



Airport Business Center

Market: Virginia Beach, VA

Opportunity: 65,000 SF shallow bay industrial asset near Port

of Virginia and Norfolk International Airport

Status: Marketing

Contact: E. Robison & B. McKown



1100 Intervale

Market: Roanoke, VA

Opportunity: 170,000 SF single tenant

distribution center with seven years WALT, located

off I-81

Status: Under Contract

Contact: Bo McKown



Hampton Roads Industrial Flex Port-

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



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

Eastport Industrial Park

Market: Richmond, VA

Opportunity: Eight-building, 92%

leased, 1M SF shallow bay portfolio near airport

Status: Under Contract

Contact: B.McKown & 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



Windsor V

Market: Richmond, VA

Opportunity: 100% leased Class A Flex

Industrial asset located

off I-95

Status: Under Contract

Contact: E. Robison & B. McKown



STNL-IOS Clean Harbors

Market: Norfolk, VA

Opportunity: STNL, IOS, 5 year NNN

lease with publicly traded company

Status: Sold for \$2,541,954

Contact: July-25 | Clark Simpson



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



107 E. Street

Market: Hampton, VA

Opportunity: Single tenant, 13,000 SF industrial building with

+3 acres IOS

Status: Pre-Marketing
Contact Erik Conradi



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



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



Copeland Business Centre

Market: Hampton, VA

Opportunity: 20,000 SF flex

warehouse in Copeland Industrial Park, 100% leased to nine tenants

Status: Under Contract

Contact Erik Conradi



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



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



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

OFFICE

Current Investment Offerings - Over \$410 Million in Market and Under Contract



Crossroads

Market: Roanoke, VA

Opportunity: Former Advance Auto HQ | 18 acre redevelop-

ment opportunity

Status: Marketing

Contact Catharine Spangler



1000 Boulders Parkway

Market: Richmond, VA

100% leased medical Opportunity: office investment with

8.0 years of WALT

Sold for \$9,000,000 Status:

Date | Contact: Jun-25 | B.McKown



440 Monticello Avenue

Market: Hampton Roads, VA

Opportunity: \$45 million matured loan

> secured by a 259K SF, 59% leased trophy office

Under Agreement Status:

Contact: Eric Robison



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



555 S. 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: Sold for \$8,200,000

Date | Contact: Jul-25 | Clark Simpson



Eagle Village

Market: Fredericksburg, VA

66,000 SF asset across Opportunity:

from UMW, part of mixed-use development w/ student housing, hotel, and grocery anchored retail

Sold for \$14,000,000 Status:

Date | Contact: Jun-24 | E.Robison



Meyers Corner MHP

Market: Fishersville, VA

Opportunity: 25 tenant-owned homes with three single-family

homes and improvements ready for an additional 4 mobile homes

Status: Pre-Marketing
Contact: Erik Conradi



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: Under Contract
Contact: Clay Taylor, CCIM



Madison Heights Town Center Apts

Market: Lynchburg, VA

Opportunity: 108 new construction luxury apartments in a

master-planned com-

munity

Status: Marketing

Contact: Clay Taylor, CCIM



Walnut Knoll Apartments

Market: Roanoke, VA

Opportunity: 18-unit renovated apartment community near

Carillion

Status: Under Contract

Contact: Clay 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



Arch Mobile Home Park

Market: Newport News, VA

Opportunity: 30-pad mobile home

park with all tenantowned 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: Under Contract

Contact: Clark Simpson



The View at 777

Market: Salem, VA

Opportunity: Renovated 72-unit

apartment community with attractive assum-

able financing

Status: Sold for \$8,910,000

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



570 W. Ocean View Avenue

Market: Norfolk. VA

Opportunity: Eight unit apartment

building on Chesapeake

Bay

Status: Sold for \$1,460,000

Contact: Jun-25 | Clark 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



Briskwood

Market: Roanoke. VA

Opportunity: 15-unit apartment

building in Roanoke's historic Old SW neigh-

borhood

Status: Sold for \$1,562,000

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



Summercrest Apartments

Market: Waynesboro, VA

Opportunity: 92-unit value-add apart-

ment community

Status: Sold for \$6,400,000

Date | Contact: May-25 | 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



1523 Compton Street NW

Market: Roanoke, VA

Opportunity: 17-unit, value-add apart-

ment community near

downtown

Status: Sold for \$1,076,000

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



602 Day Ave SW

Market: Roanoke, VA

Opportunity: 17-unit apartment build-

ing 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



Kings Fairground Plaza

Market: Danville, VA

Opportunity: 69% leased Tractor Sup-

ply & Ollie's anchored center with upside

Status: Marketing

Contact: Catharine Spangler



Emporia Marketplace

Market: Emporia, VA

Opportunity: High performing Food

Lion anchored center with subdivided outparcel opportunity

Status: Under Contract

Contact: Catharine Spangler



Staples Mill Plaza

Market: Richmond, VA

Opportunity: 94% leased Food Lion

anchored center with 10 years of anchor term

Status: Sold

Contact: May-25 | C. 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



Shoppes at River Forest

Market: Richmond, VA

Opportunity: 95% leased Walmart

Shadow Anchored strip center along primary commercial corridor

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

Apr-25 | C. Simpson

T.J. Maxx

Status: Sold for \$7,300,000

Contact:



1408 Richmond Road

Market: Williamsburg, VA

Opportunity: Premier develop/rede-

velopment opportunity in the City of Williamsburg with existing inplace cashflow

Status: Marketing

Contact: Erik Conradi



Virginia Center Station

Market: Richmond, VA

Opportunity: 100% leased, Chipotle

anchored strip center

Status: Sold for \$6,400,000

Contact: Jun-25 | C. Spangler



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



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



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



Family Dollar Dollar Tree Porfolio

Market: Southwest, VA

Opportunity: Two newly constructed,

credit rated net lease opportunities with fresh

10 year terms.

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



STNL - Two - Dollar General Marketplace

Market: Elm City, NC

Opportunity: Two Brand New Dollar

General 15-Year Absolute Net Leased Properties

Status: Sold for \$4,00,000

Date: May-25

Contact: C. Simpson & E. Conradi



5th Street Wawa

Market: Charlottesville, VA

Opportunity: Brand new, 20-year

Wawa ground lease with escalations

Status: Marketing

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: 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-25 | C.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



STNL - PetSmart OBX - NNN

Market: Nags Head, NC

Opportunity: STNL Leased Property

- Current Term Expires September 2030

Status: Under Contract

Contact: C. Simpson | E. Conradi



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:

Eric Robison

President 804 697 3475 eric.robison@thalhimer.com

Catharine Spangler

Senior Vice President 804 344 7140 catharine.spangler@thalhimer.com

Clark Simpson

Senior Vice President 757 213 4144 clark.simpson@thalhimer.com

Clay Taylor, CCIM

Senior Vice President 540 767 3019 clay.taylor@thalhimer.com

Bo McKown

Senior Vice President 804 697 3420 bo.mckown@thalhimer.com

Erik Conradi

Senior Associate 757 213 4164 erik.conradi@thalhimer.com

Mac Ukrop

Financial Analyst 804 344 7171 mac.ukrop@thalhimer.com

Jessica Baldwin

Client Coordinator 804 697 3439 jessica.baldwin@thalhimer.com

thalhimer.com

