

SINGLE-TENANT COMMERCIAL FOR SALE

## FORMER DENNY'S RESTAURANT PRICE REDUCED!

11161 RESEARCH PLAZA WAY, , VA 23236



**PRICE REDUCED!**  
**was \$1,200,000 NOW \$975,000**



## SINGLE-TENANT BUILDING FOR SALE

### NETWORKS COMMERCIAL REAL ESTATE

5006 Monument Avenue, Suite C  
Richmond, VA 23230



Relationships. Resources. Results.

### PRESENTED BY:

#### JIM TUCKER, CCIM

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# PROPERTY SUMMARY

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## Property Summary

Building SF:	3,407
NEW PRICE::	<del>\$1,200,000</del> to \$975,000
Rentable SF:	3,003
Signage:	Pylon on Midlo Tpk & Research Rd
Parking:	20 spaces
Parking Ratio:	5.88 to 1,000
Year Built:	2010
Renovated:	2012
Zoning:	C-3

## Property Overview

Fully-equipped kitchen including automatic dishwasher  
All FF&E including dining chairs, booths, etc.  
ADA compliant Mens' & Womens' Rest Rooms  
Excellent parking and handicap access

## Location Overview

Dense retail development along Midlothian Corridor with Johnston Willis Hospital 1 mile to the north and Manchester Regional Mall just west, this location is begging for a "different" sit-down eating experience.



[CLICK BELOW TO VIEW A 3-MINUTE TOUR OF THIS AMAZING PROPERTY](#)

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[Click for More Information](#)

11161 Research Plaza Way  
Midlothian, VA 23236



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# PROPERTY PHOTOS

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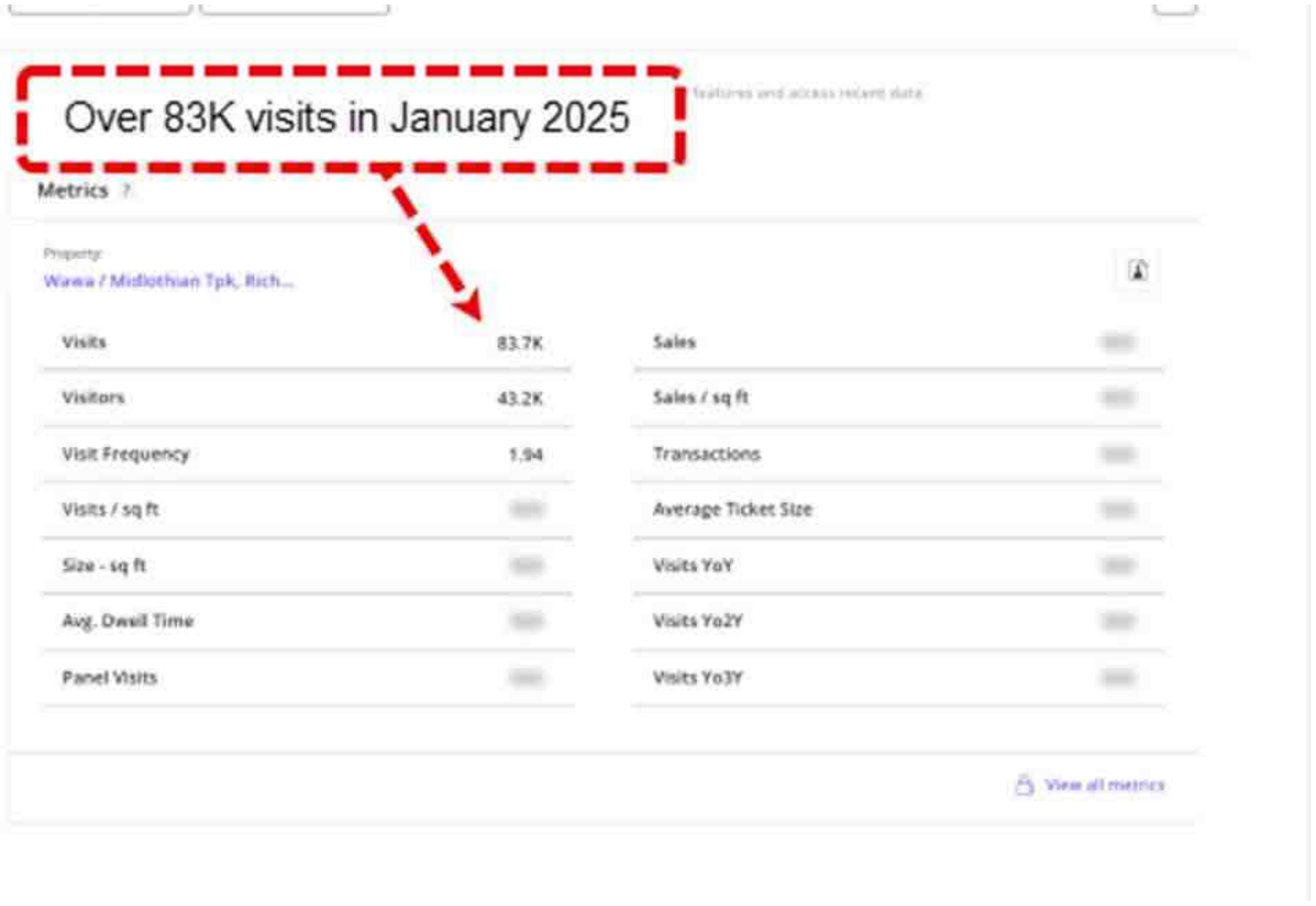
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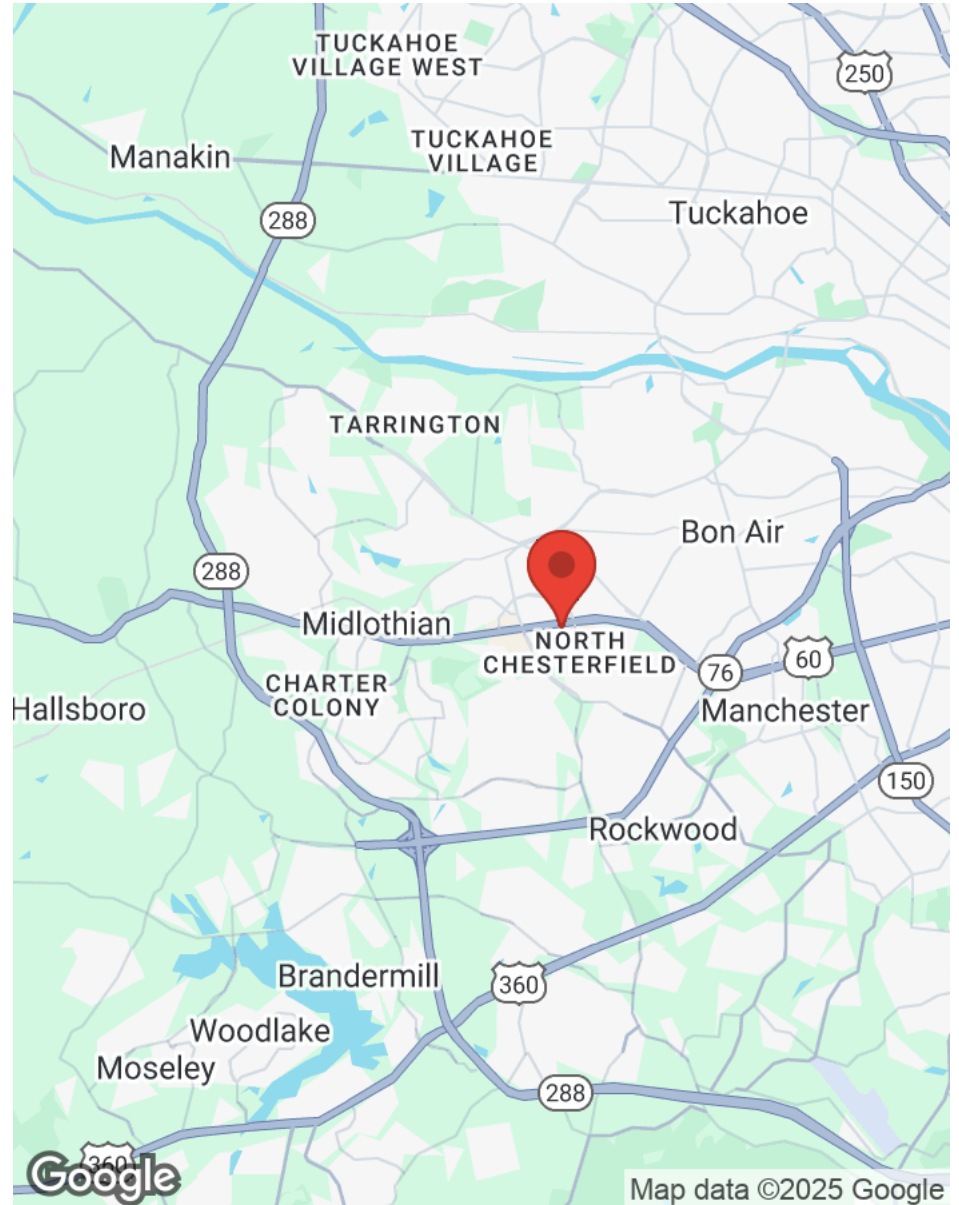
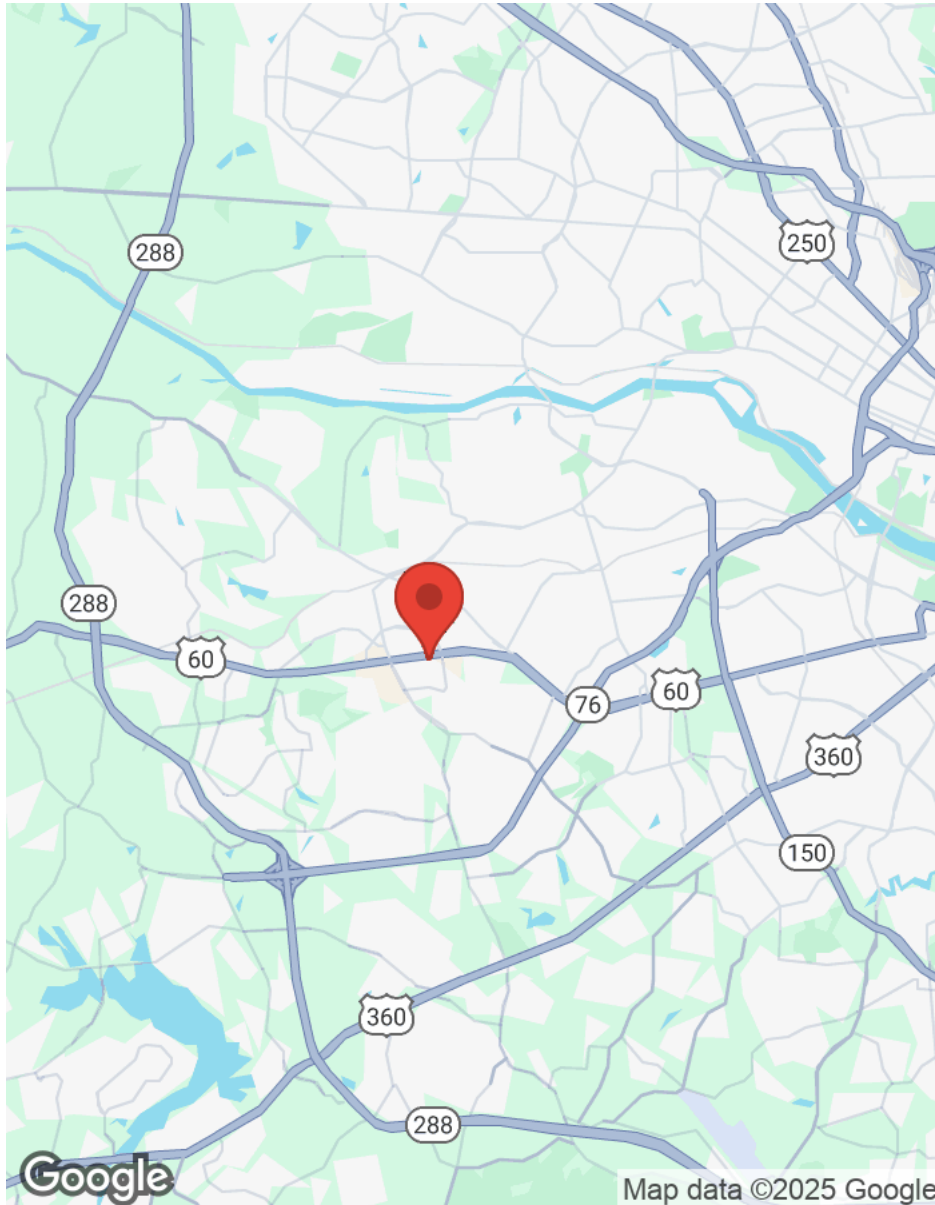
# VEHICLES ENTERING OFF OF MIDLOTHIAN TPK TO WAWA

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# LOCATION MAPS

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# BUSINESS MAP

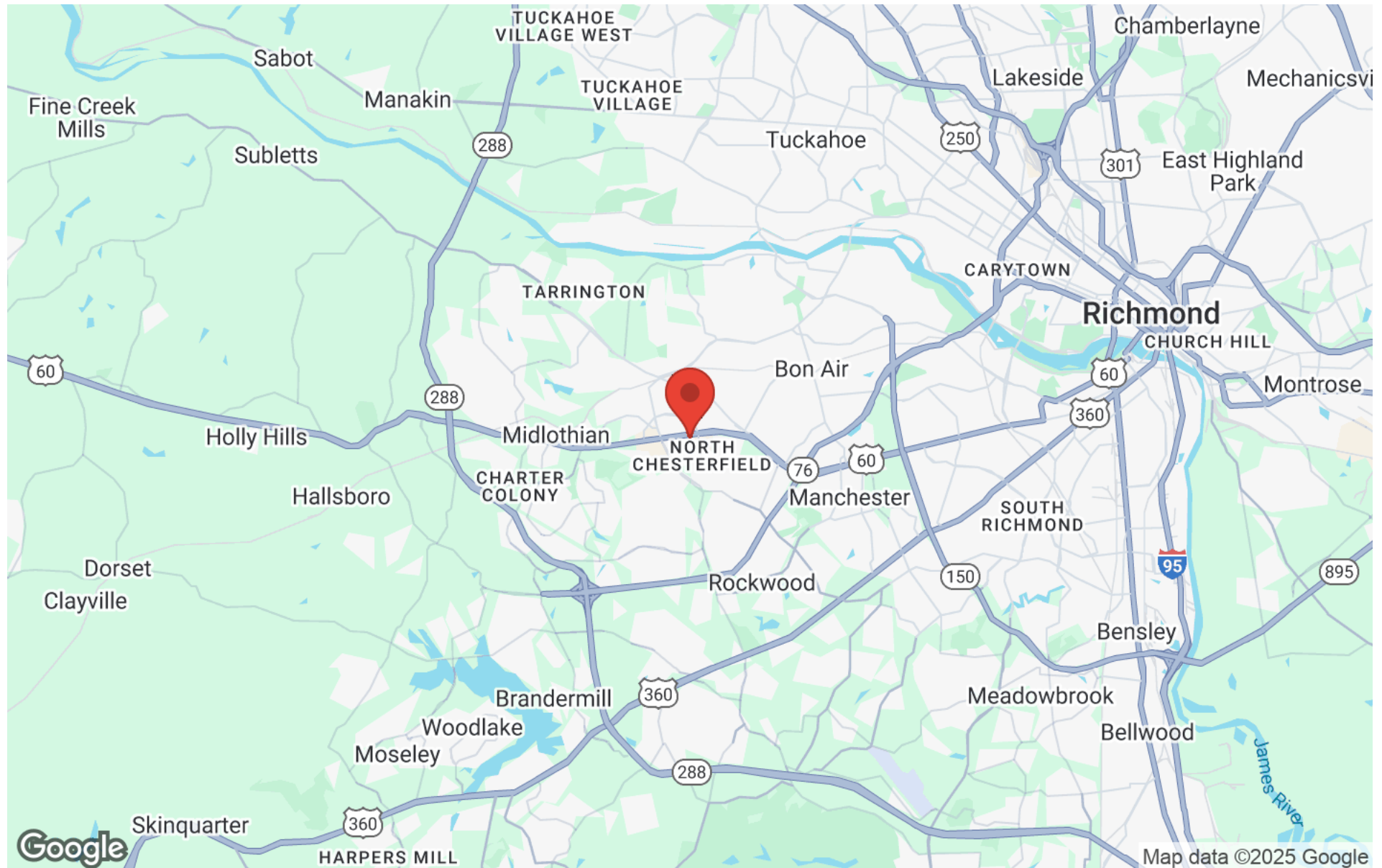
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# REGIONAL MAP

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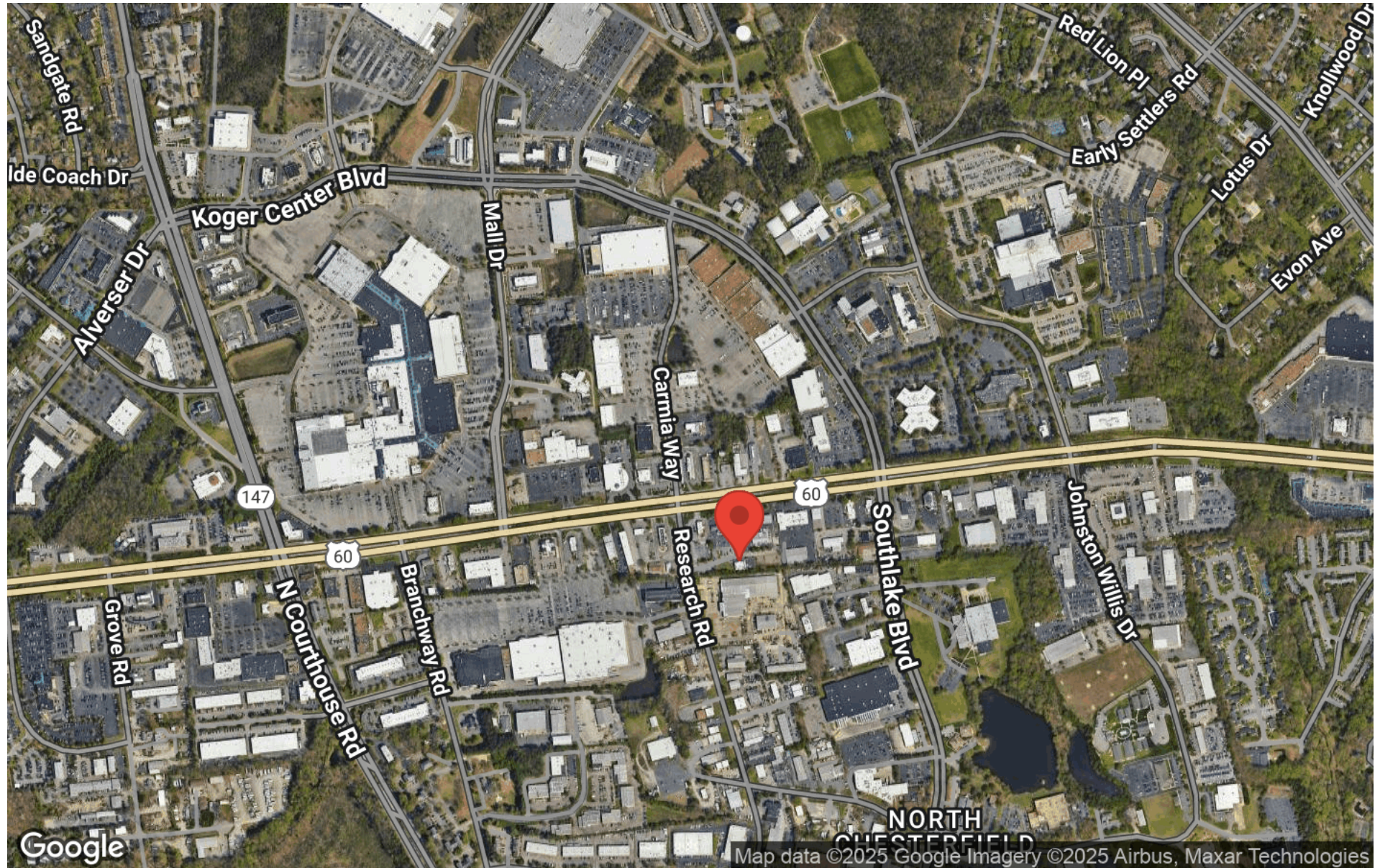


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# AERIAL MAP

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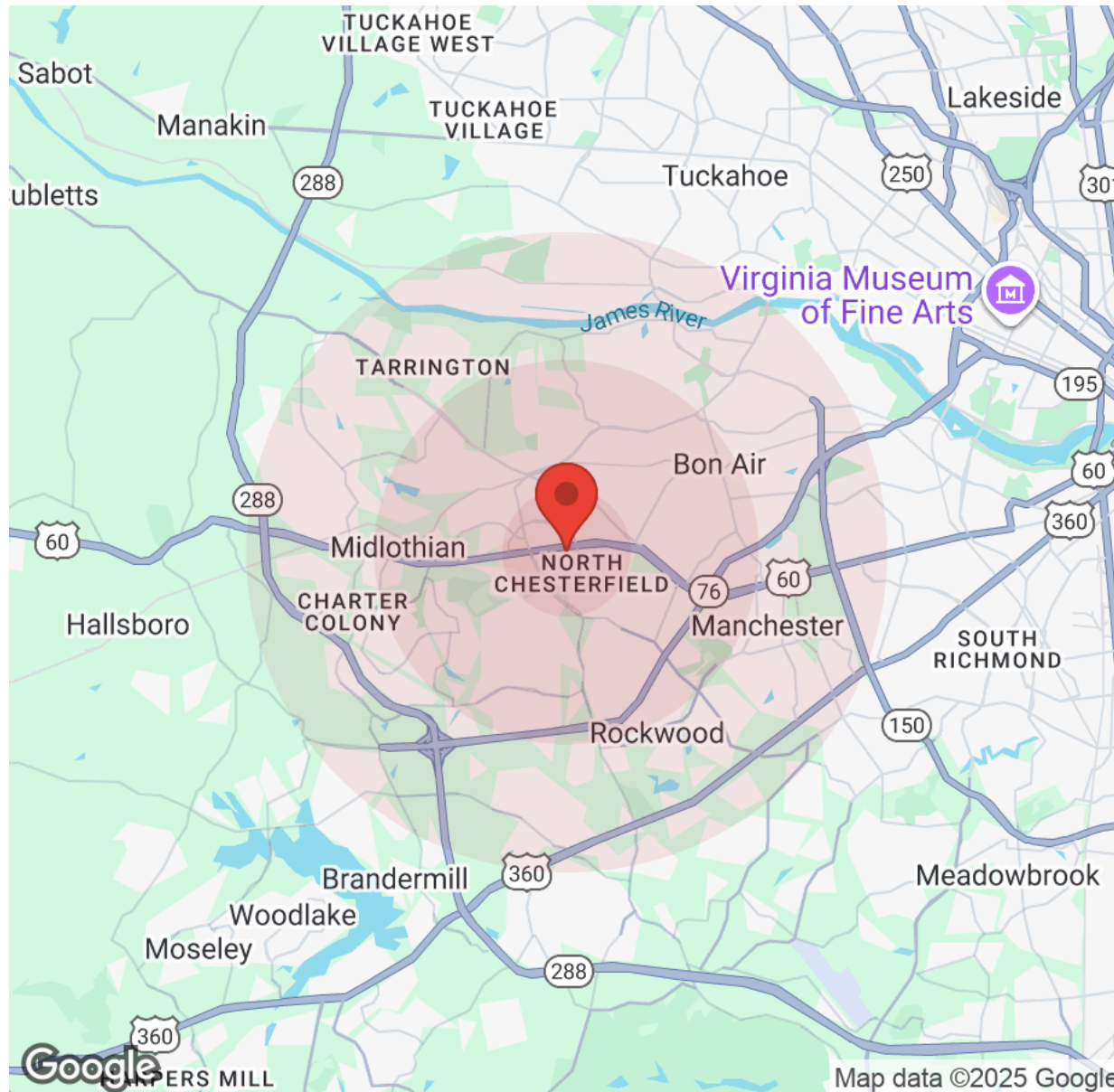
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,522	29,343	62,566
Female	1,682	30,946	66,822
Total Population	3,204	60,289	129,388

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	609	10,901	24,295
Ages 15-24	400	8,730	18,114
Ages 25-54	1,342	21,552	47,536
Ages 55-64	415	8,761	17,705
Ages 65+	438	10,345	21,738

Race	1 Mile	3 Miles	5 Miles
White	2,342	48,857	96,424
Black	594	7,637	22,937
Am In/AK Nat	3	23	111
Hawaiian	N/A	N/A	4
Hispanic	292	2,726	8,125
Multi-Racial	372	3,824	12,098

Income	1 Mile	3 Miles	5 Miles
Median	\$62,306	\$73,935	\$70,972
< \$15,000	124	954	2,914
\$15,000-\$24,999	136	1,141	3,341
\$25,000-\$34,999	116	1,546	3,846
\$35,000-\$49,999	137	2,984	6,527
\$50,000-\$74,999	351	4,529	10,270
\$75,000-\$99,999	314	4,031	7,588
\$100,000-\$149,999	165	4,529	8,656
\$150,000-\$199,999	16	1,943	4,005
> \$200,000	8	1,603	3,903

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,582	25,976	56,835
Occupied	1,461	24,658	53,363
Owner Occupied	845	19,989	39,084
Renter Occupied	616	4,669	14,279
Vacant	121	1,318	3,472

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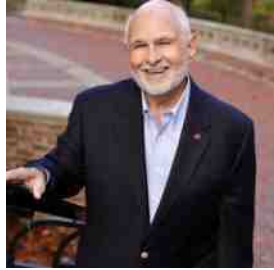
# PROFESSIONAL BIO

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Jim Tucker, CCIM, is a commercial real estate broker who transforms real estate problems into money-solutions so his clients can stop writing checks and start cashing them.

"I love bringing game-changing methods that achieve startling results. Mostly, I engage marketing strategies and resources that help people to take action." Here's an outline of how that happens...

- S.W.O.T. analysis for a big-picture understanding.
- Strategic planning to achieve a time-bound outcome.
- Engage target market with proven resources.
- Negotiate agreement among all stakeholders.
- Manage the process to successful closure.

As founder and principal broker at NetWorks Commercial Real Estate, a national firm headquartered in Richmond, VA. NetWorks relies on a network of brokerage and principal relationships, including a database of over 5,000 proven 'players' along with the over 15,000+ members of the CCIM Institute. Tucker specializes in investment-grade office & industrial properties, shopping centers and retail development opportunities in the Mid-Atlantic and has over 35 years of corporate, development, syndication, brokerage and consulting experience. He is an active licensed broker in Virginia with career credits as savings & loan executive, senior vice president for a NYSE development company and many years of successful advisory and brokerage experience, Jim brings focus to client objectives and assignments that has been described as relentless in pursuit of one thing – RESULTS.

Tucker is widely respected for developing investment strategies that identify exit alternatives prior to acquisition and is known for his careful underwriting of properties prior to taking them to the market. Client testimonials consistently mention Tucker's intellectual enthusiasm, creative solutions and relentless pursuit of client objectives.



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