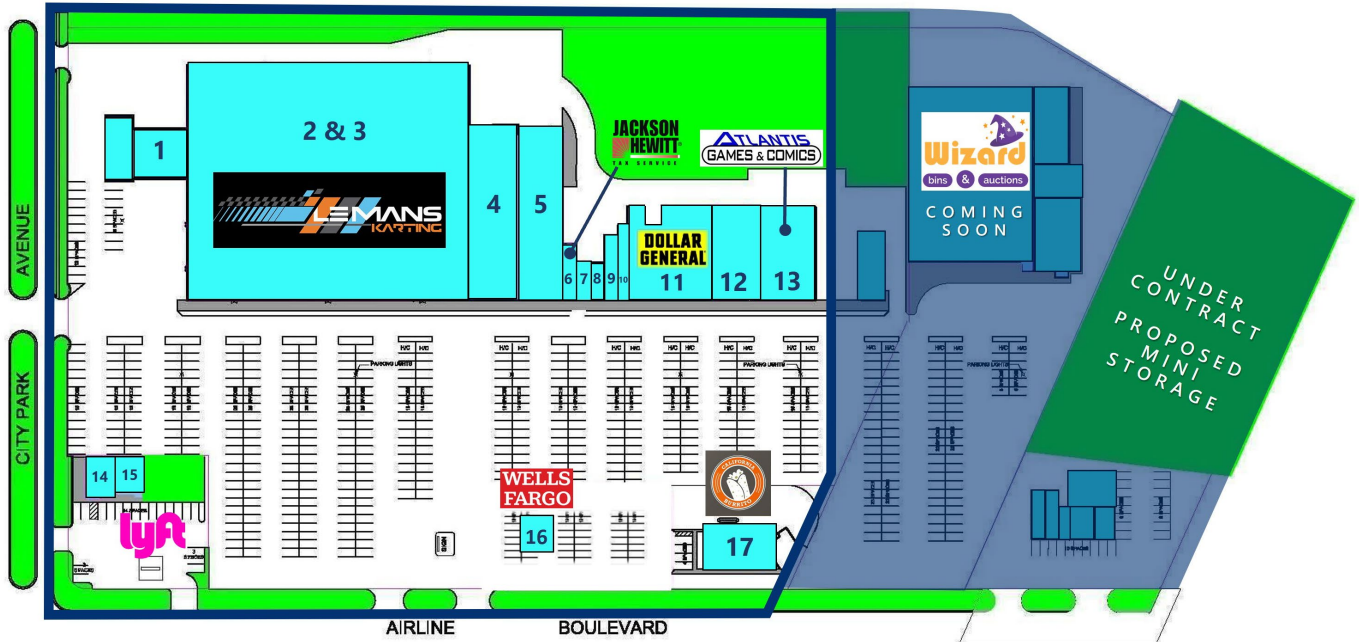


# FOR SALE

## VICTORY WEST SHOPPING CENTER

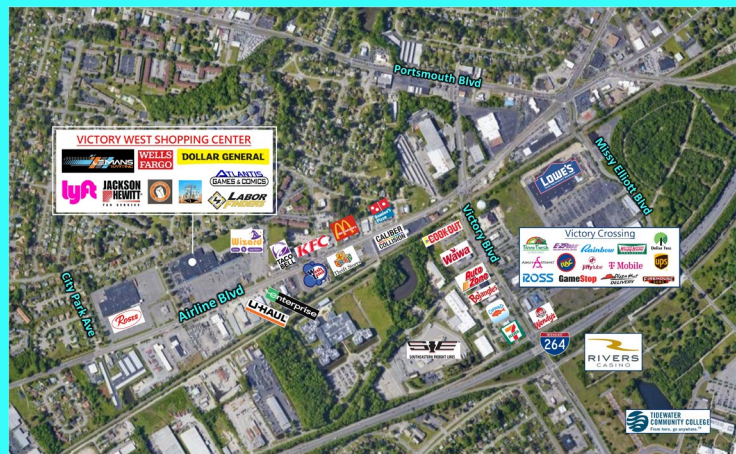
2858 – 2886 Airline Boulevard, Portsmouth, VA 23701



- 100% leased; anchored by LeMans Karting and Dollar General
- Recent 10-year lease terms for 61% of the GLA
- Below market rents and priced well below replacement cost
- Huge upside potential with pad sites available for development and increased rents upon lease renewals
- Many recent upgrades to include new tenancies, LED lighting, roofing, paving and painting
- One mile from Rivers Casino with over 2.5M visitors in 2025!
- Zoned GMU | Virginia Enterprise Zone

**RARE OPPORTUNITY TO OBTAIN A  
STELLAR EXPERIENTIAL RETAIL CENTER!**

**\$7,175,000 | 10% CAP RATE**



**MICHAEL P. ZARPAS**

Owner/Broker

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REAL ESTATE INVESTMENT