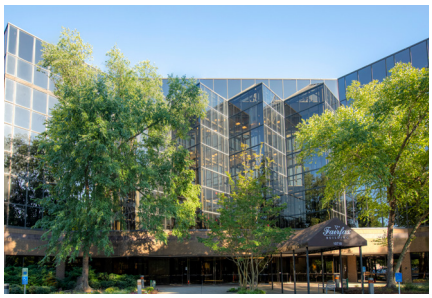
Updated October 2022

CAPITAL MARKETS

Investment Offerings

OFFICE

Current Investment Offerings – Over $350 Million in Market and Under Contract



Fairfax Building

Market:	Richmond, VA
Opportunity:	154,734 SF, 74.3% occupied, office building with seven tenants and 6.4 years of WALT
Status:	Pre-Marketing
Contact:	Eric Robison

Boulders Center

Market:	Richmond, VA
Opportunity:	140,000 SF, 96.7% leased Class A office with 4.9 years WALT
Status:	Pre-Marketing
Contact:	Eric Robison

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:	Marketing
Contact:	Eric Robison

Tuckahoe Building

Market:	Richmond, VA
Opportunity:	97% leased medical/ healthcase office investment with 15 tenants
Status:	Marketing
Contact:	Bo McKown

The Atrium at Oyster Point

Market:	Newport News, VA
Opportunity:	64,150 SF Class A Office bldg, 92% leased in Oyster Point sub-market
Status:	Marketing
Contact:	Clark Simpson

Southport Centre

Market:	Virginia Beach, VA
Opportunity:	62,256 SF Class A office bldg. near The Town Center of Virginia Beach
Status:	Marketing
Contact:	Clark Simpson

Crossways I & II

Market:	Chesapeake, VA
Opportunity:	Two-story, 213,955 SF bldg., 100% leased to four tenants with 3.5 years of WALT
Status:	Sold for $24,000,000
Date | Contact:	Sept-22 | E. Robison

7300 Ashlake Parkway

Market:	Chesterfield, VA
Opportunity:	27,606 SF MOB, 100% leased to four tenants with significant remaining lease term
Status:	Sold for $12,250,000
Date | Contact:	Mar-22 | C.Spangler

Greenbrier Towers I & II

Market:	Chesapeake, VA
Opportunity:	Two, Class A suburban office assets, 174.714 SF, 82% leased
Status:	Sold for $18,945,000
Date | Contact:	Feb- 22 | E. Robison

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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:	Sold for $20,800,000
Date | Contact:	Dec-21 | E.Robison

Glen Forest Office Portfolio

Market:	Richmond, VA
Opportunity:	11 bldg. 567,000 SF, 86% leased office portfolio
Status:	Sold for $87,000,000
Date | Contact:	Nov-21 | E.Robison

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Distribution Center at Meadowville

Market:	Richmond, VA
Opportunity:	Newly constructed, best in class, 353,044 SF, 100% leased distribution center
Status:	Marketing
Contact:	Eric Robison

Lansing Building Products Portfolio

Market:	National
Opportunity:	Eight building, industrail portfolio with Lansing Building Products
Status:	Marketing
Contact:	Eric Robison

Port of Virginia Distribution Portfolio

Market:	Chesapeake, VA
Opportunity:	Two-building, 334K SF distribution portfolio near Port of Virginia
Status:	Negotiating Contract
Contact:	Bo McKown

Commonwealth Commerce Center

Market:	Suffolk, VA
Opportunity:	694,000 SF, nine tenant industrial portfolio, 4.3 years of WALT
Status:	Under Contract
Contact:	Eric Robison

Warwick Trade Center

Market:	Richmond, VA
Opportunity:	100% leased flex asset with large warehouse build outs and 2.5 years of WALT
Status:	Sold for $3,700,000
Date | Contact:	Sept-22 | B.McKown

1129 Production Road

Market:	Norfolk, VA
Opportunity:	355,000 SF warehouse off-market all cash acquisition
Status:	Sold for $20,000,000
Date | Contact:	Sept-22 | C.Simpson

Crescent Business Center

Market:	Richmond, VA
Opportunity:	Five-building, 262,000 SF shallow-bay industrial port. w/ 170,000 SF of add. dev. potential
Status:	Sold for $41,250,000
Date | Contact:	Sept-22 | E. Robison

Windsor Business Park II

Market:	Richmond, VA
Opportunity:	53,000 SF, Class A flex industrial building, 100% NNN leased to five tenants
Status:	Sold for $8,888,888
Date | Contact:	Sept-22 | Bo McKown

Villa Park I

Market:	Richmond, VA
Opportunity:	74,862 SF flex & lab asset with credit tenancy
Status:	Sold for $12,400,000
Date | Contact:	May-22 E. Robison

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Pocket Road Mobile Home Park

Market:	Lynchburg. VA
Opportunity:	15 pad mobile home park in Hurt, VA
Status:	Marketing
Contact:	Clay Taylor, CCIM

Riverside Village

Market:	Charlottesville, VA
Opportunity:	Newly constructed, urban mixed-use community with Class A condos, apartments, ground floor retail
Status:	Negotiating LOI
Contact:	Catharine Spangler

8-10 1st Street SW

Market:	Christiansburg, VA
Opportunity:	11 residential units + one commercial suite - 6.54% CAP rate
Status:	Under Contract
Contact:	Clay Taylor, CCIM

1334 W. Little Creek Road

Market:	Norfolk, VA
Opportunity:	Four high-end apartments in West Norfolk
Status:	Sold for $725,000
Date | Contact:	Sept-22 | C.Simpson

Gramercy Row

Market:	Roanoke, VA
Opportunity:	82 luxury apartments built in 2017 w/ ground floor commercial
Status:	Sold for $14,600,000
Date | Contact:	Sept-22 | C.Taylor, CCIM

North End

Market:	Richmond, VA
Opportunity:	+/- 22 acre urban mixed-use site permitted for office, multifamily, hotel, and retail space
Status:	Sold for $23,250,000
Date | Contact:	Sept-22 | E. Robison

307 W. Little Creek Road

Market:	Norfolk, VA
Opportunity:	10 unit value add apartment building
Status:	Sold for $1,325,000
Date | Contact:	Jul-22 | C.Simpson

Ridgeview Apartments

Market:	Blacksburg, VA
Opportunity:	96-unit, value-add apartment community in Blacksburg, VA
Status:	Sold for $4,750,000
Date | Contact:	Jun-22 | C. Taylor, CCIM

1510 Lofts

Market:	Richmond, VA
Opportunity:	17 apartments with 10,617 SF of commerical space
Status:	Sold for $5,725,000
Date | Contact:	May-22 | Bo McKown

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Moss Creek Apartments

Market:	Lynchburg. VA
Opportunity:	60-unit apartment community in Forest
Status:	Sold for $4,300,000
Date | Contact:	May-22 | C. Taylor, CCIM

140 Green Plains Road

Market:	Emporia, VA
Opportunity:	14 pad site, 62 acre value add mobile home park
Status:	Sold for $330,000
Date | Contact:	Apr-22 | Erik Conradi

Smitty's Mobile Home Park

Market:	Norfolk, VA
Opportunity:	136 pad site mobile home park
Status:	Sold for $9,750,000
Date | Contact:	Apr-22 | C. Simpson

Central Mobile Home Park

Market:	Norfolk, VA
Opportunity:	78 pad site mobile home park, city water/ sewer sub metered
Status:	Sold for $6,400,000
Date | Contact:	Apr-22 | C.Simpson

Northview Apartments

Market:	Salem, VA
Opportunity:	132 unit, value-add apartment community in Salem, VA
Status:	Sold for $12,050,000
Date | Contact:	Apr-22 | C Taylor, CCIM

Roanoke Selection

Market:	Roanoke, VA
Opportunity:	Three property, 34 unit value-add multifamily portfolio
Status:	Sold for $2,402,000
Date | Contact:	Feb-22 | C.Taylor, CCIM

1200 Avondale Drive

Market:	Lynchburg, VA
Opportunity:	29 unit value-add apartment opportunity
Status:	Sold for $1,505,000
Date | Contact:	Jan-22 | C.Taylor, CCIM

Del Ray Townhomes

Market:	Lynchburg. VA
Opportunity:	Forty 2 bedroom 1 bathroom Townhouse Units
Status:	Sold for $4,150,000
Date | Contact:	Dec-21 | C.Taylor, CCIM

Tomlin Apartments

Market:	Norfolk, VA
Opportunity:	26 unit, value-add apartment community
Status:	Sold for $1,900,000
Date | Contact:	Dec-21 | C.Simpson

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Bramblewood | Craigmont Apartments

Market:	Lynchburg, VA
Opportunity:	Two property, 96-unit multifamily portfolio
Status:	Sold for $7,000,000
Date | Contact:	Dec-21 | C.Taylor, CCIM

Lynchburg Collecton

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

1285 Enterprise Drive

Market:	Lynchburg, VA
Opportunity:	100% leased mixed use building w/ three apts & two 1st floor office suites
Status:	Sold for $1,300,000
Date | Contact:	Dec-21 | C.Taylor, CCIM

Barrington Woods

Market:	Hampton, VA
Opportunity:	136 unit, value-add multifamily community
Status:	Sold for $9,250,000
Date | Contact:	Nov-21 | C.Simpson

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Spring Centre

Market:	Mechanicsville, VA
Opportunity:	Value-add neighborhood strip
Status:	Marketing
Contact:	Catharine Spangler

Village Marketplace

Market:	Richmond, VA
Opportunity:	130k SF, Foor Lion anchored shopping center
Status:	Marketing
Contact:	Catharine Spangler

Phillips Circle

Market:	Lynchburg, VA
Opportunity:	Starbucks anchored strip center with additional parking
Status:	Marketing
Contact:	Catharine Spangler

Eagle Village

Market:	Fredericksburg, VA
Opportunity:	Giant anchored retail with development potential
Status:	Under Contract
Contact:	Catharine Spangler

Boulevard Crossing

Market:	Yorktown, VA
Opportunity:	100% leased, 12,600 SF Starbucks anchored retail strip center
Status:	Sold for $4,607,835
Date | Contact:	Jul-22 | C. Simpson

Coliseum Corner

Market:	Hampton, VA
Opportunity:	100% leased neighborhood center with 16 tenants, 1/3 of which have at least ten years tenure
Status:	Sold for $6,525,000
Date | Contact:	Jul-22 | C.Spangler

The Shoppes at Gloucester

Market:	Gloucester, VA
Opportunity:	92,273 SF fully leased shopping center
Status:	Sold for $7,450,000
Date | Contact:	Jun-22 | C. Simpson

Commonwealth Plaza

Market:	Richmond, VA
Opportunity:	86% leased, shadow anchored strip with brand new 10-year GoPuff lease
Status:	Sold for $3,600,000
Date| Contact:	Apr-22 | C.Spangler

Golds Gym Plaza

Market:	Richmond, VA
Opportunity:	98% leased, Regal Cinemas and Gold's Gym anchored center
Status:	Sold for $13,000,000
Date | Contact:	Apr-22 | C.Spangler

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Chatham Centre

Market:	Danville, VA
Opportunity:	100% leased medical/ office center anchored by Davita | 4.6 years of WALT
Status:	Sold for $2,650,000
Date | Contact:	Apr-22 | Bo McKown

Chesapeake Square Place

Market:	Chesapeake, VA
Opportunity:	100% leased, 6,862 SF retail strip center
Status:	Sold for $3,450,000
Date | Contact:	Mar-22 | C.Simpson

Charter Colony

Market:	Richmond, VA
Opportunity:	71,741 SF, 98% leased Publix anchored center
Status:	Sold for $23,800,000
Date | Contact:	Mar-22 | C.Spangler

Freedom Plaza

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

Rio Road Shops

Market:	Charlottesville, VA
Opportunity:	100% leased, 14,696 SF shadow-anchored strip; diverse nat'l tenant mix
Status:	Sold for $7,150,000
Date | Contact:	Nov-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

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

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Goodwill

Market:	Suffolk, VA
Opportunity:	NNN leased Goodwill with over eight years of lease term remaining
Status:	Under Contract
Contact:	Clark Simpson

Boones Mill Carilion Family Medicine

Market:	Roanoke, VA
Opportunity:	Carilion Clinic: Single-tenant net leased medical office
Status:	Sold for $1,050,000
Date| Contact:	Jun-22 | C. Taylor, CCIM

Xpresss Car Wash

Market:	Salem, VA
Opportunity:	Two-bay automatic car wash built in 2019
Status:	Sold for $1,500,000
Date | Contact:	May-22 | C. Taylor, CCIM

Dollar General

Market:	Chesapeake, VA
Opportunity:	NNN freestanding Dollar Gneral with over 18-years tenant tenure
Status:	Sold for $931,859
Date | Contact:	May-22 | C.Spangler

11120 Patterson Ave

Market:	Richmond, VA
Opportunity:	Ground lease with 14 years of remaining lease term
Status:	Sold for $3,600,000
Date | Contact:	Apr-22 | C.Spangler

Starbucks

Market:	Ruckersville, VA
Opportunity:	New NNN Starbucks, 10 years of firm term
Status:	Sold for $2,600,000
Date | Contact:	Mar-22 | C.Spangler

Sheetz

Market:	Charlottesville, VA
Opportunity:	Absolute NNN, 15-year ground leased Sheetz, slated for 4Q21 delivery
Status:	Sold for $5,350,000
Date | Contact:	Mar-22 | C.Spangler

7-Eleven Portfolio

Market:	Central Virginia
Opportunity:	NN+ 7-Elevenportfolio with 2.5 years of remaining lease term
Status:	Sold for $19,700,000
Date | Contact:	Dec-21 | C. Spangler

CVS | Chick-Fil-A | Virginia National Bank

Market:	Haymarket, VA
Opportunity:	100% ground leased portfolio
Status:	Sold for $13,000,000
Date | Contact:	Dec-21 | C.Spangler

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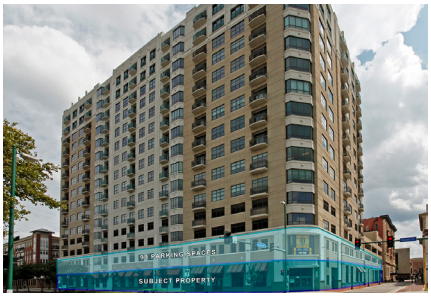
Valvoline

Market:	Richmond, VA
Opportunity:	Brand new 15 year ground leased Valvoline slated for 4Q2021 delivery
Status:	Sold for $1,650,000
Date | Contact:	Dec-21 | C.Spangler

Starbucks & Wells Fargo (ATM)

Market:	Charlottesville, VA
Opportunity:	New STNL Starbucks & Wells Fargo ATM at Main & Main location
Status:	Sold for $3,850,000
Date | Contact:	Dec-21 | C.Spangler



260 Boush Street

Market:	Norfolk, VA
Opportunity:	37,065 SF 1st floor condo w/ 99 parking spaces
Status:	Sold for $2,000,000
Date | Contact:	Oct-21 | C.Spangler

For more information, contact:

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Fourth Quarter 2022
October 2022

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