

Neighborhood Shopping Center

FOR SALE

MEDICAL OFFICE FOCUSED

Edgehill Town Center

6734 - 6762 Main Street
Gloucester, VA 23061

New 10-year Lease Renewal for
Anchor Tenant Dialysis Center with Lease
Expiration Out to Aug-36



- Total of 49,109 rentable square feet with 16,000 square feet of new medical office space
- Center is well maintained with Class A brick construction and shingled "A" style roofs
- Conveniently located near Riverside Hospital and Gloucester's Retail Shopping District
- Current tenants include: Fresenius Dialysis Center, Riverside Physician Services, Peninsula Pediatric Dentistry, and VersAbility - All strong corporate credit
- Upside potential to capitalize on medical office demand by remodeling 4,538 SF current retail as new medical office.



\$8,000,000
\$162.90/SF



7.95% CAP RATE
IN-PLACE



\$636,115 PROFORMA
IN-PLACE NOI



49,109 SF |
4.242 Acres

For more information:

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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

www.harveylindsay.com

AREA MAP

| 6734 - 6762 Main Street | Gloucester, VA 23061



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PROPERTY IMAGES | Edgehill Town Center



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AERIALS | Edgehill Town Center



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FRESENIUS MEDICAL CARE | Edgehill Town Center



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RIVERSIDE PHYSICIAN SERVICES | Edgehill Town Center



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The site plan illustrates a property with several distinct buildings and associated infrastructure. Key features include:

- Buildings:**
 - 1 STORY MASONRY MEDICAL OFFICE #6740:** Located in the upper right quadrant.
 - 3 STORY MASONRY MEDICAL OFFICE #6750:** Located in the center of the property.
 - 1 STORY MASONRY RETAIL OFFICE #6750 & #6751:** Located in the lower right quadrant.
- Parking and Access:**
 - EXISTING CONCRETE PARKING LOT:** Situated to the west of the main building complex.
 - ASPHALT DRIVE AISLE:** Running along the southern boundary of the property.
 - CONCRETE ACCESS ROAD:** Located along the eastern boundary.
- Infrastructure and Easements:**
 - STORM DRAIN:** A line running along the southern edge of the property.
 - EASEMENTS:** Various easements are shown, including a 10' EASEMENT, a 15' EASEMENT, and a 10' EASEMENT.
 - UTILITY:** A transformer and electrical service are indicated near the center of the property.
- Dimensions and Bearings:** The plan is heavily annotated with dimensions (e.g., 111.50', 111.50', 111.50') and bearings (e.g., N18°22'26"E, S11°10'00"W).
- North Arrow:** Located in the top right corner, pointing towards the upper right.

Street Address	Parcel ID	Tax Map #	RPC #	Zoning	Acres
6718-6750 Main St	7024	32-A-1-A6	18453	B-2	0.871
6827-6736 Main St	6971	32-A-1-A5-C	18391	B-2	0.564
6740 Main St	24049	32-A-1-A5-D	43476	B-2	0.695
6754-6762 Main St	14527	32-A-1-A5-A	27308	B-2	2.112
				Total	4.242

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KEY TENANTS

Edgehill Town Center



**Fresenius Medical
Care AG & KgaA**
NYSE traded [FMS]

German healthcare company which provides kidney dialysis services through a network of 4,171 outpatient dialysis centers, serving 345,425 patients.[3] The company primarily treats end-stage renal disease (ESRD), which requires patients to undergo dialysis 3 times per week for the rest of their lives.

Kidney Dialysis at Edgehill operates 7 days a week; 3:00 am - 7:00 pm



**Riverside Physician
Services**

Subsidiary of Non-Profit,
Riverside Health System

Riverside operates four acute care hospitals and a behavioural health hospital, in addition to a physical rehabilitation hospital and Critical Illness Recovery Hospital in partnership with Select Medical. Riverside Medical Group has more than 700 physicians and advanced practice providers across a broad spectrum of specialties.

The Edgehill Town Center facility specializes in OB/GYN women's health services.



VersAbility Resources
Regional Non-Profit

VersAbility Resources is a leading provider of comprehensive services for people with disabilities of all ages. As a non-profit head-quartered in Hampton, Virginia, annually they serve more than 1,500 people with disabilities in the Hampton Roads region, the 10 counties on the Middle Peninsula and beyond.



**Peninsula Pediatric
Dentistry is a division
of Hampton Roads
Pediatric Dentistry**

With 8 locations in Hampton Roads, Hampton Roads Pediatric Dentistry is a high-quality, state of the art pediatric dentistry care offering dental and orthodontic services to children of all ages.



Master Center
Regional outpatient recovery
services

Master Center operates state wide with 9 locations offering long-term integrated care for recovery and addiction treatment.

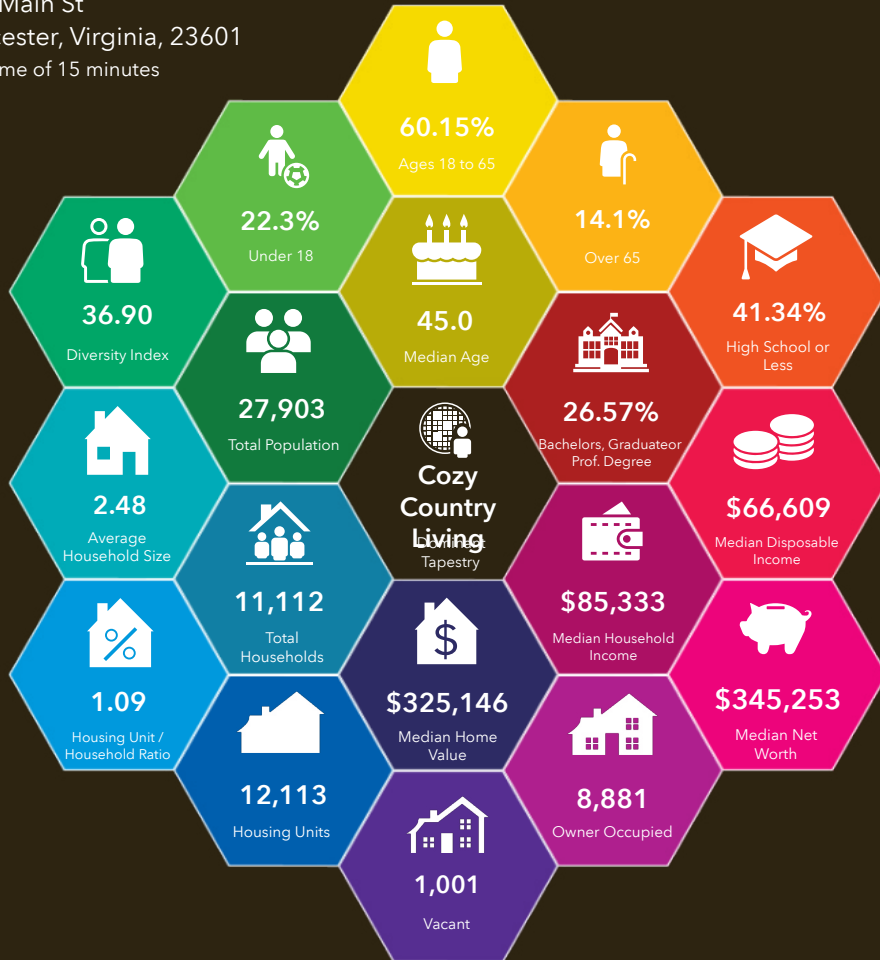
Location has a growing client list and is relocating to larger space at Edgehill.

DEMOGRAPHIC PROFILE

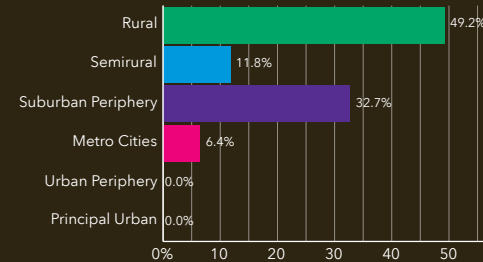
15 MINUTE DRIVE TIME Edgehill Town Center

Tapestry Demographic Summary

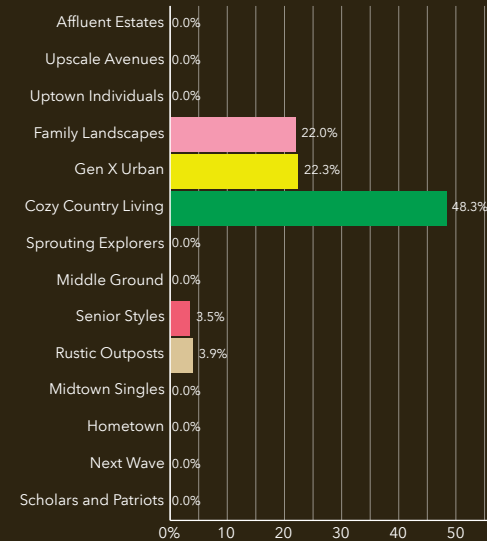
6734 Main St
Gloucester, Virginia, 23601
Drive time of 15 minutes



Urbanization Groups



Lifemodes



Labor Force by Industry

