

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New Construction | 20-Year Lease | Part of Stony Run Commons | Strong Demographics



10310 Washington Highway | Glen Allen, Virginia

**RICHMOND** MSA

REPRESENTATIVE PHOTO



**EXCLUSIVELY MARKETED BY**



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**NATIONAL NET LEASE**

Principal Broker: Andrew Fallon, SRS National Net Lease Group, LP | VA License No. #0225193951

# OFFERING SUMMARY



## OFFERING

|                             |             |
|-----------------------------|-------------|
| <b>Pricing</b>              | \$4,310,000 |
| <b>Net Operating Income</b> | \$187,500   |
| <b>Cap Rate</b>             | 4.35%       |

## PROPERTY SPECIFICATIONS

|                                  |                                                             |
|----------------------------------|-------------------------------------------------------------|
| <b>Property Address</b>          | 10310 Washington Highway, Glen Allen, VA 23059              |
| <b>Rentable Area</b>             | Approx. 20,000 SF                                           |
| <b>Land Area</b>                 | 2.77 AC                                                     |
| <b>Year Built</b>                | 2026                                                        |
| <b>Tenant</b>                    | Aldi                                                        |
| <b>Guaranty</b>                  | Corporate (ALDI, Inc.)                                      |
| <b>Lease Type</b>                | Absolute NNN (Ground Lease)                                 |
| <b>Landlord Responsibilities</b> | None                                                        |
| <b>Lease Term</b>                | 20 Years                                                    |
| <b>Increases</b>                 | 10% every 5 years during the initial term<br>8% each option |
| <b>Options</b>                   | 6 (5-Year)                                                  |
| <b>Rent Commencement</b>         | Q2 2026                                                     |
| <b>Lease Expiration</b>          | Q2 2046                                                     |
| <b>ROFO/ROFR</b>                 | No                                                          |



| Tenant Name | LEASE TERM  |           |             |          | RENTAL RATES |           | Options    |
|-------------|-------------|-----------|-------------|----------|--------------|-----------|------------|
|             | Lease Start | Lease End | Begin       | Increase | Monthly      | Annually  |            |
| ALDI        | Q2 2026     | Q2 2046   | Years 1-5   | -        | \$15,625     | \$187,500 | 6 (5-Year) |
|             |             |           | Years 6-10  | 10%      | \$17,187.50  | \$206,250 |            |
|             |             |           | Years 11-15 | 10%      | \$18,906.25  | \$226,875 |            |
|             |             |           | Year 16-20  | 10%      | \$20,796.92  | \$249,563 |            |

8% Increases Beg. of Each Option

### Brand New 20-Year Lease | Corporate Guaranty | Established Tenant | Options To Extend

- ALDI recently signed a new 20-year lease with 6 (5-year) options to extend
- This corporate guaranteed lease by ALDI, Inc. features 10% rent increases every 5 years and 8% at the beginning of each option
- Aldi plans to open more than 180 new stores across 31 states by the end of 2026, for a total of 2,800 stores. This is part of a larger \$9 billion five-year investment goal to reach 3,200 stores nationwide by 2028.

### Absolute NNN Ground Lease | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Management-free investment for an investor

### Across From Target Anchored Center | Near Creeks at Virginia Centre | In Stony Run Commons

- The subject property is located in Stony Run Commons, consisting of 11 individual operators (7-Eleven, Bank of America, Panda Express, and others)
- Less than one mile north of the new residential development, Village at Virginia Center Commons & is adjacent to Northcross Center, anchored by Home Depot
- Strong tenant synergy promotes crossover shopping to the subject property

### Rare Richmond MSA Retail Opportunity | Glen Allen Submarket | High-Growth Corridor

- Generational opportunity to own commercial real estate in one of Richmonds most sought after suburban markets
- Hanover County has posted consecutive years of record population growth, driven by top-ranked schools and corporate relocations
- Dense, infill trade area with high barriers for new development & rising household incomes

### Signalized Intersection | Excellent Visibility & Access

- The asset is located at the signalized intersection of Washington Hwy and Cedar Ln with a combined 25,000 vehicles passing by daily
- Washington Hwy (Rt 1) runs between Fredericksburg and downtown Richmond, connecting the city of Richmond to many popular suburbs
- The asset has excellent visibility and 7 access points on various roads, directly off of I-95

### Local Demographics Within 5-mile Trade Area | Affluent AHHI

- More than 87,000 residents and 47,000 employees support the trade area
- Residents within 3 miles of the subject boast an AHHI of \$140,228
- Near Virginia Center Commons redevelopment (1,000+ residential units & more) and Henrico County Sports Complex

# CONSTRUCTION PHOTOS (AS OF MARCH 2026)



# CONSTRUCTION PHOTOS (AS OF MARCH 2026)



# BRAND PROFILE



## ALDI

**aldi.us**

**Company Type:** Private

**Locations:** 2,659+

ALDI is America's fastest-growing grocer, serving millions of customers across the country each month. Their disciplined approach to operating with simplicity and efficiency gives our customers great products at the lowest prices of any national grocery store. ALDI strives to have a positive impact on its customers, employees and communities by being socially and environmentally responsible, earning ALDI recognition as a leading grocer in sustainability. In addition to helping protect the planet, ALDI helps customers save time and money through convenient shopping options via in-store, curbside pickup or delivery at shop.

Aldi has announced significant expansion plans for 2026, marking its 50th year of operations in the United States.

Aldi plans to open more than 180 new stores across 31 states by the end of 2026. This is part of a larger \$9 billion five-year investment goal to reach 3,200 stores nationwide by 2028.

Source: [dm.cms.aldi.cx](https://dm.cms.aldi.cx), [stores.aldi.us](https://stores.aldi.us)



## LOCATION



Glen Allen, Virginia  
Hanover County  
Richmond MSA

## ACCESS



Washington Highway/U.S. Highway 1: 3 Access Points  
Lakeridge Parkway: 2 Access Points  
Sliding Hill Road: 1 Access Point

## TRAFFIC COUNTS



Washington Highway/U.S. Highway 1: 23,000 VPD  
Sliding Hill Road/State Highway 656: 29,000 VPD  
Interstate 95: 132,000 VPD  
Lakeridge Parkway: 6,500 VPD

## IMPROVEMENTS



There is approximately 20,000 SF of existing building area

## PARKING



There are approximately 96 parking spaces on the owned parcel.

## PARCEL



Parcel Number: 7787-36-2274  
Acres: 2.77

## CONSTRUCTION



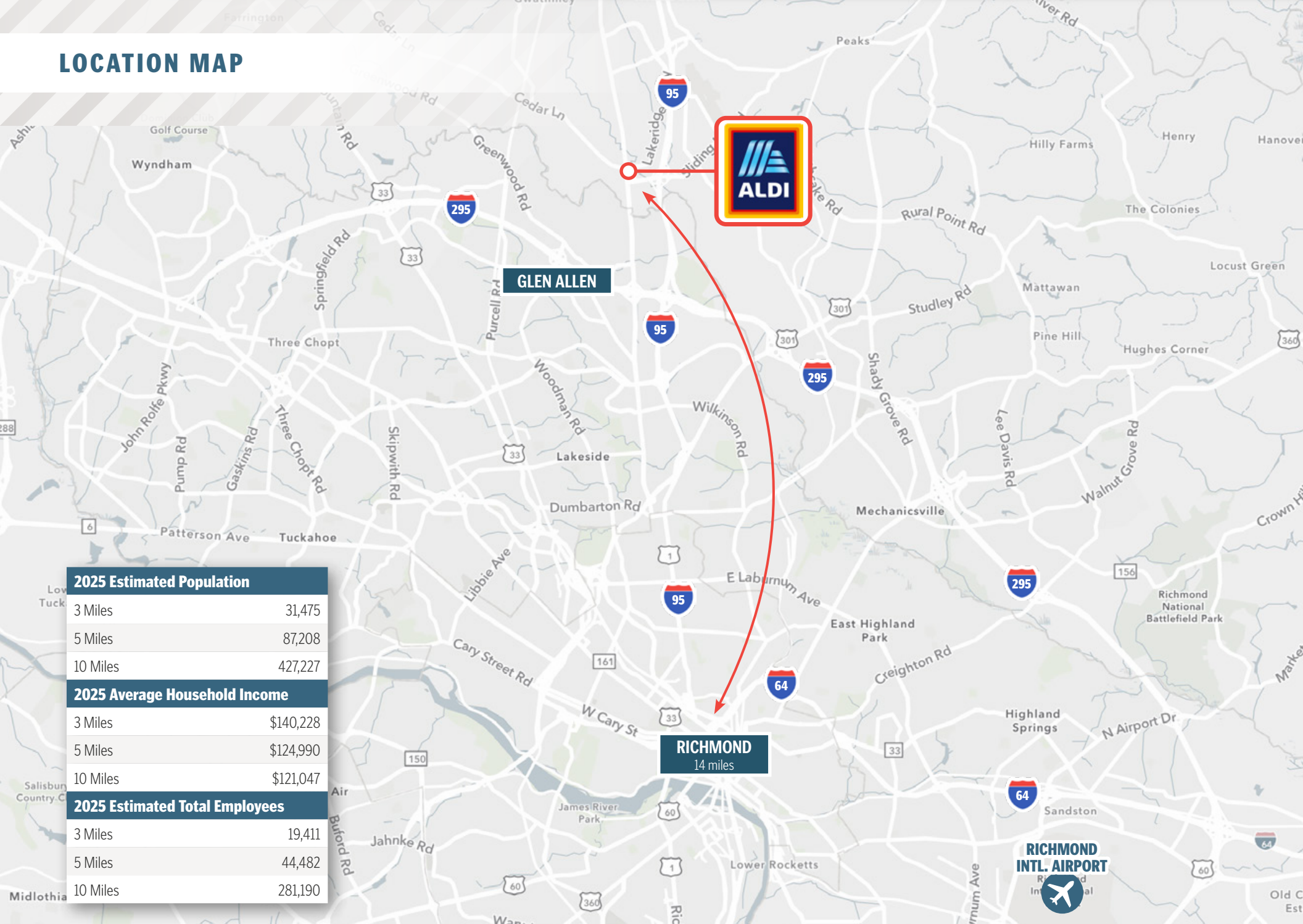
Year Built: 2026

## ZONING



Commercial

# LOCATION MAP



### 2025 Estimated Population

|          |         |
|----------|---------|
| 3 Miles  | 31,475  |
| 5 Miles  | 87,208  |
| 10 Miles | 427,227 |

### 2025 Average Household Income

|          |           |
|----------|-----------|
| 3 Miles  | \$140,228 |
| 5 Miles  | \$124,990 |
| 10 Miles | \$121,047 |

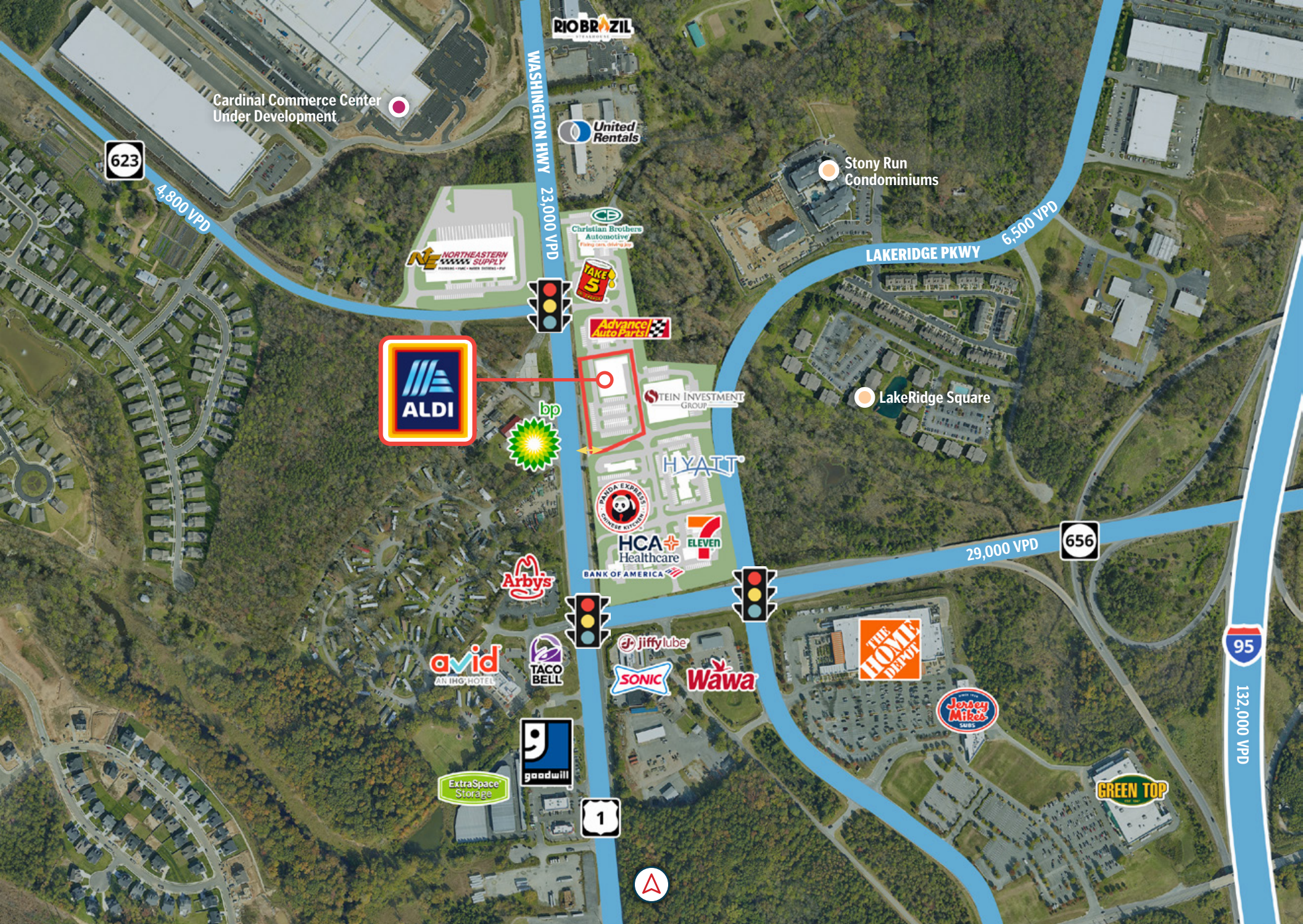
### 2025 Estimated Total Employees

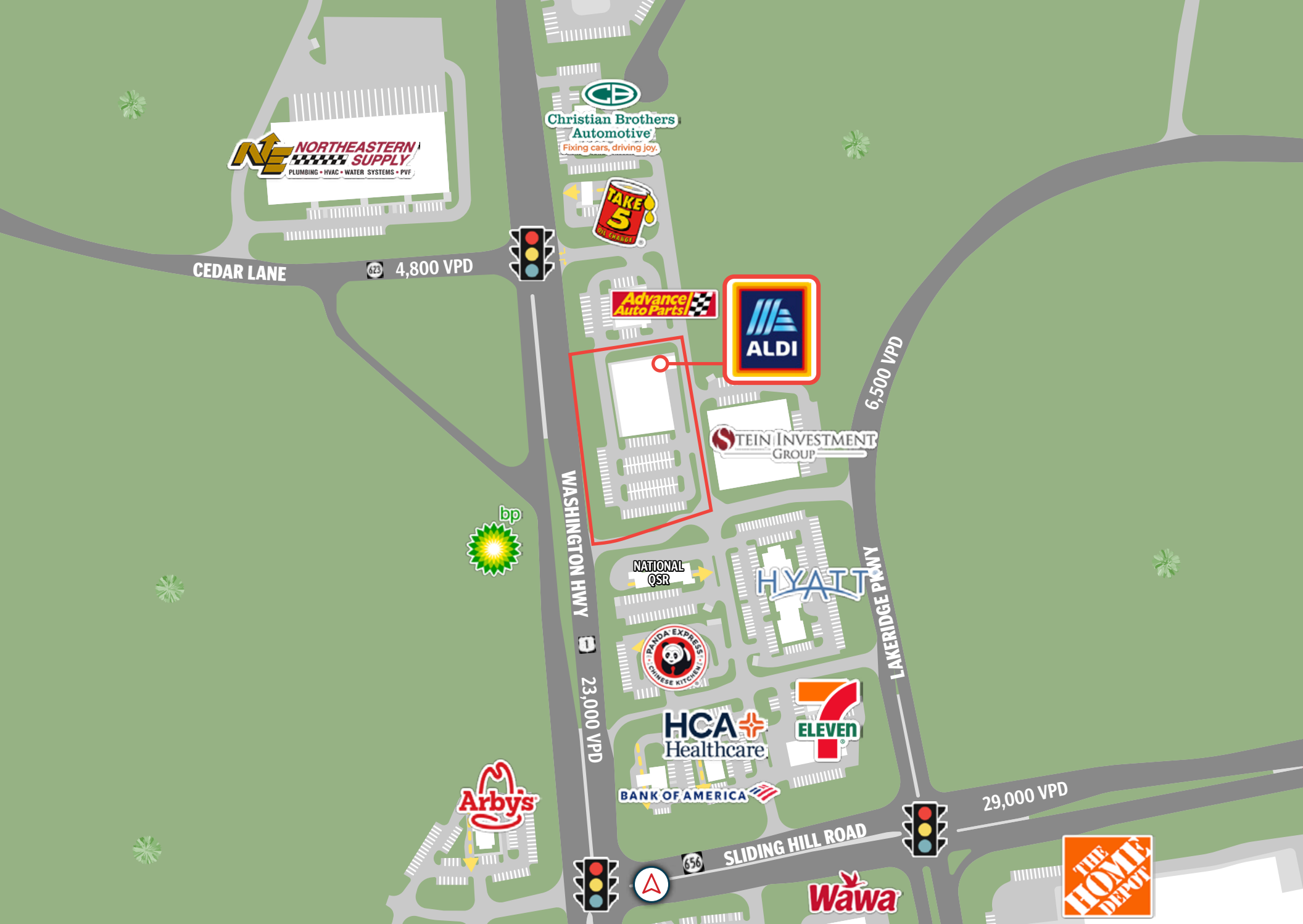
|          |         |
|----------|---------|
| 3 Miles  | 19,411  |
| 5 Miles  | 44,482  |
| 10 Miles | 281,190 |

**LOCATION HIGHLIGHTS**

- Adjacent to I-95 interchange
- Less than 1 mile from Virginia Center Commons, a new \$50 million County Sports Complex & Mixed-use village
- This corridor is swiftly emerging as a prime commercial and retail hub with a dynamic mix of national tenants
- A significant Wegmans distribution center (~1 million sq ft on 218 acres) is located a few miles away, signaling broader logistics/ industrial growth and enhancing the area's economic value









|                                         | 3 Miles   | 5 Miles   | 10 Miles  |
|-----------------------------------------|-----------|-----------|-----------|
| <b>Population</b>                       |           |           |           |
| 2025 Estimated Population               | 31,475    | 87,208    | 427,227   |
| 2030 Projected Population               | 32,471    | 89,639    | 437,715   |
| 2025 Median Age                         | 41.4      | 42.3      | 39        |
| <b>Households &amp; Growth</b>          |           |           |           |
| 2025 Estimated Households               | 11,826    | 33,893    | 173,844   |
| 2030 Projected Households               | 12,213    | 34,792    | 178,328   |
| <b>Income</b>                           |           |           |           |
| 2025 Estimated Average Household Income | \$140,228 | \$124,990 | \$121,190 |
| 2025 Estimated Median Household Income  | \$111,467 | \$104,085 | \$93,879  |
| <b>Businesses &amp; Employees</b>       |           |           |           |
| 2025 Estimated Total Businesses         | 1,483     | 4,344     | 25,039    |
| 2025 Estimated Total Employees          | 19,411    | 44,482    | 281,190   |



## GLEN ALLEN, VIRGINIA

Glen Allen, Virginia, is a suburban community located just north of Richmond, the state capital. The Glen Allen CDP had a population of 17,270 as of July 1, 2025. Glen Allen is located about 15–20 minutes north of downtown Richmond, offering easy access to the city’s business districts and cultural attractions. Surrounding communities include Ashland to the north and Short Pump to the west, both popular areas with their own suburban amenities. Major routes like I-95 and I-295 provide quick access to the region and beyond, including Washington, D.C., about a two-hour drive north.

The local economy is strong and diversified, with businesses ranging from healthcare, retail, and education to finance and manufacturing. Glen Allen is home to several corporate offices, including Capital One, which has a large campus in the area. The community benefits from being close to Richmond, which offers a wider range of employment opportunities, particularly in state government, law, and the arts.

Glen Allen boasts several parks and recreational facilities, including Crump Park and Meadow Farm Museum, which offer walking trails, playgrounds, and historical exhibits. Echo Lake Park is another popular spot for fishing and outdoor picnics. The area is near Short Pump Town Center, a major shopping destination with a variety of upscale retailers, dining options, and entertainment venues. Glen Allen itself also has numerous local shops and restaurants. The Cultural Arts Center at Glen Allen hosts art exhibits, music performances, and community events. Richmond, just a short drive away, provides a broader array of cultural activities, including museums, theaters, and historical sites.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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