

# OFFERING MEMORANDUM



**PROFESSIONAL PLACE AT RED MILL (PHASE II)**  
2041 Fisher Arch  
Virginia Beach, VA 23462

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# EXECUTIVE SUMMARY

PROFESSIONAL PLACE AT RED MILL (PHASE II) | VIRGINIA BEACH, VIRGINIA



# EXECUTIVE SUMMARY



**PURCHASE PRICE: \$ 4,595,682.88**

**CAP RATE: 6.25%**  
**NOI: \$ 288,978.12**  
**OTHER INCOME: \$ 13,369.44\***  
**VACANCY (5%): (\$ 15,117.38)**  
**ADJUSTED NOI: \$ 287,230.18**

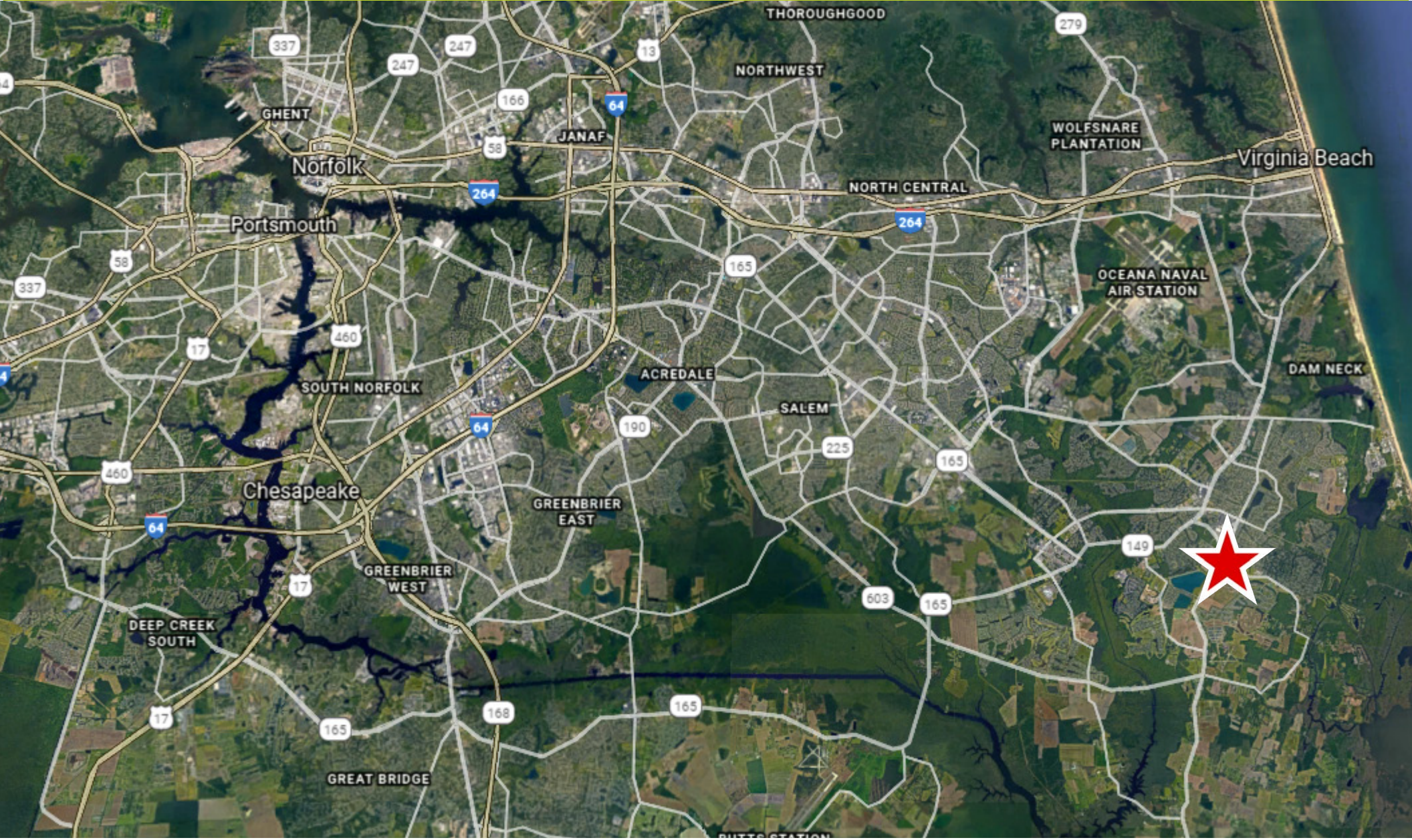
\*Reboot is reimbursing the Landlord monthly for Tenant's portion of Tenant Improvements.

Parker Burnell is pleased to offer to qualified investors Professional Place at Red Mill (Phase II), a 11,582 SF building situated on 0.81 acres of land in the affluent Princess Anne/Red Mill/Sandbridge submarket of Virginia Beach, VA. The property is situated on the heavily trafficked Princess Anne Road with excellent visibility. This is a moderately populated area with over 42,909 people living within a 3-mile radius of the property. Average household income within this 1-mile radius exceeds \$200,000K.

The property is centrally located within a mile from General Booth Boulevard, the Red Mill epicenter, and less than 7.5 miles from the Virginia Beach Oceanfront. Virginia Beach is the largest city in the Commonwealth of Virginia and the 39th largest city in the United States with a city limit population exceeding 450,000 people. Named one of America's "50 Best Cities to Live" by 24/7 Wall Street, Virginia Beach is internationally recognized as one of the best places to live, work, and do business. The city boasts a skilled, educated workforce, strategic location, low tax rates and a dynamic, diverse economy. Because of its strategic Mid-Atlantic location, both global and U.S. markets are readily accessed through a superior multi-modal transportation network.

The property is located in the affluent Princess Anne/Red Mill/Sandbridge area of Virginia Beach, which enjoys a reputation for a high quality of life thanks to its safety, affordability, top ranking schools and convenient access to surrounding Hampton Roads cities.

# LOCATION MAP



# AERIAL (1 MILE)



**RED MILL WALK**

- target
- petco
- SUPERCUTS
- EXPRESS
- AT&T
- Starbucks
- Pizza Hut
- Valvoline
- Planet Fitness
- CVS pharmacy
- PEARLE VISION

**RED MILL COMMONS**

- Walmart
- petco
- Michaels
- TACO BELL
- TJ-maxx
- GNC
- crumbl COOKIES
- Starbucks
- MATTRESS FIRM
- Bath & Body Works
- five BELOW
- FIVE GUYS
- DOLLAR TREE
- WILD WINGS
- Great Clips
- OUTBACK
- Bank of America
- burn boat camp
- Walgreens
- SONIC
- FAS
- Hallmark

**Starbucks**

- Harris Teeter
- gangetheory FITNESS
- goodall

**7 ELEVEN**

- Atlantic Union Bank
- FOOD LION
- ANYTIME FITNESS
- TRACTOR SUPPLY CO.

**Publix**

- AspenDental
- MOD PIZZA
- DollarBank

**CVS pharmacy**

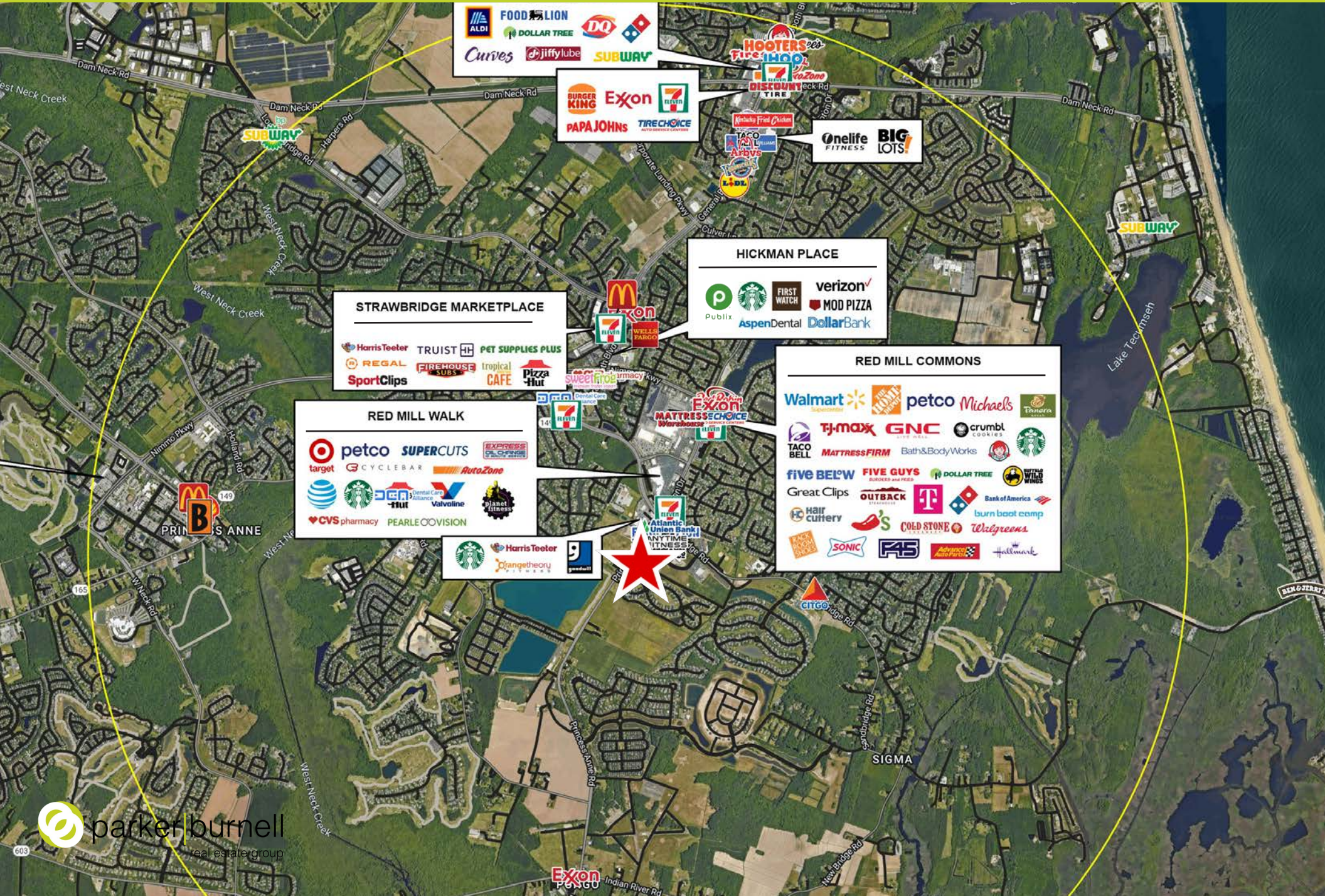
- SweetFrog

**Red Robin**

- Exxon
- MATTRESS Warehouse
- TIRE CHOICE



# AERIAL (3 MILE)



# AERIAL PHOTO



TSC TRACTOR SUPPLY CO



UPTON DRIVE  
±19,936 VPD

PRINCESS ANNE ROAD  
±16,432 VPD



# SITE PLAN



# RENDERINGS



# PROPERTY DESCRIPTION

PROFESSIONAL PLACE AT RED MILL | VIRGINIA BEACH, VIRGINIA



# PROPERTY DESCRIPTION



Constructed in 2022, Professional Place at Red Mill (Phase II) is a ±11,582 sf retail/office building located on 0.81 acres of land in the affluent Princess Anne/Red Mill/Sandbridge submarket of Virginia Beach, VA.

This development provides a unique opportunity for investors to acquire an asset in a rapidly growing and established area in Virginia Beach. Over 73,268 people are living within a five mile radius of the property. Average household income within this five mile radius exceeds \$170,228. In addition to the high average household incomes, the median value of homes are \$491,692 within a one mile radius dropping to only \$392,952 within a five mile radius.

Key tenants include Baja Coffee Co., Austin James Realty/East Coast Mortgage, Sentara Therapy Center, State Farm and Reboot Healthcare.

# LEASE SUMMARY

TENANT	SUITE	SQ. FT.	PRORATA %	LEASE START	LEASE END	ANNUAL RENT	RENT/PSF	CAM	OPTIONS/ESC
Baja Coffee Co.	100	1,205	10.40%	6/28/2022	12/31/2027	\$31,342.08	\$26.01	\$6,507.00	2-5 year options @ 2% annual increases
AJR Realty/East Coast Mortgage	110	1,980	17.10%	4/28/2022	8/31/2027	\$49,201.08	\$24.85	\$10,058.40	2-5 year options @ 1.5% annual increases
Sentara Therapy Center	120	1,733	14.96%	8/1/2023	6/30/2030	\$41,592.00	\$24.00	\$8,872.96	2-5 year options @ 10% increases every 5 years
State Farm	130	1,944	16.78%	10/1/2022	9/30/2032	\$48,843.00	\$25.13	\$9,875.52	2-5 year options @ 2% annual increases
Reboot Healthcare	140	4,720	40.75%	11/1/2022	10/31/2032	\$117,999.96	\$25.00	\$23,977.60	2-5 year options @ 10% increases every 5 years
		<b>11,582</b>	<b>100%</b>			<b>\$288,978.12</b>		<b>\$59,291.48</b>	

\*Baja Coffee Co. (5% CAM cap on controllable expenses)

\*\*Sentara Healthcare (4% non-cummulative CAM cap on controllable expenses)



# PROPERTY SUMMARY

INCOME	RENT	CAM
Baja Coffee Co.	\$31,342.08	\$6,507.00
Austin James Realty	\$49,201.08	\$10,058.40
Sentara Therapy Center	\$41,592.00	\$8,872.96
State Farm	\$48,843.00	\$9,875.52
Reboot Healthcare	\$117,996.00	\$23,977.60
<b>TOTAL INCOME</b>	<b>\$288,978.12</b>	<b>\$59,291.48</b>
<b>EXPENSES (2024)</b>		
Landscaping		\$7,200.00
Trash - Sentara Only		\$457.44
Pest Control		\$840.00
Snow Removal		\$3,000.00
Meter Reading Fee		\$840.00
Landscaping R&M		\$2,096.00
Plumbing R&M		\$160.00
Bldg. Exterior R&M		\$1,130.00
Utilities - Electricity		\$945.40
Utilities - Water/Sewage		\$2,625.87
Utilities - Stormwater		\$2,745.39
Management Fee		\$10,448.09
Real Estate Taxes		\$23,470.55
Insurance		\$8,732.22
<b>SUBTOTAL</b>		<b>\$64,690.95</b>
-Water/Sewage/Stormwater		(\$5,371.26)
-Management Fee		(\$10,448.09)
+ Reimbursable Management Fee		\$9,991.20
<b>TOTAL EXPENSES</b>		<b>\$58,862.81</b>



# TENANT OVERVIEW



Artisan Roasted Coffee from Kill Devil Coffee Roasters in the OBX. Coffees sourced from small independent farmers throughout the world, focusing on sustainability and the use of organic farming techniques wherever possible. If you haven't experienced fresh micro-roasted coffee; quite possibly you have never had a great cup of coffee. From sourcing the best green (unroasted) coffee, to a small batch roasting process designed to yield the optimal flavors from each unique coffee, then delivered to us at the Baja Coffee Co.!



Devoted to serving our community with patriotic pride. We provide unparalleled real estate services, fostering dreams of home ownership for all in Tidewater Region, Central VA Region, and Northeastern North Carolina! We service all the way from Lynchburg, VA, to Richmond, VA down to the Outer Banks, NC and everything in-between!



For more than a decade, Modern Healthcare magazine has ranked Sentara as one of the nation's top integrated healthcare systems. Sentara's not-for-profit system proudly includes 12 hospitals in Virginia and Northeastern North Carolina, including a Level I trauma center, the Sentara Heart Hospital and the Sentara Healthcare Cardiovascular Research Institute, the Sentara Brock Cancer Center and the accredited Sentara Cancer Network, two orthopedic hospitals, and the Sentara Neurosciences Institute.



Founded in 1922, State Farm is the largest property and casualty insurance provider, and the largest auto insurance provider in the United States. State Farm is ranked 42nd in the 2022 Fortune 500, which lists American companies by revenue. State Farm relies on exclusive agents such as Alex Tzekovsky to sell insurance. Only State Farm agents can sell State Farm insurance, and their agents can sell only State Farm products.



REBOOT Functional Health Care is a functional medicine + holistic primary care clinic dedicated to finding + treating the root cause of chronic illness/disease while restoring the body's innate function + healing potential. The care team at Reboot weaves traditional + nontraditional treatment methods together to offer a simple + modern approach to healthcare for all ages.

# MARKET OVERVIEW

PROFESSIONAL PLACE AT RED MILL (PHASE II) | VIRGINIA BEACH, VIRGINIA





# VIRGINIA BEACH MARKET SUMMARY

## CITY POPULATION

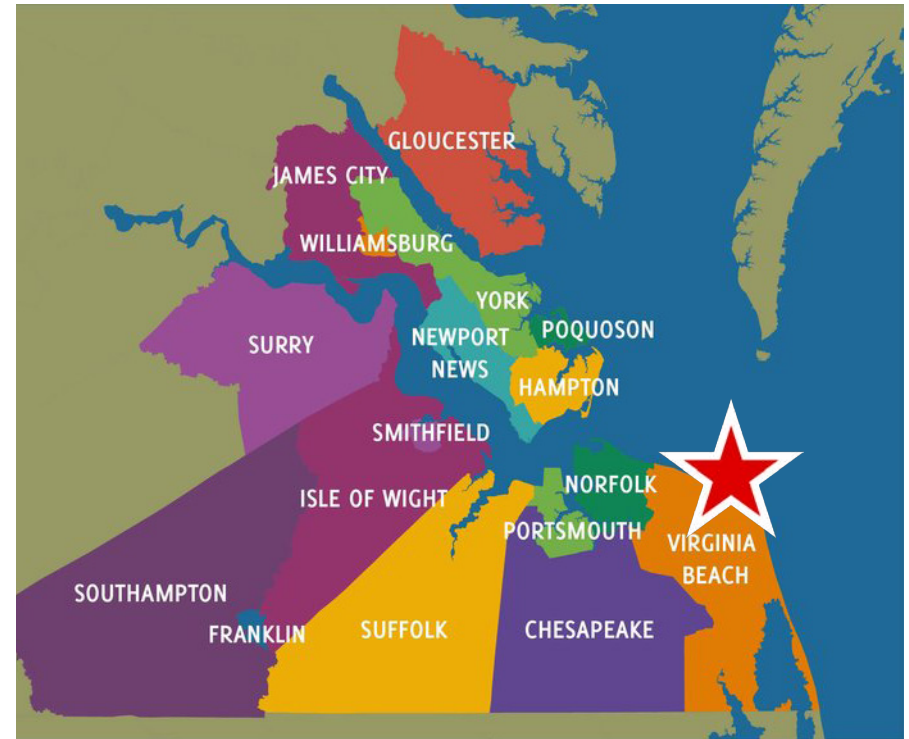
457,832

1st largest city in Virginia

44th largest City in the United States

## FACTS:

- Virginia's largest city, vibrant coastal hub with 38 miles of beaches and world-renowned attractions; 19 Million visitors generating \$2.45 billion in revenue annually
- Strong workforce—More than 100,000 enrolled college students within the Virginia Beach MSA. 12,000 exiting military annually.
- The Port of Virginia—50-foot channels, deepest harbors on the US East Coast and one of the largest containerized cargo complexes in the U.S.
- Landing site of the world's fastest transoceanic fiber cables with connections to South America and Europe, supported by a new 100 gigabyte local Broadband Network
- Virginia Beach is home to Joint Expeditionary Base Little Creek - Fort Story & Naval Air Station Oceana. Joint Expeditionary Base Little Creek-Fort Story is the country's premier installation for housing and training the nation's Expeditionary Forces. Comprising the former Naval Amphibious Base Little Creek and the Army's Fort Story, the combined base is the major East Coast operation for Overseas Contingency Operations and provides support and services to 18 home-ported ships and 155 shore-based resident commands. The base encompasses nearly 4,000 acres of land, with more than 7.5 miles of beachfront training area and 61 piers. JEB Little Creek-Fort Story employs 24,602 (18,976 active-duty personnel and 5,626 civilians) making it one of the largest military bases on the East Coast, as well as one of Virginia's largest employers. Naval Air Station Oceana in Virginia Beach is the Navy's East Coast Master Jet Base, home to 19 F/A-18 Hornet and Super Hornet squadrons. The base, including its Dam Neck Annex, employs 11,891 active-duty personnel, as well as 7,427 civilians, making NAS Oceana the second largest employer in Virginia Beach after JEB Little Creek-Fort Story. Oceana and Dam Neck are vital for training naval members in both the Atlantic and Pacific



# DEMOGRAPHICS

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7488/-76.012

2041 Fisher Arch Virginia Beach, VA 23456	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2024)	6,834	42,909	73,268
Projected Population (2029)	6,645	41,762	71,337
Census Population (2020)	6,694	44,119	74,826
Census Population (2010)	4,332	40,888	70,879
Projected Annual Growth (2024-2029)	-190 -0.6%	-1,147 -0.5%	-1,931 -0.5%
Historical Annual Growth (2020-2024)	141 -	-1,210 -0.7%	-1,558 -0.5%
Historical Annual Growth (2010-2020)	2,362 5.5%	3,231 0.8%	3,946 0.6%
Estimated Population Density (2024)	2,176 psm	1,518 psm	933 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2024)	2,290	14,928	25,496
Projected Households (2029)	2,247	14,654	25,026
Census Households (2020)	2,254	14,965	25,241
Census Households (2010)	1,432	13,456	23,148
Projected Annual Growth (2024-2029)	-43 -0.4%	-274 -0.4%	-470 -0.4%
Historical Annual Change (2010-2024)	858 4.3%	1,472 0.8%	2,348 0.7%
<b>Average Household Income</b>			
Estimated Average Household Income (2024)	\$203,404	\$177,706	\$170,228
Projected Average Household Income (2029)	\$214,855	\$186,619	\$178,859
Census Average Household Income (2010)	\$101,400	\$96,169	\$90,513
Census Average Household Income (2000)	\$75,910	\$67,265	\$64,499
Projected Annual Change (2024-2029)	\$11,451 1.1%	\$8,914 1.0%	\$8,632 1.0%
Historical Annual Change (2000-2024)	\$127,495 7.0%	\$110,441 6.8%	\$105,729 6.8%
<b>Median Household Income</b>			
Estimated Median Household Income (2024)	\$157,556	\$141,117	\$132,850
Projected Median Household Income (2029)	\$162,385	\$146,262	\$137,682
Census Median Household Income (2010)	\$95,744	\$89,538	\$83,183
Census Median Household Income (2000)	\$67,357	\$60,266	\$57,899
Projected Annual Change (2024-2029)	\$4,829 0.6%	\$5,145 0.7%	\$4,831 0.7%
Historical Annual Change (2000-2024)	\$90,199 5.6%	\$80,851 5.6%	\$74,951 5.4%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2024)	\$68,157	\$61,829	\$59,915
Projected Per Capita Income (2029)	\$72,669	\$65,490	\$63,442
Census Per Capita Income (2010)	\$33,529	\$31,647	\$29,558
Census Per Capita Income (2000)	\$24,295	\$20,998	\$19,807
Projected Annual Change (2024-2029)	\$4,512 1.3%	\$3,660 1.2%	\$3,528 1.2%
Historical Annual Change (2000-2024)	\$43,861 7.5%	\$40,831 8.1%	\$40,108 8.4%
Estimated Average Household Net Worth (2024)	\$1.88 M	\$1.65 M	\$1.6 M

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## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7488/-76.012

2041 Fisher Arch Virginia Beach, VA 23456	1 mi radius	3 mi radius	5 mi radius
<b>Race and Ethnicity</b>			
Total Population (2024)	6,834	42,909	73,268
White (2024)	5,394 78.9%	32,180 75.0%	52,243 71.3%
Black or African American (2024)	483 7.1%	4,479 10.4%	9,260 12.6%
American Indian or Alaska Native (2024)	11 0.2%	90 0.2%	182 0.2%
Asian (2024)	403 5.9%	2,420 5.6%	4,605 6.3%
Hawaiian or Pacific Islander (2024)	5 -	47 0.1%	108 0.1%
Other Race (2024)	50 0.7%	542 1.3%	1,389 1.9%
Two or More Races (2024)	488 7.1%	3,151 7.3%	5,481 7.5%
Population < 18 (2024)	1,907 27.9%	10,449 24.4%	16,914 23.1%
White Not Hispanic	1,402 73.5%	7,277 69.6%	11,030 65.2%
Black or African American	100 5.3%	906 8.7%	1,948 11.5%
Asian	104 5.5%	510 4.9%	937 5.5%
Other Race Not Hispanic	145 7.6%	861 8.2%	1,475 8.7%
Hispanic	156 8.2%	895 8.6%	1,523 9.0%
Not Hispanic or Latino Population (2024)	6,365 93.1%	39,658 92.4%	67,215 91.7%
Not Hispanic White	5,228 82.1%	31,197 78.7%	50,645 75.3%
Not Hispanic Black or African American	457 7.2%	4,262 10.7%	8,851 13.2%
Not Hispanic American Indian or Alaska Native	6 0.1%	49 0.1%	93 0.1%
Not Hispanic Asian	394 6.2%	2,351 5.9%	4,489 6.7%
Not Hispanic Hawaiian or Pacific Islander	4 -	40 0.1%	85 0.1%
Not Hispanic Other Race	13 0.2%	98 0.2%	168 0.3%
Not Hispanic Two or More Races	262 4.1%	1,661 4.2%	2,884 4.3%
Hispanic or Latino Population (2024)	469 6.9%	3,251 7.6%	6,053 8.3%
Hispanic White	166 35.4%	983 30.2%	1,597 26.4%
Hispanic Black or African American	26 5.6%	217 6.7%	409 6.8%
Hispanic American Indian or Alaska Native	5 1.0%	41 1.3%	90 1.5%
Hispanic Asian	9 1.9%	69 2.1%	116 1.9%
Hispanic Hawaiian or Pacific Islander	- -	7 0.2%	22 0.4%
Hispanic Other Race	36 7.7%	443 13.6%	1,221 20.2%
Hispanic Two or More Races	226 48.2%	1,490 45.8%	2,598 42.9%
Not Hispanic or Latino Population (2020)	6,266 93.6%	40,719 92.3%	68,515 91.6%
Hispanic or Latino Population (2020)	428 6.4%	3,400 7.7%	6,311 8.4%
Not Hispanic or Latino Population (2010)	4,162 96.1%	38,557 94.3%	66,557 93.9%
Hispanic or Latino Population (2010)	170 3.9%	2,330 5.7%	4,323 6.1%
Not Hispanic or Latino Population (2029)	6,132 92.3%	38,240 91.6%	64,896 91.0%
Hispanic or Latino Population (2029)	513 7.7%	3,522 8.4%	6,441 9.0%
Projected Annual Growth (2024-2029)	43 1.8%	271 1.7%	388 1.3%
Historical Annual Growth (2010-2020)	258 15.2%	1,070 4.6%	1,989 4.6%

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# DEMOGRAPHICS

## Complete Profile

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Lat/Lon: 36.7488/-76.012

2041 Fisher Arch Virginia Beach, VA 23456	1 mi radius	3 mi radius	5 mi radius
<b>Total Age Distribution (2024)</b>			
Total Population	6,834	42,909	73,268
Age Under 5 Years	393 5.8%	2,375 5.5%	4,083 5.6%
Age 5 to 9 Years	561 8.2%	2,926 6.8%	4,738 6.5%
Age 10 to 14 Years	601 8.8%	3,129 7.3%	4,959 6.8%
Age 15 to 19 Years	528 7.7%	3,061 7.1%	5,430 7.4%
Age 20 to 24 Years	292 4.3%	2,077 4.8%	4,593 6.3%
Age 25 to 29 Years	210 3.1%	2,044 4.8%	4,067 5.6%
Age 30 to 34 Years	325 4.8%	2,808 6.5%	4,886 6.7%
Age 35 to 39 Years	490 7.2%	3,193 7.4%	5,329 7.3%
Age 40 to 44 Years	582 8.5%	3,398 7.9%	5,347 7.3%
Age 45 to 49 Years	585 8.6%	3,100 7.2%	4,776 6.5%
Age 50 to 54 Years	495 7.2%	3,049 7.1%	4,835 6.6%
Age 55 to 59 Years	467 6.8%	3,071 7.2%	4,883 6.7%
Age 60 to 64 Years	460 6.7%	2,907 6.8%	4,571 6.2%
Age 65 to 69 Years	306 4.5%	2,123 4.9%	3,584 4.9%
Age 70 to 74 Years	242 3.5%	1,569 3.7%	2,825 3.9%
Age 75 to 79 Years	146 2.1%	1,061 2.5%	2,053 2.8%
Age 80 to 84 Years	85 1.2%	595 1.4%	1,246 1.7%
Age 85 Years or Over	67 1.0%	422 1.0%	1,063 1.5%
Median Age	39.2	39.1	39.0
Age 19 Years or Less	2,083 30.5%	11,491 26.8%	19,210 26.2%
Age 20 to 64 Years	3,905 57.1%	25,648 59.8%	43,286 59.1%
Age 65 Years or Over	846 12.4%	5,771 13.4%	10,772 14.7%
<b>Female Age Distribution (2024)</b>			
Female Population	3,485 51.0%	21,552 50.2%	35,893 49.0%
Age Under 5 Years	197 5.7%	1,155 5.4%	1,985 5.5%
Age 5 to 9 Years	271 7.8%	1,471 6.8%	2,331 6.5%
Age 10 to 14 Years	290 8.3%	1,530 7.1%	2,429 6.8%
Age 15 to 19 Years	269 7.7%	1,478 6.9%	2,313 6.4%
Age 20 to 24 Years	135 3.9%	946 4.4%	1,766 4.9%
Age 25 to 29 Years	98 2.8%	965 4.5%	1,812 5.0%
Age 30 to 34 Years	169 4.8%	1,345 6.2%	2,309 6.4%
Age 35 to 39 Years	267 7.6%	1,586 7.4%	2,616 7.3%
Age 40 to 44 Years	306 8.8%	1,719 8.0%	2,660 7.4%
Age 45 to 49 Years	291 8.3%	1,546 7.2%	2,386 6.6%
Age 50 to 54 Years	242 6.9%	1,549 7.2%	2,491 6.9%
Age 55 to 59 Years	256 7.3%	1,603 7.4%	2,528 7.0%
Age 60 to 64 Years	232 6.7%	1,506 7.0%	2,378 6.6%
Age 65 to 69 Years	162 4.6%	1,118 5.2%	1,914 5.3%
Age 70 to 74 Years	110 3.2%	826 3.8%	1,508 4.2%
Age 75 to 79 Years	93 2.7%	608 2.8%	1,153 3.2%
Age 80 to 84 Years	51 1.5%	334 1.6%	696 1.9%
Age 85 Years or Over	47 1.3%	266 1.2%	619 1.7%
Female Median Age	39.8	40.2	40.7
Age 19 Years or Less	1,028 29.5%	5,633 26.1%	9,058 25.2%
Age 20 to 64 Years	1,994 57.2%	12,767 59.2%	20,946 58.4%
Age 65 Years or Over	463 13.3%	3,152 14.6%	5,890 16.4%

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Lat/Lon: 36.7488/-76.012

2041 Fisher Arch Virginia Beach, VA 23456	1 mi radius	3 mi radius	5 mi radius
<b>Male Age Distribution (2024)</b>			
Male Population	3,349 49.0%	21,357 49.8%	37,374 51.0%
Age Under 5 Years	196 5.9%	1,220 5.7%	2,099 5.6%
Age 5 to 9 Years	289 8.6%	1,455 6.8%	2,406 6.4%
Age 10 to 14 Years	310 9.3%	1,599 7.5%	2,530 6.8%
Age 15 to 19 Years	259 7.7%	1,583 7.4%	3,117 8.3%
Age 20 to 24 Years	157 4.7%	1,131 5.3%	2,827 7.6%
Age 25 to 29 Years	112 3.3%	1,079 5.1%	2,255 6.0%
Age 30 to 34 Years	156 4.7%	1,463 6.9%	2,577 6.9%
Age 35 to 39 Years	223 6.7%	1,606 7.5%	2,713 7.3%
Age 40 to 44 Years	276 8.3%	1,679 7.9%	2,686 7.2%
Age 45 to 49 Years	294 8.8%	1,554 7.3%	2,390 6.4%
Age 50 to 54 Years	253 7.6%	1,500 7.0%	2,344 6.3%
Age 55 to 59 Years	211 6.3%	1,469 6.9%	2,355 6.3%
Age 60 to 64 Years	228 6.8%	1,401 6.6%	2,193 5.9%
Age 65 to 69 Years	144 4.3%	1,005 4.7%	1,670 4.5%
Age 70 to 74 Years	132 3.9%	743 3.5%	1,318 3.5%
Age 75 to 79 Years	53 1.6%	453 2.1%	900 2.4%
Age 80 to 84 Years	35 1.0%	261 1.2%	550 1.5%
Age 85 Years or Over	20 0.6%	155 0.7%	445 1.2%
Male Median Age	38.4	38.1	37.4
Age 19 Years or Less	1,055 31.5%	5,857 27.4%	10,152 27.2%
Age 20 to 64 Years	1,911 57.0%	12,882 60.3%	22,340 59.8%
Age 65 Years or Over	384 11.5%	2,618 12.3%	4,882 13.1%
<b>Males per 100 Females (2024)</b>			
Overall Comparison	96	99	104
Age Under 5 Years	99 49.9%	106 51.4%	106 51.4%
Age 5 to 9 Years	107 51.6%	99 49.7%	103 50.8%
Age 10 to 14 Years	107 51.7%	105 51.1%	104 51.0%
Age 15 to 19 Years	96 49.0%	107 51.7%	135 57.4%
Age 20 to 24 Years	116 53.7%	120 54.5%	160 61.5%
Age 25 to 29 Years	114 53.3%	112 52.8%	124 55.5%
Age 30 to 34 Years	93 48.1%	109 52.1%	112 52.7%
Age 35 to 39 Years	84 45.6%	101 50.3%	104 50.9%
Age 40 to 44 Years	90 47.5%	98 49.4%	101 50.2%
Age 45 to 49 Years	101 50.3%	100 50.1%	100 50.1%
Age 50 to 54 Years	105 51.2%	97 49.2%	94 48.5%
Age 55 to 59 Years	83 45.3%	92 47.8%	93 48.2%
Age 60 to 64 Years	98 49.5%	93 48.2%	92 48.0%
Age 65 to 69 Years	89 47.1%	90 47.4%	87 46.6%
Age 70 to 74 Years	120 54.5%	90 47.4%	87 46.6%
Age 75 to 79 Years	57 36.2%	75 42.7%	78 43.8%
Age 80 to 84 Years	68 40.7%	78 43.9%	79 44.1%
Age 85 Years or Over	43 30.2%	58 36.8%	72 41.8%
Age 19 Years or Less	103 50.6%	104 51.0%	112 52.8%
Age 20 to 39 Years	97 49.2%	109 52.2%	122 55.0%
Age 40 to 64 Years	95 48.8%	96 49.0%	96 49.0%
Age 65 Years or Over	83 45.3%	83 45.4%	83 45.3%

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# DEMOGRAPHICS

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7488/-76.012

2041 Fisher Arch Virginia Beach, VA 23456	1 mi radius	3 mi radius	5 mi radius
<b>Household Type (2024)</b>			
Total Households	2,290	14,928	25,496
Households with Children	949 41.4%	5,727 38.4%	9,169 36.0%
Average Household Size	3.0	2.8	2.8
Household Density per Square Mile	729	528	325
Population Family	6,446 94.3%	38,123 88.8%	61,452 83.9%
Population Non-Family	388 5.7%	4,159 9.7%	8,935 12.2%
Population Group Quarters	-	627 1.5%	2,881 3.9%
Family Households	1,999 87.3%	12,112 81.1%	19,332 75.8%
Married Couple Households	1,708 85.5%	9,897 81.7%	15,565 80.5%
Other Family Households with Children	290 14.5%	2,215 18.3%	3,767 19.5%
Family Households with Children	948 47.4%	5,719 47.2%	9,154 47.4%
Married Couple with Children	792 83.6%	4,526 79.1%	7,142 78.0%
Other Family Households with Children	155 16.4%	1,193 20.9%	2,012 22.0%
Family Households No Children	1,051 52.6%	6,393 52.8%	10,178 52.6%
Married Couple No Children	916 87.2%	5,371 84.0%	8,423 82.8%
Other Family Households No Children	135 12.8%	1,022 16.0%	1,755 17.2%
Non-Family Households	291 12.7%	2,815 18.9%	6,164 24.2%
Non-Family Households with Children	1 0.4%	8 0.3%	15 0.2%
Non-Family Households No Children	290 99.6%	2,807 99.7%	6,149 99.8%
Average Family Household Size	3.2	3.1	3.2
Average Family Income	\$215,197	\$191,892	\$185,728
Median Family Income	\$168,680	\$156,311	\$147,217
Average Non-Family Household Size	1.3	1.5	1.4
<b>Marital Status (2024)</b>			
Population Age 15 Years or Over	5,280	34,479	59,488
Never Married	1,249 23.7%	8,324 24.1%	16,060 27.0%
Currently Married	3,374 63.9%	20,342 59.0%	33,018 55.5%
Previously Married	657 12.4%	5,813 16.9%	10,409 17.5%
Separated	132 20.1%	1,172 20.2%	2,352 22.6%
Widowed	103 15.7%	1,616 27.8%	2,656 25.5%
Divorced	421 64.2%	3,024 52.0%	5,402 51.9%
<b>Educational Attainment (2024)</b>			
Adult Population Age 25 Years or Over	4,459	29,342	49,465
Elementary (Grade Level 0 to 8)	123 2.8%	571 1.9%	1,220 2.5%
Some High School (Grade Level 9 to 11)	59 1.3%	869 3.0%	1,349 2.7%
High School Graduate	643 14.4%	4,697 16.0%	8,194 16.6%
Some College	687 15.4%	4,947 16.9%	8,879 18.0%
Associate Degree Only	283 6.3%	2,052 7.0%	3,607 7.3%
Bachelor Degree Only	1,466 32.9%	9,166 31.2%	14,662 29.6%
Graduate Degree	1,200 26.9%	7,039 24.0%	11,553 23.4%
Any College (Some College or Higher)	3,635 81.5%	23,204 79.1%	38,701 78.2%
College Degree + (Bachelor Degree or Higher)	2,666 59.8%	16,205 55.2%	26,215 53.0%

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## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7488/-76.012

2041 Fisher Arch Virginia Beach, VA 23456	1 mi radius	3 mi radius	5 mi radius
<b>Housing</b>			
Total Housing Units (2024)	2,375	15,496	27,042
Total Housing Units (2020)	2,370	15,513	27,118
Historical Annual Growth (2020-2024)	5	-17	-76
Housing Units Occupied (2024)	2,290 96.4%	14,928 96.3%	25,496 94.3%
Housing Units Owner-Occupied	1,940 84.7%	12,519 83.9%	20,195 79.2%
Housing Units Renter-Occupied	350 15.3%	2,408 16.1%	5,301 20.8%
Housing Units Vacant (2024)	85 3.6%	568 3.7%	1,546 5.7%
<b>Household Size (2024)</b>			
Total Households	2,290	14,928	25,496
1 Person Households	253 11.0%	2,427 16.3%	5,412 21.2%
2 Person Households	1,496 65.3%	9,098 60.9%	14,154 55.5%
3 Person Households	349 15.3%	1,759 11.8%	2,913 11.4%
4 Person Households	118 5.1%	985 6.6%	1,786 7.0%
5 Person Households	49 2.1%	443 3.0%	836 3.3%
6 Person Households	20 0.9%	144 1.0%	272 1.1%
7 or More Person Households	5 0.2%	72 0.5%	124 0.5%
<b>Household Income Distribution (2024)</b>			
HH Income \$200,000 or More	798 34.9%	4,252 28.5%	6,720 26.4%
HH Income \$150,000 to \$199,999	447 19.5%	2,271 15.2%	3,721 14.6%
HH Income \$125,000 to \$149,999	191 8.3%	1,665 11.2%	2,711 10.6%
HH Income \$100,000 to \$124,999	238 10.4%	1,669 11.2%	2,613 10.2%
HH Income \$75,000 to \$99,999	163 7.1%	1,514 10.1%	2,866 11.2%
HH Income \$50,000 to \$74,999	203 8.9%	1,509 10.1%	2,926 11.5%
HH Income \$35,000 to \$49,999	85 3.7%	683 4.6%	1,410 5.5%
HH Income \$25,000 to \$34,999	38 1.7%	422 2.8%	848 3.3%
HH Income \$15,000 to \$24,999	71 3.1%	514 3.4%	860 3.4%
HH Income \$10,000 to \$14,999	17 0.7%	137 0.9%	293 1.1%
HH Income Under \$10,000	39 1.7%	290 1.9%	529 2.1%
<b>Household Vehicles (2024)</b>			
Households 0 Vehicles Available	19 0.8%	373 2.5%	844 3.3%
Households 1 Vehicle Available	512 22.4%	3,064 20.5%	6,232 24.4%
Households 2 Vehicles Available	1,037 45.3%	6,952 46.6%	11,429 44.8%
Households 3 or More Vehicles Available	722 31.5%	4,538 30.4%	6,990 27.4%
Total Vehicles Available	5,084	32,417	53,087
Average Vehicles per Household	2.2	2.2	2.1
Owner-Occupied Household Vehicles	4,541 89.3%	28,141 86.8%	44,247 83.3%
Average Vehicles per Owner-Occupied Household	2.3	2.2	2.2
Renter-Occupied Household Vehicles	543 10.7%	4,276 13.2%	8,840 16.7%
Average Vehicles per Renter-Occupied Household	1.6	1.8	1.7
<b>Travel Time (2024)</b>			
Worker Base Age 16 years or Over	3,861	22,488	37,025
Travel to Work in 14 Minutes or Less	799 20.7%	4,639 20.6%	7,526 20.3%
Travel to Work in 15 to 29 Minutes	764 19.8%	6,436 28.6%	11,447 30.9%
Travel to Work in 30 to 59 Minutes	1,050 27.2%	5,679 25.3%	9,110 24.6%
Travel to Work in 60 Minutes or More	203 5.3%	741 3.3%	1,255 3.4%
Work at Home	1,045 27.1%	4,993 22.2%	7,687 20.8%
Average Minutes Travel to Work	23.7	21.7	21.8

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# DEMOGRAPHICS

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7488/-76.012

2041 Fisher Arch Virginia Beach, VA 23456	1 mi radius	3 mi radius	5 mi radius
<b>Transportation To Work (2024)</b>			
Worker Base Age 16 years or Over	3,861	22,488	37,025
Drive to Work Alone	2,406 62.3%	15,632 69.5%	25,480 68.8%
Drive to Work in Carpool	176 4.6%	1,146 5.1%	2,074 5.6%
Travel to Work by Public Transportation	89 2.3%	166 0.7%	237 0.6%
Drive to Work on Motorcycle	3 -	33 0.1%	36 -
Bicycle to Work	22 0.6%	75 0.3%	234 0.6%
Walk to Work	27 0.7%	218 1.0%	906 2.4%
Other Means	94 2.4%	225 1.0%	370 1.0%
Work at Home	1,045 27.1%	4,993 22.2%	7,687 20.8%
<b>Daytime Demographics (2024)</b>			
Total Businesses	364	1,644	2,785
Total Employees	2,615	12,398	23,568
Company Headquarter Businesses	5 1.2%	46 2.8%	71 2.5%
Company Headquarter Employees	22 0.9%	636 5.1%	1,760 7.5%
Employee Population per Business	7.2 to 1	7.5 to 1	8.5 to 1
Residential Population per Business	18.8 to 1	26.1 to 1	26.3 to 1
Adj. Daytime Demographics Age 16 Years or Over	4,108	23,543	42,974
<b>Labor Force</b>			
Labor Population Age 16 Years or Over (2024)	5,152	33,816	58,447
Labor Force Total Males (2024)	2,499 48.5%	16,759 49.6%	29,828 51.0%
Male Civilian Employed	1,877 75.1%	11,502 68.6%	19,044 63.8%
Male Civilian Unemployed	35 1.4%	273 1.6%	409 1.4%
Males in Armed Forces	73 2.9%	756 4.5%	2,615 8.8%
Males Not in Labor Force	513 20.5%	4,228 25.2%	7,760 26.0%
Labor Force Total Females (2024)	2,653 51.5%	17,057 50.4%	28,619 49.0%
Female Civilian Employed	1,702 64.2%	10,347 60.7%	17,027 59.5%
Female Civilian Unemployed	42 1.6%	211 1.2%	387 1.4%
Females in Armed Forces	7 0.3%	65 0.4%	355 1.2%
Females Not in Labor Force	902 34.0%	6,434 37.7%	10,850 37.9%
Unemployment Rate	78 1.5%	484 1.4%	796 1.4%
<b>Occupation (2024)</b>			
Occupation Population Age 16 Years or Over	3,861	22,488	37,025
Occupation Total Males	2,028 52.5%	11,852 52.7%	19,550 52.8%
Occupation Total Females	1,833 47.5%	10,636 47.3%	17,475 47.2%
Management, Business, Financial Operations	950 24.6%	4,742 21.1%	8,080 21.8%
Professional, Related	1,168 30.3%	6,772 30.1%	10,691 28.9%
Service	517 13.4%	3,498 15.6%	6,015 16.2%
Sales, Office	906 23.5%	4,698 20.9%	7,537 20.4%
Farming, Fishing, Forestry	2 -	55 0.2%	65 0.2%
Construction, Extraction, Maintenance	164 4.2%	1,327 5.9%	2,192 5.9%
Production, Transport, Material Moving	154 4.0%	1,395 6.2%	2,446 6.6%
White Collar Workers	3,024 78.3%	16,212 72.1%	26,308 71.1%
Blue Collar Workers	837 21.7%	6,276 27.9%	10,717 28.9%

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## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7488/-76.012

2041 Fisher Arch Virginia Beach, VA 23456	1 mi radius	3 mi radius	5 mi radius
<b>Units in Structure (2024)</b>			
Total Units	2,290	14,928	25,496
1 Detached Unit	1,780 77.7%	11,333 75.9%	17,997 70.6%
1 Attached Unit	213 9.3%	1,980 13.3%	3,368 13.2%
2 Units	2 0.1%	40 0.3%	81 0.3%
3 to 4 Units	33 1.4%	215 1.4%	459 1.8%
5 to 9 Units	37 1.6%	343 2.3%	1,272 5.0%
10 to 19 Units	66 2.9%	269 1.8%	551 2.2%
20 to 49 Units	68 3.0%	160 1.1%	360 1.4%
50 or More Units	89 3.9%	485 3.3%	987 3.9%
Mobile Home or Trailer	2 -	76 0.5%	395 1.6%
Other Structure	- -	27 0.2%	28 0.1%
<b>Homes Built By Year (2024)</b>			
Homes Built 2020 or later	4 0.2%	41 0.3%	91 0.3%
Homes Built 2010 to 2019	693 29.2%	1,839 11.9%	2,839 10.5%
Homes Built 2000 to 2009	390 16.4%	2,545 16.4%	4,081 15.1%
Homes Built 1990 to 1999	376 15.8%	2,896 18.7%	5,711 21.1%
Homes Built 1980 to 1989	689 29.0%	5,890 38.0%	8,705 32.2%
Homes Built 1970 to 1979	96 4.0%	959 6.2%	2,381 8.8%
Homes Built 1960 to 1969	27 1.1%	423 2.7%	955 3.5%
Homes Built 1950 to 1959	5 0.2%	101 0.7%	281 1.0%
Homes Built 1940 to 1949	7 0.3%	120 0.8%	240 0.9%
Homes Built Before 1939	3 0.1%	113 0.7%	212 0.8%
Median Age of Homes	26.7 yrs	33.0 yrs	33.9 yrs
<b>Home Values (2024)</b>			
Owner Specified Housing Units	1,940	12,519	20,195
Home Values \$1,000,000 or More	43 2.2%	206 1.6%	464 2.3%
Home Values \$750,000 to \$999,999	247 12.7%	911 7.3%	1,352 6.7%
Home Values \$500,000 to \$749,999	954 49.2%	3,762 30.1%	5,241 25.9%
Home Values \$400,000 to \$499,999	310 16.0%	2,809 22.4%	4,648 23.0%
Home Values \$300,000 to \$399,999	228 11.8%	2,837 22.7%	4,820 23.9%
Home Values \$250,000 to \$299,999	49 2.5%	909 7.3%	1,438 7.1%
Home Values \$200,000 to \$249,999	87 4.5%	627 5.0%	1,133 5.6%
Home Values \$175,000 to \$199,999	1 -	115 0.9%	199 1.0%
Home Values \$150,000 to \$174,999	- -	106 0.8%	208 1.0%
Home Values \$125,000 to \$149,999	- -	25 0.2%	86 0.4%
Home Values \$100,000 to \$124,999	- -	20 0.2%	68 0.3%
Home Values \$90,000 to \$99,999	- -	2 -	13 -
Home Values \$80,000 to \$89,999	- -	29 0.2%	46 0.2%
Home Values \$70,000 to \$79,999	- -	- -	16 -
Home Values \$60,000 to \$69,999	- -	2 -	15 -
Home Values \$50,000 to \$59,999	- -	9 -	34 0.2%
Home Values \$35,000 to \$49,999	- -	20 0.2%	56 0.3%
Home Values \$25,000 to \$34,999	- -	36 0.3%	80 0.4%
Home Values \$10,000 to \$24,999	- -	28 0.2%	117 0.6%
Home Values Under \$10,000	16 0.8%	68 0.5%	162 0.8%
Owner-Occupied Median Home Value	\$567,832	\$469,244	\$455,207
Renter-Occupied Median Rent	\$1,607	\$1,588	\$1,557

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# DEMOGRAPHICS

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7488/-76.012

2041 Fisher Arch Virginia Beach, VA 23456	1 mi radius	3 mi radius	5 mi radius
<b>Total Annual Consumer Expenditure (2024)</b>			
Total Household Expenditure	\$294.08 M	\$1.78 B	\$2.8 B
Total Non-Retail Expenditure	\$157.1 M	\$945.55 M	\$1.49 B
Total Retail Expenditure	\$136.98 M	\$829.88 M	\$1.31 B
Apparel	\$10.71 M	\$64.12 M	\$101.04 M
Contributions	\$11.13 M	\$65.78 M	\$103.01 M
Education	\$11.27 M	\$64.86 M	\$101.05 M
Entertainment	\$17.58 M	\$105.27 M	\$165.49 M
Food and Beverages	\$41.61 M	\$252.89 M	\$399.93 M
Furnishings and Equipment	\$10.84 M	\$65.04 M	\$102.29 M
Gifts	\$8.62 M	\$50.93 M	\$79.65 M
Health Care	\$23.3 M	\$142.89 M	\$226.22 M
Household Operations	\$12.13 M	\$72.58 M	\$114.27 M
Miscellaneous Expenses	\$5.65 M	\$34.05 M	\$53.72 M
Personal Care	\$3.93 M	\$23.8 M	\$37.56 M
Personal Insurance	\$2.39 M	\$14.14 M	\$22.09 M
Reading	\$663.28 K	\$3.99 M	\$6.29 M
Shelter	\$61.41 M	\$370.57 M	\$585.64 M
Tobacco	\$1.29 M	\$8.24 M	\$13.27 M
Transportation	\$52.38 M	\$318.05 M	\$502 M
Utilities	\$19.16 M	\$118.24 M	\$187.94 M
<b>Monthly Household Consumer Expenditure (2024)</b>			
Total Household Expenditure	\$10,702	\$9,911	\$9,157
Total Non-Retail Expenditure	\$5,717 53.4%	\$5,279 53.3%	\$4,876 53.3%
Total Retail Expenditures	\$4,985 46.6%	\$4,633 46.7%	\$4,281 46.7%
Apparel	\$390 3.6%	\$358 3.6%	\$330 3.6%
Contributions	\$405 3.8%	\$367 3.7%	\$337 3.7%
Education	\$410 3.8%	\$362 3.7%	\$330 3.6%
Entertainment	\$640 6.0%	\$588 5.9%	\$541 5.9%
Food and Beverages	\$1,514 14.1%	\$1,412 14.2%	\$1,307 14.3%
Furnishings and Equipment	\$394 3.7%	\$363 3.7%	\$334 3.7%
Gifts	\$314 2.9%	\$284 2.9%	\$260 2.8%
Health Care	\$848 7.9%	\$798 8.0%	\$739 8.1%
Household Operations	\$442 4.1%	\$405 4.1%	\$373 4.1%
Miscellaneous Expenses	\$206 1.9%	\$190 1.9%	\$176 1.9%
Personal Care	\$143 1.3%	\$133 1.3%	\$123 1.3%
Personal Insurance	\$87 0.8%	\$79 0.8%	\$72 0.8%
Reading	\$24 0.2%	\$22 0.2%	\$21 0.2%
Shelter	\$2,235 20.9%	\$2,069 20.9%	\$1,914 20.9%
Tobacco	\$47 0.4%	\$46 0.5%	\$43 0.5%
Transportation	\$1,906 17.8%	\$1,775 17.9%	\$1,641 17.9%
Utilities	\$697 6.5%	\$660 6.7%	\$614 6.7%

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