



This asset is conveniently located adjacent to newly built Riverside Hospital and in close proximity to two other prominent hospitals.

- Prominent signalized corner
- Affluent income levels
- Excellent retail synergy with an existing WalMart, and a Wawa and Valvoline under construction within one block.

PROPERTY DETAILS

LOT SIZE:	2.59 acres
YEAR BUILT:	2009
BUILDING SIZE:	14,820 SF
ZONING:	GB (General Business)
TRAFFIC COUNTS:	35,000 VPD / George Washington Mem Hwy 28,000 VPD / Victory Boulevard

Sale Price: \$9,495,000

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Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at jguion@midatlanticcommercial.com.

Robert Duckett

757.897.2320 or 757.867.8777

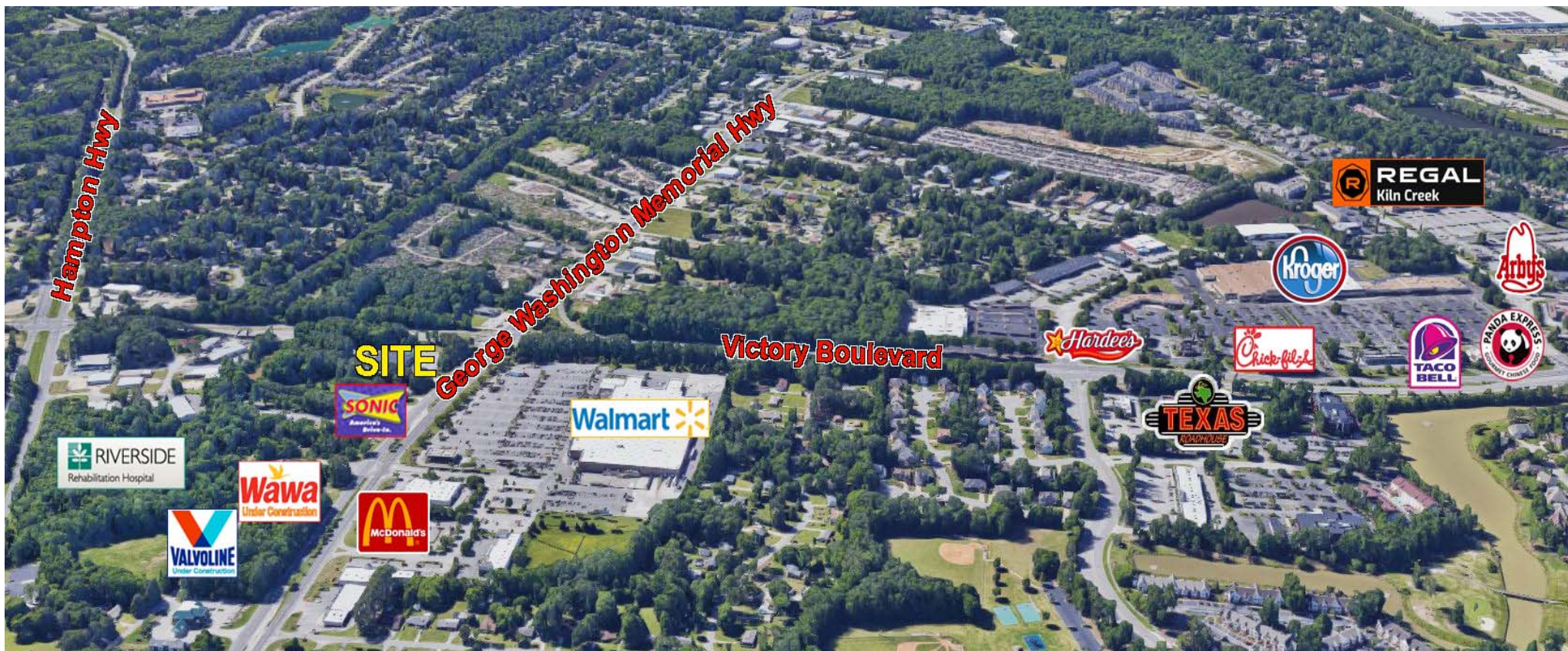
rduckett@midatlanticcommercial.com

Monty Spencer

757.515.3333 or 757.867.8777

mspencer@midatlanticcommercial.com





INVESTMENT DETAILS

BASE RENT:	\$480,000 NNN
TERM:	75 years
START DATE:	9/1/2009
CAP RATE:	5.1%

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Households:	6,627	65,042	170,506
Total Population:	2,482	25,778	66,355
Average Income:	\$129,973	\$92,403	\$85,174

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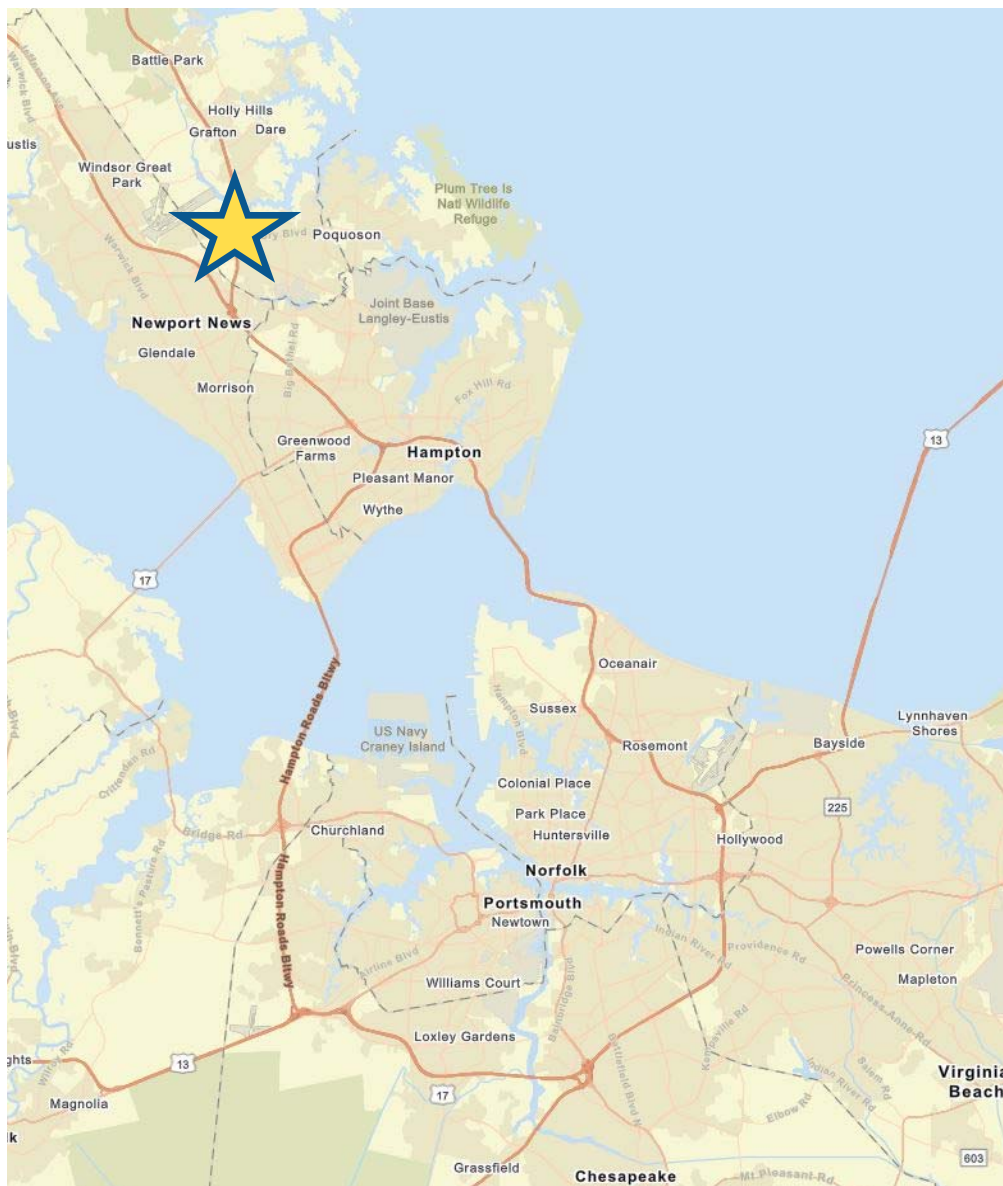
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