

# EXECUTIVE CROSSING WEST

1501 HARDY CASH DRIVE | HAMPTON, VA 23666



PROPERTY FLYER

Colliers  
AUGUST 2025

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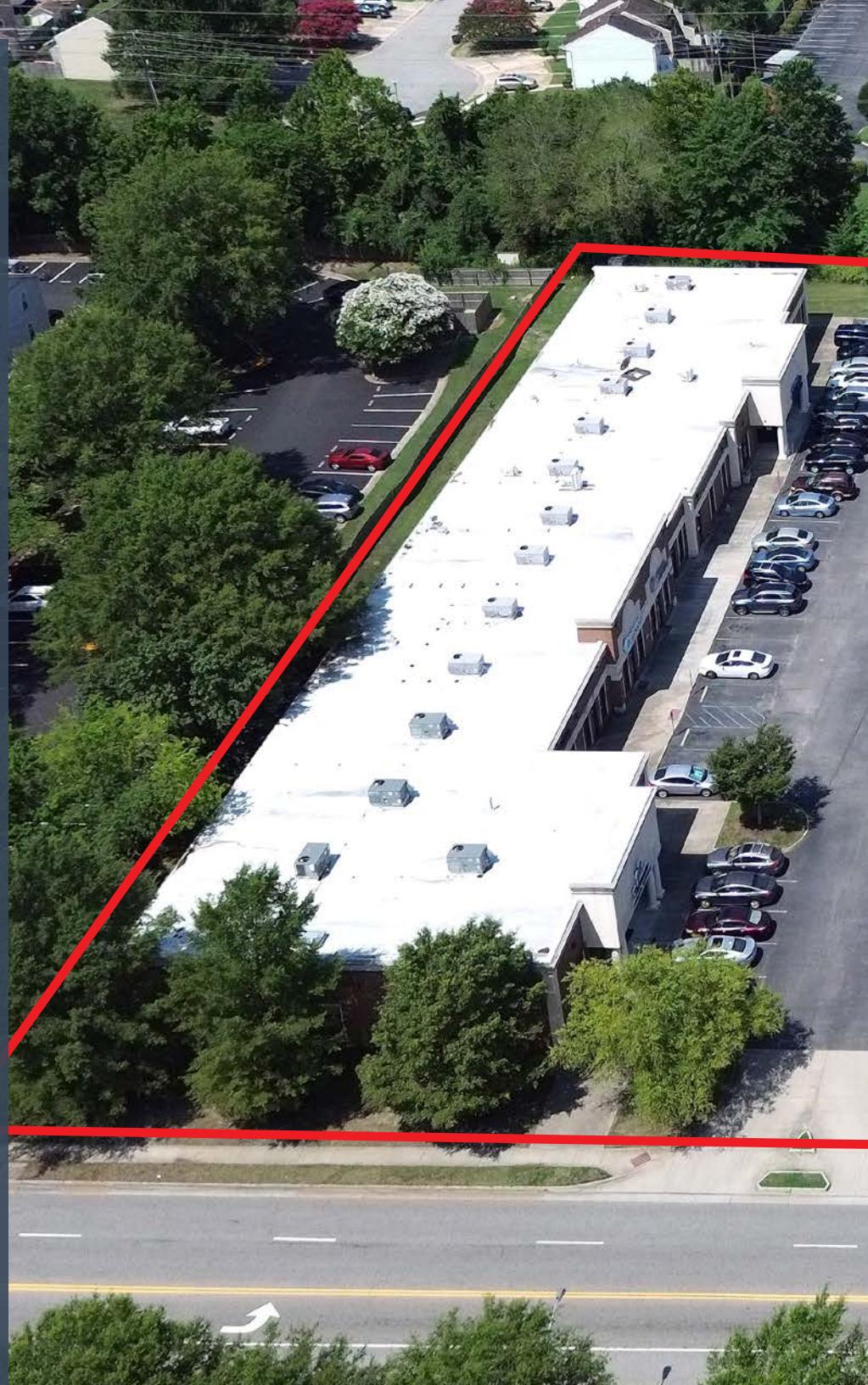
# Executive Summary

Colliers is pleased to exclusively present the opportunity to purchase Executive Crossing West - a single-story, direct-access building totaling 18,500 square feet in Hampton, VA. Built in 2009, the property is situated at the busy intersection of Hardy Cash Drive and Executive Boulevard. The property benefits from its strategic position within the Coliseum Central area, offering strong surrounding residential and retail density, as well as immediate access to I-64.

Executive Crossing West is currently 100% leased to tenants from a wide array of industries including insurance, medical, and a government agency. This tenant base combines strong national and regional credit with industries that historically demonstrate resilience during economic downturns. The property features a weighted average lease term of 3.6 years and a weighted average tenure of 12.1 years, reflecting both near-term stability and long-term tenant commitment. The building's flexible design can also cater to office and retail users alike, offering a competitive advantage over surrounding buildings.

## Property Overview

|                   |  |
|-------------------|--|
| Address           | 1501-1521 Hardy Cash Dr                  |
| Total Square Feet | 18,464 SF                                |
| Acreage           | 2.22 AC                                  |
| Year Built        | 2009                                     |
| Occupancy         | 100%                                     |
| No. Tenants       | Six (6)                                  |
| Zoning            | C-2                                      |
| Access            | Via Hardy Cash Drive, directly from I-64 |
| In-Place NOI      | \$231,261                                |





Executive Drive



100% OCCUPANCY



WALT 3.6 YRS | WAT - 12.1 YRS



TENANTS FROM RECESSION  
PROOF INDUSTRIES

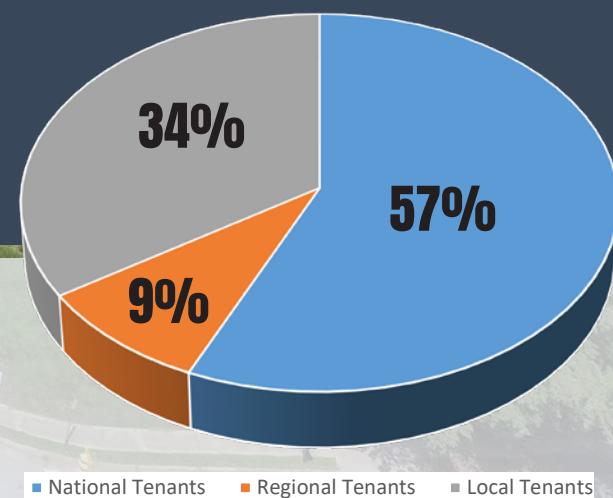


66% OF REVENUE FROM NATIONAL  
AND REGIONAL CREDIT TENANTS



1.3 MILES FROM I-64, LESS THAN  
1 MILE FROM PENINSULA TOWN CENTER

### Percent of Revenue by Tenant Credit

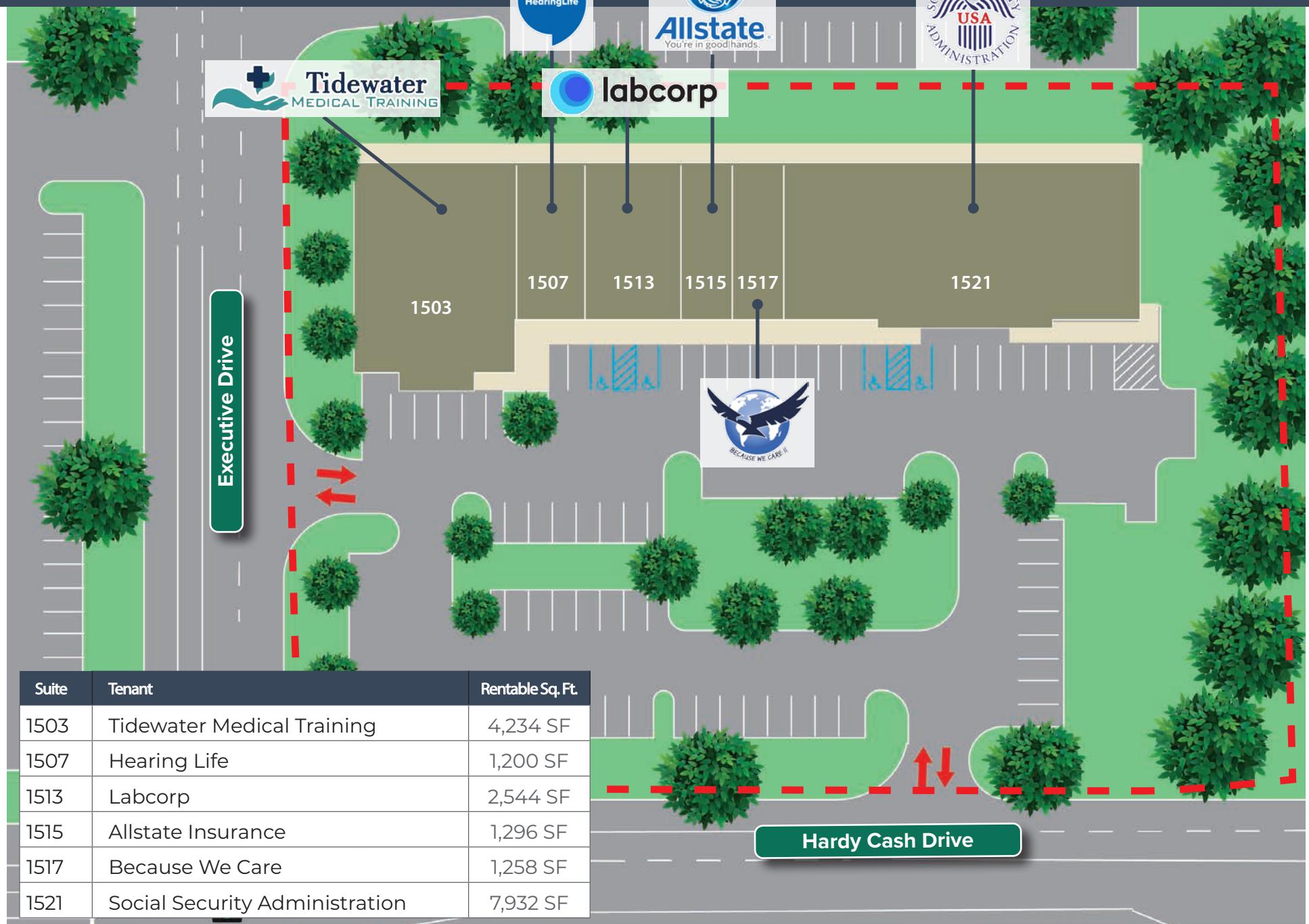


# Building Systems

|                  |   |
|------------------|---|
| <b>HVAC</b>      | Fourteen Packaged<br>Rooftop Units (RTUs) |
| <hr/>            |   |
| <b>Utilities</b> |   |
| Electric         | Dominion Energy                           |
| Water/Sewer      | City of Hampton                           |
| Natural Gas      | VA Natural Gas                            |
| <hr/>            |   |



# Site Plan



# Key Tenants



## Tidewater Medical Training

**4,234 SF, 11/30/2026 EXP.**

Tidewater Medical Training, founded in 2012, offers healthcare training and certification courses across Hampton Roads.

Certified by the State Council of Higher Education for Virginia and Virginia Board of Nursing, TMT offers programs such as Certified Nursing Assistant (CAN), Certified Clinical Medical Assistant (CCMA), Phlebotomy, EKG Technician, Billing and Coding, and CPR training. This Tidewater Medical Training has two campuses in Hampton Roads, located in Hampton and Virginia Beach.



## Social Services Administration

**7,932 SF, 6/23/2036 EXP.**

Social Services Administration is an agency of the United States' government that is responsible for administering social security. SSA services millions of Americans and has thousands of field offices located throughout the country.





## LabCorp

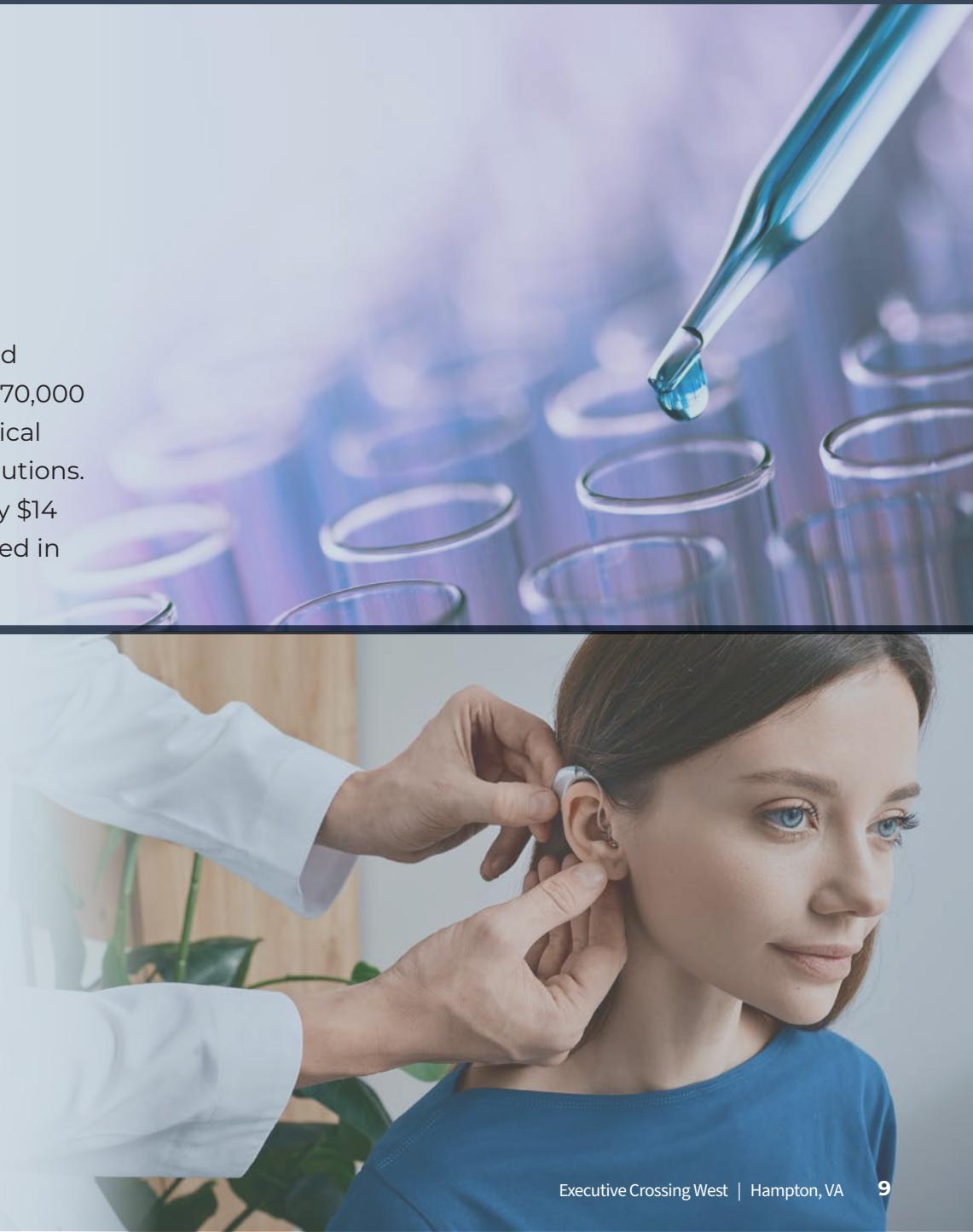
**2,544 SF, 5/31/2027 EXP.**

LabCorp [NYSE: LH] is a global life sciences and healthcare company specializing in diagnostics, drug development, and patient care. Founded in 1971, the company employs nearly 70,000 people worldwide and partners with hospitals, pharmaceutical companies, researchers, and more to provide healthcare solutions. LabCorp has an S&P credit rating of BBB and projects nearly \$14 billion in annual revenue for 2025. in Hampton Roads, located in Hampton and Virginia Beach.

## HearingLife

**Hearing Life**  
**1,200 SF, 12/31/2025 EXP.**

HearingLife, a Demant-group company, delivers hearing care services across the United States. With nearly 650 locations nationwide, the company offers hearing assessments, personalized hearing aids, and aftercare to its patients.



# Why Hampton Roads

Hampton Roads - officially referred to as the Virginia Beach-Norfolk-Newport News Metropolitan Statistical Area (MSA) - is located at the geographic center of the East Coast, approximately 75 miles southeast of Richmond, Virginia (the State capitol), 170 miles southeast of Washington, D.C. and 110 miles northeast of Raleigh, North Carolina.

The Hampton Roads area is well-known for its long rich history including the settler's first landing on American soil at Jamestown in 1607. Jamestown is located in the northern portion of Hampton Roads and is a major tourist attraction along with nearby Yorktown and Williamsburg

which have rich histories as well. The Hampton Roads area is the 37th largest Metropolitan Statistical Area ("MSA") in the nation with a population of approximately 1.8 million. Hampton Roads is the eighth largest metro area in the Southeast United States.

Businesses are attracted to Hampton Roads for a number of factors including a relatively low cost of living, high quality of life, and a well-educated and ample labor force. Major companies recently expanded into Hampton Roads include MSI, Lowe's, LS Greenlink, and Dominion Energy

**1.8M**

RESIDENTS IN  
HAMPTON ROADS

**82K**

ACTIVE DUTY  
MILITARY  
PERSONNEL

**108M**

VISITORS SPENDING  
\$30.3 BILLION

**#1**

TOP STATE  
BUSINESS CLIMATE

~ SITE SELECTION MAGAZINE

HOME TO  
**20%** OF  
VIRGINIA'S  
POPULATION



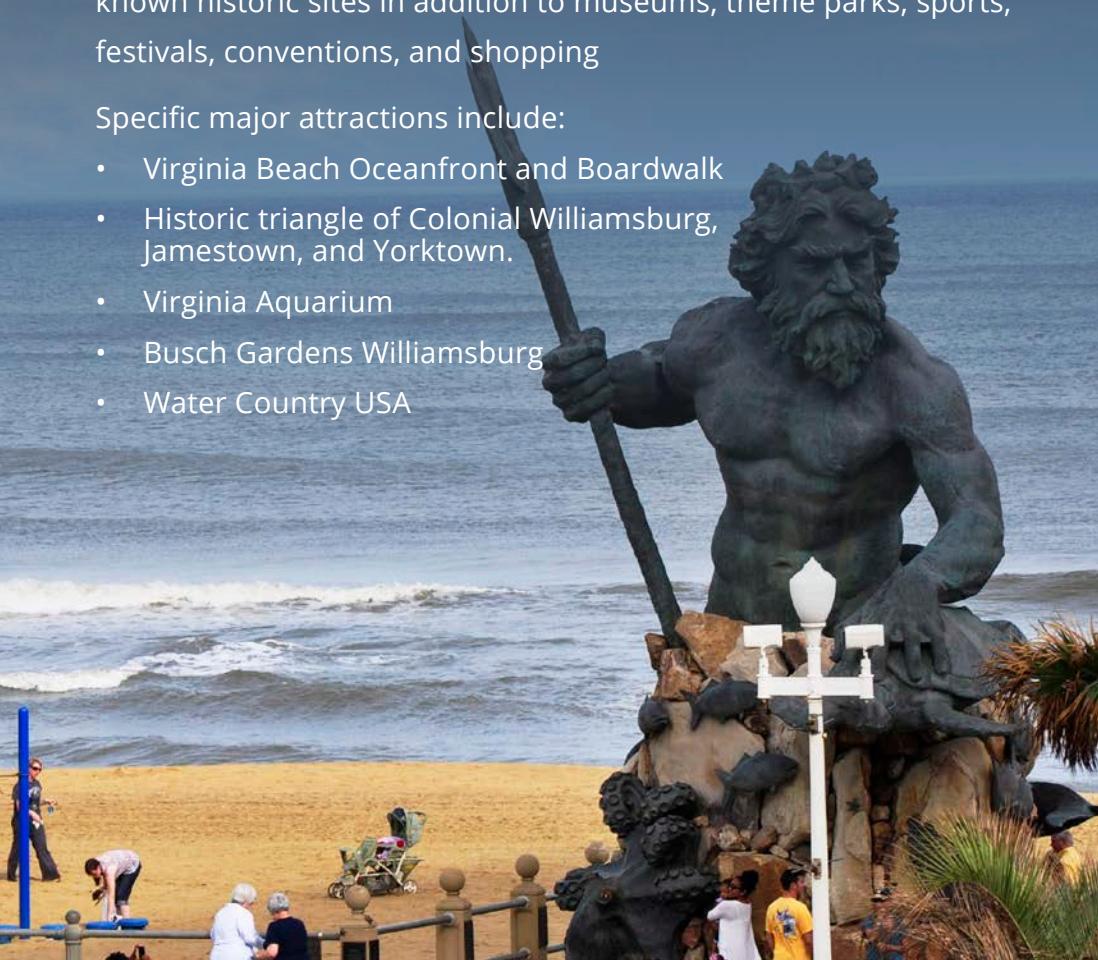
## Tourism

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Tourism on a regional, natural, and international level is another major driver of the Hampton Roads economy and includes beaches, state parks, and other natural resources as well as internationally-known historic sites in addition to museums, theme parks, sports, festivals, conventions, and shopping

Specific major attractions include:

- Virginia Beach Oceanfront and Boardwalk
- Historic triangle of Colonial Williamsburg, Jamestown, and Yorktown.
- Virginia Aquarium
- Busch Gardens Williamsburg
- Water Country USA



 **\$5.1 BILLION**  
IN ANNUAL VISITOR SPENDING

**45,000 +**  
JOBS SUPPORTED BY TOURISM

## Military & Defense

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Hampton Roads has the largest concentration of military personnel in the U.S. outside of the Pentagon in Washington, D.C. There are 18 military installations in the region with Army, Navy, Air Force, Marine, Coast Guard, and Joint Service Commands. The region is also headquarters for NATO's Allied Command Transformation, which is also the only NATO headquarters located on U.S. soil.

**\$125 Billion Economic Impact**



**465,000**  
ACTIVE DUTY MILITARY,  
FAMILY MEMBERS &  
RETIREES

**150,000**  
MILITARY & FEDERAL  
CIVILIAN PERSONNEL  
PLOYED ON BASES

**146,000**  
ACTIVE DUTY MILITARY  
AND RESERVE

## Airports

Norfolk International Airport (ORF) and Newport News/Williamsburg Airports (PHF) support eight commercial airlines, providing approximately 65 flights per day to international gateway cities.



### Norfolk International Airport (ORF)

Welcomed 4.86 million passengers in 2024. A 8% increase over 2023. (2023 saw 4.55M passengers)

**\$650M**  
EXPANSION  
PROJECT UNDERWAY



### Newport News/Williamsburg Airport

Four flights a day with connecting service to hundreds of cities worldwide



## Roadways

Hampton Roads is within a day's drive from 130 million consumers. The State of Virginia has the third largest state-maintained transportation network, including interstate routes I-95, I-81, I-64, I-85, I-77, and I-66

## Port of Virginia

**The Port of Virginia's wider shipping channel is now open for two-way passage of ultra-large container vessels (ULCV), reducing the amount of time one of the large vessels spends on berth by up to 15 percent.**

*All major shipping lines call on the Port of Virginia enabling direct access to over 80 ports and 200 countries worldwide*

- The Hampton Roads Economic Development Alliance

**\$63B**  
IN GROSS STATE  
PRODUCT

# Market Overview

## Higher Education

The Hampton Roads region has 33 local universities, colleges, and trade schools that train and prepare our future workforce. These institutions cover a wide knowledge base, ranging from William & Mary, one of the top public schools in the country, to

the Apprentice School, which trains hundreds of shipbuilders each year. In total, over 100,000 students are enrolled in our local postsecondary education system, learning and developing competitive skill sets to help them excel in our key industry sectors.



43%  
of population  
with a college  
degree

Over 100K+ Enrolled in 33 Local Universities, Community Colleges, & Trade Schools



23,743 Students



10,250 Students



9,744 Students



5,786 Students



4,559 Students



4,749 Students



1,474 Students



1,805 Students



15,912 Students



9,012 Students



1,650 Students

# Demographic Overview

|                           | 1-Mile   | 3-Mile   | 5-Mile   |
|---------------------------|----------|----------|----------|
| <b>Population</b>         |          |          |          |
| 2025 Est. Population      | 11,276   | 72,441   | 202,054  |
| 2030 Proj. Population     | 11,327   | 72,449   | 201,625  |
| 2025 Median Age           | 34.0     | 37.5     | 37.5     |
| <b>Households</b>         |          |          |          |
| 2025 Households           | 5,990    | 32,329   | 86,155   |
| 2030 Proj. Households     | 6,138    | 32,912   | 87,255   |
| <b>2025 Income</b>        |          |          |          |
| Average HH Income         | \$81,001 | \$86,596 | \$89,487 |
| Median HH Income          | \$70,563 | \$71,673 | \$70,975 |
| Per Capita Income         | \$42,603 | \$38,840 | \$38,218 |
| <b>2025 Housing Units</b> |          |          |          |
| Total Housing Units       | 6,501    | 34,685   | 92,905   |
| Owner Occupied Units      | 1,535    | 16,195   | 45,004   |
| Renter Occupied Units     | 4,455    | 16,134   | 41,151   |
| Vacant Units              | 511      | 2,356    | 6,750    |
| <b>2025 Employment</b>    |          |          |          |
| # of Employees            | 11,367   | 32,164   | 113,491  |
| # of Businesses           | 661      | 2,167    | 6,318    |

## EXECUTIVE CROSSING WEST

1501 HARDY CASH DRIVE | HAMPTON, VA 23666

134

64

64

258

1 MILE

3 MILES

5 MILES

169

Hampton

Newport News

Roanoke Ave

Collier Blvd

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