



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

RAY SHAMMAMIE  
**Senior Advisor**  
248.450.3258  
Ray@legacycrea.com

JAY DAKHOO  
**Associate Advisor**  
248.450.3255  
jaydakhoo@legacycrea.com

BRIAN BROCKMAN  
**State Broker of Record**  
513.898.1551  
bor@bangrealty.com



# LITTLE CAESARS

3460 VIRGINIA AVENUE , COLLINSVILLE, VA 24078

**FOR SALE** \$1,369,068 | 5.47% CAP

LEGACYCREA.COM

## CONFIDENTIALITY &amp; DISCLAIMER

All materials and information received or derived from Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Legacy Real Estate Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Legacy Real Estate Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Legacy Real Estate Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
ADDITIONAL PHOTOS	4
REGIONAL MAP	5
RETAILER MAP	6
AERIAL MAP	7
DEMOGRAPHICS MAP & REPORT	8
BACK PAGE	9



## COLLINSVILLE, VA

- Single Tenant Free Standing Little Caesars Pizza - Constructed with Drive Thru
- Located in the Heart of Collinsville, VA
- Situated on Hard Corner
- Extremely Strong Unit Level & Corporate Level Financials; Contact Broker For Details
- Absolute NNN Lease Structure - 0 Landlord Responsibilities
- High Traffic Counts - 19,200+ Vehicles Pass Site Daily on Virginia Ave
- Strong Demos - 4,700+ People Reside within 1 Mile Radius of Site
- 1,300+ Daytime Employees within 1 Mile Radius of Site
- Located in Dense Retail Corridor - Major Retailers Surround - Strong Per Capital Income City
- Little Caesars has over 5,460 Locations in 24 Countries - Operator is one of the Largest in the Country for Franchise
- Fully Recently Renovated Site in 2018/19

### PROPERTY DETAILS

Building Area:	1,712 SF
Land Area:	0.4 Acres
Year Built:	2006
Price (PSF):	\$799.69

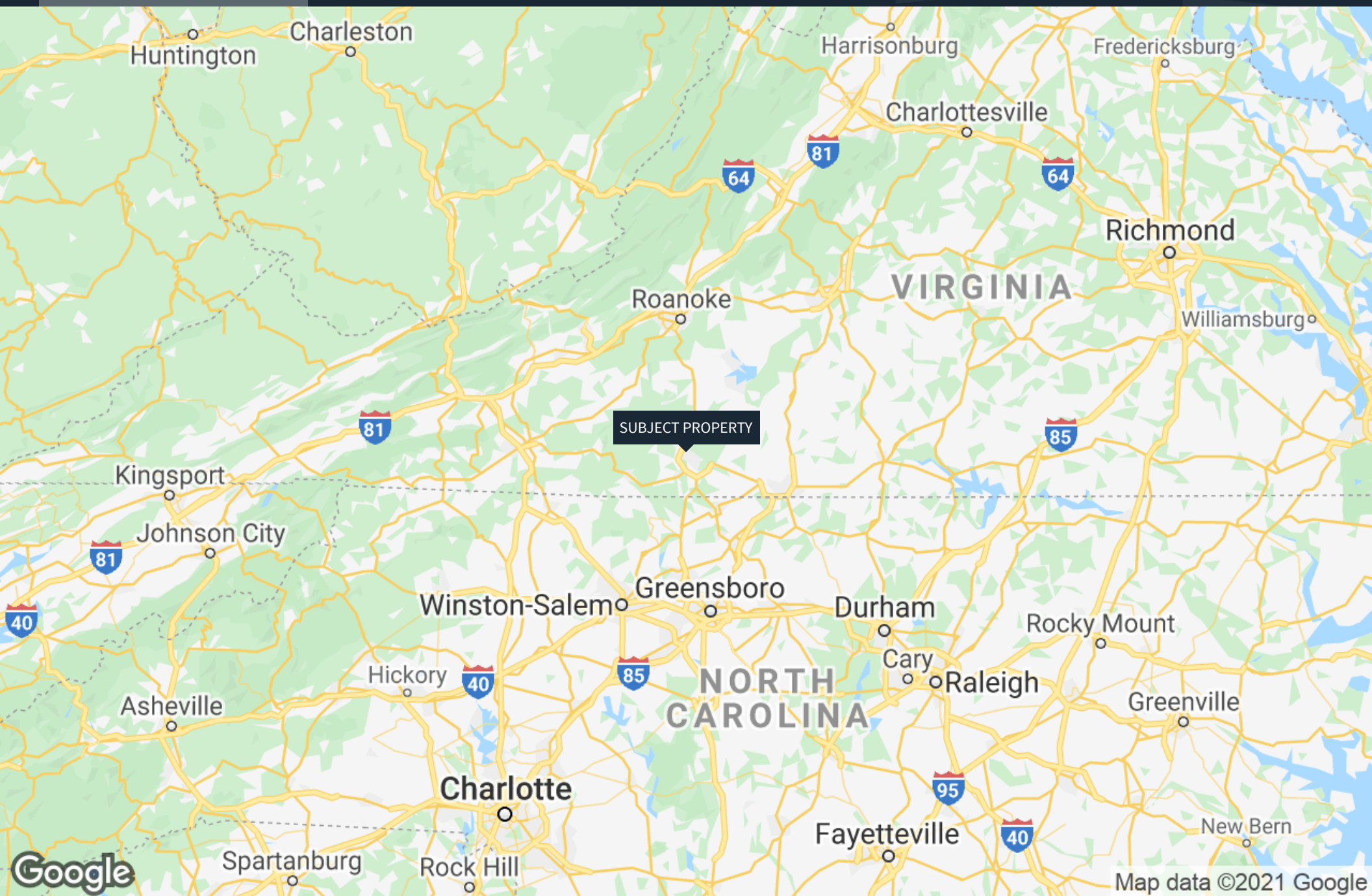
### LEASE OVERVIEW

Remaining Lease Term:	8+ Years
Lease Expiration:	10/31/2029
Base Annual Rent:	\$74,888
Lease Type:	NNN
Scheduled Rent Increases:	1.75% First 2 Years - 2% Yearly After
Options & Increases:	(3) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant

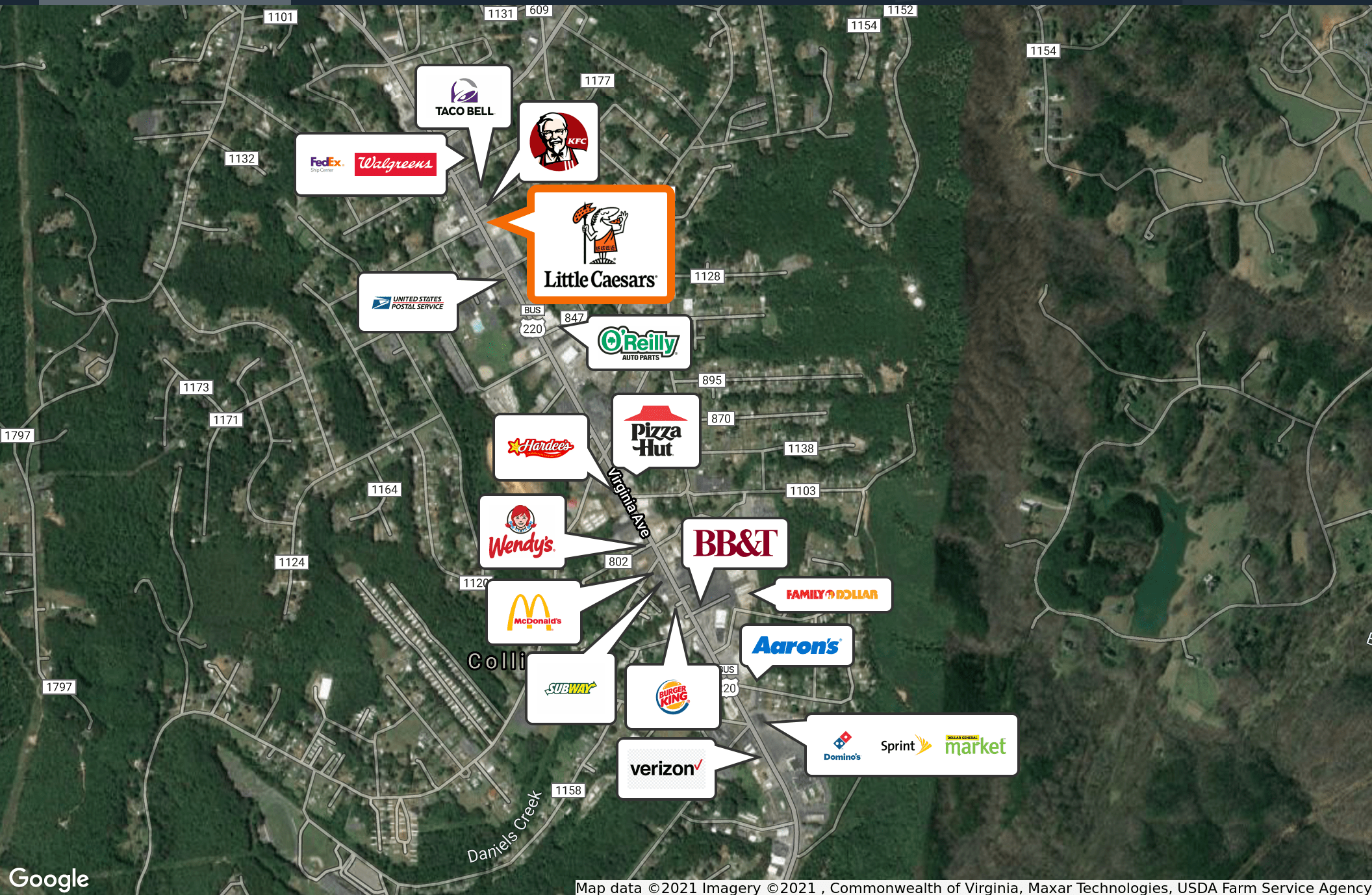












Google





Google

Map data ©2021 Imagery ©2021



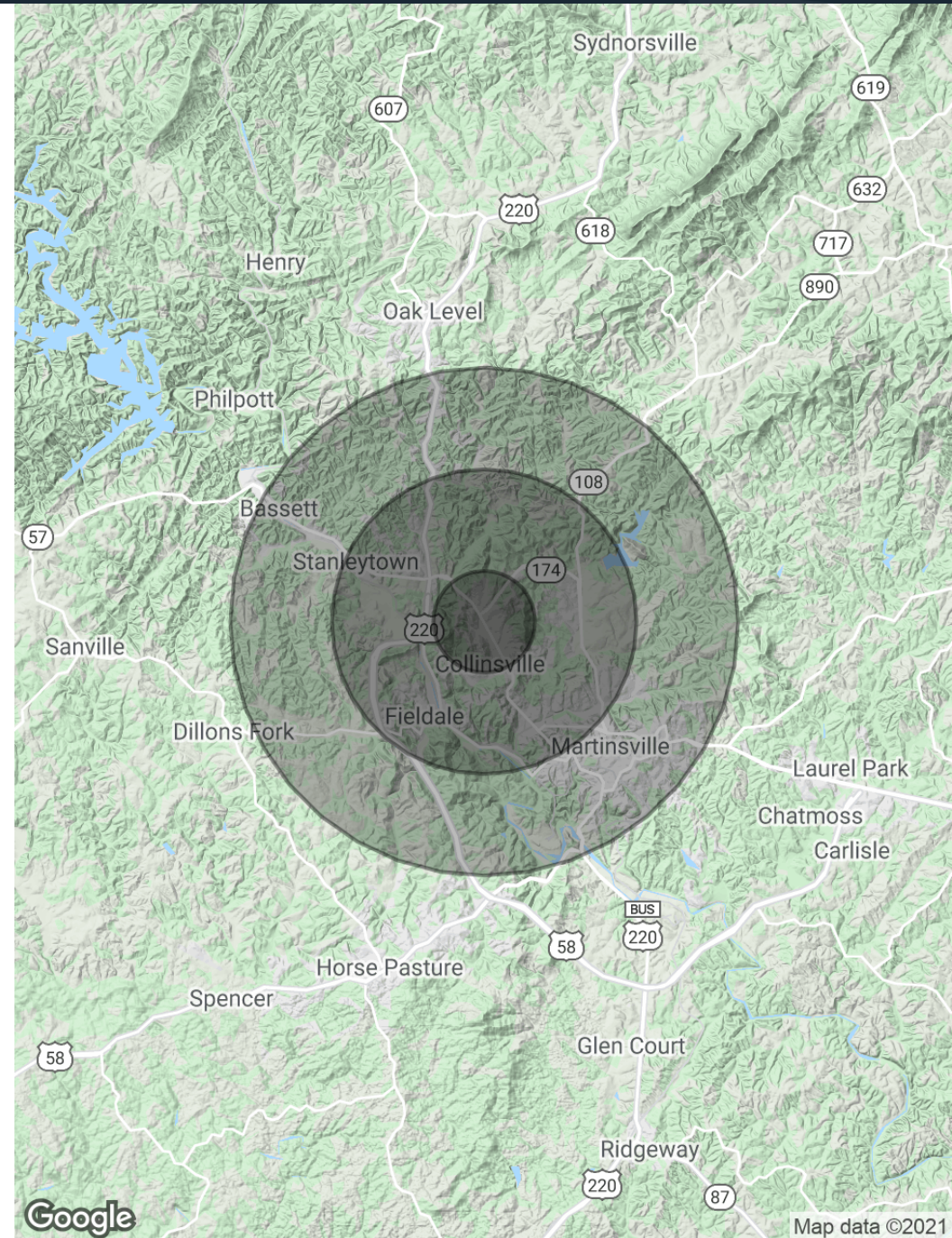
# DEMOGRAPHICS MAP & REPORT

3460 VIRGINIA AVENUE | COLLINSVILLE, VA 24078

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,729	13,341	31,942
Average age	38.6	39.4	40.8
Average age (Male)	36.8	37.5	38.9
Average age (Female)	41.0	41.3	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,093	5,803	12,190
# of persons per HH	2.4	2.4	2.4
Average HH income	\$50,401	\$50,476	\$51,137
Average house value	\$119,750	\$119,743	\$121,855

\* Demographic data derived from 2010 US Census







# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

RAY SHAMMAMIE  
**Senior Advisor**  
248.450.3258  
Ray@legacycrea.com

JAY DAKHOO  
**Associate Advisor**  
248.450.3255  
jaydakhoo@legacycrea.com

BRIAN BROCKMAN  
**State Broker of Record**  
513.898.1551  
bor@bangrealty.com

LEGACYCREA.COM

29777 Telegraph Rd Suite 3080  
Southfield, Michigan 48034

