

# REGIONAL POWER CENTER

Investment Opportunity

Ridgeview  
CENTRE



129 Ridgeview Rd W

**WISE VIRGINIA**

ACTUAL SITE





# EXCLUSIVELY MARKETED BY



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# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$12,353,000
<b>Price PSF</b>	\$65
<b>Net Operating Income</b>	\$1,080,931
<b>Cap Rate</b>	8.75%
<b>Stabilized Cap Rate</b>	12.63%
<b>Occupancy</b>	77%

## PROPERTY SPECIFICATIONS

<b>Total Rentable Area</b>	190,242
<b>Land Area</b>	21.37 Acres
<b>Property Address</b>	129 Ridgeview Rd W, Wise, VA 24293
<b>Year Built</b>	1990 (est.)
<b>Parcel Number</b>	034892
<b>Ownership</b>	Fee Simple (Land & Building)



# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS



# RENT ROLL



Suite #	Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Pro Rata (\$)	Rental Increases				Lease Start Date	Lease End Date	Market Rent \$/SF/Yr	Options Remaining		
									Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo					Rent Annual	Rent \$/SF/Yr
01	Vacant	3,010	2%	\$3,512	\$1.17	\$42,140	\$14.00	3%	-	-	-	-	-	Mo 13	5 Yrs	\$14.00	-	
02	Soft Petals	1,190	1%	\$1,835	\$1.54	\$22,015	\$18.50	1%	-	-	-	-	-	Mar-93	Feb-22	\$15.00	None	
03	Tech Wise	1,750	1%	\$1,458	\$0.83	\$17,500	\$10.00	1%	-	-	-	-	-	Feb-16	Feb-23	\$15.00	None	
04	Monterrey Mexican Restaurant	2,800	1%	\$4,550	\$1.63	\$54,600	\$19.50	4%	-	-	-	-	-	Mar-18	MTM	\$20.00	None	
05	Cavalier Comics	1,750	1%	\$1,075	\$0.61	\$12,897	\$7.37	1%	-	-	-	-	-	Nov-16	Oct-22	\$15.00	None	
07	Rent-A-Center	4,340	2%	\$4,159	\$0.96	\$49,910	\$11.50	3%	Feb-24	5.0%	\$4,369	\$1.01	\$52,427	\$12.08	Jan-92	Jan-26	\$12.00	None
08	Cricket Wireless	1,750	1%	\$2,188	\$1.25	\$26,250	\$15.00	2%	-	-	-	-	-	Mar-21	Mar-24	\$15.00	None	
09a	Stepz	6,300	3%	\$1,654	\$0.26	\$19,845	\$3.15	1%	-	-	-	-	-	Sep-12	May-23	\$10.00	None	
13	Wise Tobacco & Vape	1,050	1%	\$1,575	\$1.50	\$18,900	\$18.00	1%	Jul-22	3.0%	\$1,622	\$1.55	\$19,467	\$18.54	Apr-21	Jun-26	\$15.00	None
									Jul-23	3.0%	\$1,671	\$1.59	\$20,055	\$19.10				
									Jul-24	3.0%	\$1,721	\$1.64	\$20,654	\$19.67				
									Jul-25	3.0%	\$1,773	\$1.69	\$21,273	\$20.26				

# RENT ROLL

Suite #	Tenant Name	Size SF	Pro					Pro Rata (\$)	Rental Increases					Lease Start Date	Lease End Date	Market Rent \$/SF/Yr	Options Remaining	
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr		Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual					Rent \$/SF/Yr
14	Gamestop	3,150	2%	\$2,625	\$0.83	\$31,500	\$10.00	2%	-	-	-	-	-	-	May-12	Jan-23	\$15.00	None
15	Grand Home Furnishings	31,963	17%	\$14,543	\$0.46	\$174,518	\$5.46	11%	Dec-21	2.0%	\$14,836	\$0.46	\$178,034	\$5.57	Dec-07	Nov-22	\$5.50	1 (5-Year) Yr 1: \$185,066/yr Yr 2: \$188,582/Yr Yr 3: \$192,417/Yr Yr 4: \$196,253/Yr Yr 5: \$200,408/Yr
16	Dollar Tree	9,000	5%	\$7,500	\$0.83	\$90,000	\$10.00	6%	-	-	-	-	-	-	Mar-13	Mar-23	\$10.00	3 (5-Year) Opt 1: \$10.50 PSF/Yr Opt 2: \$11.00 PSF/Yr Opt 3: \$12.00 PSF/Yr
17	Ollie's Bargain Outlet	28,650	15%	\$10,744	\$0.38	\$128,925	\$4.50	8%	Jan-22	5.6%	\$11,341	\$0.40	\$136,088	\$4.75	Dec-14	Jan-27	\$5.50	2 (5-Year) Opt 1: \$5.00 PSF/Yr Opt 2: \$5.25 PSF/Yr
17A	Marshalls	20,000	11%	\$11,667	\$0.58	\$140,000	\$7.00	9%	Nov-23	7.1%	\$12,500	\$0.63	\$150,000	\$7.50	Nov-18	Oct-28	\$7.00	4 (5-Year) Opt 1: \$8.00 PSF/Yr Opt 2: \$8.50 PSF/Yr Opt 3: \$9.00 PSF/Yr Opt 4: \$9.50 PSF/Yr



# RENT ROLL



Suite #	Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Pro Rata (\$)	Rental Increases				Lease Start Date	Lease End Date	Market Rent \$/SF/Yr	Options Remaining				
									Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo					Rent Annual	Rent \$/SF/Yr		
17B	Harbor Freight Tools	19,440	10%	\$12,150	\$0.63	\$145,800	\$7.50	9%	Aug-21	10%	\$13,365	\$0.69	\$160,380	\$8.25	Jun-16	Jul-26	\$7.00	3 (5-Year) Opt 1: \$9.08 PSF/Yr Opt 2: \$9.98 PSF/Yr Opt 3: \$10.98 PSF/Yr		
17C	Vacant	18,389	10%	\$10,727	\$0.58	\$128,723	\$7.00	8%	-	-	-	-	-	-	Mo 25	10 Yrs	\$7.00	-		
19	Vacant	7,500	4%	\$6,250	\$0.83	\$75,000	\$10.00	5%	-	-	-	-	-	-	Mo 18	5 Yrs	\$10.00	-		
20	Goodwill	7,500	4%	\$6,206	\$0.83	\$74,475	\$9.93	5%	-	-	-	-	-	-	Oct-13	Jan-27	\$10.00	1 (3-Year) Opt 1: \$10.92 PSF/Yr		
FS1	Vacant	10,000	5%	\$8,333	\$0.83	\$100,000	\$10.00	6%	-	-	-	-	-	-	Mo 25	10 Yrs	\$10.00	-		
FS2	GSA	6,620	3%	\$12,072	\$1.82	\$144,859	\$21.88	9%	-	-	-	-	-	-	Feb-07	Sep-29	\$15.00	None		
FS3	Vacant	4,090	2%	\$5,113	\$1.25	\$61,350	\$15.00	4%	-	-	-	-	-	-	Mo 18	5 Yrs	\$15.00	-		
Total Occupied		147,253	77%	\$96,000	\$0.65	\$1,151,995	\$7.82	74%												
Total Vacant		42,989	23%	\$33,934	\$0.79	\$407,213	\$9.47	26%												
Total / Wtd. Avg:		190,242	100%	\$129,934	\$0.68	\$1,559,208	\$8.20	100%								Weighted Term Remaining (Years)		3.1		



# REIMBURSEMENT SUMMARY



Suite #	Tenant Name	Size SF	Pro Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Reimbursement PSF	Reimbursement Annual	Notes
01	Vacant	3,010	2%	Net	Net	Net	Net	0%	\$1.77	\$5,325	Assumes full-pass through on all expenses
02	Soft Petals	1,190	1%	Net	Net	Net	None	0%	\$1.69	\$2,006	Natural PRS for Taxes. Tenant's PRS for CAM and Insurance is at 0.7%.
03	Tech Wise	1,750	1%	None	None	None	None	0%	\$0.00	\$0	Gross lease
04	Monterrey Mexican Restaurant	2,800	1%	Net	Net	Net	Net	15%	\$1.98	\$5,535	For Insurance, and CAM, Tenant reimburse after tenants who are greater than 12,000 SF. 15% admin on Insurance and CAM.
05	Cavalier Comics	1,750	1%	None	None	None	None	0%	\$0.00	\$0	Gross lease
07	Rent-A-Center	4,340	2%	Net	Net	Net	None	15%	\$1.73	\$7,524	15% Admin Fee on Insurance and CAM.
08	Cricket Wireless	1,750	1%	Net	Net	See Note	None	See Note	\$3.00	\$5,258	Fixed CAM of \$1.81 PSF. Increases by 5% per year. Natural PRS for Taxes, Insurance, and Snow Removal. 20% admin fee on Snow Removal.
09a	Stepz	6,300	3%	None	None	None	None	0%	\$0.00	\$0	Gross lease
13	Wise Tobacco & Vape	1,050	1%	Net	Net	See Note	None	20%	\$3.12	\$3,272	Fixed CAM of \$1.80 PSF. Increases by 5% per year. Natural PRS for Taxes, Insurance, and Snow Removal. 20% admin on Taxes, Insurance, and Snow Removal
14	Gamestop	3,150	2%	Net	Net	Net	Net	15%	\$1.96	\$6,165	15% admin on Insurance and CAM.
15	Grand Home Furnishings	31,963	17%	Fixed	Fixed	Fixed	None	0%	\$1.85	\$59,132	Tenant pays \$1.85 PSF for Taxes, Insurance, and CAM.
16	Dollar Tree	9,000	5%	Net	See Note	See Note	None	0%	\$2.09	\$18,780	For Insurance, Tenant only reimburses for Property Insurance. Tenant pays a fixed CAM of \$10,437/Yr for Yr 1 of the analysis. Tenant pays PRS of Snow Removal. Fixed CAM increases by 4% each year. At the beginning of each option term, fixed CAM is adjusted to market - what LL is charging new tenants.
17	Ollie's Bargain Outlet	28,650	15%	Base Yr	Base Yr	Flat	None	0%	\$0.11	\$3,132	Tenant reimburses for any increases over the base year for taxes (\$14,325) and insurance (\$7,449). Tenant pays \$3,132 for Yr 1 of the analysis. Increases by \$458 / Yr.
17A	Marshalls	20,000	11%	Net	Net	Net	None	1%	\$1.37	\$27,476	Uncontrollable CAM (excludes utilities and snow removal) capped at \$9,534 for Yr 1 of the analysis. Cannot increase by more than 3% over previous year.
17B	Harbor Freight Tools	19,440	10%	Net	Net	Net	None	5%	\$1.46	\$28,367	5% admin on CAM (excludes Utilities) in lieu of management fee.
17C	Vacant	18,389	10%	Net	Net	Net	None	10%	\$1.64	\$30,074	Assumes 10% admin on CAM and no MGMT.
19	Vacant	7,500	4%	Net	Net	Net	Net	0%	\$1.77	\$13,267	Assumes full-pass through on all expenses
20	Goodwill	7,500	4%	Net	Net	Net	None	0%	\$1.58	\$11,845	For Insurance, and CAM, Tenant reimburse after tenants who are greater than 12,000 SF.
FS1	Vacant	10,000	5%	Net	Net	Net	None	10%	\$1.64	\$16,354	Assumes 10% admin on CAM and no MGMT.
FS2	GSA	6,620	3%	Fixed	Fixed	Fixed	None	0%	\$6.93	\$45,900	Tenant pays \$45,900 / Yr for Taxes, Insurance, and CAM for Yr 1 of the analysis. Increases by 4% each year.
FS3	Vacant	4,090	2%	Net	Net	Net	Net	0%	\$1.77	\$7,235	Assumes full-pass through on all expenses
NAP	Belk	-	-	-	-	See Note	-	-	-	\$16,055	Tenant pays \$16,055/Yr per the COREA agreement.
Total Occupied		147,253	77%	Total Occupied		\$1.63	\$240,447	71%			
Total Vacant		42,989	23%	Total Vacant		\$1.68	\$72,255	21%			
Total / Wtd. Avg:		190,242	100%	Total Reimbursement		\$1.64	\$312,702	93%			
				Total Operating Expenses		\$1.77	\$336,538	100%			



# CASH FLOW

For the Years Ending	\$ / SF Mo 1 Annualized	Annualized Nov-2021	Year 1 Oct-2022	Year 2 Oct-2023	Year 3 Oct-2024	Year 4 Oct-2025	Year 5 Oct-2026	Year 6 Oct-2027	Year 7 Oct-2028	Year 8 Oct-2029	Year 9 Oct-2030	Year 10 Oct-2031	Year 11 Oct-2032
<b>Potential Gross Revenue</b>													
Base Rental Revenue	\$8.27	\$1,573,787	\$1,582,879	\$1,658,109	\$1,725,748	\$1,744,866	\$1,770,905	\$1,813,406	\$1,845,916	\$1,895,670	\$1,897,636	\$1,924,814	\$1,981,449
Absorption & Turnover Vacancy	(\$2.14)	(407,213)	(407,213)	(346,421)	(4,641)	0	(12,724)	0	(135,084)	(19,968)	0	(14,750)	(16,799)
Scheduled Base Rental Revenue	\$6.13	1,166,574	1,175,666	1,311,687	1,721,107	1,744,866	1,758,181	1,813,406	1,710,832	1,875,702	1,897,636	1,910,063	1,964,650
Percentage Rent	\$0.01	1,355	1,355	0	0	0	0	0	0	0	0	0	0
Expense Reimbursement Revenue	\$1.26	240,447	240,447	266,399	346,070	354,601	361,850	372,404	357,904	390,060	362,810	371,940	384,469
<b>Total Potential Gross Revenue</b>	<b>\$7.40</b>	<b>1,408,376</b>	<b>1,417,469</b>	<b>1,578,087</b>	<b>2,067,177</b>	<b>2,099,466</b>	<b>2,120,031</b>	<b>2,185,810</b>	<b>2,068,736</b>	<b>2,265,761</b>	<b>2,260,446</b>	<b>2,282,004</b>	<b>2,349,119</b>
General Vacancy	\$0.00	0	0	0	(140,386)	(146,963)	(136,569)	(153,007)	(69,475)	(140,033)	(158,231)	(146,022)	(148,815)
<b>Effective Gross Revenue</b>	<b>\$7.40</b>	<b>1,408,376</b>	<b>1,417,469</b>	<b>1,578,087</b>	<b>1,926,791</b>	<b>1,952,504</b>	<b>1,983,462</b>	<b>2,032,803</b>	<b>1,999,261</b>	<b>2,125,728</b>	<b>2,102,215</b>	<b>2,135,981</b>	<b>2,200,304</b>
<b>Operating Expenses</b>													
Property Taxes	\$0.41	78,318	78,318	80,668	83,088	85,580	88,148	90,792	93,516	96,321	99,211	102,187	105,253
Insurance	\$0.23	44,592	44,592	45,930	47,308	48,727	50,189	51,694	53,245	54,843	56,488	58,182	59,928
CAM	\$0.90	171,104	171,104	176,237	181,524	186,970	192,579	198,356	204,307	210,436	216,749	223,252	229,949
Management	\$0.22	42,251	42,524	47,343	57,804	58,575	59,504	60,984	59,978	63,772	63,066	64,079	66,009
<b>Total Operating Expenses</b>	<b>\$1.77</b>	<b>336,265</b>	<b>336,538</b>	<b>350,177</b>	<b>369,723</b>	<b>379,852</b>	<b>390,419</b>	<b>401,827</b>	<b>411,046</b>	<b>425,372</b>	<b>435,515</b>	<b>447,701</b>	<b>461,139</b>
<b>Net Operating Income</b>	<b>\$5.64</b>	<b>1,072,111</b>	<b>1,080,931</b>	<b>1,227,910</b>	<b>1,557,068</b>	<b>1,572,652</b>	<b>1,593,042</b>	<b>1,630,976</b>	<b>1,588,215</b>	<b>1,700,356</b>	<b>1,666,700</b>	<b>1,688,280</b>	<b>1,739,164</b>
<b>Leasing &amp; Capital Costs</b>													
Tenant Improvements	-	0	0	202,725	306,749	0	18,199	0	227,478	6,457	25,158	16,988	
Leasing Commissions	-	0	0	109,023	120,419	0	15,807	0	167,094	6,685	26,046	14,070	
<b>Total Leasing &amp; Capital Costs</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>311,747</b>	<b>427,168</b>	<b>0</b>	<b>34,007</b>	<b>0</b>	<b>394,572</b>	<b>13,141</b>	<b>51,204</b>	<b>31,058</b>	
Debt Service	-	(495,355)	(495,355)	(495,355)	(495,355)	(495,355)	(495,355)	(495,355)	(495,355)	(495,355)	(495,355)	(495,355)	
<b>Cash Flow After Debt Service &amp; Before Taxes</b>	<b>-</b>	<b>576,756</b>	<b>585,576</b>	<b>420,808</b>	<b>634,545</b>	<b>1,077,297</b>	<b>1,063,680</b>	<b>1,135,621</b>	<b>698,288</b>	<b>1,191,860</b>	<b>1,120,141</b>	<b>1,161,867</b>	
<b>Occupancy Trends</b>													
Average Physical Occupancy	-	147,253	147,253	153,235	190,242	189,950	189,519	190,067	176,995	189,451	189,950	189,519	
Average Physical Occupancy - %	-	77.40%	77.40%	80.55%	100.00%	99.85%	99.62%	99.91%	93.04%	99.58%	99.85%	99.62%	
<b>Cap Rate</b>	-	8.68%	8.75%	9.94%	12.60%	12.73%	12.90%	13.20%	12.86%	13.76%	13.49%	13.67%	
<b>Cash/Cash</b>	-	13.34%	13.54%	9.73%	14.67%	24.91%	24.60%	26.26%	16.15%	27.56%	25.91%	26.87%	



# PRICING SUMMARY

PRICING SUMMARY	
Pricing	\$12,353,000
Price PSF	\$65
Yr 1 - Net Operating Income	\$1,080,931
Year 1 Cap Rate	8.75%
Year 1 Cash/Cash	13.54%
Leveraged IRR	24.34%
Unleveraged IRR	13.51%

POTENTIAL NEW LOAN		
Loan Amount	65%	\$8,029,000
Down Payment	35%	\$4,324,000
Payment (Princ+Int)		(\$495,355)
Interest Rate		3.75%
Loan Constant		6.17%
Amortization Period		25 years
Loan Term		10 years

EXIT	
Exit Price	\$18,802,000
Exit Cap	9.25%
Loan Balance at Sale	\$5,676,000

STABILIZED ANALYSIS	
Yr 3 - Stabilized NOI	\$1,557,068
Yr 3 - Stabilized Cap Rate	12.60%
Yr 3 - Stabilized Cash/Cash	14.67%

10-YEAR HOLD	YR 0	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
Purchase Price	(12,353,000)										
Loan Amount	8,029,000										
Cash Flow		585,576	420,808	634,545	1,077,297	1,063,680	1,135,621	698,288	1,191,860	1,120,141	1,161,867
OLB at Sale											(5,676,000)
Sale Price											18,802,000
Total Cash Flow	-4,324,000	585,576	420,808	634,545	1,077,297	1,063,680	1,135,621	698,288	1,191,860	1,120,141	14,287,867



# ASSUMPTIONS

GENERAL INFORMATION	CREATED IN AE 13.0
Analysis Start Date	November 2021
Term	10 Years
Inflation	3%
Market Rent Growth	3%
General Vacancy	7%
Expense Growth	3%

MARKET ASSUMPTIONS	ANCHOR, > 10,000 SF	SHOPS < 10,000 SF
Market Rent	See Rent Roll	See Rent Roll
Rental Increases	10% Every 5	3% Annual
Lease Term	10 Years	5 Years
Rental Abatements	None	None
Renewal Probability	70%	70%
Vacant Space Turnover	9 Months	6 Months
Expense Recapture	10% admin on CAM, No MGMT	NNN Full Pass-Through
<b>Tenant Improvements (PSF)</b>		
New / Renewal	\$10 / \$0	\$10 / \$0
<b>Leasing Commissions</b>		
New / Renewal	4.5% / 2.25%	6% / 3%

NOTES
1. Taxes, Insurance, and CAM per the 2020 operating statement.
2. Management calculated at 3% of effective gross revenue.
3. The following tenants have their lease extended until the end of Year 1 (Oct 2022): Soft Petals and Monterrey Mexican Restaurant.
4. The following expenses have been excluded from the analysis: Regional Allocation (\$25,731),
5. Capital Paving Expense (\$28,545) have been decreased to \$9,000, which is the amount estimated to recur annually.
6. Analysis assumes the COREA agreement with Belk will be renewed for the duration of the analysis (COREA expires in July 2030)



## 77% Occupied | Potential Upside Opportunity |

### E-Commerce Resistant Tenant Mix | Available Outparcel

- At 77% occupancy, Ridgeview Centre provides a new investor potential upside through leaseup of the existing vacancies
- E-Commerce resistant tenant lineup comprised of discount stores, furniture/equipment, restaurants and government services
- Notable tenants include Marshalls, Ollie's Bargain Outlet, Goodwill, Dollar Tree, Grand Home Furnishing, and Harbor Freight Tools which occupy 62% of GLA
- Freestanding outparcel available for future development, creating another opportunity to increase income

### Signalized, Hard Corner Intersection | Directly Orby Cantrell Hwy | Excellent Visibility & Access

- Ridgeview Centre is strategically positioned at the signalized, hard corner intersection of Norton Road and Orby Cantrell Highway, averaging a combined 32,000 vehicles passing by daily
- Orby Cantrell Highway is the primary retail and commuter thoroughfare serving the Wise and surrounding trade area
- The asset benefits from significant street frontage and multiple points of ingress/egress, providing ease and convenience for guests

### Primary Retail Corridor | Nearby National/Credit Tenants | Strong Tenant Synergy

- Randleman Plaza is a primary neighborhood shopping center in the trade area, creating a large consumer draw for the immediate trade area
- Nearby national/credit tenants include Lowe's Home Improvement, Tractor Supply Co., Food City, Walmart Supercenter, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for this site



## Location



Wise Virginia  
Wise County

## Parking



There are more than 985 parking spaces on the owned parcel.  
The parking ratio is approximately 5.18 stalls per 1,000 SF of leasable area.

## Access



Ridgeview Road SW: 1 Access Point  
Norton Road: 2 Access Points

## Parcel



Parcel Number: 034892  
Acres: 21.37  
Square Feet: 930,790

## Traffic Counts



Norton Road: 10,000 Vehicles Per Day  
Orby Cantrell Highway: 22,000 Vehicles Per Day

## Construction



Year Built: 1990 (est.)

## Improvements



There is approximately 190,242 SF of existing building area

## Zoning



Wise B-2













Ridgerview  
CENTRE

NAP

NAP





# SITE PLAN

SUITE	TENANT	SQ FT
01	Vacant	3,010
02	Soft Petals	1,190
03	Tech Wise	1,750
04	Monterrey Mexican Restaurant	2,800
05	Cavalier Comics	1,750
07	Rent-A-Center	4,340
08	Cricket Wireless	1,750
09a	Stepz	6,300
13	Wise Tobacco & Vape	1,050
14	Gamestop	3,150
15	Grand Home Furnishings	31,963
16	Dollar Tree	9,000
17	Ollie's Bargain Outlet	28,650
17A	Marshalls	20,000
17B	Harbor Freight Tools	19,440
17C	Vacant	18,389
19	Vacant	7,500
20	Goodwill	7,500
FS1	Vacant	10,000
FS2	GSA	6,620
FS3	Vacant	4,090





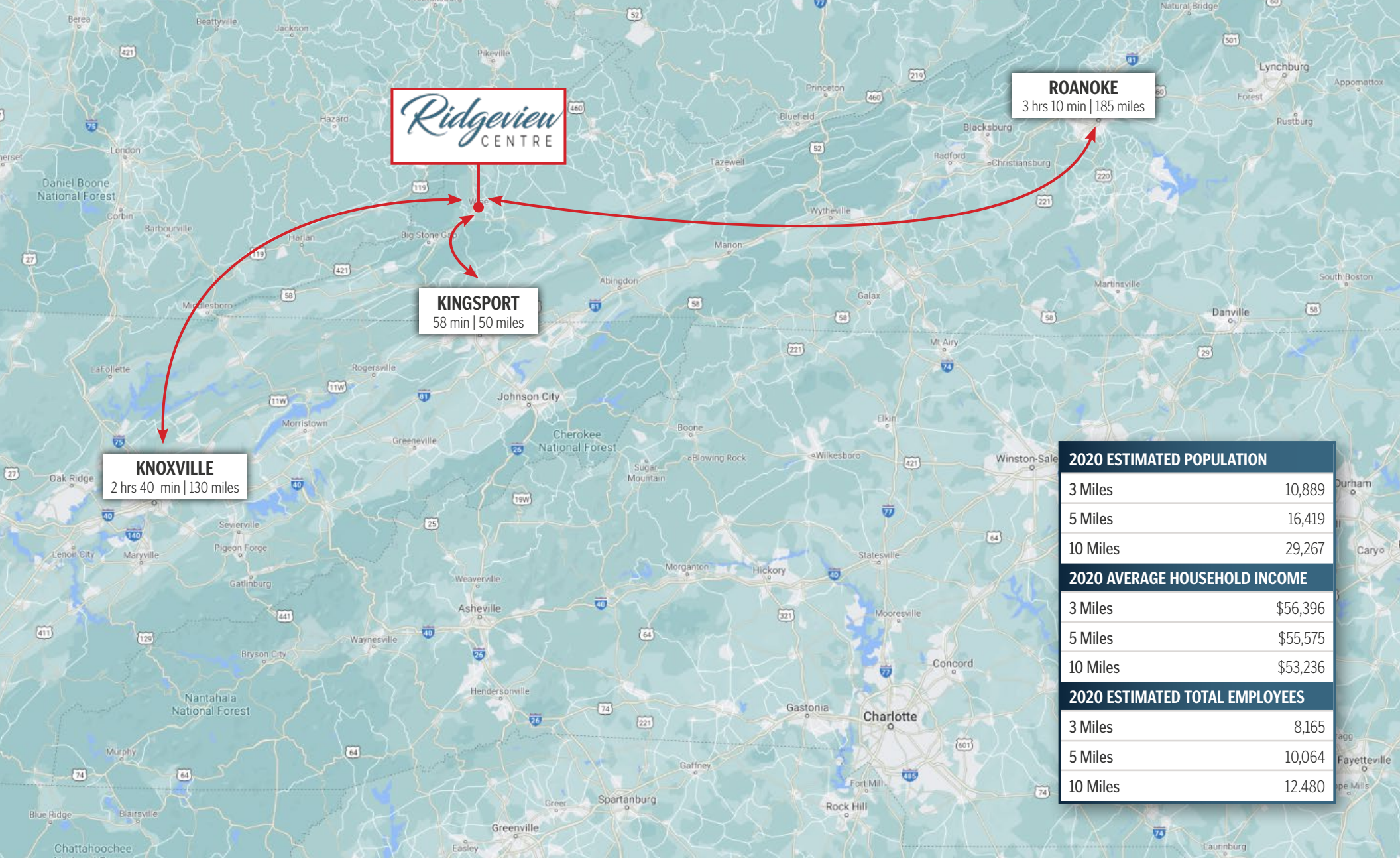
# ROOF INFORMATION

SUITE	YEAR INSTALLED	MATERIAL	TOTAL AREA
1A	1990	Thermoset (Single ply - rubber)	15,454
1A-1	1990	Metal	1,086
1A-2	1990	Metal	1,169
1A-3	1990	Metal	880
1B	1990	Thermoset (Single ply - rubber)	12,669
1B-1	-	Metal	1,812
1C	2000	Thermoset (Single ply - rubber)	32,768
1C-1	1990	Metal	182
1C-2	1990	Metal	238
1C-3	1990	Metal	229
1C-4	1990	Metal	180
1C-5	2000	Thermoset (Single ply - rubber)	901
1D	1990	Thermoset (Single ply - rubber)	9,107
1D-1	1990	Metal	1,241
1E	1990	Thermoset (Single ply - rubber)	35,968
1E-1	1990	Metal	491
1E-2	1990	Metal	502
1F	2018	Thermoplastic (Single ply - plastic)	53,244
2A	2000	Asphalt shingle	11,625
3A	-	Metal	14,548
3A-1	1990	Metal	1,792





# LOCATION MAP



*Ridgeview*  
CENTRE

**ROANOKE**  
3 hrs 10 min | 185 miles

**KINGSPORT**  
58 min | 50 miles

**KNOXVILLE**  
2 hrs 40 min | 130 miles

2020 ESTIMATED POPULATION	
3 Miles	10,889
5 Miles	16,419
10 Miles	29,267
2020 AVERAGE HOUSEHOLD INCOME	
3 Miles	\$56,396
5 Miles	\$55,575
10 Miles	\$53,236
2020 ESTIMATED TOTAL EMPLOYEES	
3 Miles	8,165
5 Miles	10,064
10 Miles	12,480





## WISE VIRGINIA

Wise is a town in Wise County, Virginia, United States. Located high on the Appalachian Plateau in the far corner of southwestern Virginia, at 2,684 feet above sea level, Wise is situated in a lovely, lush, mountainous area blessed by an abundance of natural, scenic, and historic resources. The City had a 2020 population of 2,820.

The largest industries in Wise, VA are Health Care & Social Assistance, Retail Trade, and Educational Services, and the highest paying industries are Professional, Scientific, & Technical Services, Agriculture, Forestry, Fishing & Hunting, & Mining, and Mining, Quarrying, & Oil & Gas Extraction.

Town of Wise has also become a commercial and legal center. However, it still maintains its small town charm and friendliness and offers the visitor a unique dining and shopping experience including a gourmet coffee shop, a restaurant with banquet facilities and civil war decor, several lounges, a ladies boutique, spa services, and a showcase featuring the works of over 50 local artisans and craftsmen. Mountain Rose Vineyard, only six miles from downtown, has converted land mined for coal into a lush vineyard featuring wine tasting, sales, and tours. In addition, Pro-Art, Appalachian Children's Theatre and the University of Virginia's College at Wise regularly bring outstanding concerts, plays, performances, and lecturers to the area. The regional library system is headquartered in Wise and houses an impressive art gallery. The Wise County Historical Society archives many documents which facilitate genealogical and historical; research.

Camp Bethel is located on 160 acres of woodland one mile from Wise and offers guest lodging in rustic log cabins, tent camping, or RV spaces at Whsipering Pines. Activities include camping, hiking, canoeing, volleyball, indoor basketball, softball, and paintball.



# AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
<b>POPULATION</b>			
2020 Estimated Population	10,889	16,419	29,267
2025 Projected Population	10,728	16,154	28,756
2010 Census Population	10,664	16,152	28,651
Historical Annual Growth 2010 to 2020	0.17%	0.16%	0.21%
<b>HOUSEHOLDS &amp; GROWTH</b>			
2020 Estimated Households	4,433	6,736	11,920
2025 Projected Households	4,369	6,634	11,735
2010 Census Households	4,322	6,570	11,538
Historical Annual Growth 2010 to 2020	0.24%	0.25%	0.32%
<b>RACE &amp; ETHNICITY</b>			
2020 Estimated White	94.15%	94.15%	94.4%
2020 Estimated Black or African American	2.68%	2.89%	2.70%
2020 Estimated Asian or Pacific Islander	1.30%	1.18%	0.80%
2020 Estimated American Indian or Native Alaskan	0.14%	0.14%	0.10%
2020 Estimated Other Races	0.62%	0.62%	0.50%
2020 Estimated Hispanic	2.11%	1.98%	1.60%
<b>INCOME</b>			
2020 Estimated Average Household Income	\$56,396	\$55,575	\$53,236
2020 Estimated Median Household Income	\$39,835	\$39,632	\$38,883
2020 Estimated Per Capita Income	\$23,654	\$22,943	\$21,726
<b>DAYTIME POPULATION</b>			
2020 Estimated Total Businesses	584	724	974
2020 Estimated Total Employees	8,165	10,064	12,480





## MARSHALLS

[marshalls.com](https://www.marshalls.com)

**Company Type:** Subsidiary

**Locations:** 1,147+

**Parent:** TJX Companies

**2020 Revenue:** \$4.72 Billion

**2020 Net Income:** \$3.27 Billion

**2020 Assets:** \$24.15 Billion

**2020 Equity:** \$5.95 Billion

**Credit Rating: S&P:** A



Marshall's Inc. retails apparel and home fashions in the United States. It offers beauty products, intimates, home/dome décor products, infants and toddler products, accessories, kids fashion products, luggage, men's fashion, and shoes. The company was incorporated in 1958 and is based in Framingham, Massachusetts. Marshall's Inc.



## HARBOR FREIGHT TOOLS

[harborfreight.com](https://www.harborfreight.com)

**Company Type:** Private

**Locations:** 1,100+



For more than 43 years, Harbor Freight Tools has been America's go-to source for quality tools at the lowest prices. The family-owned company started in Southern California in 1977 and opened its first store in 1980. Today, Harbor Freight Tools is one of the nation's fastest growing retailers with over 1,100 stores nationwide, over 20,000 employees and more than 40 million customers, who depend on the quality and value Harbor Freight delivers. The company is based in Calabasas, California.



## GOODWILL

[goodwill.org](https://www.goodwill.org)

**Company Type:** Private (Not for Profit)

**Locations:** 3,300+



Goodwill Industries International is a network of 157 community-based, autonomous organizations in the United States and Canada with a presence in 12 other countries. A 501(c)(3) nonprofit that helps people find employment, Goodwill is recognized with GuideStar's highest rating, the Platinum Seal of Approval. Local Goodwill organizations offer employment opportunities, job placement and training services, and other community-based programs, funded by selling donated clothing and household items in more than 3,300 stores and at [shopgoodwill.com](https://shopgoodwill.com).





## GAMESTOP

[gamestop.com](http://gamestop.com)

**Company Type:** Public (NYSE: GME)

**Locations:** 5,000+

**Parent:** Parent

**2020 Revenue:** \$6.47 Billion

**2020 Assets:** \$2.82 Billion

**2020 Equity:** \$611.5 Million

**Credit Rating:** S&P: B+



GameStop Corp., a Fortune 500 company headquartered in Grapevine, Texas, is the world's largest video game retailer, operates over 5,000 stores across 10 countries, and offers the best selection of new and pre-owned video gaming consoles, accessories and video game titles, in both physical and digital formats.

## DOLLAR TREE

[dollartree.com](http://dollartree.com)

**Company Type:** Public (Nasdaq: DLTR)

**Locations:** 15,600+

**2020 Employees:** 56,900

**2020 Revenue:** \$23.61 Billion

**2020 Net Income:** \$827.00 Million

**2020 Assets:** \$19.57 Billion

**2020 Equity:** \$6.25 Billion

**Credit Rating:** S&P: BBB-



Dollar Tree, Inc. operates discount variety retail stores. It operates through two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. Dollar Tree, a Fortune 200 Company, operated 15,606 stores across 48 states and five Canadian provinces as of October 31, 2020.

## OLLIE'S BARGAIN OUTLET

[ollies.us](http://ollies.us)

**Company Type:** Public (Nasdaq: OLLI)

**Locations:** 395+

**2021 Revenue:** \$1.89 Billion

**2021 Net Income:** \$242.67 Million

**2021 Assets:** \$2.01 Billion

**2021 Equity:** \$1.33 Billion



Ollie's Bargain Outlet, Inc., founded in 1982, is one of America's largest retailers of closeouts and excess inventory, offering real brands at real bargain prices. Ollie's has a huge variety of famous brand-name merchandise in every department – food, books, housewares, toys, electronics, domestics, clothing, furniture, health and beauty, flooring, seasonal items and so much more – at up to 70 percent off the fancy stores' prices.



## RENT-A-CENTER

[rentacenter.com](http://rentacenter.com)

**Company Type:** Public (NASDAQ: RCII)

**Locations:** 1,970+

**2020 Revenue:** \$2.81 Billion

**2020 Net Income:** \$208.12 Million

**2020 Assets:** \$1.75 Billion

**2020 Equity:** \$592.08 Million

**Credit Rating:** S&P: BB-



A rent-to-own industry leader, Plano, Texas-based, Rent-A-Center, Inc., is focused on improving the quality of life for its customers by providing them the opportunity to obtain ownership of high-quality, durable products such as consumer electronics, appliances, computers, furniture and accessories, under flexible rental purchase agreements with no long-term obligation. The Company owns and operates approximately 1970 stores in the United States, Mexico and Puerto Rico, and approximately 1,100 Acceptance Now kiosk locations.



## GRAND HOME FURNISHINGS

[grandhomefurnishings.com](http://grandhomefurnishings.com)

**Company Type:** Private

**Locations:** 23



Founded in 1911, Grand Home Furnishings, based in Roanoke, Virginia, is one of the largest furniture store chains in the South with its stores in Western and Central Virginia, East Tennessee and the eastern part of West Virginia. Grand may be best known for handing a bottle of Coca-Cola to its customers as they enter the store. It's easy to find the perfect room to share with family and friends. At Grand, customers will find all the latest styles and the area's best selection and at the guaranteed lowest price and a great deal.



## MONTERREY MEXICAN RESTAURANT

[eatmonterreys.com](http://eatmonterreys.com)

**Company Type:** Private

**Locations:** 69



Monterrey Mexican Restaurant features authentic and traditional Mexican dishes. It is a family owned and operated business. Their distinctive menu offers classics such as our famous tacos, burritos, enchiladas and sizzling fajitas. Their combination plates along with newest recipes are by far the best in North Fulton. There is one thing that Monterrey is especially known for and that is Margaritas. The decor of Monterrey Mexican Restaurant radiates warmth and relaxation. The Spanish-influenced architecture and traditional Mexican touches. Soft lighting and large booths set the stage for family and friends.





SRS

INVESTMENT  
PROPERTIES  
GROUP

275+

RETAIL  
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

1.7K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2020

500+

PROPERTIES SOLD  
in 2020

\$1.9B

TRANSACTION VALUE  
in 2020

SRSRE.COM