



RETAIL
PROPERTY
FOR SALE

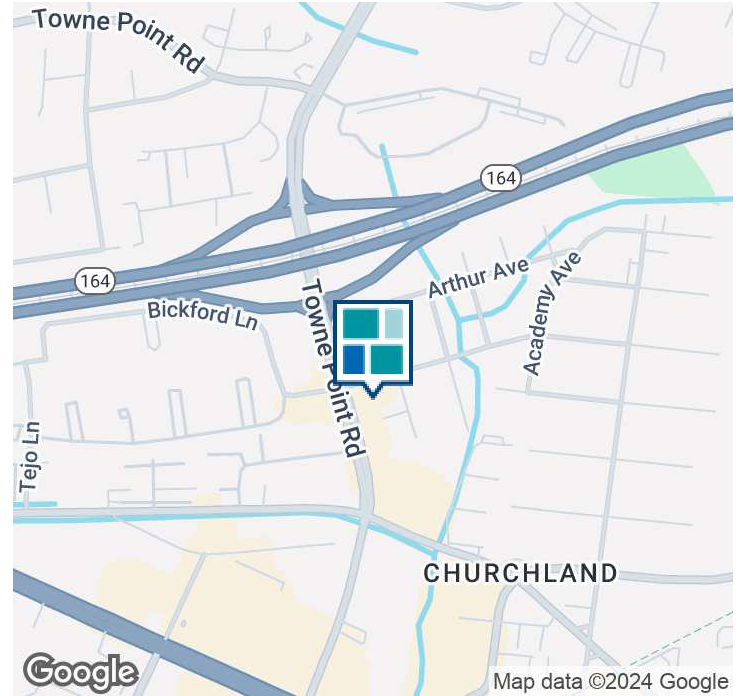


Owner/Agent
Managed and Leased by KPM LLC

CHRIS GOOD, CCIM

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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- Early renewal with the US Post Office Churchland Station, lease through 2030
- 21,478 SF shopping center on 2.19 Acres
- Professionally managed, retail asset located in the Churchland area of Portsmouth immediately off the 164 bypass
- Signalized intersection with pylon sign
- Newly built Royal Farms and Ocean Storage next door representing new investments in this trade area

OFFERING SUMMARY

Sale Price:	\$4,600,262.67
Cap Rate:	6%
Building Size:	21,478 SF
Effective Gross Income:	\$396,637.46
Total Operating Expenses:	\$120,621.70
Total Net Operating Income:	\$276,015.76



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DISCLAIMER

KPM, LLC REPRESENTS THE OWNER.

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