

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Property



20-Year Ground Lease, Under Construction | Signalized Hard Corner - Short Pump Town Center



11500 W. Broad Street

**RICHMOND VIRGINIA**

REPRESENTATIVE PHOTO



**EXCLUSIVELY MARKETED BY**



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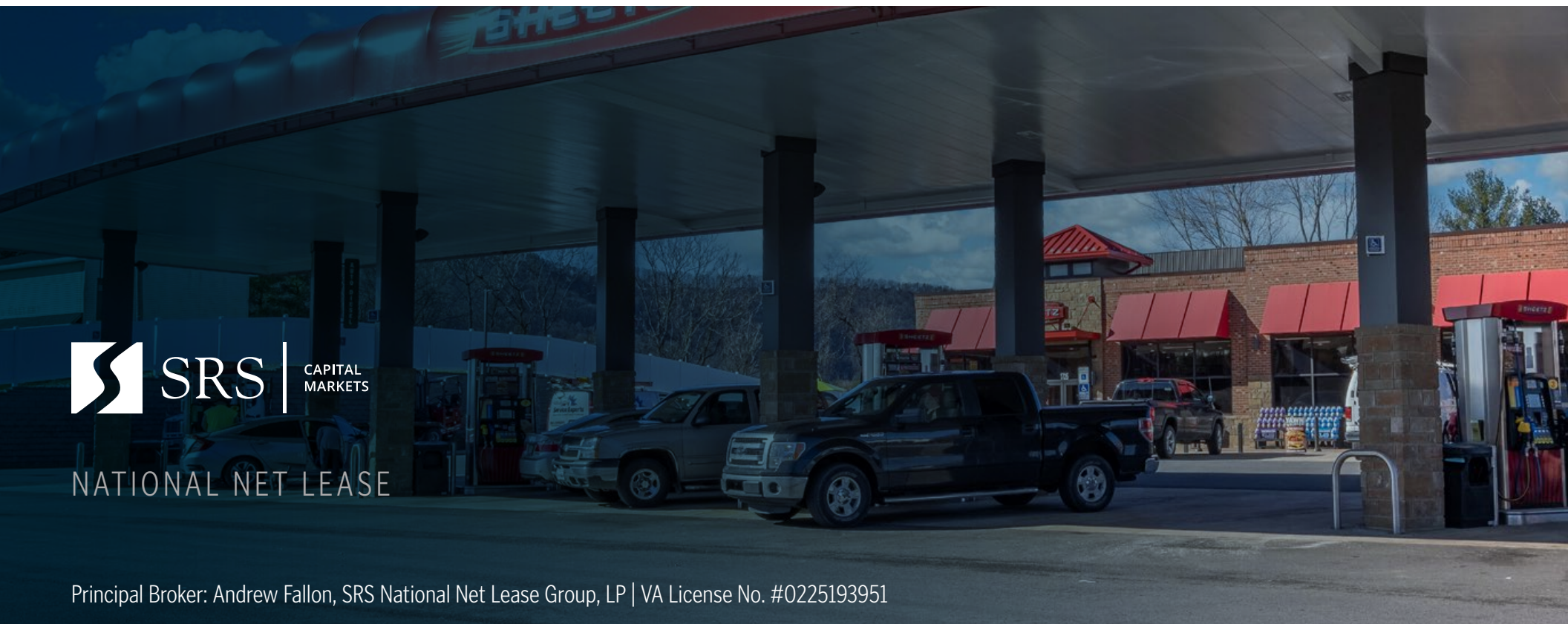
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**NATIONAL NET LEASE**

Principal Broker: Andrew Fallon, SRS National Net Lease Group, LP | VA License No. #0225193951



## OFFERING

<b>Pricing</b>	\$7,800,000
<b>Net Operating Income</b>	\$390,000
<b>Cap Rate</b>	5.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	11500 W. Broad Street, Richmond, Virginia 23233
<b>Rentable Area</b>	4,959 SF
<b>Land Area</b>	1.6 AC
<b>Year Built</b>	2026 - Under Construction
<b>Tenant</b>	Sheetz, Inc.
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>Landlord Responsibilities</b>	None
<b>Ownership</b>	Leased Fee (Land Ownership)
<b>Lease Term</b>	20 Years
<b>Increases</b>	10% Every 5 yrs. Beginning Year 11
<b>Options</b>	7 (5-Year)
<b>Rent Commencement</b>	October 9, 2026
<b>Lease Expiration</b>	September 31, 2046
<b>ROFO/ROFR</b>	Yes - 15 Days

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Sheetz*	4,959	Oct. 2026	Sep. 2046	Current	-	\$32,500	\$390,000	7 (5-Year)
(Corporate Guaranty)				Year 11	10%	\$35,750	\$429,000	
				Year 16	10%	\$39,325	\$471,900	
* Tenant has a 15-day ROFR				10% Increase at the Beg. of Each Option				

### Brand New 20-Year Lease | Scheduled Rental Increases | Corporate Signed Lease | Established & Growing Brand

- The tenant recently signed a brand new 20-year lease with 7 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rent increases every five years beginning year 11
- Founded in 1952, Sheetz is among America’s fastest-growing, family-owned and operated convenience store chains with over 800 locations. Implied investment grade credit; #43 Forbes Top Private Companies

### Absolute NNN Ground Lease | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

### Next to Short Pump Village, Short Pump Town Center | Dense Retail Corridor | Adjacent to Walmart Supercenter

- The subject property is located adjacent to Short Pump Village with major tenants including Lowe’s & Walmart Supercenter
- Less than half a mile from Short Pump Town Center, the 21st most visited lifestyle center in the country according to Placer.AI

### Rare Henrico County Retail Opportunity | High Barriers To Entry | Growing Area with Numerous Surrounding Developments

- Generational opportunity to own commercial real estate in one of suburban Richmond’s most visited retail corridors
- The area is experiencing significant growth with developments including:
  - Sadler Square (130 single family homes)
  - Shire Walk (81 town homes)
  - 1925 Westmoreland - proposed (mixed-use; 224 residential units)
  - Bacova - proposed (an addition of 74 townhomes for a total of 1,000)
- Dense, infill trade area with high barriers for new development

### Located Along W Broad St | Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located at the signalized, hard corner intersection of W Broad St (Richmond’s major East-West corridor) and Pouncey Tract Rd with a combined 80,000 vehicles passing by daily
- The asset has excellent visibility and three points of ingress/egress

### Strong Demographics In 5-mile Trade Area

- More than 158,000 residents and 76,000 employees support the trade area
- The trade area boast an average household income of \$156,880

## LOCATION



Richmond, Virginia  
Henrico County

## PARKING



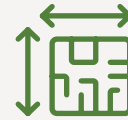
There are approximately 28 parking spaces on the owned parcel

## ACCESS



W. Broad Street/U.S. Highway 250: 1 Access Point  
Pouncey Tract Road/State Highway 271: 1 Access Point  
Short Pump Commons: 1 Access Point

## PARCEL



Parcel Number: 739-762-8217  
Acres: 1.6  
Square Feet: 69,870

## TRAFFIC COUNTS



W. Broad Street/U.S. Highway 250: 70,000 VPD  
Pouncey Tract Road/State Highway 271: 10,000 VPD  
Interstate 64: 70,000 VPD

## CONSTRUCTION



Year Built: 2026

## IMPROVEMENTS

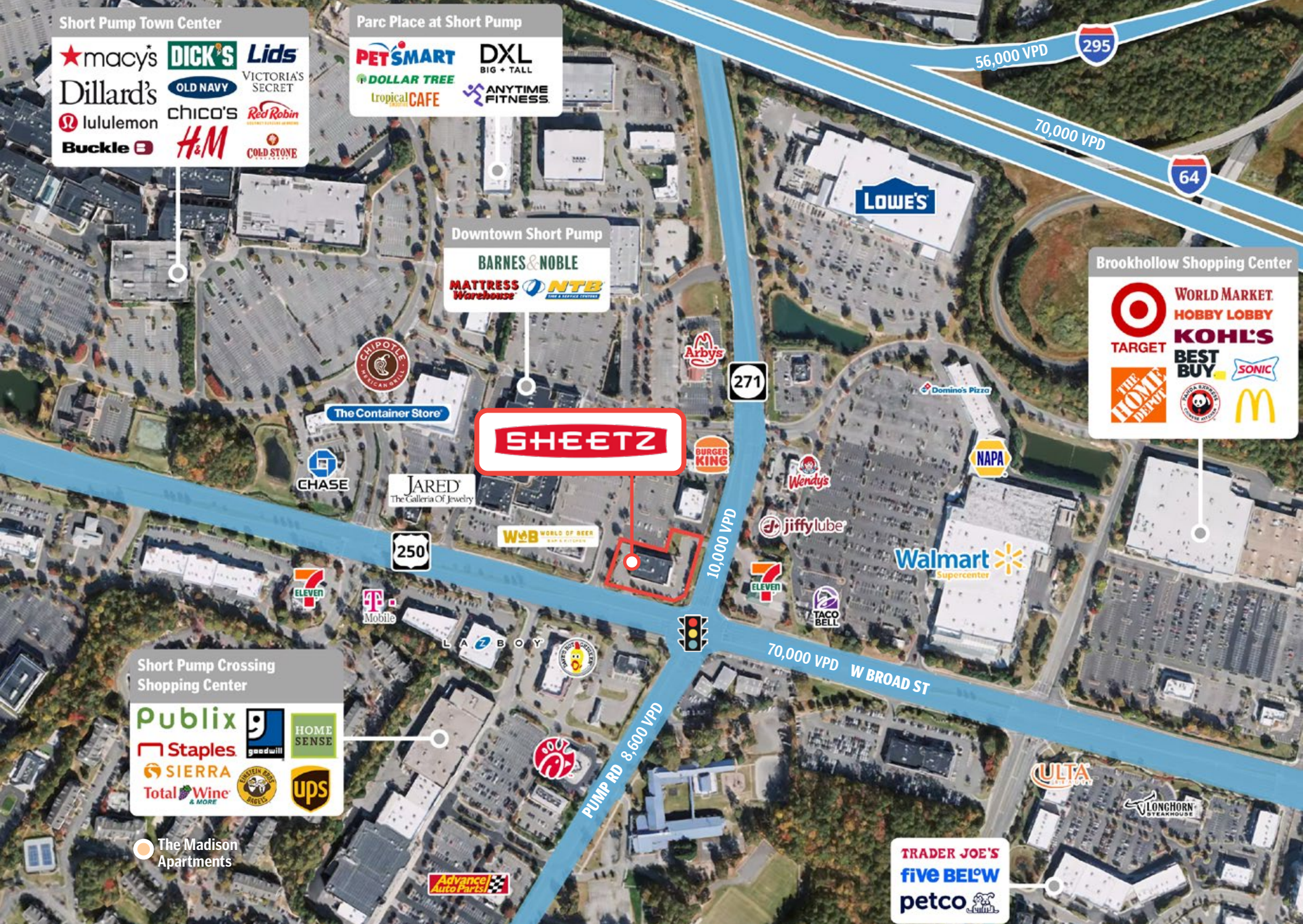


There is approximately 4,959 SF of existing building area

## ZONING



M-1





Downtown Short Pump



**SHEETZ**

GAS CANOPY

Pylon Sign

250

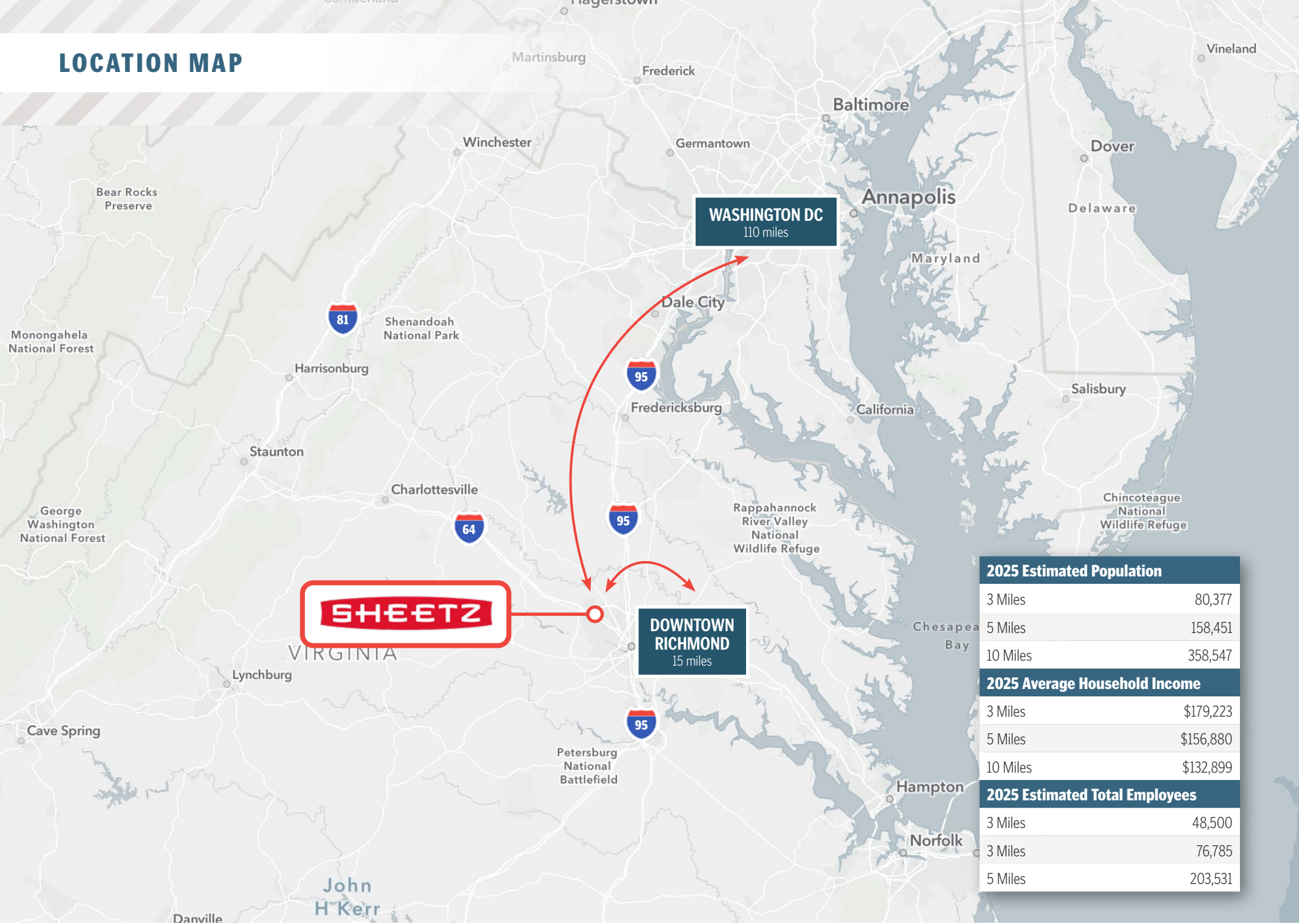
W BROAD STREET 70,000 VPD

271

POUNCEY TRACT ROAD 10,000 VPD



# LOCATION MAP



**WASHINGTON DC**  
110 miles

**DOWNTOWN RICHMOND**  
15 miles

2025 Estimated Population	
3 Miles	80,377
5 Miles	158,451
10 Miles	358,547
2025 Average Household Income	
3 Miles	\$179,223
5 Miles	\$156,880
10 Miles	\$132,899
2025 Estimated Total Employees	
3 Miles	48,500
3 Miles	76,785
5 Miles	203,531



## SHEETZ

[sheetz.com](https://sheetz.com)

**Company Type:** Private

**Locations:** 830+

Established in 1952 in Altoona, Pennsylvania, Sheetz, Inc. is one of America's fastest-growing family-owned and operated convenience store chains with more than 27,000 employees. Sheetz currently operates 830+ stores across its seven-state footprint, which currently includes Pennsylvania, North Carolina, Virginia, West Virginia, Ohio, Maryland and Michigan. Sheetz provides an award-winning menu of MTO sandwiches and salads, which are ordered through unique touch-screen order point terminals. All Sheetz convenience stores are open 24 hours a day, 365 days a year. Recognized by Fortune as one of the 100 Best Companies to Work For, Sheetz is committed to offering employees sustainable careers built on an inspiring culture and community engagement.

Source: [sheetz.com/newsroom](https://sheetz.com/newsroom)

	3 Miles	5 Miles	10 Miles
<b>Population</b>			
2025 Estimated Population	80,377	158,451	358,547
2030 Projected Population	82,661	161,718	368,373
2025 Median Age	40.2	40.1	41.4
<b>Households &amp; Growth</b>			
2025 Estimated Households	30,580	62,795	147,170
2030 Projected Households	31,456	64,319	151,406
<b>Income</b>			
2025 Estimated Average Household Income	\$179,233	\$156,880	\$132,899
2025 Estimated Median Household Income	\$131,268	\$109,170	\$101,415
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	3,322	5,663	23,221
2025 Estimated Total Employees	48,500	76,785	203,531



## RICHMOND, VIRGINIA

Richmond is located in eastern Virginia, 60 miles west of Chesapeake Bay, and 100 miles south of Washington, DC. Richmond's economy is primarily driven by law, finance, and government, with federal, state, and local governmental agencies, as well as notable legal and banking firms, located in the downtown area. The city is ideally suited as a commerce hub because of the intersection of Interstates 95, 64, and 295, two major rail freight lines, and Amtrak passenger service. The Port of Richmond and Richmond International Airport provide water and air transportation services to the region's residents and businesses. Richmond is home to the Fifth District Federal Reserve Bank, one of 12 Federal Reserve Banks, and is also home to the Fourth Circuit U.S. Court of Appeals, one of 13 in the United States. Richmond has ten Fortune 1000 companies headquartered in the region including five Fortune 500 firms. Fortune 500 companies headquartered in Richmond, and their lines of business are Dominion Resources, Genworth Financial, Performance Food Group, The Brink's Company, CSX, LandAmerica Financial, Circuit City Group and CarMax.

## SHORT PUMP, VIRGINIA

Short Pump, located in the far West End of Henrico County, has evolved into Richmond's premier retail and destination hub since the opening of the Short Pump Town Center in 2003. Its strategic position at the end of I-64 and the intersection of West Broad Street makes it a critical business hub, drawing shoppers and employees from across Central Virginia. The local business climate remains exceptionally strong, emphasized by high household incomes and steady population growth that continues to attract national brands and corporate headquarters to the region.



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MEMBERS

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OFFICES

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company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



OF GOING THE EXTRA MILE

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