

BEST BUY

TROPHY "MAIN & MAIN" LOCATION IN RICHMOND, VIRGINIA'S
PREMIER WEST BROAD RETAIL CORRIDOR



\$8,244,756

LIST PRICE



7.50%

CAP RATE



45,391

SQUARE FEET



1999

YEAR BUILT



MARCUS & MILLICHAP
VIRGINIA BROKER OF RECORD:

BRIAN HOSEY

D: 202.536.3750

License: VA 0225247494



11200 WEST BROAD STREET, GLEN ALLEN, VA 23060

INVESTMENT

Building GLA	45,391 SF
Year Built	1999
Parcel Size	6.13 Acres
Price	\$8,244,756
Cap Rate	7.50%
Price Per Foot	\$181.64

PRESENTED BY:

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Marcus & Millichap

SUMMARY

This investment opportunity is uniquely positioned in the heart of Short Pump, one of the most affluent and high-growth retail submarkets in the Mid-Atlantic. At \$13.62 PSF, the rent is significantly below market for this corridor, providing a "safety net" for an investor through a low basis and massive intrinsic real estate value.