

CAPITAL MARKETS  
**Investment Offerings**



# INDUSTRIAL

## Current Investment Offerings – Over \$300 Million in Market and Under Contract



### Rowe Furniture Distribution Center

**Market:** Roanoke, VA  
**Opportunity:** 378,000 SF, single tenant distribution center; 15-year absolute NNN lease  
**Status:** Marketing  
**Contact:** Bo McKown



### Greenbrier Shallow Bay & IOS Portfolio

**Market:** Chesapeake, VA  
**Opportunity:** Infill, multi-tenant outdoor storage portfolio with credit tenant roster and below market rents  
**Status:** Marketing  
**Contact:** Bo McKown



### Norfolk Defense Manufacturing Center

**Market:** Norfolk, VA  
**Opportunity:** Infill, 24K SF defense contractor HQ with heavy power  
**Status:** Marketing  
**Contact:** Bo McKown



### 1290 Mt. Landing

**Market:** Tappahannock, VA  
**Opportunity:** Vacant 287,000 SF distribution and manufacturing facility with heavy power in FTZ  
**Status:** Marketing  
**Contact:** Bo McKown



### OJG Distribution Center

**Market:** South Hill, VA  
**Opportunity:** 635K SF regional distribution center  
**Status:** Marketing  
**Contact:** Bo McKown



### 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:** Negotiating LOI  
**Contact:** Bo McKown



### Airport Business Center

**Market:** Virginia Beach, VA  
**Opportunity:** 65,000 SF shallow bay industrial asset near Port of Virginia and Norfolk International Airport  
**Status:** Sold for \$10,600,000  
**Date | Contact:** Oct-25  
E.Robison & B.McKown



### Windsor V

**Market:** Richmond, VA  
**Opportunity:** 100% leased Class A Flex Industrial asset located off I-95  
**Status:** Sold for \$10,200,000  
**Date | Contact:** Oct-25  
E.Robison & B.McKown



### Eastport Industrial Park

**Market:** Richmond, VA  
**Opportunity:** Eight-building, 92% leased, 1M SF shallow bay portfolio near airport  
**Status:** Sold for \$142,000,000  
**Date | Contact:** Oct - 25  
B.McKown & E.Robison

# INDUSTRIAL

## Current Investment Offerings – Over \$300 Million in Market and Under Contract



### 1100 Intervale

**Market:** Roanoke, VA

**Opportunity:** 170,000 SF single tenant distribution center with seven years of term, located off I-81

**Status:** Sold for \$11,550,000

**Date | Contact:** Oct-25 | B.McKown



### 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



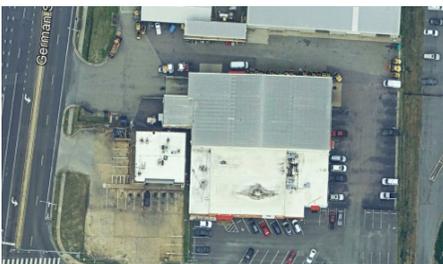
### Hathaway Paper Sale Leaseback

**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



### 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

# OFFICE

## Current Investment Offerings – Over \$300 Million in Market and Under Contract



### Crossroads

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**Market:** Roanoke, VA

**Opportunity:** Former Advance Auto HQ | 18 acre redevelopment opportunity

**Status:** Under Contract

**Contact:** Catharine Spangler



### 440 Monticello Avenue

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**Market:** Hampton Roads, VA

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

**Status:** Sold

**Date | Contact:** Nov-25 | E.Robison



### Deep Run 3

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**Market:** Richmond, VA

**Opportunity:** 355,253 SF, Class A office building, 83% leased, Fortune 500 tenant anchored

**Status:** Sold for \$31,000,000

**Date | Contact:** Sept-25 | E.Robison



### 1000 Boulders Parkway

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**Market:** Richmond, VA

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

**Status:** Sold for \$9,000,000

**Date | Contact:** Jun-25 | B.McKown

# MULTIFAMILY

## Current Investment Offerings – Over \$300 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:** Marketing

**Contact:** Bo McKown



### 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:** Sold for \$7,000,000

**Date | Contact:** Dec-25 | C.Taylor, CCIM



### Walnut Knoll Apartments

**Market:** Roanoke, VA

**Opportunity:** 18-unit renovated apartment community near Carillion

**Status:** Sold for \$1,710,000

**Date | Contact:** Oct-25 | C.Taylor, CCIM



### Kerner Avenue Portfolio

**Market:** Salem, VA

**Opportunity:** Three building, 12-unit multifamily assemblage in Salem, VA

**Status:** Sold for \$1,324,575

**Date | Contact:** Oct-25 | C.Taylor, CCIM



### Stonegate & Hounds Chase Apartments

**Market:** Roanoke, VA

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

**Status:** Sold for \$6,269,000

**Date | Contact:** Jul-25 | C.Taylor, CCIM



### The View at 777

**Market:** Salem, VA

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

**Status:** Sold for \$8,910,000

**Date | Contact:** Jun-25 | C.Taylor, CCIM



### Summercrest Apartments

**Market:** Waynesboro, VA

**Opportunity:** 92-unit value-add apartment community

**Status:** Sold for \$6,400,000

**Date | Contact:** May-25 | C.Taylor, CCIM



### 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

# RETAIL

## Current Investment Offerings – Over \$300 Million in Market and Under Contract



**Villages at Kiln Creek**

**Market:** Yorktown, VA

**Opportunity:** 100% leased, service oriented neighborhood center, shadowed by high performing Kroger

**Status:** Marketing

**Contact:** Catharine Spangler



**4914 W. Broad Street**

**Market:** Richmond, VA

**Opportunity:** Near term, below market rents, directly across from Willow Lawn

**Status:** Marketing

**Contact:** Catharine Spangler



**Kings Fairground Plaza**

**Market:** Danville, VA

**Opportunity:** 69% leased Tractor Supply & Ollie's anchored center with upside

**Status:** Marketing

**Contact:** Catharine Spangler



**Royal Plaza**

**Market:** Front Royal, VA

**Opportunity:** 232,447 SF grocery anchored opportunity with significant upside

**Status:** Sold for \$22,500,000

**Date | Contact:** Mar-26 | C.Spangler



**Shoppes at Forest Hill**

**Market:** Richmond, VA

**Opportunity:** 100% leased unanchored strip center with staggered lease expirations

**Status:** Sold for \$2,650,000

**Date | Contact:** Jan-26 | C.Spangler



**Shoppes at River Forest**

**Market:** Richmond, VA

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

**Status:** Sold for \$8,875,000

**Date | Contact:** Nov-25 | C.Spangler



**Emporia Marketplace**

**Market:** Emporia, VA

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

**Status:** Sold for \$7,600,000

**Date | Contact:** Oct-25 | C.Spangler



**Virginia Center Station**

**Market:** Richmond, VA

**Opportunity:** 100% leased, Chipotle anchored strip center

**Status:** Sold for \$6,400,000

**Date | Contact:** Jun-25 | C. Spangler



**Staples Mill Plaza**

**Market:** Richmond, VA

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

**Status:** Sold

**Date | Contact:** May-25 | C. Spangler

Current Investment Offerings – Over \$300 Million in Market and Under Contract



**Airport Auto**

**Market:** Charlottesville, VA  
**Opportunity:** Long term sale leaseback opportunity with 40 year operator  
**Status:** Marketing  
**Contact:** Catharine Spangler



**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



**Family Dollar Dollar Tree Portfolio**

**Market:** Southwest, VA  
**Opportunity:** Two newly constructed, credit rated net lease opportunities with fresh 10 year terms.  
**Status:** Marketing  
**Contact:** Catharine Spangler



**Forest Hill Wawa**

**Market:** Richmond, VA  
**Opportunity:** Proven ground leased Wawa with 16.5 years of term remaining. 7% escalation in 2027  
**Status:** Under Contract  
**Contact:** Catharine Spangler



**Wytheville First Bank and Trust**

**Market:** Roanoke, VA  
**Opportunity:** Absolute NNN leased bank branch with 12.5 years of term remaining  
**Status:** Sold for \$2,650,000  
**Date | Contact:** Mar-26 | C.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-25 | C.Spangler

For more information, contact:

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**THALHIMER**