

INVESTMENT

FORMER BANK BRANCH

4482 S Amherst Hwy, Madison Heights, VA



cbcread.com

Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com



**COLDWELL BANKER
COMMERCIAL
READ & CO.**

Coldwell Banker Commercial Read & Co. | 101 Annjo Ct. Forest, VA | 434.455.225

SALE

4482 S Amherst Hwy, Madison Heights, VA



PROPERTY DESCRIPTION

4482 S Amherst Hwy, a former SunTrust branch is strategically located in growing Madison Heights. This single tenant property is on a corner lot at the intersection of Dillard Rd and S Amherst Hwy. The SunTrust is dark but the current lease goes through March 31, 2028 and currently generates \$56,364 dollars in NOI annually with 1.5% annual increases.

PROPERTY HIGHLIGHTS

- 100% occupancy
- Lease expires March 31, 2028
- Drive - Thru
- Signalized corner lot w/ good visibility
- High Growth area
- 30,000 VPD
- 6.25% Cap rate

OFFERING SUMMARY

Asking Price:	\$890,000
Lot Size:	0.83 Acres
Building Size:	2,531 SF
Zoning	Business
Age:	1973

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total households	554	7,942	20,106
Total Population	1,310	18,242	48,550
Average HH Income	\$75,250	\$74,044	\$75,539

Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com



COLDWELL BANKER
COMMERCIAL
READ & CO.

SALE

4482 S Amherst Hwy, Madison Heights, VA

Lease Information

Operating Data		
YEAR	Annual NOI	Monthly NOI
4/1/2018 - 3/31/2019	\$51,547.00	\$4,295.58
4/1/2019 - 3/31/2020	\$52,320.21	\$4,360.02
4/1/2020 - 3/31/2021	\$53,105.01	\$4,425.42
4/1/2021 - 3/31/2022	\$53,901.58	\$4,491.80
4/1/2022 - 3/31/2023	\$54,710.11	\$4,559.18
4/1/2023 - 3/31/2024	\$55,530.76	\$4,627.56
Current 4/1/2024 - 3/31/2025	\$56,363.72	\$4,696.98
4/1/2025 - 3/31/2026	\$57,209.18	\$4,767.43
4/1/2026 - 3/31/2027	\$58,067.31	\$4,838.94
4/1/2027 - 3/31/2028	\$58,938.32	\$4,911.53
2024 NET OPERATING INCOME: \$56,363.72		

Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com

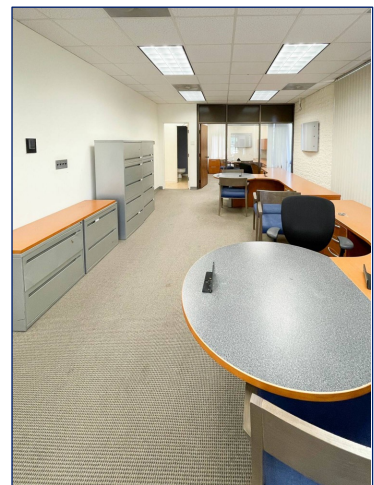


**COLDWELL BANKER
COMMERCIAL
READ & CO.**

SALE

4482 S Amherst Hwy, Madison Heights, VA

Interior



Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com



COLDWELL BANKER
COMMERCIAL
READ & CO.

SALE

4482 S Amherst Hwy, Madison Heights, VA

Exterior and Maps



Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com

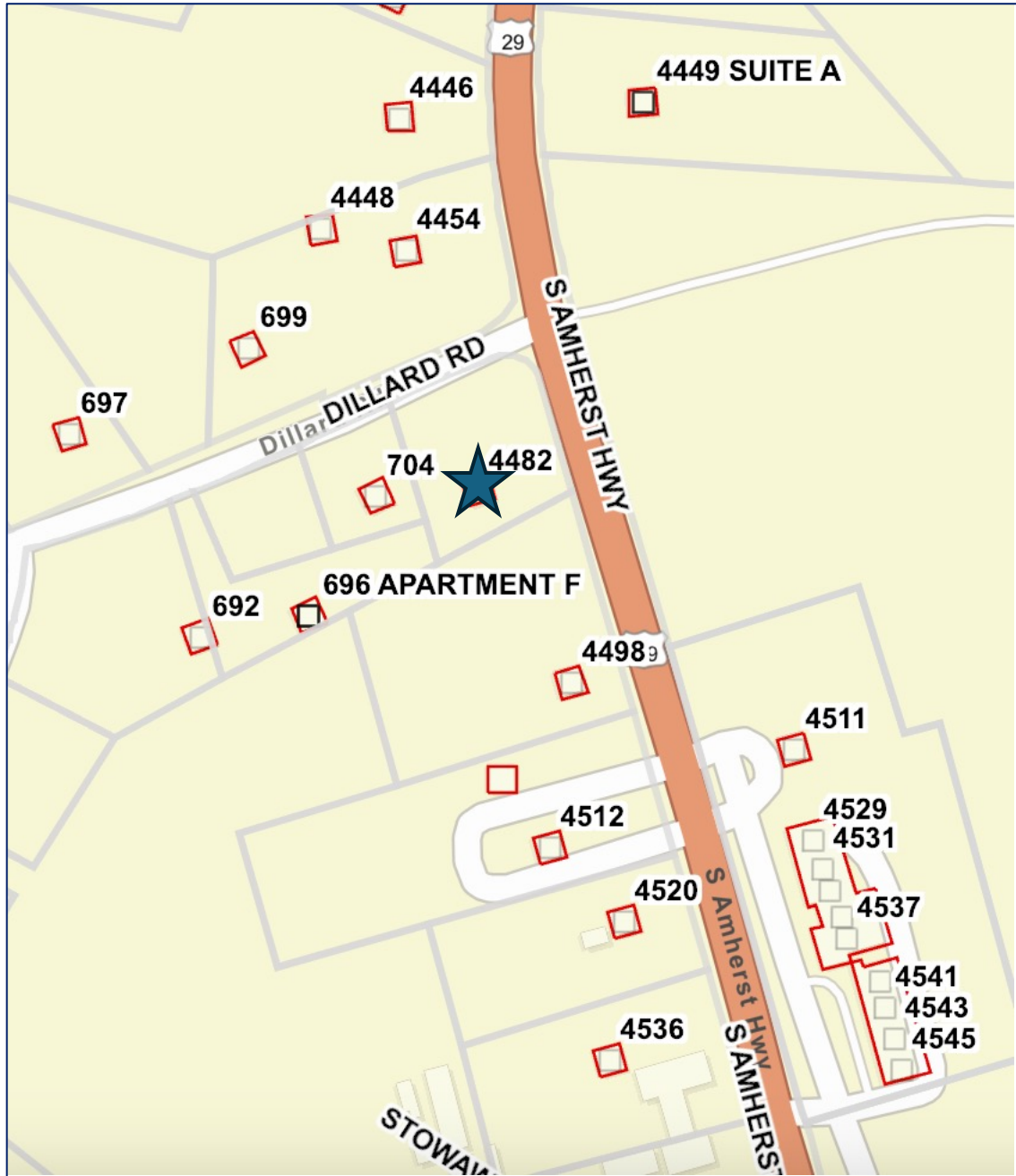


COLDWELL BANKER
COMMERCIAL
READ & CO.

SALE

4482 S Amherst Hwy, Madison Heights, VA

Parcel Map



Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com



COLDWELL BANKER
COMMERCIAL

READ & CO.

SALE

4482 S Amherst Hwy, Madison Heights, VA

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com



**COLDWELL BANKER
COMMERCIAL
READ & CO.**