

CAPITAL MARKETS
**Investment
Offerings**

INDUSTRIAL

Current Investment Offerings – Over \$375 Million in Market and Under Contract



Rowe Manufacturing Center

Market: Roanoke, VA

Opportunity: 15-year, single tenant manufacturing and IOS asset located off I-81

Status: Marketing

Contact: Bo McKown



750 Harris Street

Market: Charlottesville, VA

Opportunity: 95% leased, flex asset comprised of retail, industrial, and government office users

Status: Marketing

Contact: Catharine Spangler



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: Negotiating PSA

Contact: Bo McKown



Richmond Trade Center

Market: Richmond, VA

Opportunity: Five building, 1.03 MSF, 75% leased, Class A warehouse portfolio

Status: Sold for \$108,000,000

Date | Contact: Sept-26 | B.McKown



Ward Court Distribution Center

Market: Virginia Beach, VA

Opportunity: 50% leased value-add distribution asset

Status: Sold for \$12,700,000

Date | Contact: Aug-26 | B.McKown



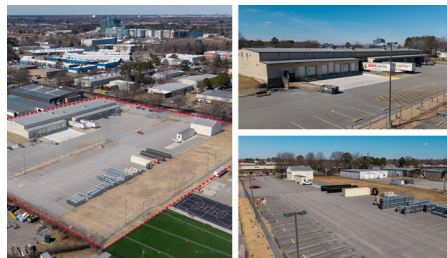
Rowe Furniture Distribution Center

Market: Roanoke, VA

Opportunity: 378,000 SF, single tenant distribution center; 15-year absolute NNN lease

Status: Sold for \$32,000,000

Date | Contact: Aug-26 | B.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: Sold for \$9,100,000

Date | Contact: Jul-26 | B.McKown



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

INDUSTRIAL

Current Investment Offerings – Over \$375 Million in Market and Under Contract



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 | 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



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 |B.McKown

Current Investment Offerings – Over \$375 Million in Market and Under Contract



Ironbridge Medical Center

Market:	Richmond, VA
Opportunity:	88% leased, multi-tenant medical office asset with 3.5 years WALT
Status:	Marketing
Contact:	Bo McKown



440 Monticello Avenue

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

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

MULTIFAMILY

Current Investment Offerings – Over \$375 Million in Market and Under Contract



Carefree Place

Market: Roanoke, VA

Opportunity: 28-unit value-add, elevator-served apartment community in North Roanoke County with in-place renovation upside

Status: Marketing

Contact: Clay Taylor, CCIM



Oak Grove Village | Stone Ridge Apts.

Market: Roanoke, VA

Opportunity: 72-unit value-add multifamily portfolio along Roanoke's affluent Route 419 corridor with below-market rents

Status: Marketing

Contact: Clay Taylor, CCIM



The Flats at Rutgers

Market: Roanoke, VA

Opportunity: 102-unit workforce apartment community, significant renovations, assumable agency financing

Status: Marketing

Contact: Clay Taylor, CCIM



McCausland Ridge Apartments

Market: Lynchburg, VA

Opportunity: 114-unit value-add apartment community

Status: Under Contract

Contact: Clay Taylor, CCIM



Union Street Townhomes

Market: Salem, VA

Opportunity: 12 renovated apartments in desirable Salem, VA submarket

Status: Sold for \$1,650,000

Date | Contact: Sept-26 | C.Taylor, CCIM



SW Roanoke County Duplex Portfolio

Market: Roanoke, VA

Opportunity: Portfolio of nine contiguous duplexes with significant upside in an affluent SW Roanoke County location

Status: Sold for \$2,450,000

Date | Contact: Aug-26 | C.Taylor, CCIM



Green Meadow Lane Apartments

Market: Rocky Mount, VA

Opportunity: 18-unit workforce housing community

Status: Sold for \$1,010,000

Date | Contact: Jun-26 | C.Taylor, CCIM



Roanoke Portfolio

Market: Roanoke, VA

Opportunity: Three property, multifamily portfolio in Roanoke County totaling 35 units

Status: Sold for \$3,051,500

Date | Contact: Mar-26 | C.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: Sold for \$7,000,000

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

MULTIFAMILY

Current Investment Offerings – Over \$375 Million in Market and Under Contract



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

RETAIL

Current Investment Offerings – Over \$375 Million in Market and Under Contract



Springer Plaza

Market: Richmond, VA

Opportunity: Ollie's and Dollar Tree anchored retail center with below market rents

Status: Pre-Marketing

Contact: Catharine Spangler



4914 W. Broad Street

Market: Richmond, VA

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

Status: Negotiating PSA

Contact: Catharine Spangler



Villages at Kiln Creek

Market: Yorktown, VA

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

Status: Sold

Date | Contact: Sept-26 | C.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

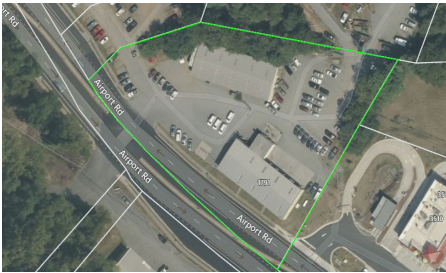
Market: Emporia, VA

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

Status: Sold for \$7,600,000

Date | Contact: Oct-25 | C.Spangler

Current Investment Offerings – Over \$375 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



Tri-County Feeds

Market: Middleburg, VA

Opportunity: 15 year, absolute net sale leaseback

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 Portfolio

Market: Southwest, VA

Opportunity: Two newly constructed, net lease opportunities with fresh 10 year terms.

Status: Marketing

Contact: Catharine Spangler



Dollar Tree

Market: Richmond, VA

Opportunity: NNN Dollar Tree location in dominant suburban trade area

Status: Under Contract

Contact: Catharine Spangler



Sandston Wawa

Market: Richmond, VA

Opportunity: Brand new, 20-year Wawa ground lease

Status: Sold for \$3,434,000

Date | Contact: Jul-26 | C.Spangler



5th Street Wawa

Market: Charlottesville, VA

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

Status: Sold for \$9,100,000

Date | Contact: May-26 | C.Spangler



Forest Hill Wawa

Market: Richmond, VA

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

Status: Sold for \$5,000,000

Date | Contact: Apr-26 | C.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

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

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

Tim Weitzel

Vice President
757 213 4145
tim.weitzel@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

Fourth Quarter 2026

October 2026



CUSHMAN &
WAKEFIELD

THALHIMER