

FOR SALE OR LEASE

OFFERING MEMORANDUM



S.L. NUSBAUM
REALTY CO.

- +/- 3,240 SF Building
- 1.012 AC Site
- Drive-thru
- Affluent demos

**DRIVE-THRU
WINDOW**



Actual Location

Former Wendy's

Doug Aronson

Senior Managing Director
SLN Capital Markets
757.282.6510 (Virginia)
561.220.5750 (Florida)
daronson@slnusbaum.com

Carter Wells

Associate
SLN Capital Markets
804.944.9258 (Virginia)
305.775.2099 (Cell)
cwells@slnusbaum.com

**13822 Village Place Drive
Midlothian, VA 23114**

CONTACT US

S.L. NUSBAUM Realty Co.

1700 Wells Fargo Center,
440 Monticello Avenue
Norfolk, VA 23510
757.627.8611

slnusbaum.com

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This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L. Nusbaum Realty Co.

OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period



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ABOUT THE ASSET



PRICE: \$1,300,000
LEASE RATE: \$35/SF

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present for sale or lease, the property located at 13822 Village Place Drive, Midlothian, VA, the site of a former Wendy's.

The all-brick building is approximately 3,240 square feet and sits on 1.012 acres in the historic Midlothian Village Square shopping area. The building contains a drive-thru window and the lot itself has ingress/egress from both the back and front of the property.

The property is directly off Midlothian Parkway, a heavily trafficked corridor (41,000 vpd) that bridges the Chesterfield Towne Center and Westchester Commons shopping areas.



FINANCIAL SUMMARY

Property Information

Price	\$1,300,000
Lease Rate	\$35/SF
Rentable SF	3,240 SF
Land Area	1.012 AC
Zoning	C-3

INVESTMENT HIGHLIGHTS

- Price below assessment
- Strong Repositioning Potential
- +/- 3,240 SF brick building
- 1.012 AC site
- Drive-thru
- Big traffic count (41,000 VPD)
- Affluent Demographics (Avg. HHI: \$157,206 within 3 miles)

Former Wendy's



AERIAL MAP



AERIAL MAP



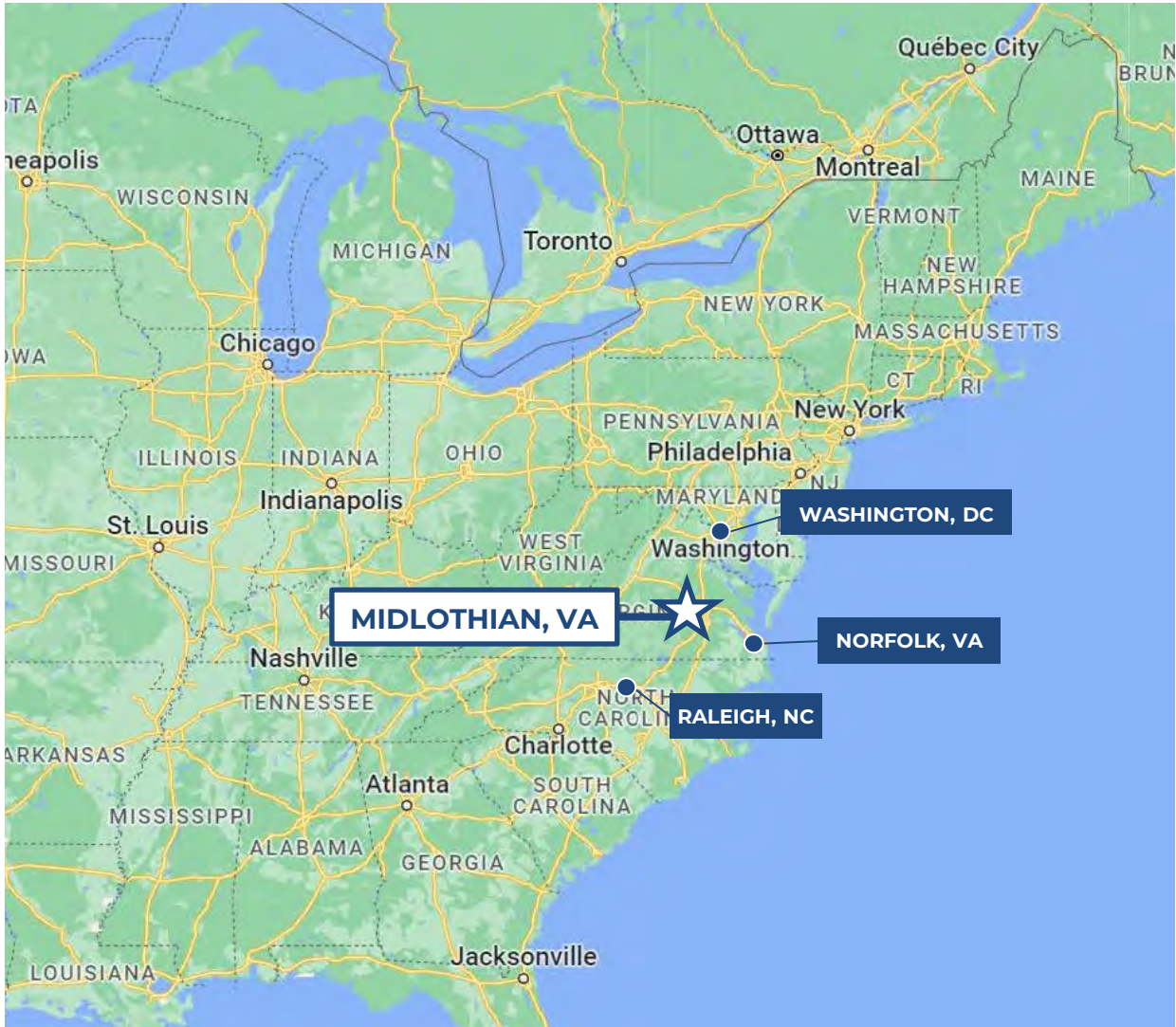
MARKET OVERVIEW

MIDLOTHIAN, VIRGINIA

Midlothian (pop. 69,285) is an unincorporated region of Chesterfield County, Virginia, just 14 miles west of Richmond, the fourth largest city in the state. Midlothian is a part of the Richmond MSA which population exceeds 1.26 million, making it the third most populous metro area in Virginia.

Midlothian is rich in history, as the first recorded commercial coal and commercial railroad in America were documented in Midlothian. The area's real estate consists of historic homes and buildings with construction dating back to the 1880s.

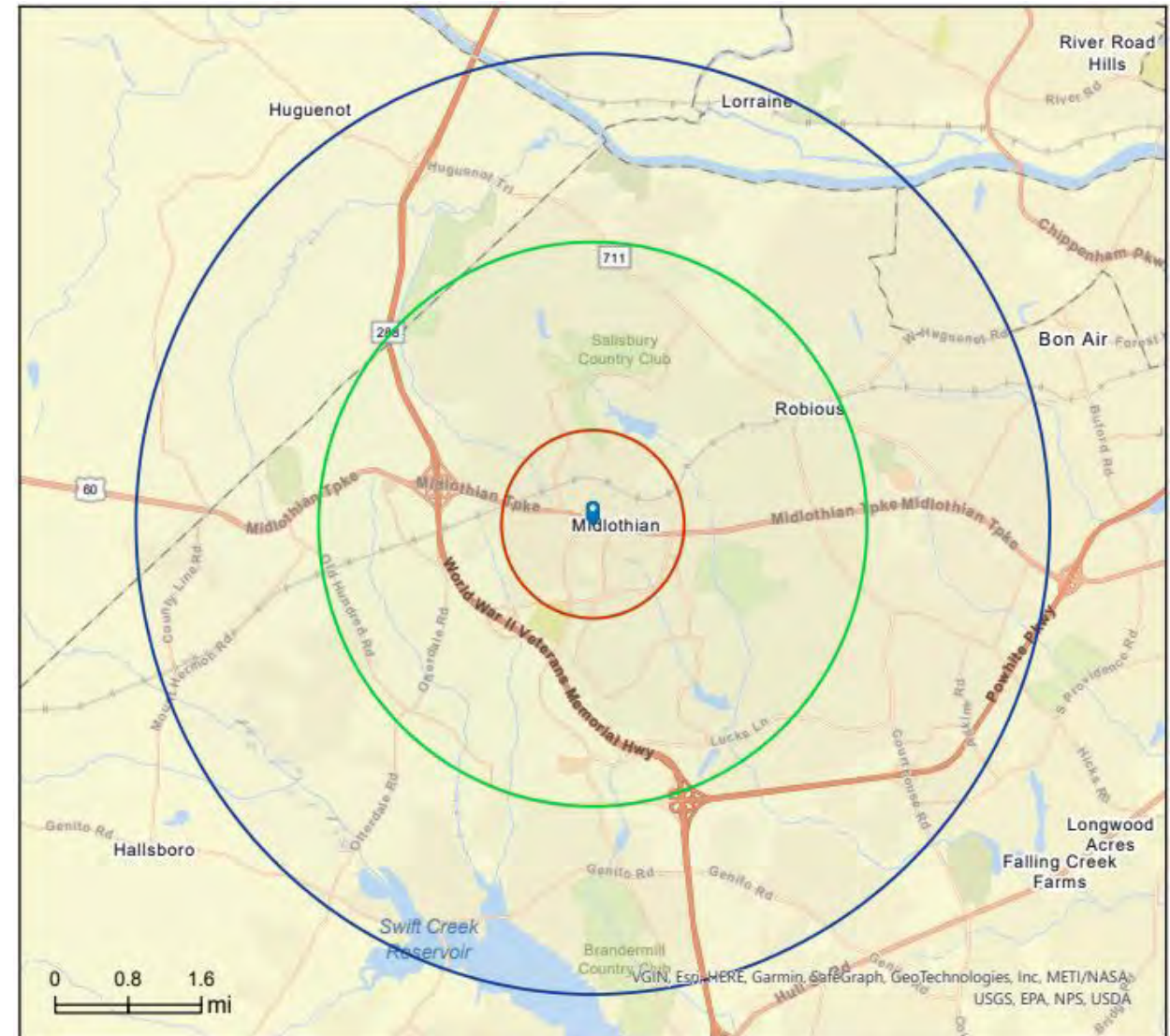
LOCATION	DISTANCE	Drive Time
Washington, D.C.	118 miles	2 hours
Norfolk, VA	108 miles	2 hours
Raleigh, NC	180 miles	3 hours



DEMOGRAPHICS

1,3,5 MILES

POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	6,524	44,509	104,998
2028 Population	6,761	47,475	109,639
2023 Median Age	40.9	42.7	41.7
2028 Median Age	41.8	42.6	42.0
HOUSEHOLDS			
2023 Total Households	2,808	17,126	39,775
2028 Total Households	2,920	18,434	41,860
2023 Average Household Size	2.32	2.58	2.62
2028 Average Household Size	2.31	2.55	2.60
MEDIAN HOUSEHOLD INCOME			
2023 Median Household Income	\$83,560	\$112,649	\$107,118
2028 Median Household Income	\$95,760	\$129,906	\$119,577
AVERAGE HOUSEHOLD INCOME			
2023 Average Household Income	\$127,362	\$157,206	\$149,632
2028 Average Household Income	\$146,448	\$178,363	\$168,464
OWNER OCCUPIED HOUSING UNITS			
2023 Owner Occupied Housing Units	1,930	13,049	32,243
2028 Owner Occupied Housing Units	2,013	13,438	33,509
RENTER OCCUPIED HOUSING UNITS			
2023 Renter Occupied Housing Units	878	4,077	7,532
2028 Renter Occupied Housing Units	907	4,996	8,351
FAMILIES			
2023 Families	1,759	12,179	28,549
2028 Families	1,823	13,011	29,883



SLN CAPITAL MARKETS

ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT	LEASING	ACCOUNTING
Mixed-Use Development	Retail/Shopping Centers	Corporate Accounting and Payroll
Commercial Development	Office/Industrial	Third Party Management/Accounting
Multifamily Development	Multifamily	Third Party Accounting/Bookkeeping
PROPERTY MANAGEMENT	SALES	
Retail	Capital Markets/Investment	
Office/Industrial	Retail	
Multifamily	Office/Industrial	
	Multifamily	
	Land	

OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)



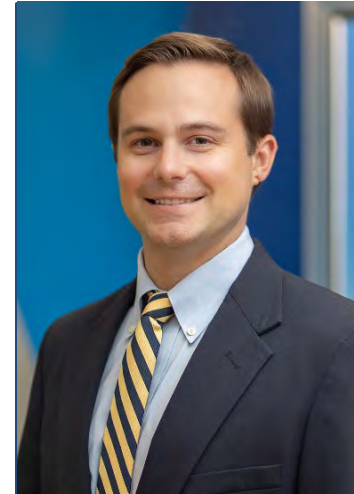
THE TEAM



DOUG ARONSON

Senior Managing Director
SLN Capital Markets

757.282.6510 (Virginia)
561.220.5750 (Florida)
daronson@slnusbaum.com



CARTER WELLS

Associate
SLN Capital Markets

804.944.9258 (Direct)
305.775.2099 (Cell)
cwells@slnusbaum.com



TIFFANY COX

Administrative Assistant
SLN Capital Markets

757.640.2416 (direct) | 757.627.8611 (main)
tcox@slnusbaum.com



ADRIANNA STINETTE

Marketing Coordinator
Corporate Marketing

757.452.6144 (direct) | 757.627.8611 (main)
astinette@slnusbaum.com

