

FOR SALE OR GROUND LEASE

OFFERING MEMORANDUM



S.L. NUSBAUM
REALTY CO.



- Signalized Corner Location
- C-1 Commercial Zoning
- Strong Traffic Count: 45,000 vpd

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CONFIDENTIALITY & DISCLAIMER STATEMENT

This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L. Nusbaum Realty Co.

OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period



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ABOUT THE ASSET



**Price/Ground Lease
Rate: Negotiable.**

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present for sale or ground lease, a 2.59ac site located at 10614 Jefferson Avenue in Newport News, VA.

The property sits at a signalized corner with a busy traffic count of 45,000 vehicles per day and close to a stable residential area.

The site is zoned C-1, which allows many commercial uses permitted by right including retail, office, hotel/motel, medical, churches and educational. The full list of uses can be found here: [Zoning Ordinance](#).



AERIAL MAP

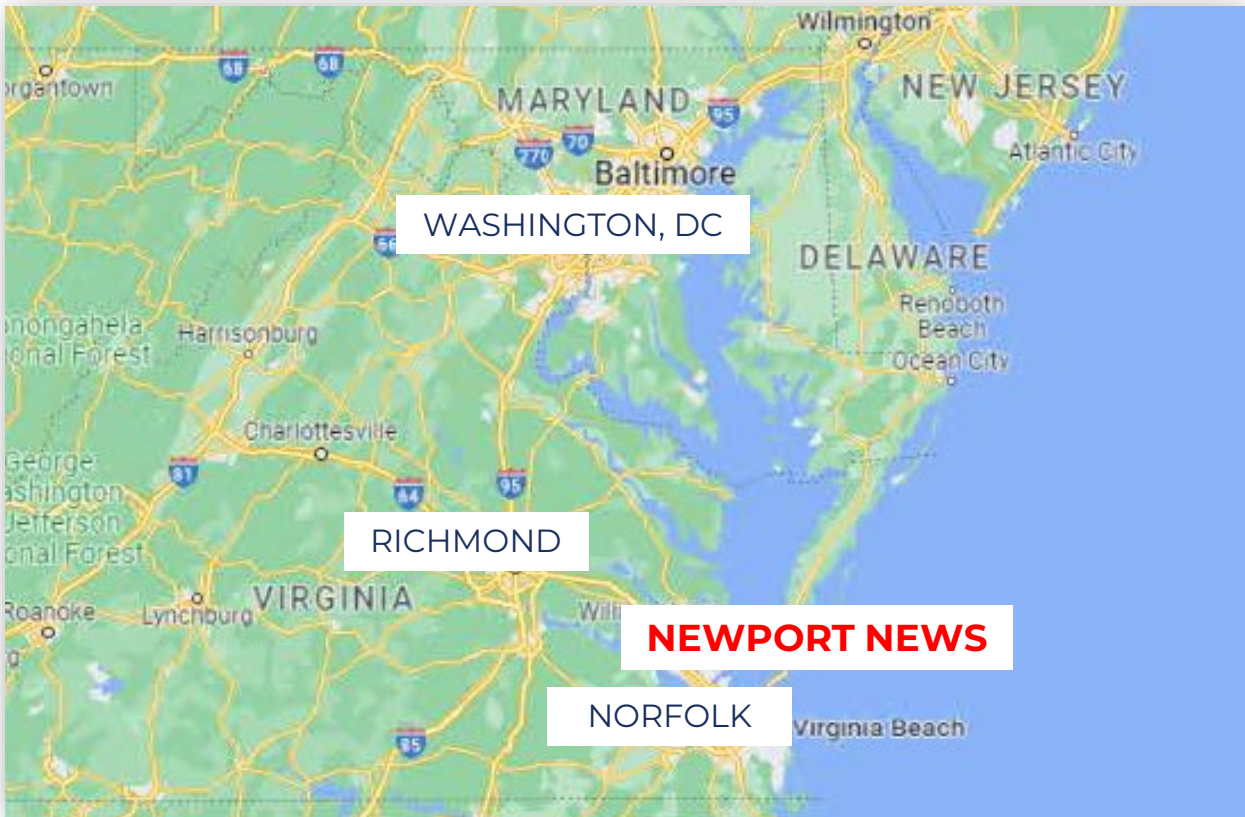


MARKET OVERVIEW

NEWPORT NEWS, VIRGINIA

Newport News (pop. 186,247) is an independent city in Virginia and part of the Virginia Beach-Norfolk-Newport News metropolitan area in Southeastern Virginia (pop. 1.77 million), the 37th largest MSA in the United States.

The city has a strong, stable and diverse economy, which has a strong connection to the military. Newport News Shipbuilding is the largest industrial employer in Virginia and is the sole builder of aircraft carriers in the United States.

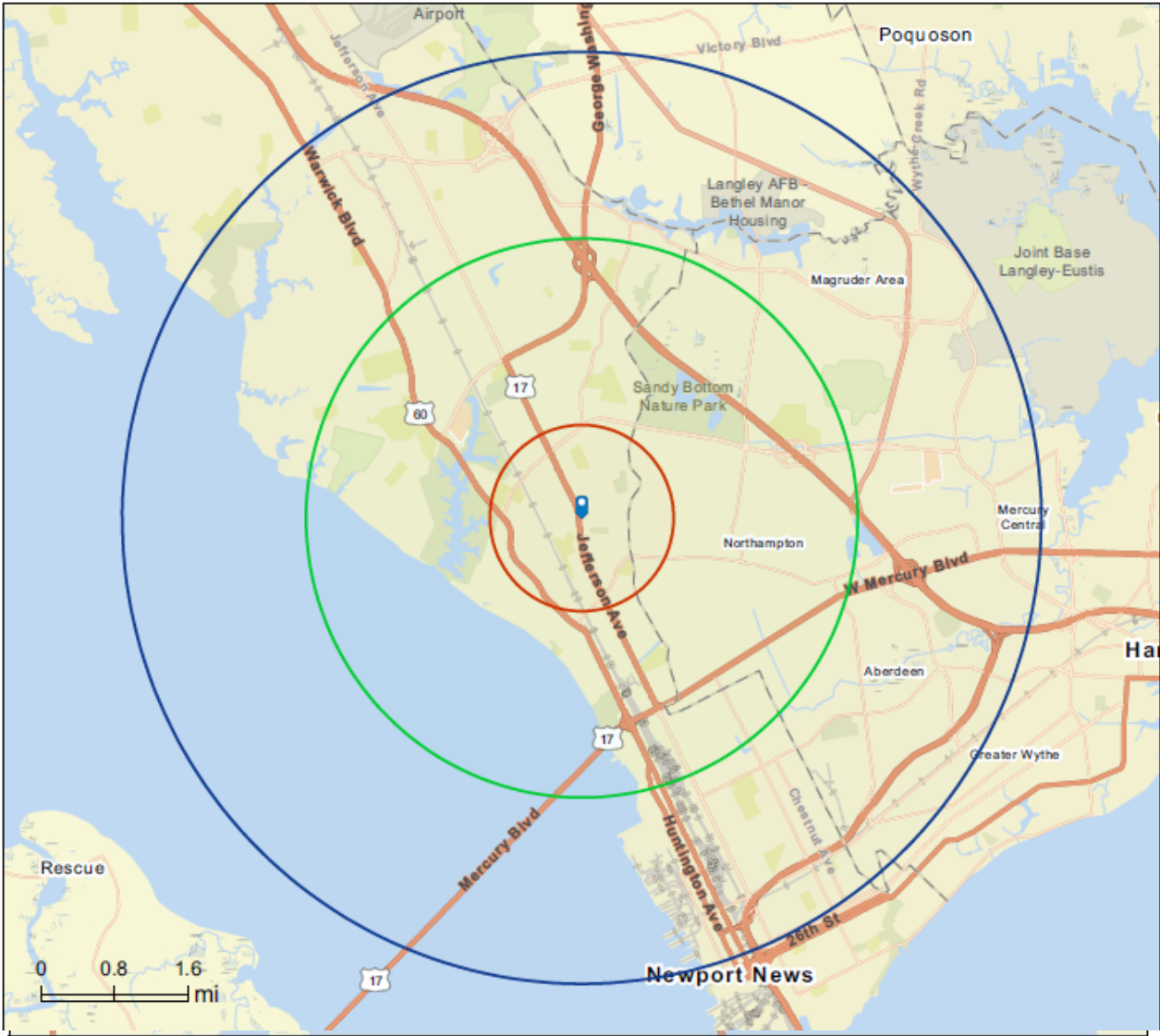


LOCATION	DISTANCE	DRIVING TIME
Norfolk	27 Miles	32 minutes
Richmond	62 Miles	1 hour 9 minutes
Washington, D.C.	171 Miles	2 hours 50 minutes

DEMOGRAPHICS

1,3,5 MILES

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	11,921	77,828	173,107
2029 Population	11,797	76,542	171,488
2024 Median Age	39.1	37.6	36.2
2029 Median Age	40.5	39.1	37.6
HOUSEHOLDS			
2024 Total Households	5,096	33,011	74,143
2029 Total Households	5,139	33,152	75,133
2024 Average Household Size	2.33	2.24	2.26
2029 Average Household Size	2.29	2.19	2.20
MEDIAN HOUSEHOLD INCOME			
2024 Median Household Income	\$71,631	\$68,104	\$67,337
2029 Median Household Income	\$79,238	\$76,640	\$75,553
AVERAGE HOUSEHOLD INCOME			
2024 Average Household Income	\$92,158	\$89,729	\$90,571
2029 Average Household Income	\$107,463	\$103,276	\$103,232
OWNER OCCUPIED HOUSING UNITS			
2024 Owner Occupied Housing Units	3,083	18,619	42,604
2029 Owner Occupied Housing Units	3,221	19,600	39,102
RENTER OCCUPIED HOUSING UNITS			
2024 Renter Occupied Housing Units	2,013	14,392	37,231
2029 Renter Occupied Housing Units	1,918	13,552	36,031
FAMILIES			
2024 Families	3,064	18,849	42,604
2029 Families	3,068	18,794	42,850



SLN CAPITAL MARKETS

ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT	LEASING	ACCOUNTING
Mixed-Use Development	Retail/Shopping Centers	Corporate Accounting and Payroll
Commercial Development	Office/Industrial	Third Party Management/Accounting
Multifamily Development	Multifamily	Third Party Accounting/Bookkeeping
PROPERTY MANAGEMENT	SALES	
Retail	Capital Markets/Investment	
Office/Industrial	Retail	
Multifamily	Office/Industrial	
	Multifamily	
	Land	

OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)



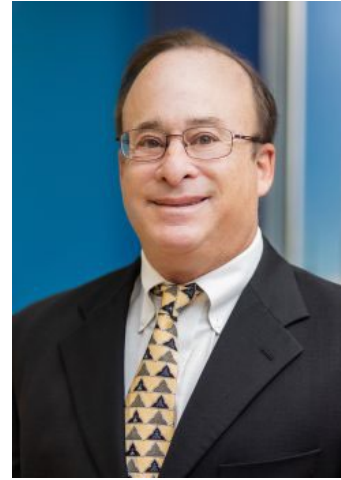
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