

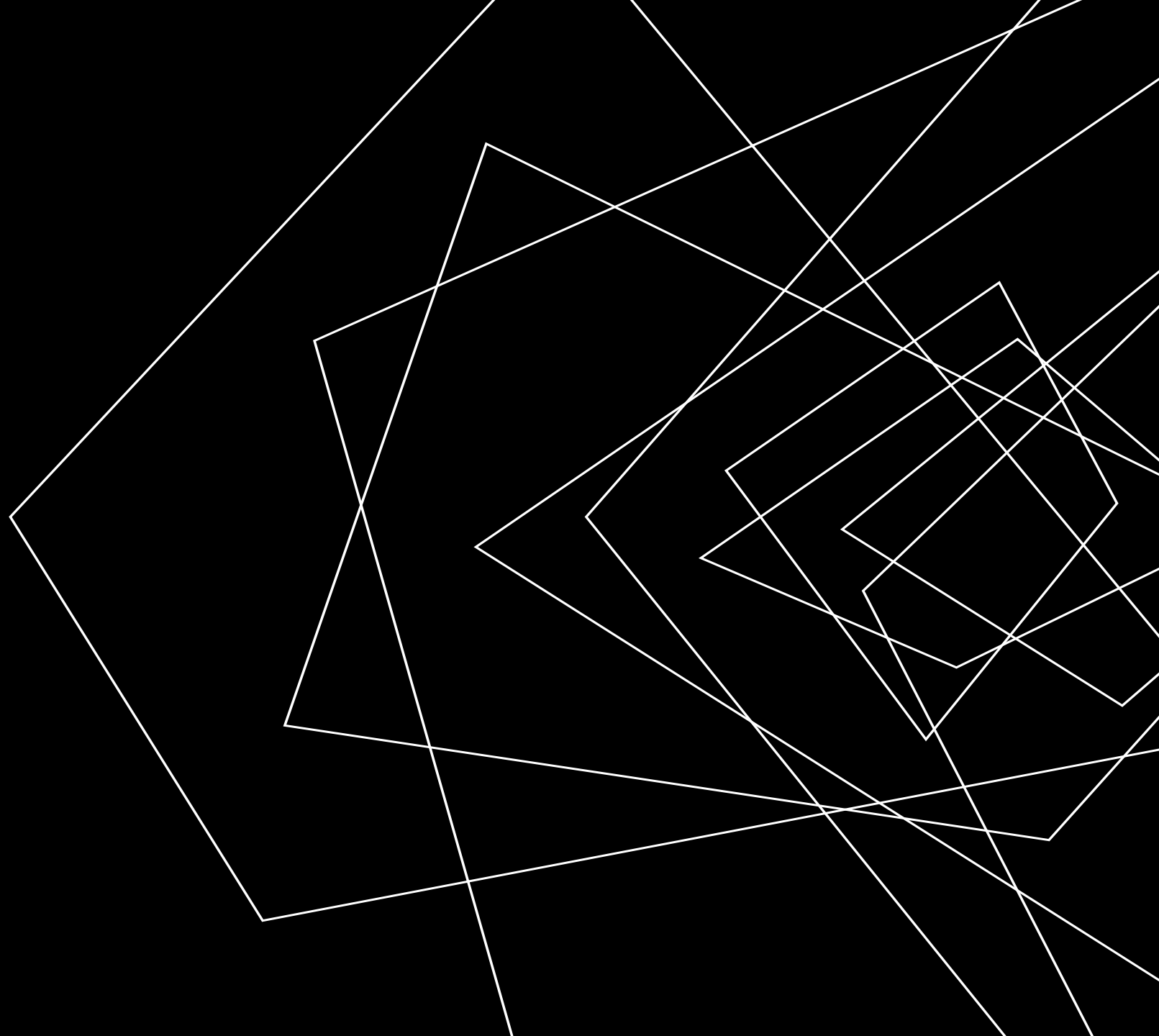


# SUFFOLK WEST SHOPPING CENTER

805-841 W CONSTANCE RD, SUFFOLK, VA 23434

# CONFIDENTIALITY NOTICE

This memorandum is provided solely for informational purposes to qualified prospective purchasers. By receiving this memorandum, you agree to keep all information confidential and use it exclusively for evaluating a potential investment in the property.





# PROPERTY OVERVIEW

The Suffolk West Shopping Center is a premier retail property located in the heart of Suffolk, offering a diverse mix of national and local tenants. With 58,471 square feet of retail space, the shopping center benefits from high visibility, strong traffic, and a robust demographic profile.

## Key Property Highlights

Address: 805-841 W Constance Rd, Suffolk, VA 23434

Property Type: Retail Shopping Center

Total GLA (Gross Leasable Area): 58,471 SF

Lot Size: 6.54 acres (5 separate parcels)

Zoning: B-2

Year Built: 1974

Parking: Ample surface parking spaces (300+ spaces)

Current Occupancy Rate: ~93% (only 1 vacancy)

Notable Tenants: Family Dollar, Hardee's, VA ABC, etc.

**Asking Price: \$6.5 million**

Cap Rate: 8.0%

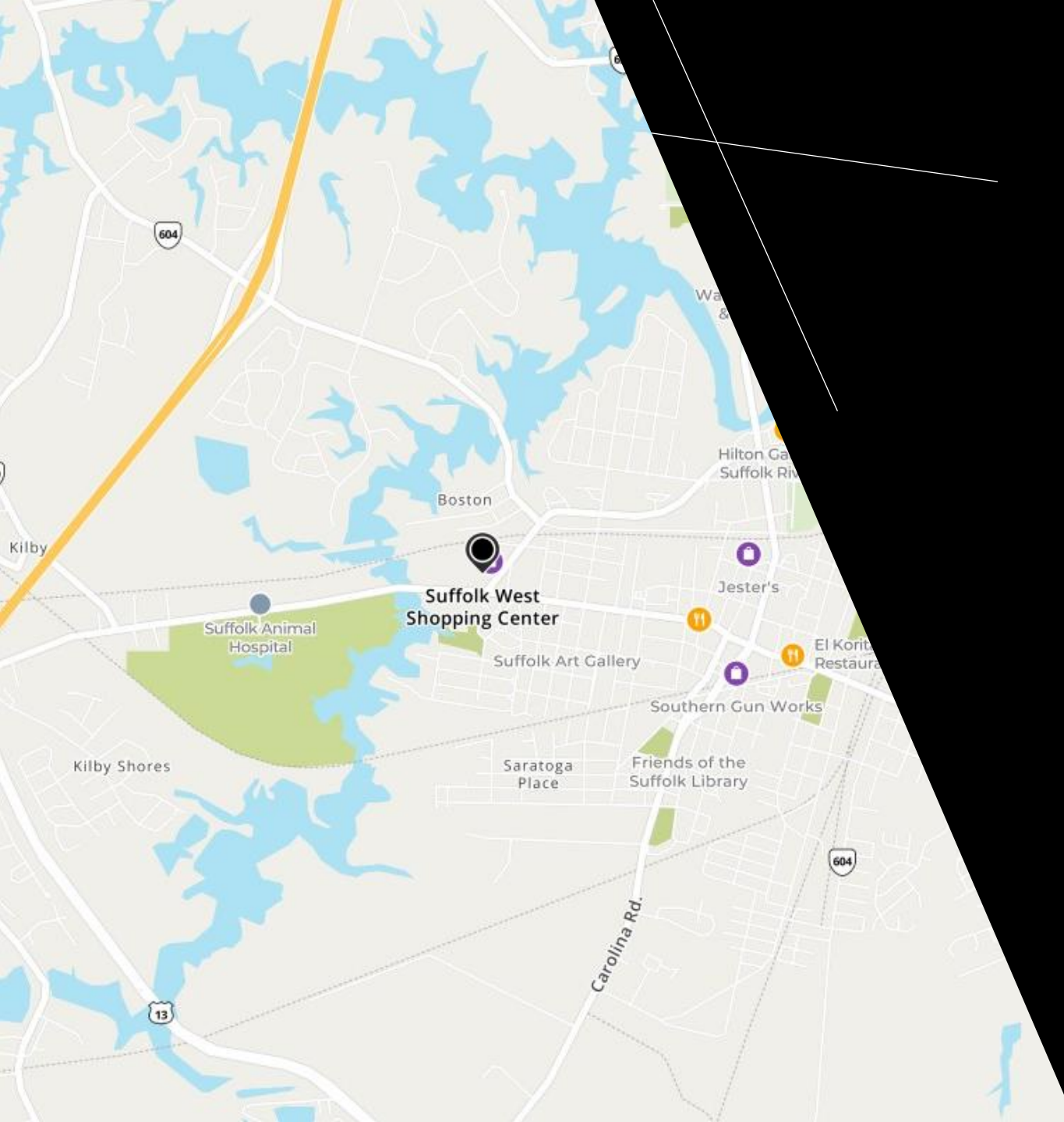
# LOCATION OVERVIEW

Suffolk West Shopping Center is situated in a prime retail corridor within Suffolk, benefiting from high traffic, proximity to highways, nearby residential areas, etc.

The area features a strong blend of residential and commercial developments, driving consistent foot traffic and shopper demand. The property is easily accessible from US Route 58 and Route 460 and is surrounded by key retail hubs, office spaces, and residential neighborhoods.

Excellent Street Visibility!

Easy Ingress and Egress!



## Investment Highlights:

- **Stable Cash Flow:** The property generates steady cash flow from a mix of creditworthy tenants.
- **Strong Location:** High-demand area with consistent foot traffic and an expanding market.
- **Upside Potential:** Opportunities for leasing vacant spaces, rental growth, and possible redevelopment.
- **Access to Major Thoroughfares:** Excellent visibility and easy access to major transportation routes.
- **Significant Retail Hub:** Located near key retailers, dining, and entertainment venues.

## Financial Information:

- **Annual Gross Income (Proforma 2025):** \$686,000
- **Net Operating Income (NOI):** \$516,000
- **Expenses:** \$170,000 (Operating expenses, management, reserves)
- **Cap Rate:** 8.0%
- **Financial Performance:** The property has demonstrated strong, consistent revenue and occupancy. The current ownership has made capital improvements and maintained the shopping center which has enhanced the curb appeal for the local businesses.





## LIST OF TENANTS



Family Roller Skating – 16,000 SF

Family Dollar – 7,875 SF

Rent-A-Center – 5,186 SF

Metro By T-mobile – 3,276 SF

Hardee's – 2,750 SF

Virginia ABC – 1,862 SF

Farmer Joe's – 1,800 SF

M&W Tobacco – 1,800 SF

AllState – 1,200 SF

True Blue – 1,200 SF

Lovin Care Home Services – 1,200 SF

Ace Cash Express – 2,072 SF

Dragon Restaurant – 1,200 SF

Mo's Deli – 1,800 SF

Casual Fun – 1,200 SF

Connecting Hearts – 1,200 SF

Up To Styles – 600 SF

All Nails – 1,200 SF

Vacant – 3,750 SF

Mezzanine – 1,300 SF



Site



West Washington Street

Military Road

West Constance Road

2nd Avenue

Suffolk Chores Park  
Apartments

Washington Village  
Apartments

Pitchkettle Road



ALL OFFERS WILL BE  
SERIOUSLY  
CONSIDERED.  
  
THANK YOU!

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