

retail FOR SALE



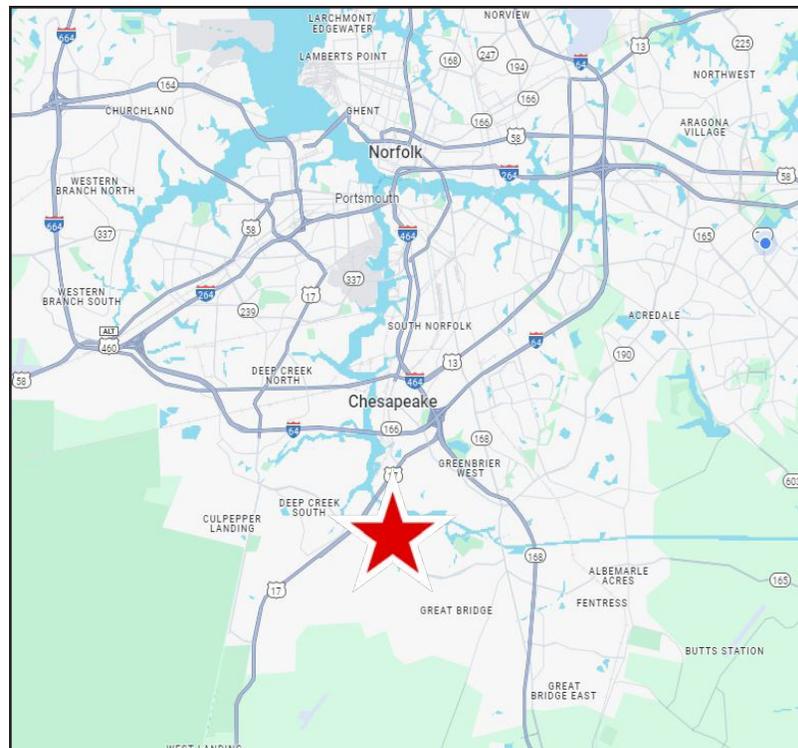
Heartland Dental | 1225 Cedar Road, Chesapeake, VA 23322

SALE PRICE: \$3,445,920.00 (5% CAP)

PROPERTY FEATURES:

- **±4,786 SF single tenant building located in the heart of Great Bridge/Cedar Road corridor in Chesapeake!**
- **Excellent visibility; over 32K VPD on Cedar Road!**
- **Easy accessibility** via the new Veterans Memorial Bridge which connects to I-64, I-464, and the Chesapeake Expressway with Monument Signage
- **Less than 1 mile from Publix (0.7 miles)**, Tidewater Community College Campus & Chesapeake Municipal Center on Albemarle Road.
- **High residential growth projections, high household income & median home values, high daytime population**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	9,403	52,067	123,961
Avg. HH Income	\$181,425	\$145,744	\$130,346
Households	3,413	18,862	45,773



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OFFERING SUMMARY

SALE PRICE: \$3,445,920.00 (5% CAP)

NOI	\$172,296.00
RENTABLE SQ. FT.	4,786
YEAR BUILT	2026
LOT SIZE (AC)	0.879
TENANT TRADE NAME	Heartland Dental
GUARANTOR	Corporate
LEASE TYPE	Absolute NNN Lease
LEASE TERM	10 Years
RENT COMMENCEMENT DATE	
LEASE EXPIRATION DATE	
TERM REMAINING ON LEASE	10 Years
RENT INCREASES	10% Increases Every 5 Years, including Renewal Options
NUMBER OF OPTIONS	3-5 Year Options
TENANT RESPONSIBILITIES	Taxes, Insurance, Utilities, Limited HVAC
LANDLORD RESPONSIBILITIES	Structural Components, Roof, Parking Lot, Limited HVAC



SITE PLAN

