

# FOR SALE / GROUND LEASE

## C-STORE PORTFOLIO

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**S.L. NUSBAUM**  
REALTY CO.



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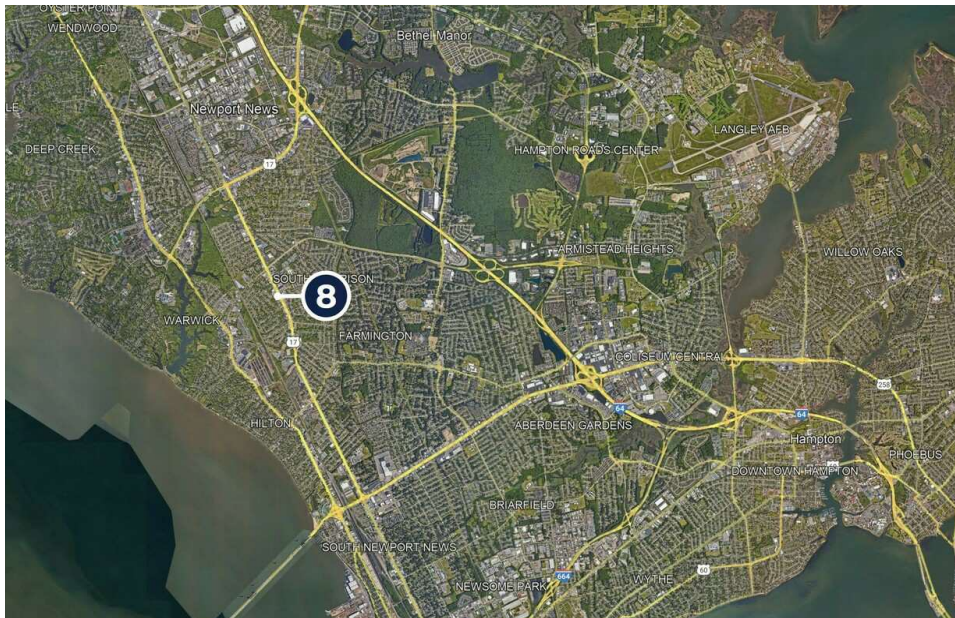
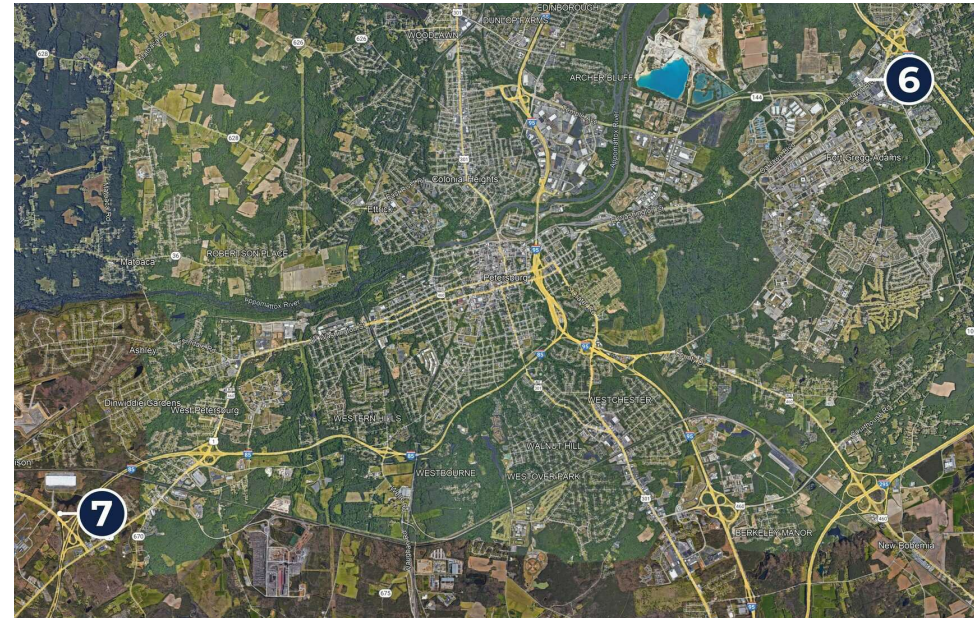
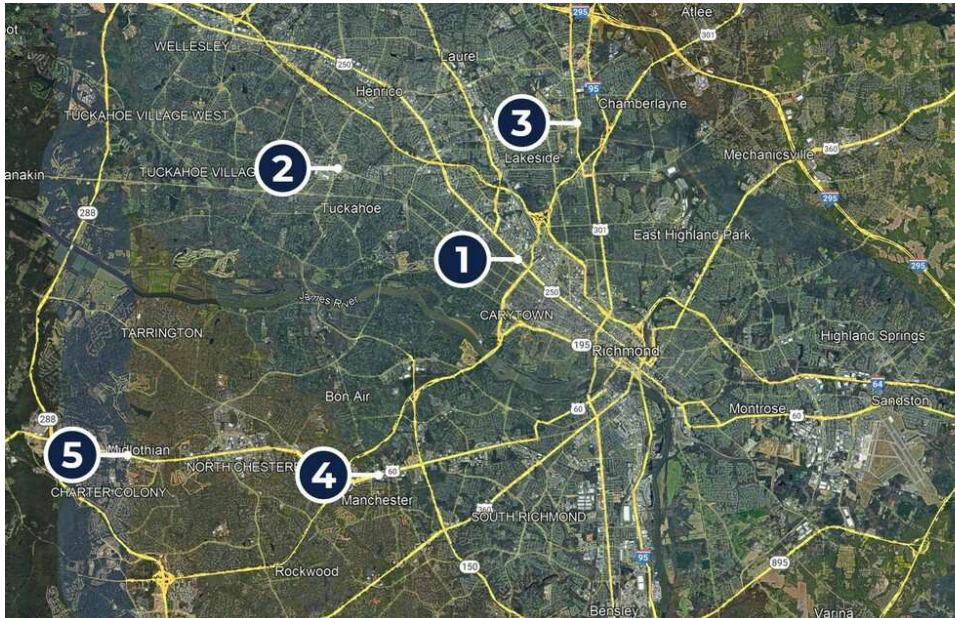
# LOCATION MAP

## C-STORE PORTFOLIO

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### C-STORE LOCATIONS

#	ADDRESS
1	4027 W Broad Street, Richmond, VA 23230
2	1504 Eastridge Road, Richmond, VA 23229
3	7101 Brook Road, Richmond, VA 23227
4	8001 Midlothian Turnpike, Richmond, VA 23235
5	14008 Midlothian Turnpike, Richmond, VA 23113
6	5201 Oaklawn Boulevard, Hopewell, VA 23860
7	23822 Airport Street, Petersburg, VA 23803
8	11005 Jefferson Avenue, Newport News, VA 23601



# PROPERTY SUMMARY

GAS STATION ON 0.56 AC

4027 W Broad St | Richmond, VA 23230



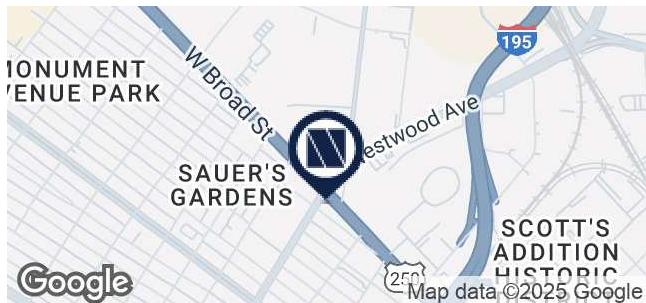
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## OFFERING SUMMARY

Sale Price:	Contact Agents
Ground Lease Rate:	Contact Agents
Lot Size:	0.56 Acres
Zoning:	TOD-1

## Street View & Trade Area



## PROPERTY OVERVIEW

**Gas Station Available for Sale or Ground Lease - 1 of 8 Properties in Portfolio**

## PROPERTY HIGHLIGHTS

- Close proximity to Scott's Addition
- Located at fully signalized intersection
- 0.25 miles from I-195
- 1 mile from Willow Lawn

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	9,318	54,707	124,514
Total Population	15,750	115,838	268,437
Daytime Population	27,832	155,619	365,191
Average HH Income	\$141,398	\$126,079	\$109,947

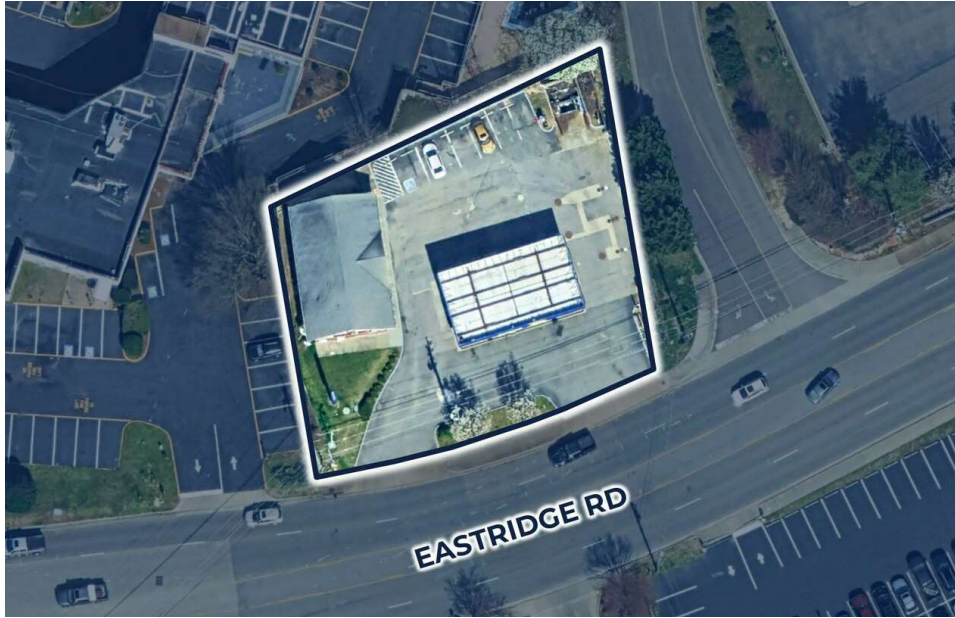
# PROPERTY SUMMARY

GAS STATION ON 0.454 AC

1504 Eastridge Road | Richmond, VA 23229



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## OFFERING SUMMARY

Sale Price:	Contact Agents
Ground Lease Rate:	Contact Agents
Lot Size:	0.454 Acres
Zoning:	B-1

## Street View & Trade Area



## PROPERTY OVERVIEW

**Gas Station Available for Sale or Ground Lease - 2 of 8 Properties in Portfolio**

## PROPERTY HIGHLIGHTS

- Prime location a tenth of a mile to Regency Mall
- 0.25 miles to Douglas Freeman High School
- N Parham Rd - 25,000 VPD; Eastridge Rd - 12,000 VPD; Three Chopt Rd - 11,000 VPD

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,983	34,741	86,946
Total Population	12,463	85,396	209,555
Daytime Population	13,914	102,130	249,833
Average HH Income	\$101,324	\$141,247	\$144,998



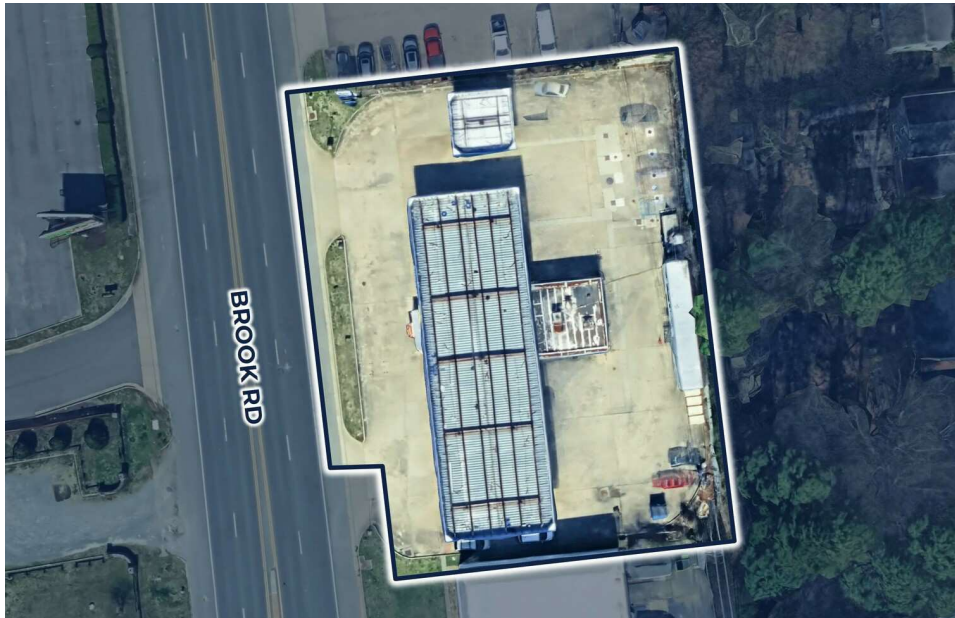
# PROPERTY SUMMARY

GAS STATION ON 0.65 AC

7101 Brook Rd | Richmond, VA 23227



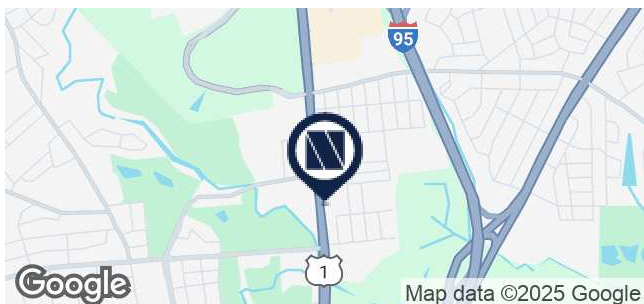
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## OFFERING SUMMARY

Sale Price:	Contact Agents
Ground Lease Rate:	Contact Agents
Lot Size:	0.65 Acres
Zoning:	B-3

## Street View & Trade Area



## PROPERTY OVERVIEW

**Gas Station Available for Sale or Ground Lease - 3 of 8 Properties in Portfolio**

## PROPERTY HIGHLIGHTS

- Less than a mile to I-95
- Proximity to Lewis Ginter Botanical Garden
- Highly dense Residential area
- I-95 - 107,000 VPD; Brook Rd - 21,000 VPD; E Parham Rd - 19,000 VPD

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,999	28,259	95,340
Total Population	6,757	63,611	215,191
Daytime Population	7,048	65,198	243,648
Average HH Income	\$75,387	\$97,336	\$115,030

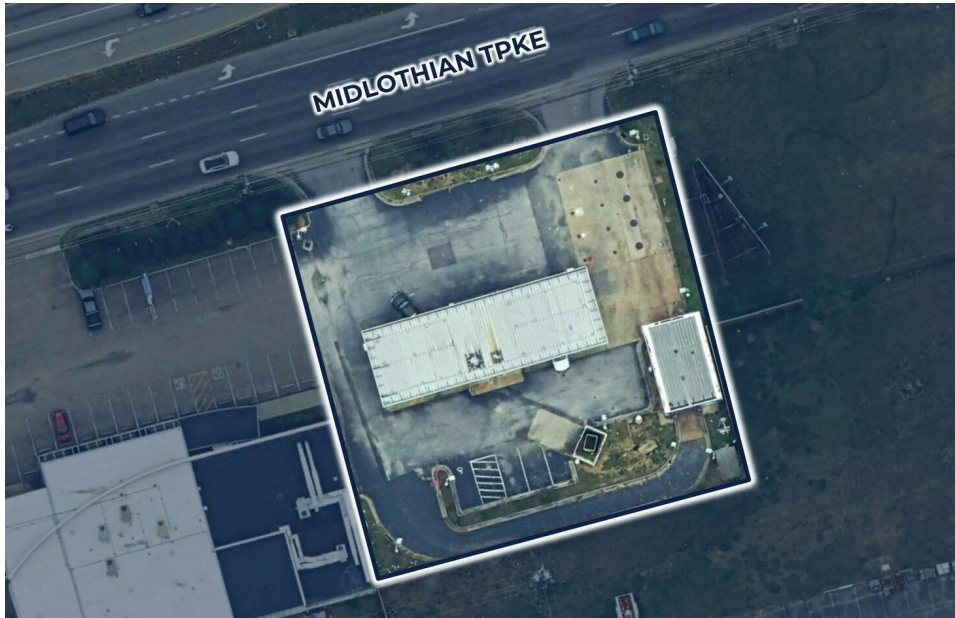
# PROPERTY SUMMARY

GAS STATION ON 0.54 AC

8001 Midlothian Turnpike | Richmond, VA 23235



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## OFFERING SUMMARY

Sale Price:	Contact Agents
Ground Lease Rate:	Contact Agents
Lot Size:	0.54 Acres
Zoning:	C-5

## Street View & Trade Area



## PROPERTY OVERVIEW

**Gas Station Available for Sale or Ground Lease - 4 of 8 Properties in Portfolio**

## PROPERTY HIGHLIGHTS

- 1 mile from Rt. 76 and Rt. 150
- 300 SF car wash on site
- Prime location on Midlothian Tpke corridor
- Rt. 150 - 78,000 VPD; Midlothian Tpke (Rt. 60) - 48,000 VPD; Rt. 76 - 48,000 VPD

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,018	29,930	72,990
Total Population	6,586	72,502	179,216
Daytime Population	13,541	76,607	173,189
Average HH Income	\$85,603	\$93,637	\$110,257



# PROPERTY SUMMARY

GAS STATION ON 1.065 AC

14008 Midlothian Tpke | Midlothian, VA 23113



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## OFFERING SUMMARY

Sale Price:	Contact Agents
Ground Lease Rate:	Contact Agents
Lot Size:	1.065 Acres
Zoning:	C-3

## Street View & Trade Area



## PROPERTY OVERVIEW

**Gas Station Available for Sale or Ground Lease - 5 of 8 Properties in Portfolio**

## PROPERTY HIGHLIGHTS

- Two parcels sold separately
- Less than 2 miles to Rt. 288 and Westchester Commons
- Dense retail corridor
- Rt. 288 - 46,000 VPD; Midlothian Tpke (Rt. 60) - 32,000 VPD

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,118	17,768	39,978
Total Population	5,190	46,362	104,723
Daytime Population	7,421	43,763	102,034
Average HH Income	\$154,346	\$166,946	\$157,200



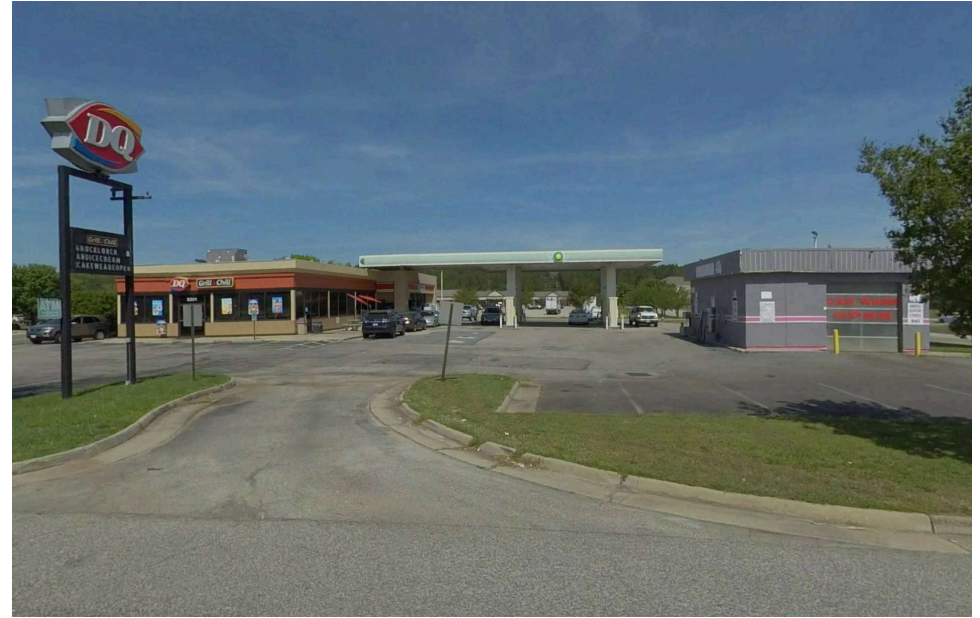
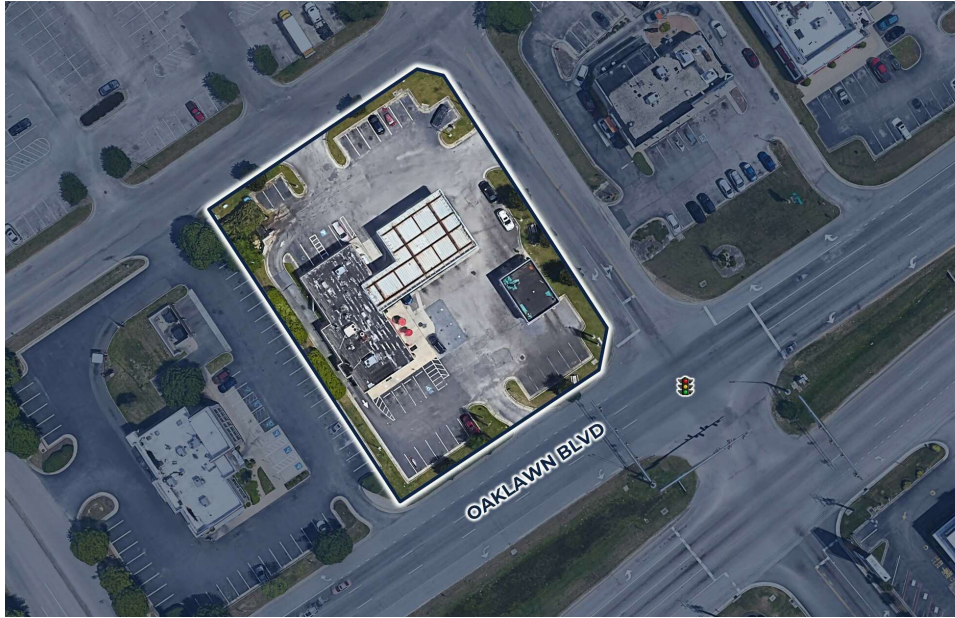
# PROPERTY SUMMARY

## GAS STATION ON 1 AC

5201 Oaklawn Blvd | Hopewell, VA 23860



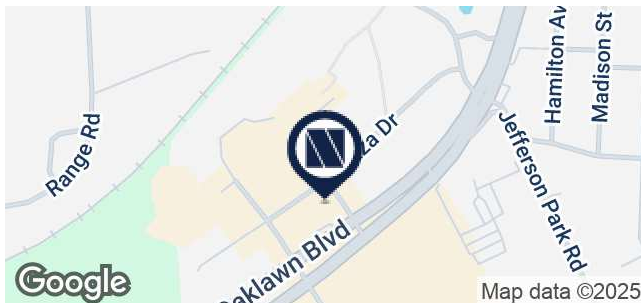
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### OFFERING SUMMARY

Sale Price:	Contact Agents
Ground Lease Rate:	Contact Agents
Lot Size:	1 Acres
Zoning:	B-3

### Street View & Trade Area



### PROPERTY OVERVIEW

**Gas Station Available for Sale or Ground Lease - 6 of 8 Properties in Portfolio**

### PROPERTY HIGHLIGHTS

- Current gas station
- Investment Opportunity
- Signalized intersection
- Car wash on site
- I-295 - 35,000 VPD; Oaklawn Blvd - 33,000 VPD

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,540	10,924	30,125
Total Population	3,906	35,671	82,082
Daytime Population	5,664	36,002	88,641
Average HH Income	\$80,483	\$77,604	\$80,614



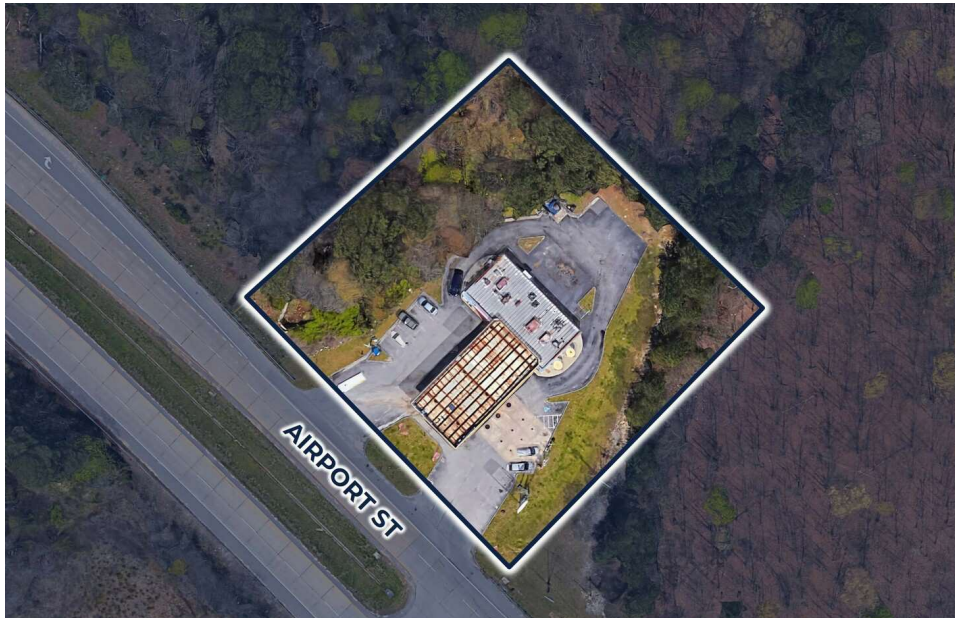
# PROPERTY SUMMARY

GAS STATION ON 0.89 AC

23822 Airport Street | Petersburg, VA 23803



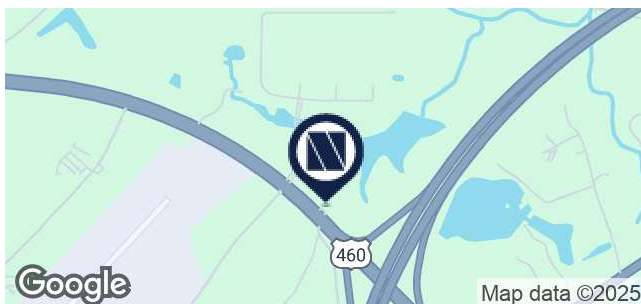
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## OFFERING SUMMARY

Sale Price:	Contact Agents
Ground Lease Rate:	Contact Agents
Lot Size:	0.89 Acres
Zoning:	B-3

## Street View & Trade Area



## PROPERTY OVERVIEW

**Gas Station Available for Sale or Ground Lease - 7 of 8 Properties in Portfolio**

## PROPERTY HIGHLIGHTS

- Directly off of I-85
- At the entrance to Amazon Fulfillment Center
- Direct access to Dinwiddie Airport

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	329	4,073	12,681
Total Population	868	10,744	31,335
Daytime Population	1,626	11,265	26,457
Average HH Income	\$105,964	\$98,948	\$85,606



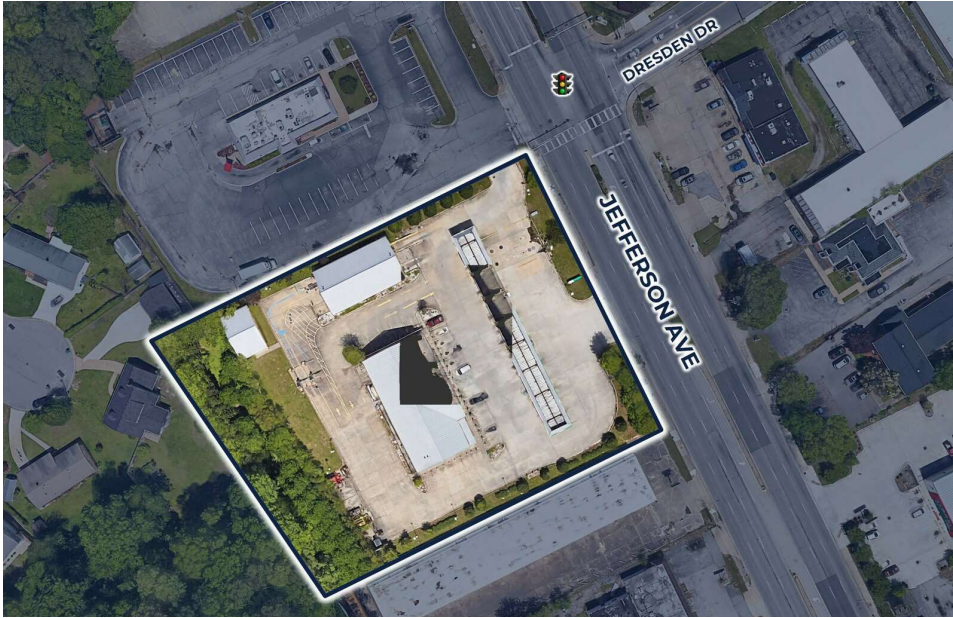
# PROPERTY SUMMARY

GAS STATION ON 2.26 AC

11005 Jefferson Avenue | Newport News, VA 23601



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## OFFERING SUMMARY

Sale Price:	Contact Agents
Ground Lease Rate:	Contact Agents
Lot Size:	2.26 Acres
Zoning:	C-1

## Street View & Trade Area



## PROPERTY OVERVIEW

**Gas Station Available for Sale or Ground Lease - 8 of 8 Properties in Portfolio**

## PROPERTY HIGHLIGHTS

- Close proximity to Langley Air Force Base and Christopher Newport University
- High end convenience store and car wash on site
- Highly dense residential population
- Jefferson Ave - 41,000 VPD; Hampton Roads Center Pkwy - 20,000 VPD

## DEMOGRAPHICS

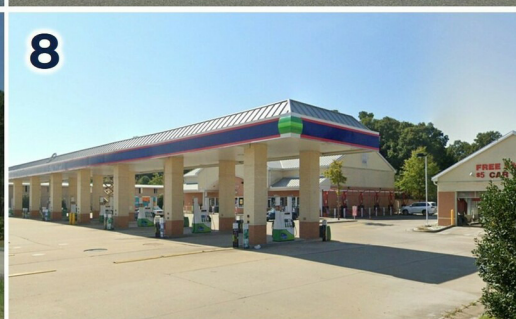
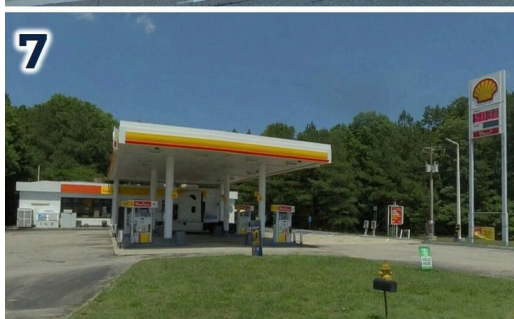
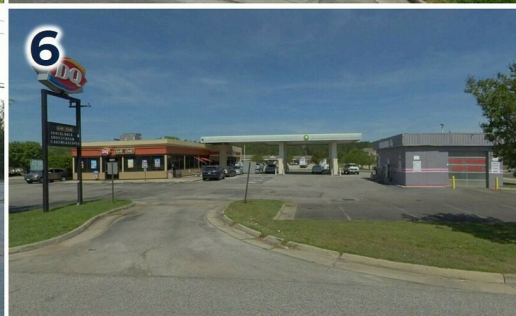
	1 MILE	3 MILES	5 MILES
Total Households	5,137	32,510	73,340
Total Population	11,846	75,870	169,909
Average HH Income	\$86,340	\$90,305	\$92,553



# CONTACT INFORMATION

## GAS STATIONS IN VIRGINIA

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