

FOR SALE OR LEASE

OFFERING MEMORANDUM



S.L. NUSBAUM
REALTY CO.



- Signalized intersection
- 1.8 AC Site
- 11,217 SF Building
- Drive-thru

**FORMER
RITE AID**



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Hampton, VA 23666

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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: \$2,500,000
LEASE RATE: \$18 PSF

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present for sale or lease, the property located at 4813 West Mercury Boulevard in Hampton, VA.

The property, a former Rite Aid drug store, is located at a signalized corner with an average daily traffic count of 45,000 vehicles and is two blocks from the Newmarket Fair Redevelopment project featuring a 185,000sf self storage facility, the Offices at NetCenter, and outparcel retailers including Chick-Fil-A, Wawa and Valvoline.

The current building is all brick and contains approximately 11,217 square feet with a double drive-thru. The site itself is 1.8 acres with 80 parking spaces.

The property is zoned C-2 which allows most retail and recreation uses.



FINANCIAL SUMMARY

Property Information

Price	\$2,500,000
Lease Rate	\$18 PSF
Building Size	11,217 SF
Land Area	1.8 AC
Zoning	C-2 (most retail, office)

Former Rite Aid



INVESTMENT HIGHLIGHTS

- Large 1.8 acre site
- Signalized Intersection
- Major retail corridor
- Big traffic count (45,000 VPD)
- 11,217 SF brick construction
- Double drive-thru



AERIAL MAP



AERIAL MAP

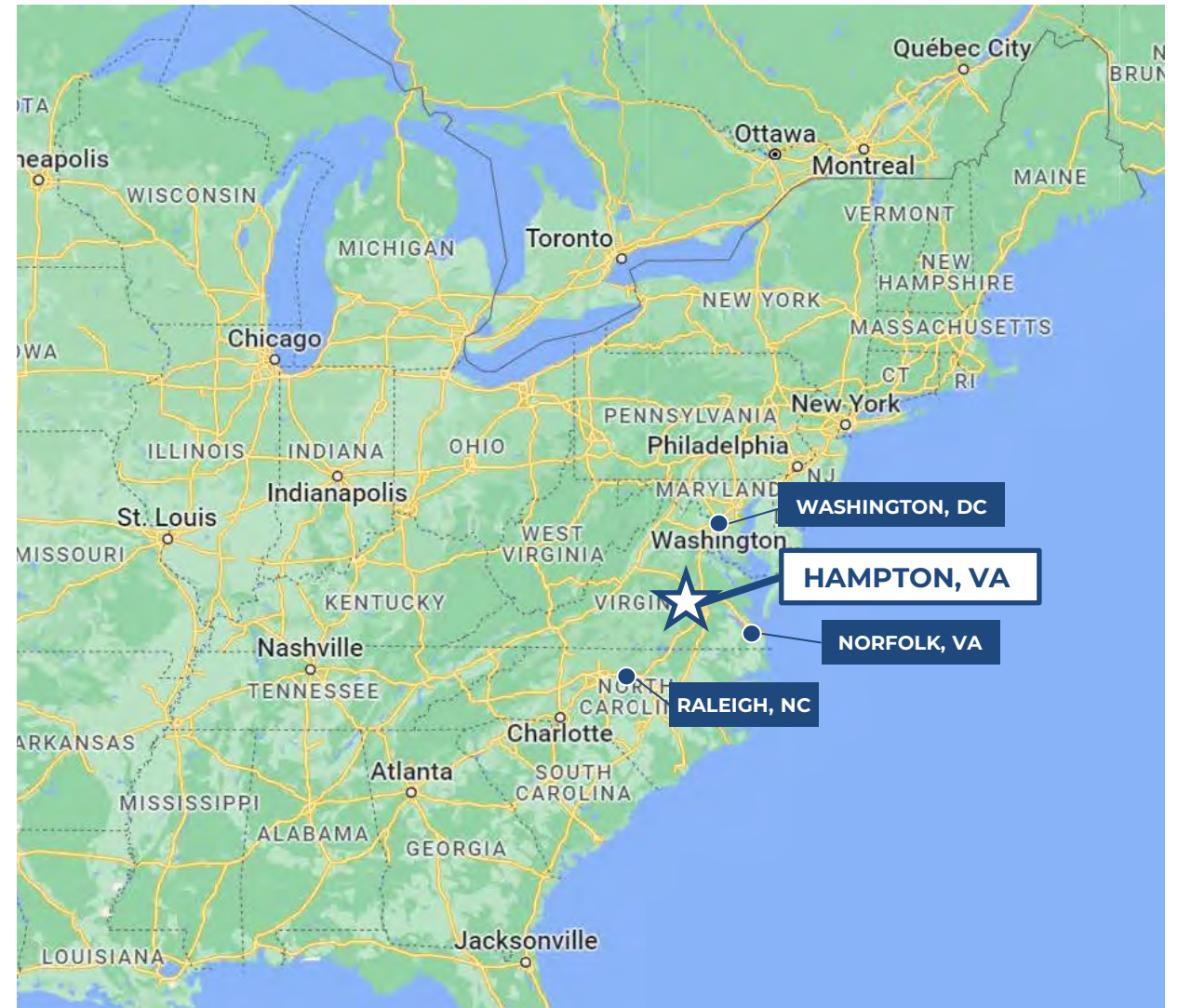


MARKET OVERVIEW

HAMPTON, VIRGINIA

Hampton is home to nearly 138,000 residents and is the 7th most populous city in Virginia. It is one of the fastest growing cities in the Hampton Roads region (Norfolk-Virginia Beach-Newport News MSA--1.77 million pop.) and offers a host of waterfront and entertainment activities.

The city is home to NASA's Langley Research Center and Langley Air Force Base, both of which have played pivotal roles in the research and development of military aviation training for over 100 years.

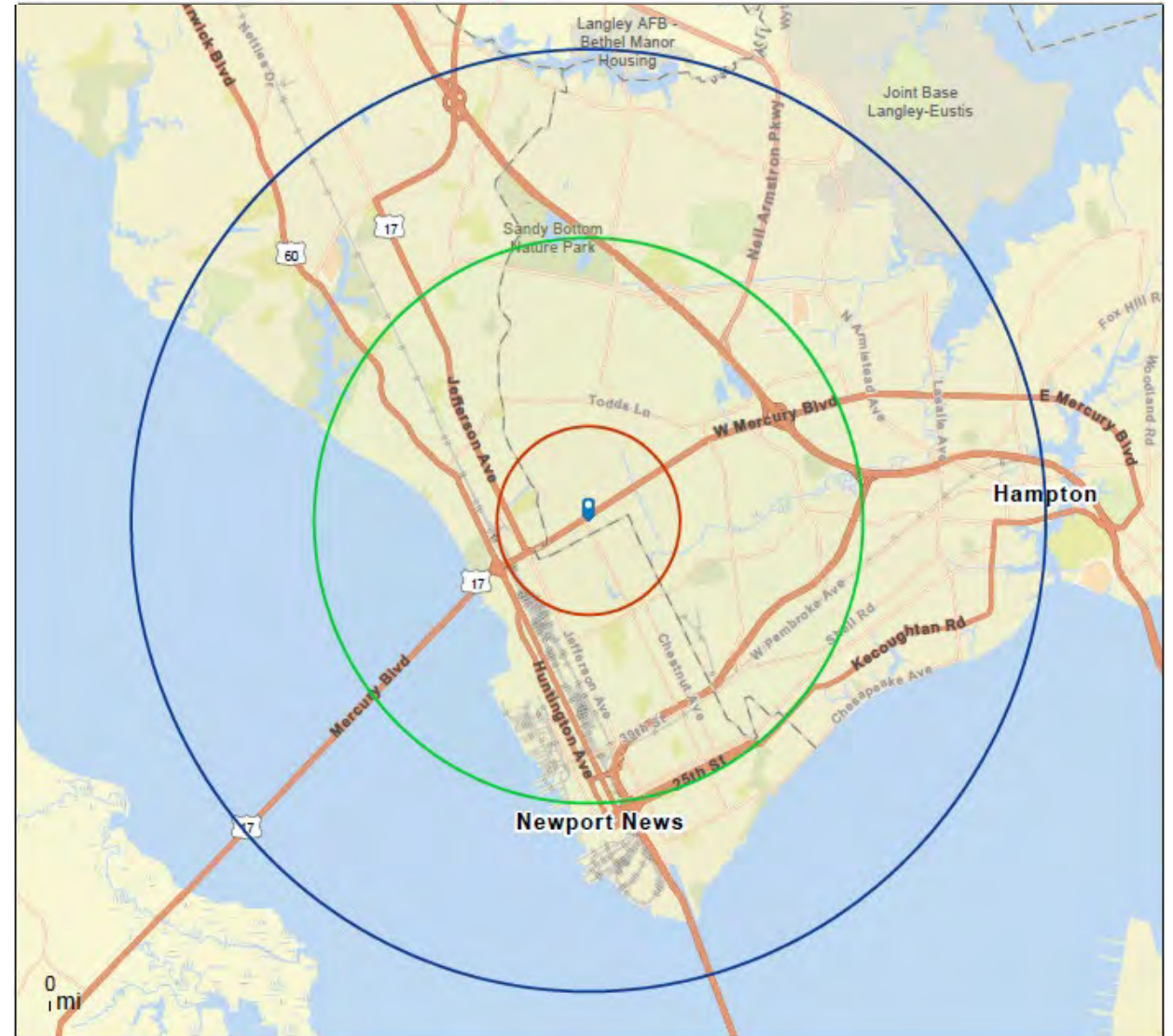


LOCATION	DISTANCE	DRIVE TIME
Norfolk	17 miles	27 minutes
Richmond	77 miles	1 hour 14 minutes
Washington D.C.	178 miles	3 hours and 7 minutes

DEMOGRAPHICS

1,3,5 MILES

POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	14,328	82,395	164,167
2028 Population	14,036	82,018	163,808
2023 Median Age	39.7	38.0	36.7
2028 Median Age	40.3	38.9	37.8
HOUSEHOLDS			
2023 Total Households	6,825	35,880	69,466
2028 Total Households	6,770	36,179	70,148
2023 Average Household Size	2.10	2.24	2.27
2028 Average Household Size	2.07	2.21	2.24
MEDIAN HOUSEHOLD INCOME			
2023 Median Household Income	\$49,002	\$53,176	\$54,272
2028 Median Household Income	\$52,680	\$57,548	\$59,052
AVERAGE HOUSEHOLD INCOME			
2023 Average Household Income	\$64,738	\$75,647	\$77,706
2028 Average Household Income	\$72,582	\$85,517	\$88,223
OWNER OCCUPIED HOUSING UNITS			
2023 Owner Occupied Housing Units	3,488	17,351	32,879
2028 Owner Occupied Housing Units	3,573	18,017	34,251
RENTER OCCUPIED HOUSING UNITS			
2023 Renter Occupied Housing Units	3,337	18,529	36,587
2028 Renter Occupied Housing Units	3,197	18,162	35,896
FAMILIES			
2023 Families	3,898	20,644	40,235
2028 Families	3,831	20,592	40,203



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)



THE TEAM



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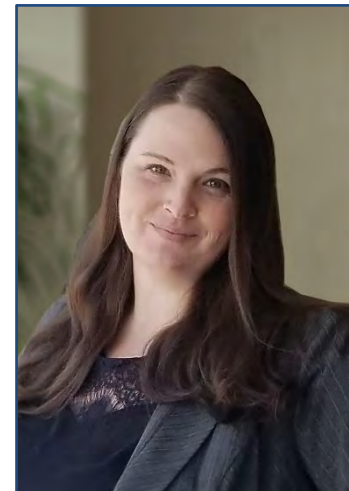
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