



RETAIL  
PROPERTY  
**FOR SALE**

# TOWNE POINT SHOPPES

3545-3590 TOWNE POINT ROAD, PORTSMOUTH, VA 23703

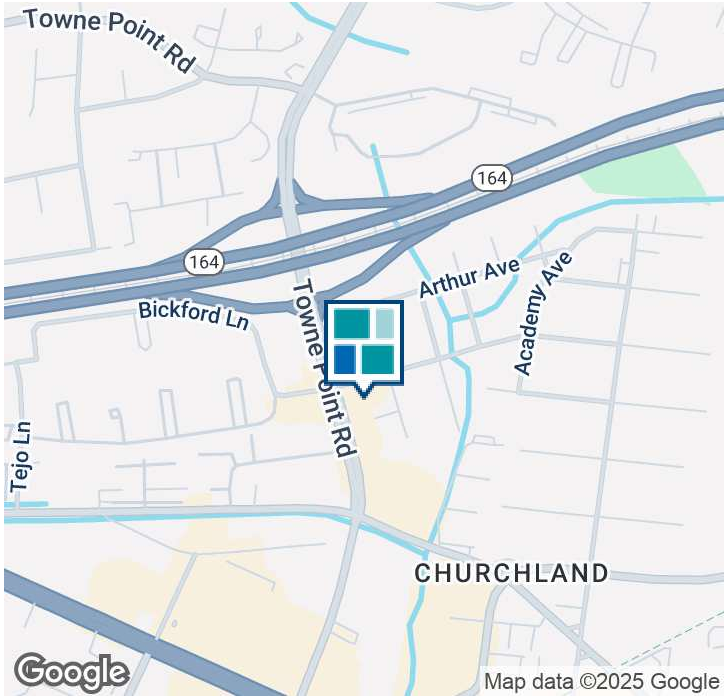


Owner/Agent  
Managed and Leased by KPM LLC

**CHRIS GOOD, CCIM**

757.513.2500  
chrisg@kotarides.com

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- Early renewal with the US Post Office Churchland Station, lease through 2030
- 21,478 SF shopping center on 2.19 Acres
- Professionally managed, retail asset located in the Churchland area of Portsmouth immediately off the 164 bypass
- Signalized intersection with pylon sign
- Newly built Royal Farms and Ocean Storage next door representing new investments in this trade area

OFFERING SUMMARY

Sale Price:	\$4,233,124.32
Cap Rate:	6%
Building Size:	21,478 SF
Effective Gross Income:	\$373,927.88
Total Operating Expenses:	\$119,940.42
Total Net Operating Income:	\$253,987.46

## DISCLAIMER

### **KPM, LLC REPRESENTS THE OWNER.**

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



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