

NNN Lease Standalone Investment Colonial Heights

Pharmacy Use with Drive-Through

EXCLUSIVE LISTING

FOR SALE



20 08
**ONE SOUTH
COMMERCIAL**

2000 SNEAD AVE

COLONIAL HEIGHTS, VA 23834

 **\$295,000**

PROPERTY HIGHLIGHTS

- ✓ **STANDALONE NNN INVESTMENT PROPERTY**
- ✓ **CORNER SITE WITH 2 DRIVE-THRU LANES**
- ✓ **4 YEARS LEFT ON A 5 YEAR LEASE TERM**
- ✓ **PERFECT FOR ENTRY LEVEL INVESTMENT**
- ✓ **NEW ROOF AND HVAC IN 2024**

ANN SCHWEITZER RILEY | 804.723.0446
ann.schweitzer@onesouthcommercial.com



Positioned on a prominent corner in the heart of Colonial Heights, this established standalone pharmacy at 2000 Snead Avenue presents a rare opportunity to acquire a high-visibility, income-producing asset in a strong retail corridor.

The approximately 765-square-foot building is thoughtfully designed for operational efficiency and customer convenience, featuring two drive-thru lanes and 10 dedicated parking spaces. Its compact footprint and efficient layout make it ideally suited for long-term pharmacy or service-oriented retail use, while the prominent corner profile ensures excellent exposure and steady traffic flow.

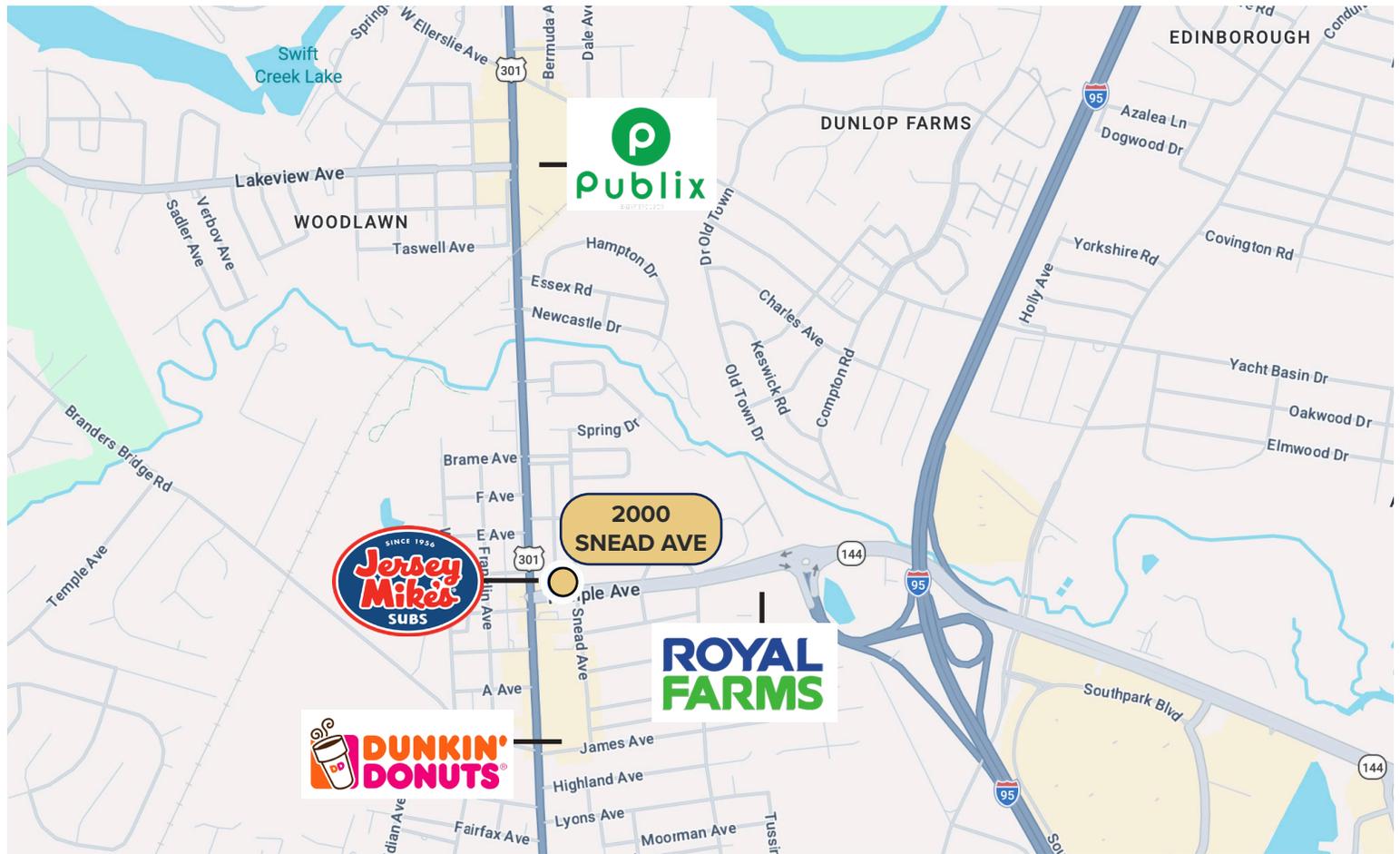
Offered as a NNN investment opportunity with approximately four years remaining on a five-year lease, this property provides stable, predictable income with limited landlord responsibilities. The site's strategic location, strong accessibility, and long-term viability within the Colonial Heights market position it as an attractive addition to any investor's portfolio. With essential healthcare retail in consistent demand and a well-established operating history, this asset combines durability, convenience, and prime positioning for sustained performance.

QUICK FACTS

| | |
|-------------------|---|
| ADDRESS | 2000 Snead Avenue Colonial Heights, VA 23834 |
| PID | 5600-01-00-030 |
| ZONING | B-1 |
| GLA | 765 SF |
| LOT SIZE | 0.2903 AC |
| YEAR BUILT | 1984 |
| PRICE | \$295,000 |







COLONIAL HEIGHTS

The City of Colonial Heights is located 20 miles south of Richmond, Virginia's state capital. The City of Petersburg lies directly across the Appomattox River. Colonial Heights is situated where the Tidewater plain meets the Piedmont plateau and is bordered by Petersburg to the south, the Appomattox River to the east, and Chesterfield County to the north. The City encompasses approximately 8.15 square miles, or 5,216 acres.

As part of the Richmond Metropolitan Statistical Area, Colonial Heights benefits from access to the region's dynamic business environment. In addition to serving as a manufacturing, distribution, and trade center, Richmond is a key financial hub of the Mid-Atlantic region. Government is a major employer in the Tri-Cities area (Colonial Heights, Petersburg, and Hopewell) due to the proximity of Fort Lee.

Colonial Heights offers scenic riverfront parks, historic Civil War sites, and family-friendly recreation, featuring top spots like White Bank Park (with its accessible playground and disc golf), the Appomattox River Trail, and historic Violet Bank Museum. Visitors can enjoy shopping at Southpark Mall, baseball at Shepherd Stadium, and exploring the earthworks at Fort Clifton Park.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



ANN SCHWEITZER RILEY | 804.723.0446
ann.schweitzer@onesouthcommercial.com

