



CUSHMAN &
WAKEFIELD

THALHIMER

2nd Quarter 2025

Updated April 2025

CAPITAL MARKETS
**Investment
Offerings**



INDUSTRIAL

Current Investment Offerings – Over \$385 Million in Market and Under Contract



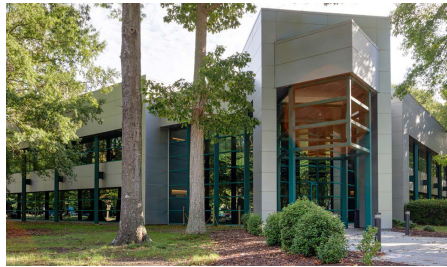
Eastport Industrial Park

Market: Richmond, VA

Opportunity: Eight-building, 92% leased, 1M SF shallow bay portfolio near airport

Status: Marketing

Contact: B.McKown & E.Robison



Hampton Roads VA Core-Plus Portfolio

Market: Hampton, VA

Opportunity: Two building core-plus portfolio with 120,000 SF manufacturing bldg and 61,000 SF office bldg

Status: Marketing

Contact: Bo McKown



STNL-IOS Clean Harbors

Market: Norfolk, VA

Opportunity: STNL, IOS, 5 year NNN lease with publicly traded company

Status: Under Contract

Contact: Clark Simpson



Hampton Roads Industrial Flex Portfolio

Market: Chesapeake, VA

Opportunity: Five building, 509,000 SF Flex Portfolio, 85% leased to 35 tenants

Status: Sold for \$45,000,000

Date | Contact: Feb-25 | E.Robison



CDC IOS Portfolio

Market: Various

Opportunity: 100% leased, 4 building, IOS portfolio in Richmond, Chesapeake, & Winchester, VA and Rocky Mount, NC

Status: Sold for \$7,257,500

Date | Contact: Jan-25 | B.McKown



Hathaway Paper Sale Leaseback

Market: Waynesboro, VA

Opportunity: 30,000 SF, 15 year sale leaseback with regional industrial paper and packaging company

Status: Sold for \$5,500,000

Date | Contact: Jan-25 | B.McKown



Dabney Center

Market: Richmond, VA

Opportunity: 14 Building, 642,284 SF flex/industrial portfolio, 98% leased to 41 tenants

Status: Sold for \$75,300,000

Date | Contact: Dec-24 | E.Robison



Atlas Roofing Corporation

Market: Martinsville, VA

Opportunity: 99,500, single-tenant industrial net leased investment

Status: Sold for \$2,350,000

Date | Contact: Aug-24 | C.Taylor, CCIM



1337 & 1345 Taylor Farm Road

Market: Virginia Beach, VA

Opportunity: 90,150 SF & 95,400 SF multi-tenant industrial investment

Status: Sold for \$22,000,000

Date | Contact: Jul-24 | C.Simpson

INDUSTRIAL

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1700 Richmond Highway

Market:	Richmond, VA
Opportunity:	Two building, 230,000 SF, Class B value-add industrial portfolio
Status:	Sold for \$11,000,000
Date Contact:	Jul-24 B.McKown



8401 Fort Darling Road

Market:	Richmond, VA
Opportunity:	114,000 SF, Class B, sale-leaseback w/ swim spa and hot tub manufacturer
Status:	Sold for \$9,300,000
Date Contact:	Jul-24 B.McKown

OFFICE

Current Investment Offerings – Over \$385 Million in Market and Under Contract



440 Monticello Avenue

Market: Hampton Roads, VA

Opportunity: \$45 million matured loan secured by a 259K SF, 59% leased trophy office tower

Status: Marketing

Contact: Eric Robison



5372 Discovery Park Blvd

Market: Williamsburg, VA

Opportunity: 16,987 SF, 100% occupied medical office in the heart of New Town

Status: Marketing

Contact: Erik Conradi



1000 Boulders Parkway

Market: Richmond, VA

Opportunity: 100% leased medical office investment with 8.0 years of WALT

Status: Negotiating Contract

Contact: Bo McKown



555 Independence Blvd

Market: Virginia Beach, VA

Opportunity: 61,528 SF, Class-A office building built in 2013 and renovated in 2020 near Virginia Beach Town Center

Status: Negotiating Contract

Contact: Clark Simpson



9852 Mayland Drive

Market: Richmond, VA

Opportunity: Rare, vacant office building in Innsbrook submarket

Status: Sold for \$3,800,000

Date | Contact: Mar-25 | B.McKown



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: Sold for \$14,000,000

Date | Contact: Jun-24 | E.Robison

MULTIFAMILY

Current Investment Offerings – Over \$385 Million in Market and Under Contract



1309 E. Cary

Market: Richmond, VA

Opportunity: Historic mixed-use property with 8 apartment units and 11,000 SF of creative office / retail space

Status: Pre-Marketing

Contact: Bo McKown



Madison Heights Town Center Apts

Market: Lynchburg, VA

Opportunity: 108 new construction luxury apartments in a master-planned community

Status: Pre-Marketing

Contact: Clay Taylor, CCIM



Birchwood Apts & AAA Storage

Market: Wytheville, VA

Opportunity: 60 apartment units, 140 self storage units, on site leasing office

Status: Marketing

Contact: Clay Taylor, CCIM



Arch Mobile Home Park

Market: Newport News, VA

Opportunity: 30-pad mobile home park with all tenant-owned homes and a three-unit apartment building

Status: Marketing

Contact: Erik Conradi



Portsmouth Multifamily Portfolio

Market: Portsmouth, VA

Opportunity: Value add opportunity, below market rents. Two well maintained properties, 29 townhouse style units

Status: Marketing

Contact: Clark Simpson



Stonegate & Hounds Chase Apartments

Market: Roanoke, VA

Opportunity: 66-unit, two-property value-add apartment portfolio

Status: Under LOI

Contact: Clay Taylor, CCIM



Terrace North & South Apartments

Market: Roanoke, VA

Opportunity: Extended use LIHTC investment for 187-unit apartment community fully renovated in 2009 using historic tax credits

Status: Under Contract

Contact: Clay Taylor, CCIM



The View at 777

Market: Salem, VA

Opportunity: Renovated 72-unit apartment community with attractive assumable financing

Status: Under Contract

Contact: Clay Taylor, CCIM



Summercrest Apartments

Market: Waynesboro, VA

Opportunity: 92-unit value-add apartment community

Status: Under Contract

Contact: Clay Taylor, CCIM

MULTIFAMILY

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570 W. Ocean View Avenue

Market: Norfolk, VA

Opportunity: Eight unit apartment building on Chesapeake Bay

Status: Under Contract

Contact: Clark Simpson



602 Day Ave SW

Market: Roanoke, VA

Opportunity: 17-unit apartment building in Roanoke's historic old SW neighborhood

Status: Sold for \$1,589,500

Date | Contact: Mar-25 | C.Taylor, CCIM



1976 E. Ocean View Avenue

Market: Norfolk, VA

Opportunity: Bayfront eight unit investment with pool

Status: Sold for \$1,600,000

Date | Contact: Dec-24 | C.Simpson



Roanoke Apartment Portfolio

Market: Roanoke, VA

Opportunity: 100-unit, three-property garden-style apartment portfolio

Status: Sold for \$8,265,000

Date | Contact: Dec-24 | C.Taylor, CCIM



Ridgecrest Apartments

Market: Salem, VA

Opportunity: 106-Unit Independent Senior Living Community

Status: Sold for \$5,200,000

Date | Contact: Dec-24 | C.Taylor, CCIM



Briskwood

Market: Roanoke, VA

Opportunity: 15-unit apartment building in Roanoke's historic Old SW neighborhood

Status: Sold for \$1,562,000

Date | Contact: Aug-24 | C.Taylor, CCIM



1523 Compton Street NW

Market: Roanoke, VA

Opportunity: 17-unit, value-add apartment community near downtown

Status: Sold for \$1,076,000

Date | Contact: Aug-24 | C.Taylor, CCIM

RETAIL

Current Investment Offerings – Over \$385 Million in Market and Under Contract



Shoppes at River Forest

Market: Richmond, VA

Opportunity: 95% leased Walmart Shadow Anchored strip center along primary commercial corridor

Status: Pre-Marketing

Contact: Catharine Spangler



Shoppes at Forest Hill

Market: Richmond, VA

Opportunity: 85% leased strip center and ground leased Wawa with 18 years of firm term remaining

Status: Marketing

Contact: Catharine Spangler



Emporia Marketplace

Market: Emporia, VA

Opportunity: High performing Food Lion anchored center with subdivided outparcel opportunity

Status: Marketing

Contact: Catharine Spangler



Waters Edge Winery + Bistro

Market: Norfolk, VA

Opportunity: 12,860 SF, 100% leased winery and restaurant in Ghent with additional office space on second floor

Status: Marketing

Contact: Erik Conradi



Virginia Center Station

Market: Richmond, VA

Opportunity: 100% leased, Chipotle anchored strip center

Status: Under LOI

Contact: Catharine Spangler



Staples Mill Plaza

Market: Richmond, VA

Opportunity: 94% leased Food Lion anchored center with 10 years of anchor term

Status: Under Contract

Contact: Catharine Spangler



Satterfield Landing Shopping Center

Market: Nags Head, NC

Opportunity: 100% leased, 49,897 SF retail investment anchored by Staples and T.J. Maxx

Status: Under Contract

Contact: Clark Simpson



East Beach Shoppes

Market: Norfolk, VA

Opportunity: Value-add, 62,000 SF, unanchored retail center in East Beach with 20 tenants

Status: Sold for \$7,500,000

Date | Contact: Dec - 24 | C.Simpson



Short Pump Station

Market: Richmond, VA

Opportunity: Dominant Trader Joes anchored retail center in Short Pump

Status: Sold

Date | Contact: Dec-24 | C.Spangler

Current Investment Offerings – Over \$385 Million in Market and Under Contract



Cypress Point

Market: Hampton Roads, VA

Opportunity: Lender-owned, 42% leased retail center in Virginia Beach with redevelopment potential

Status: Sold for \$12,000,000

Date | Contact: Sept - 24 | C.Spangler



White Oak Village

Market: Richmond, VA

Opportunity: 94% leased, Publix anchored regional shopping center

Status: Sold for \$63,500,000

Date | Contact: Oct-24 | C.Spangler

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Tri-County Feeds

Market: Middleburg, VA

Opportunity: Long term sale/lease-back with niche proven operator with high barriers to entry

Status: Pre-Marketing

Contact: Bo McKown



5th Street Wawa

Market: Charlottesville, VA

Opportunity: Brand new, 20-year Wawa ground lease with escalations

Status: Marketing

Contact: Catharine Spangler



CenterWell Senior Primary Care

Market: Newport News, VA

Opportunity: Newly constructed 10-yr CenterWell Senior Primary Care Clinic with corporate guaranty

Status: Marketing

Contact: Catharine Spangler



Sportsman's Warehouse

Market: Lynchburg, VA

Opportunity: 8.5 years of brand new 10-year lease in the heart of Lynchburg's retail corridor

Status: Marketing

Contact: Clark Simpson



Wytheville First Bank and Trust

Market: Roanoke, VA

Opportunity: Absolute NNN leased bank branch with 12.5 years of term remaining

Status: Under LOI

Contact: Catharine Spangler



Dollar General & Chase Bank

Market: Raleigh, NC

Opportunity: Investment grade STNL Portfolio along dominant retail corridor

Status: Sold for \$5,900,000

Date | Contact: Apr-24 | C.Spangler



Dermatology Associates & Pulmonary Associates

Market: Richmond, VA

Opportunity: 86% leased BTS MOB condo portfolio

Status: Sold for \$6,425,000

Date | Contact: Oct-24 | C.Spangler



Starbucks

Market: Norge, VA

Opportunity: New, 10-year lease in converted bank building

Status: Sold for \$2,357,250

Date | Contact: Aug-24 | C.Simpson



Wawa

Market: Newport News, VA

Opportunity: 17 years remaining on NNN lease with rental increases every five years

Status: Sold for \$4,500,000

Date | Contact: Jun-24 | C.Simpson

For more information, contact:

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