



CUSHMAN &
WAKEFIELD

THALHIMER

4th Quarter 2025
Updated November 2025

CAPITAL MARKETS
**Investment
Offerings**



INDUSTRIAL

Current Investment Offerings – Over \$295 Million in Market and Under Contract



OJG Distribution Center

Market: South Hill, VA
Opportunity: 635K SF regional distribution center

Status: Pre-Marketing
Contact: Bo McKown



Almeda Manufacturing Center

Market: Norfolk, VA
Opportunity: Infill, 24K SF defense contractor HQ with heavy power

Status: Pre-Marketing
Contact: Bo McKown



3320 Tait Terrace

Market: Norfolk, VA
Opportunity: 38,923 SF, 100% leased multi-tenant industrial property located in the central Norfolk industrial submarket

Status: Marketing
Contact: Clark Simpson



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



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



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



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



STNL-IOS Clean Harbors

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

Status: Sold for \$2,541,954
Date | Contact: July-25 | C.Simpson

INDUSTRIAL

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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



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



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 \$295 Million in Market and Under Contract



Crossroads

Market: Roanoke, VA

Opportunity: Former Advance Auto HQ | 18 acre redevelopment opportunity

Status: Under Contract

Contact: Catharine Spangler



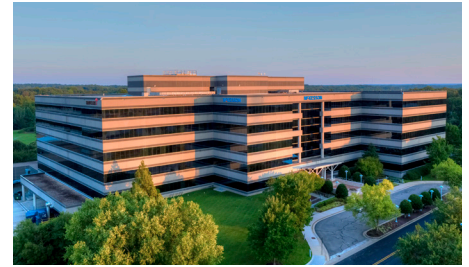
440 Monticello Avenue

Market: Hampton Roads, VA

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

Status: Under Contract

Contact: Eric Robison



Deep Run 3

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



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 | C.Simpson



1000 Boulders Parkway

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



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

MULTIFAMILY

Current Investment Offerings – Over \$295 Million in Market and Under Contract



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: Clark Simpson



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: Clark Simpson



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: Negotiating Contract

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



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



Portsmouth Multifamily Portfolio

Market: Portsmouth, VA

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

Status: Sold for \$3,300,000

Date | Contact: Aug-25 | C.Simpson



570 W. Ocean View Avenue

Market: Norfolk, VA

Opportunity: Eight unit apartment building on Chesapeake Bay

Status: Sold for \$1,460,000

Date | Contact: Jun-25 | C.Simpson



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

MULTIFAMILY

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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



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



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



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



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

RETAIL

Current Investment Offerings – Over \$295 Million in Market and Under Contract



T-Mobile | Geico Strip Center

Market: Virginia Beach, VA

Opportunity: Two tenant well located strip center in Virginia Beach Town Center sub-market with below market rents

Status: Pre-Marketing

Contact: Clark Simpson



Kings Fairground Plaza

Market: Danville, VA

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

Status: Marketing

Contact: Catharine Spangler



Shoppes at Forest Hill

Market: Richmond, VA

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

Status: Under Contract

Contact: Catharine 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



Satterfield Landing Shopping Center

Market: Nags Head, NC

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

Status: Sold for \$7,300,000

Date | Contact: Apr-25 | C. 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

RETAIL

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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

Current Investment Offerings – Over \$295 Million in Market and Under Contract



Forest Hill Wawa

Market: Richmond, VA

Opportunity: Proven ground leased Wawa with 16.5 years of term remaining. 7% escalation in 2027

Status: Pre-Marketing

Contact: Catharine Spangler



Chick-Fil-A

Market: Virginia Beach, VA

Opportunity: Below market Chick-Fil-A ground lease

Status: Pre-Marketing

Contact: Clark Simpson



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



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



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: Sold for \$5,600,000

Date | Contact: Nov-25 | C.Simpson



STNL - PetSmart OBX - NNN

Market: Nags Head, NC

Opportunity: STNL Leased Property – Current Term Expires September 2030

Status: Sold for \$3,650,000

Date | Contact: Sept-25 | C.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 | Contact: May-25 | C.Simpson

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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



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

For more information, contact:

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