



OFFERING MEMORANDUM

SOUTH TOWNE CENTER

235-239 South St. & 423 Hill St.
Front Royal, VA 22630

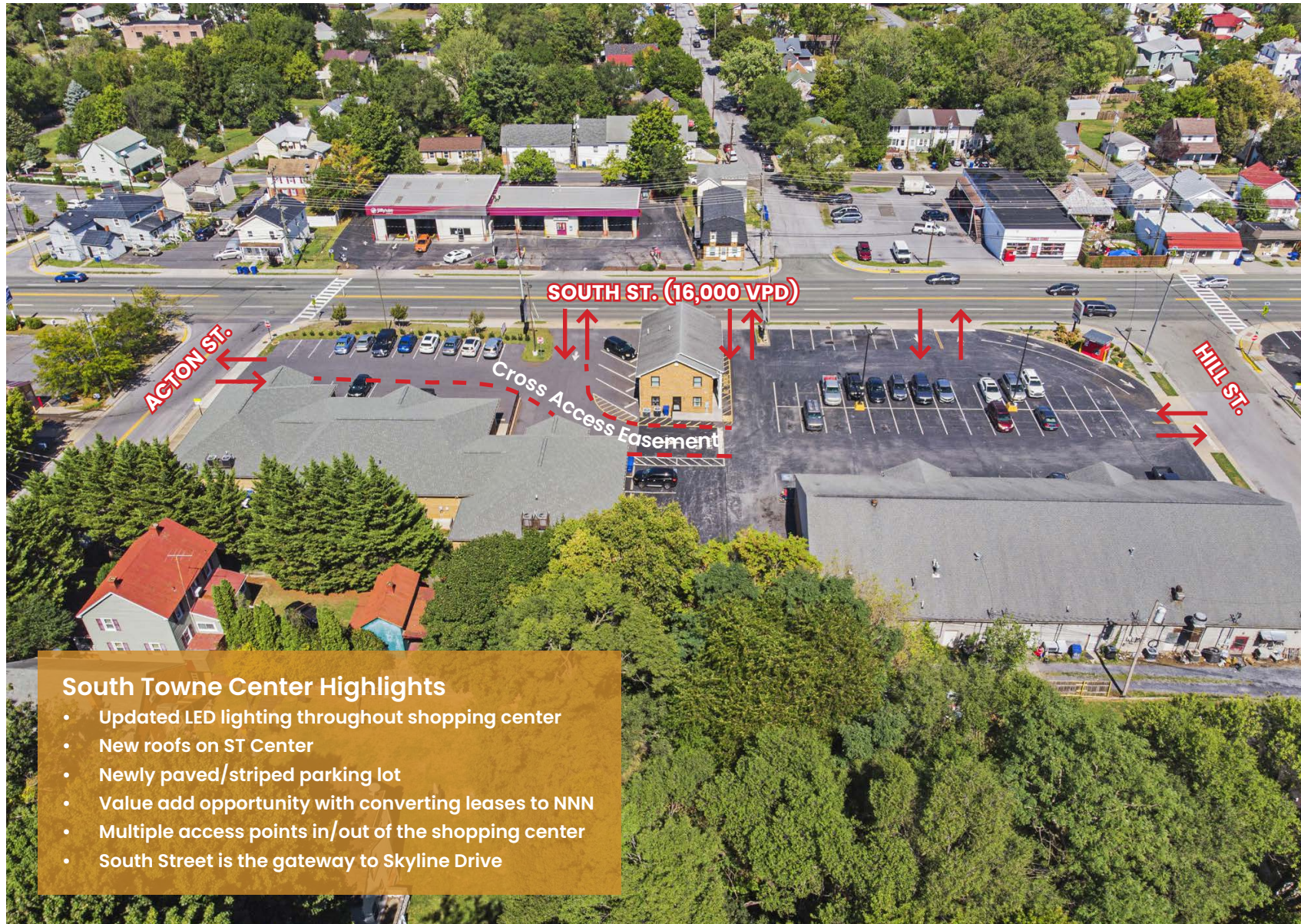


PROPERTY OVERVIEW



REAL ESTATE INVESTMENT AND MANAGEMENT





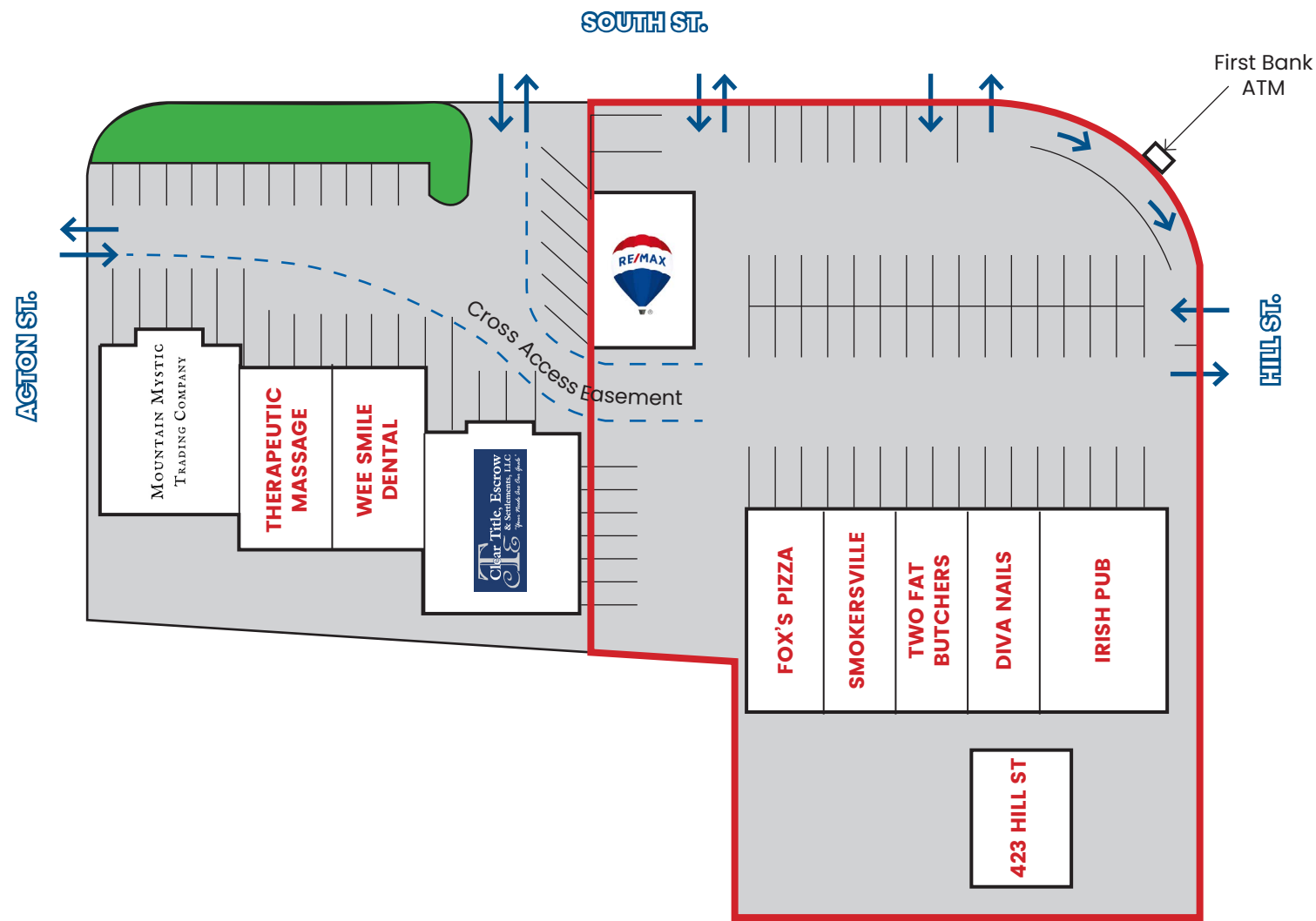
RETAIL MAP



SITE PLAN



REAL ESTATE INVESTMENT AND MANAGEMENT



OFFERING SUMMARY



REAL ESTATE INVESTMENT AND MANAGEMENT

PRICE	\$2,950,000
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CURRENT NOI	\$197,373
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CAP RATE	6.7%
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COMMERCIAL SF	11,100 sf
RESIDENTIAL SF	1,170 sf
TOTAL RENTABLE SF	12,270 sf

LOT SIZE	1.20 acres
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YEAR BUILT	1988
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ZONING	C-1
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PARKING	62 spaces +/-
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C-1; ZONING COMMERCIAL / INDUSTRIAL

This district is intended for areas suitable for the conduct of general business not characterized by either constant heavy trucking or nuisance factors and to which the public requires direct and frequent access.



INVESTMENT HIGHLIGHTS



REAL ESTATE INVESTMENT AND MANAGEMENT

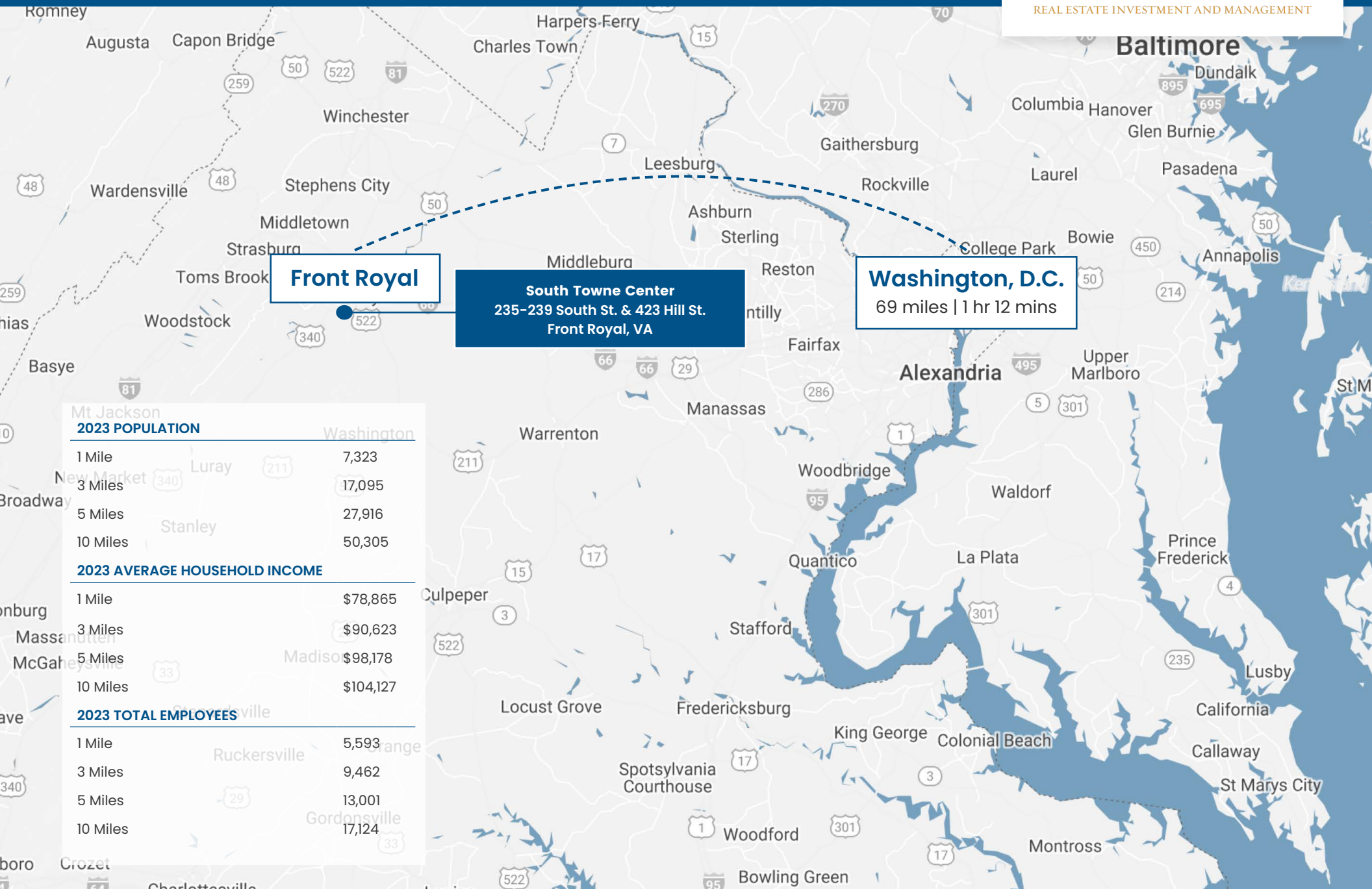


Front Royal is in the picturesque Shenandoah Valley of Virginia. This charming town has experienced significant growth and development in its commercial real estate sector in recent years. With its proximity to major transportation routes, including Interstate 66 and U.S. Route 340, Front Royal is well-connected to the Washington, D.C. metropolitan area, making it a prime choice for businesses seeking both accessibility and a serene, small-town atmosphere. Investors and entrepreneurs are drawn to Front Royal for its affordability compared to larger metropolitan areas. As the region continues to attract businesses seeking a blend of modern amenities and a scenic backdrop, Front Royal's commercial real estate market is poised for continued expansion and success.

LOCATION MAP



REAL ESTATE INVESTMENT AND MANAGEMENT



DEMOGRAPHICS

2023 SUMMARY	1 Miles	3 Miles	5 Miles	10 Miles
Population	7,323	17,095	27,916	50,305
Households	3,044	6,668	10,688	19,251
Families	1,786	4,244	7,086	12,992
Average Household Size	2.37	2.52	2.55	2.55
Owner Occupied Housing Units	1,696	4,338	7,789	15,198
Renter Occupied Housing Units	1,348	2,330	2,899	4,053
Median Age	40.5	40.7	40.8	42.4
Median HH Income	\$55,859	\$60,344	\$67,968	\$75,326
Average HH Income	\$78,865	\$90,623	\$98,178	\$104,127



\$37,418

PER CAPITA
INCOME



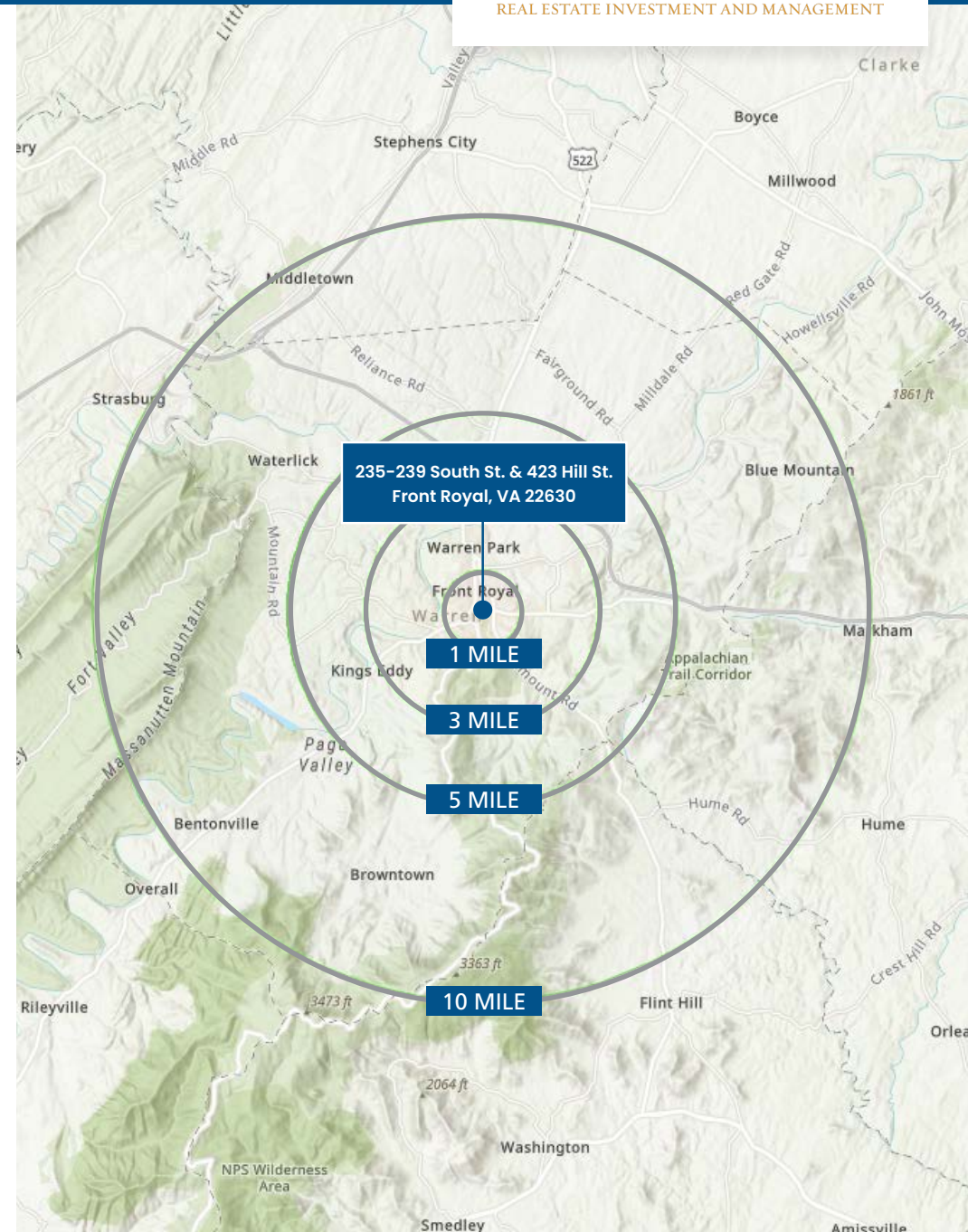
\$67,968

MEDIAN
HH INCOME



\$182,104

MEDIAN
NET WORTH



MARKETED BY BOOSALIS PROPERTIES



REAL ESTATE INVESTMENT AND MANAGEMENT

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BOOSALIS
PROPERTIES

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