

CAPITAL MARKETS

# Investment Offerings



## OFFICE

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



#### Boulders Center

<b>Market:</b>	Richmond, VA
<b>Opportunity:</b>	140,000 SF, 97% leased Class A office with 4.4 years WALT
<b>Status:</b>	Marketing
<b>Contact:</b>	Eric Robison



#### Locust Grove

<b>Market:</b>	Charlottesville, VA
<b>Opportunity:</b>	100% occupied multifamily & lab, R&D office investment with development potential
<b>Status:</b>	Marketing
<b>Contact:</b>	Eric Robison



#### Gather at City Center

<b>Market:</b>	Richmond, VA
<b>Opportunity:</b>	32,000 SF adaptive mixed-use asset, anchored by Gather with 8.3 years WALT
<b>Status:</b>	Marketing
<b>Contact:</b>	Eric Robison



#### Crossways I & II

<b>Market:</b>	Chesapeake, VA
<b>Opportunity:</b>	Two-story, 213,955 SF ofc. bldg., 100% leased to four tenants with 3.5 years of WALT and 6/1,000 parking
<b>Status:</b>	Marketing
<b>Contact:</b>	Eric Robison



#### One Shockoe Plaza

<b>Market:</b>	Richmond, VA
<b>Opportunity:</b>	Adaptive reuse, 120,000 SF, 100% single leased credit tenant
<b>Status:</b>	Marketing
<b>Contact:</b>	Eric Robison



#### Northeastern Professional Center

<b>Market:</b>	Elizabeth City, NC
<b>Opportunity:</b>	Value-add 32,047 SF medical office
<b>Status:</b>	Marketing
<b>Contact:</b>	Clark Simpson



#### 1969 Lee Highway

<b>Market:</b>	Bristol, VA
<b>Opportunity:</b>	Former HQ building, prime redevelopment opportunity on 15 acres
<b>Status:</b>	Sold for \$1,500,000
<b>Date   Contact:</b>	Apr-22   Bo McKown



#### 7300 Ashlake Parkway

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



#### Greenbrier Towers I & II

<b>Market:</b>	Chesapeake, VA
<b>Opportunity:</b>	Two, Class A suburban office assets, 174,714 SF, 82% leased
<b>Status:</b>	Sold for \$18,945,000
<b>Date   Contact:</b>	Feb- 22   E. Robison



## OFFICE

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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



#### 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

## INDUSTRIAL

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



#### Commonwealth Commerce Center

**Market:** Suffolk, VA

**Opportunity:** 694,000 SF, nine tenant industrial portfolio, 4.3 years of WALT

**Status:** Pre-Marketing

**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:** Marketing

**Contact:** Bo McKown



#### Villa Park I

**Market:** Richmond, VA

**Opportunity:** 74,862 SF flex & lab asset with credit tenancy

**Status:** Under Contract

**Contact:** Eric Robison



#### 8219 Terminal Road

**Market:** Lorton, VA

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

**Status:** Under Contract

**Contact:** Catharine Spangler



#### Old Stage Distribution Center

**Market:** Richmond, VA

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

**Status:** Sold for \$17,700,000

**Date | Contact:** Dec-21 | 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



## MULTIFAMILY

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



#### Riverside Village

**Market:** Charlottesville, VA

**Opportunity:** Newly constructed, urban mixed-use community with Class A condos, apartments, ground floor retail

**Status:** Marketing

**Contact:** Catharine Spangler



#### North End

**Market:** Richmond, VA

**Opportunity:** +/- 22 acre urban mixed-use site permitted for office, multifamily, hotel, and retail space

**Status:** Marketing

**Contact:** Eric Robison



#### 911-915 Spotswood Avenue

**Market:** Norfolk, VA

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

**Status:** Marketing

**Contact:** Clark Simpson



#### 1334 W. Little Creek Road

**Market:** Norfolk, VA

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

**Status:** Marketing

**Contact:** Clark Simpson



#### Pocket Road Mobile Home Park

**Market:** Lynchburg, VA

**Opportunity:** 15 pad mobile home park in Hurt, VA

**Status:** Marketing

**Contact:** Erik Conradi



#### Moss Creek Apartments

**Market:** Lynchburg, VA

**Opportunity:** 60-unit apartment community in Forest

**Status:** Under Contract

**Contact:** Clay Taylor, CCIM



#### Northview Apartments

**Market:** Salem, VA

**Opportunity:** 132 unit, value-add apartment community in Salem, VA

**Status:** Under Contract

**Contact:** Clay Taylor, CCIM



#### Ridgeview Apartments

**Market:** Blacksburg, VA

**Opportunity:** 96-unit, value-add apartment community in Blacksburg, VA

**Status:** Under Contract

**Contact:** Clay Taylor, CCIM



#### 140 Green Plains Road

**Market:** Emporia, VA

**Opportunity:** 14 pad site, 62 acre value add mobile home park

**Status:** Under Contract

**Contact:** Clark Simpson



## MULTIFAMILY

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



#### 1510 Lofts

**Market:** Richmond, VA

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

**Status:** Under Contract

**Contact:** Bo McKown



#### 307 W. Little Creek Road

**Market:** Norfolk, VA

**Opportunity:** 10 unit value add apartment building

**Status:** Under Contract

**Contact:** Clark Simpson



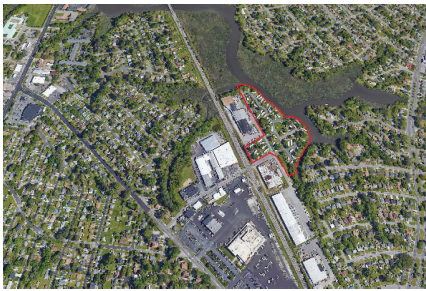
#### Smitty's Mobile Home Park

**Market:** Norfolk, VA

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

**Status:** Under Contract

**Contact:** Clark 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



#### 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



#### 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



## MULTIFAMILY

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#### 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



#### 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



#### 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

## MULTIFAMILY

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



#### Turnpike Townhomes

**Market:** Danville, VA

**Opportunity:** 100-unit apartment 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



## RETAIL

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



#### Spring Centre

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



#### Coliseum Corner

**Market:** Hampton, VA  
**Opportunity:** 100% leased neighborhood center with 16 tenants, 1/3 of which have at least ten years tenure  
**Status:** Marketing  
**Contact:** Catharine Spangler



#### Boulevard Crossing

**Market:** Yorktown, VA  
**Opportunity:** 100% leased, 12,600 SF Starbucks anchored retail strip center  
**Status:** Marketing  
**Contact:** Clark Simpson



#### Commonwealth Plaza

**Market:** Richmond, VA  
**Opportunity:** 86% leased, shadow anchored strip with brand new 10-year GoPuff lease  
**Status:** Under Contract  
**Contact:** Catharine Spangler



#### The Shoppes at Gloucester

**Market:** Gloucester, VA  
**Opportunity:** 92,273 SF fully leased shopping center  
**Status:** Under Contract  
**Contact:** Clark Simpson



#### Gold's 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



#### 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

## RETAIL

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



#### 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



#### 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



#### 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



## RETAIL

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



#### 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



#### 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



### 4900 Dominion

**Market:** Richmond, VA

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

**Status:** Marketing

**Contact:** Bo McKown



### Boones Mill Carilion Family Medicine

**Market:** Roanoke, VA

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

**Status:** Under Contract

**Contact:** Clay Taylor



### Dollar General

**Market:** Richmond, VA

**Opportunity:** NNN freestanding Dollar General with over 18-years tenant tenure

**Status:** Under Contract

**Contact:** Catharine Spangler



### 11120 Patterson Ave

**Market:** Richmond, VA

**Opportunity:** Ground lease with 14 years of remaining lease term

**Status:** Under Contract

**Contact:** Catharine Spangler



### Xpress Car Wash

**Market:** Salem, VA

**Opportunity:** Two-bay automatic car wash built in 2019

**Status:** Under Contract

**Contact:** Clay Taylor, CCIM



### 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



### 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



### 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



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



### 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



### 7-Eleven Portfolio

**Market:** Central Virginia

**Opportunity:** NN+ 7-Eleven portfolio with 2.5 years of remaining lease term

**Status:** Sold for \$19,700,000

**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



### 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



### 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 seven yrs 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

For more information, contact:

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Second Quarter 2022

April 2022

