

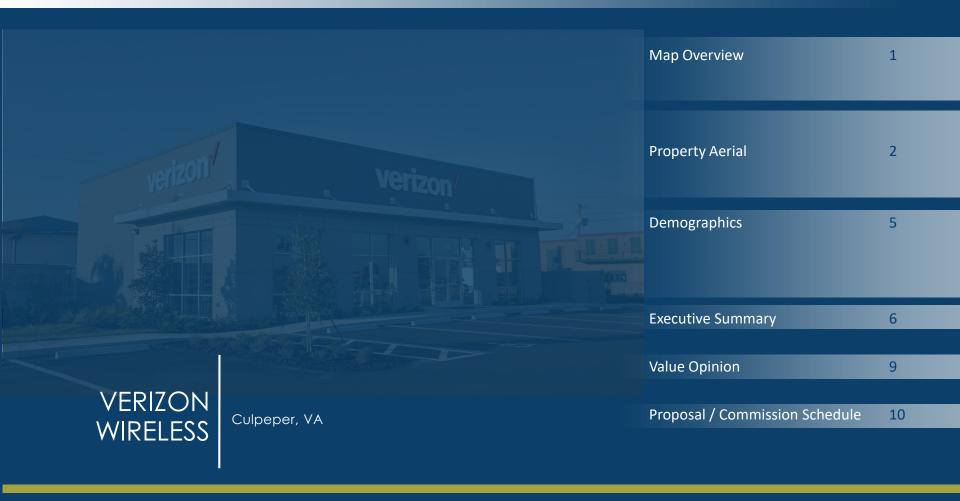


FOR MORE INFORMATION

#### **Luke Waters**

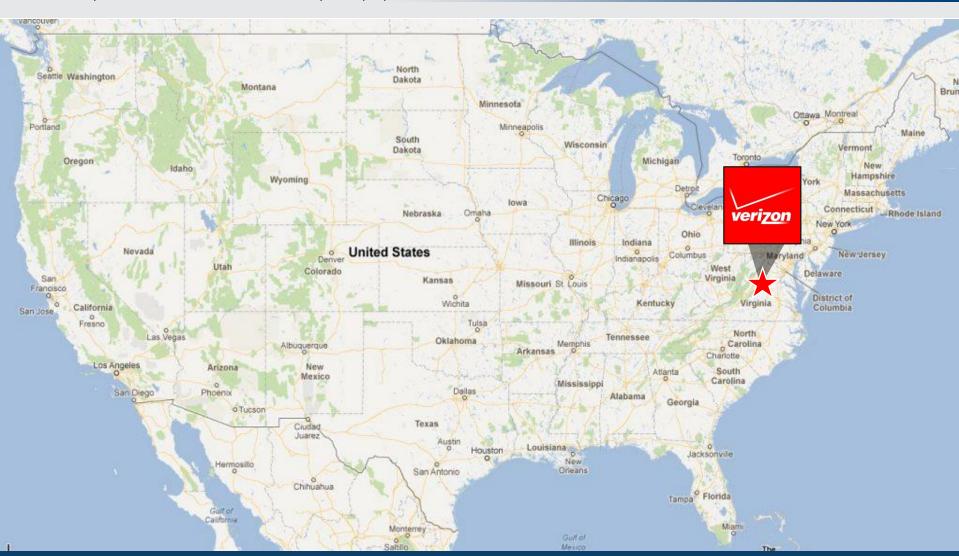
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## MAP OVERVIEW



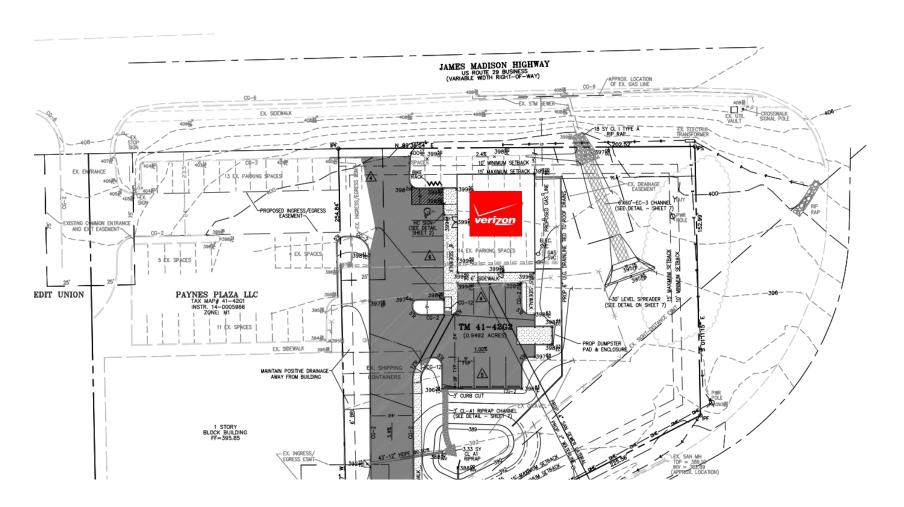


## PROPERTY AERIAL





## SITE LAYOUT





# **DEMOGRAPHICS**

|  | 3 miles  | 5 miles  | 7 miles  |
|--|----------|----------|----------|
| Population                               |          |          |          |
| 2000 Population                          | 12,731   | 17,350   | 21,574   |
| 2010 Population                          | 20,015   | 26,100   | 31,108   |
| 2018 Population                          | 22,484   | 29,396   | 34,751   |
| 2023 Population                          | 23,793   | 31,440   | 37,200   |
| 2000-2010 Annual Rate                    | 4.63%    | 4.17%    | 3.73%    |
| 2010-2018 Annual Rate                    | 1.42%    | 1.45%    | 1.35%    |
| 2018-2023 Annual Rate                    | 1.14%    | 1.35%    | 1.37%    |
| 2018 Male Population                     | 48.5%    | 48.8%    | 49.1%    |
| Race and Ethnicity                       |          |          |          |
| 2018 White Alone                         | 63.8%    | 67.6%    | 69.9%    |
| 2018 Black Alone                         | 18.5%    | 17.1%    | 16.1%    |
| 2018 American Indian/Alaska Native Alone | 0.6%     | 0.6%     | 0.6%     |
| 2018 Asian Alone                         | 2.4%     | 2.1%     | 1.8%     |
| 2018 Pacific Islander Alone              | 0.1%     | 0.1%     | 0.1%     |
| 2018 Other Race                          | 10.0%    | 8.5%     | 7.5%     |
| Median Household Income                  |          |          |          |
| 2018 Median Household Income             | \$55,228 | \$58,887 | \$60,816 |
| 2023 Median Household Income             | \$64,495 | \$70,051 | \$72,279 |
| 2018-2023 Annual Rate                    | 3.15%    | 3.53%    | 3.51%    |
| Average Household Income                 |          |          |          |
| 2018 Average Household Income            | \$69,678 | \$74,655 | \$77,052 |
| 2023 Average Household Income            | \$82,910 | \$89,375 | \$92,161 |
| 2018-2023 Annual Rate                    | 3.54%    | 3.66%    | 3.65%    |
|  |          |          |          |



#### **EXECUTIVE SUMMARY**

Old Brandy Road & James Madison Hwy, Culpeper, VA 22701

| Lease Terms               |   |  |
|---------------------------|---|--|
| Annual Rent               | \$117,300.00  |  |
| Commencement              | October 15, 2019 (estimated for new construction)                           |  |
| Term Expiration           | October 31, 2029  |  |
| Lease Term                | 10-Year Net/Net   |  |
| Approx. Building SF       | 2,464 SF  |  |
| Renewal Options           | Two (2) / Five (5) Year<br>Options with 5-10%<br>Increases                  |  |
| RENT INCREASES            | 5-10% every 5 Years<br>(Based off CPI)                                      |  |
| Tenant Responsibilities   | RE Taxes, Insurance,<br>Structure,<br>HVAC & Parking<br>Lot/CAM Maintenance |  |
| Landlord Responsibilities | Roof and Structure  |  |
| Lease Guarantor           | Cellular Sales of<br>Knoxville, Inc   |  |

| Price Terms  |             |  |
|--------------|-------------|--|
| Asking Price | \$1,955,000 |  |
| Cap Rate     | 6.00%       |  |

#### **HIGHLIGHTS**

- RELOCATION Cellular Sales Location from High Performing nearby Store
- New Construction Freestanding Verizon Wireless
- 10 Year Term Guaranteed by Largest Verizon Operator in the Country (Cellular Sales of Knoxville)
- 5%-10% Rental Increases every 5 Years
- Approximately 0.94 acre Lot
- Passive Lease Structure with Transferable Roof Warranty
- Within 1.5 hour Drive of Washington DC
- Close Proximity to Lake Pelham and Culpeper Country Club
- Average Household Income \$77,000 within 5-mile
- Located on Main Thoroughfare with Excellent Visibility
- Universally Applicable Building Type
- Located along Main Retail Corridor with Strong Traffic and Future Growth
- +24,000 Vehicles Per Day along James Madison Hwy
- 3.50% Annual Growth Rate within 3-miles



### CORPORATE TENANT INFORMATION

