

1 1934 Coliseum Dr

SEC
SEC - Hampton, VA 23666 - Mercury Central Ret Submarket
6,936 SF Retail Restaurant Building Built in 1968
Property is for sale at \$799,000 (\$115.20/SF)

Investment Information

Sale Price: **\$799,000**
Price/SF: **\$115.20**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: **Redevelopment Project**
Sale Type: **Investment**

Days On Market: **248**



Investment Notes

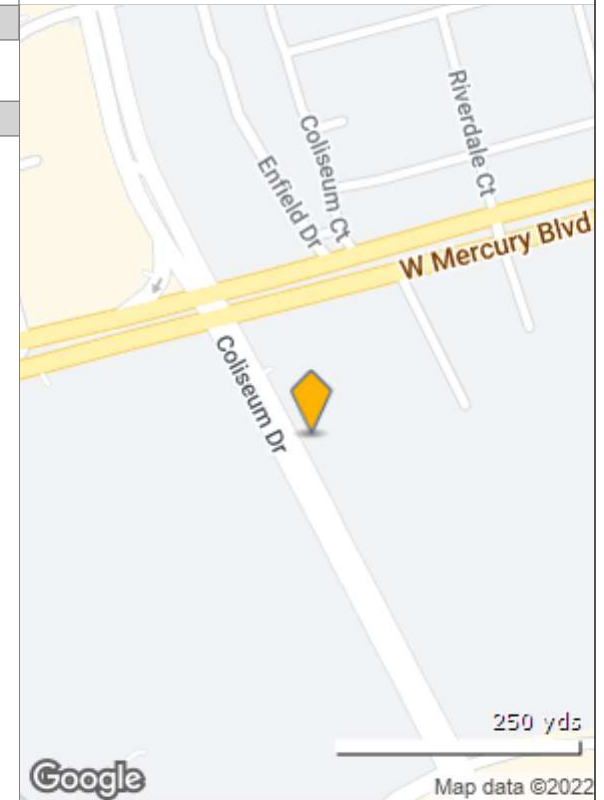
6,936 SF available on +1.0 Acre. Great retail redevelopment opportunity in the Coliseum Central Submarket.

Center Information

Center Type: Restaurant	Center Size: 6,936 SF
Bldg Status: Built 1968	Zoning: C2
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 1 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: Yes	
Tenancy: Single Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **212 feet on Coliseum Dr**
Parking: **65 free Surface Spaces are available; Ratio of 9.40/1,000 SF**
Amenities: **Bus Line, Freeway Visibility, Pylon Sign, Signage**
Parcel Number: **7001216**



2 3217 Commander Shepard Blvd - Langley Research & Development Park

Commander Sheppard Blvd. - Langley Research & Development Park
 Commander Sheppard Blvd. - Hampton, VA 23666 - Copeland Ind Submarket
 27,515 SF Class C Industrial Building Built in 1965
 Property is for sale at \$1,250,000 (\$45.43/SF)



Investment Information

Sale Price: **\$1,250,000**
 Price/SF: **\$45.43**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

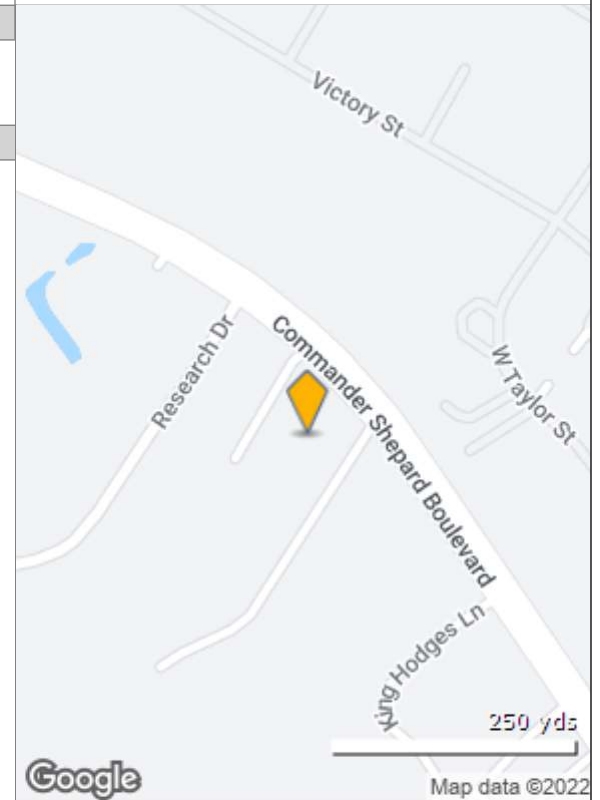
Days On Market: **36**

Investment Notes

Free-standing one-story industrial building in the Langley Research & Development Park.
 Zoned M-1 Limited Manufacturing

Building Information

Bldg Type: Industrial	Stories: 1	RBA: 27,515 SF
Bldg Status: Built 1965	Building: 0.14	% Leased: 100.0%
Rent/SF/Yr: For Sale	CAM: -	Zoning: C-3 M-1
Bldg Vacant: 0 SF	Land Area: 4.61 AC	Owner Type: No
Warehouse Avail: 27,515 SF	Smallest Space: 27,515 SF	Owner Occupied: No
Office Avail: 0 SF		Tenancy: Multiple Tenant
Max Contig: 27,515 SF		Lot Dimensions: -
Ceiling Height: -	Crane: -	Cross Docks: -
Column Spacing: -	Loading Docks: -	Levelators: -
Const Mat: Masonry	Drive Ins: -	Sprinklers: -
Rail Spots: None	Rail Line: None	
Parcel Number: 6000976		
Parking: 71 Surface Spaces are available; Ratio of 2.89/1,000 SF		



3 1909 Commerce Dr

NWC
NWC - Hampton, VA 23666 - Mercury Central Ret Submarket
14,001 SF Retail Building Built in 1998
Property is for sale at \$3,500,000 (\$249.98/SF)

Investment Information

Sale Price: **\$3,500,000**
Price/SF: **\$249.98**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: **Redevelopment Project**
Sale Type: **Investment Or Owner User**

Days On Market: **1,131**



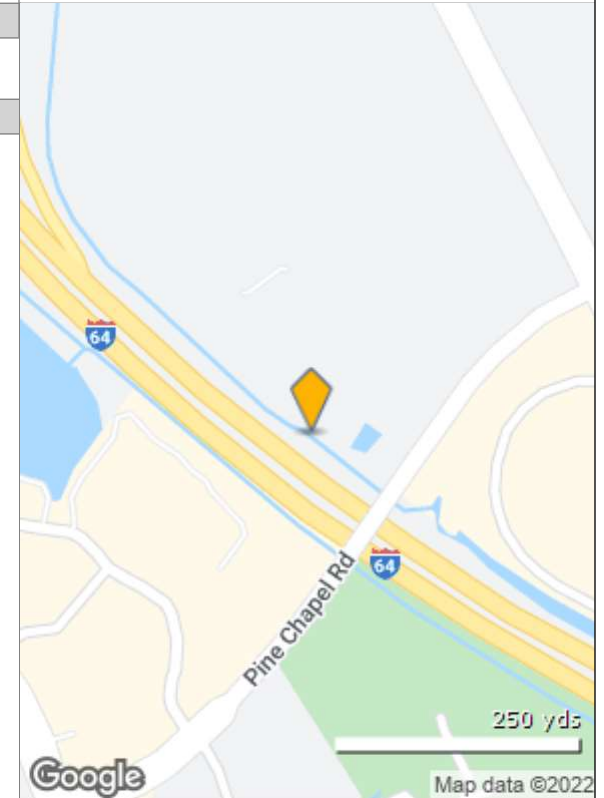
Investment Notes

Good redevelopment opportunity.

Center Information

Center Type: Retail	Center Size: 14,001 SF
Bldg Status: Built 1998	Zoning: C2
% Leased: 0.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 4.88 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 14,001 SF	
Bldg Vacant: 14,001 SF	
Owner Occupied: Yes	
Tenancy: Multiple Tenant	

Parking: **170 free Surface Spaces are available; Ratio of 10.00/1,000 SF**
Parcel Number: **7001267**



4 4-8 Elmhurst St - Lee Hall Plaza, Lee Hall Plaza

Newport News, VA 23603 - Denbigh Ret Submarket
 40,796 SF Retail (Neighborhood Center) Building Built in 1985
 Property is for sale at \$1,150,000 (\$28.19/SF)

Investment Information

Sale Price: **\$1,150,000**
 Price/SF: **\$28.19**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: **Redevelopment Project**
 Sale Type: **Investment**

Days On Market: **102**



Investment Notes

+/-40,796 SF Available on 5.49 Acres
 Previous Food Lion shopping center
 Zoned C-1
 Prime opportunity for Industrial
 Redevelopment or Storage facility
 Over 200 parking places
 Great location with easy access to I-64,
 perfect for a Wholesale /Distribution Center.
 Close to Fort Eustis army base and Historic
 Lee Hall.
 Located in a designated OPPORTUNITY ZONE

Center Information

Center Type: (Neighborhood Center)	Center Size: 40,796 SF
Bldg Status: Built 1985	Zoning: C1
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 5.49 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

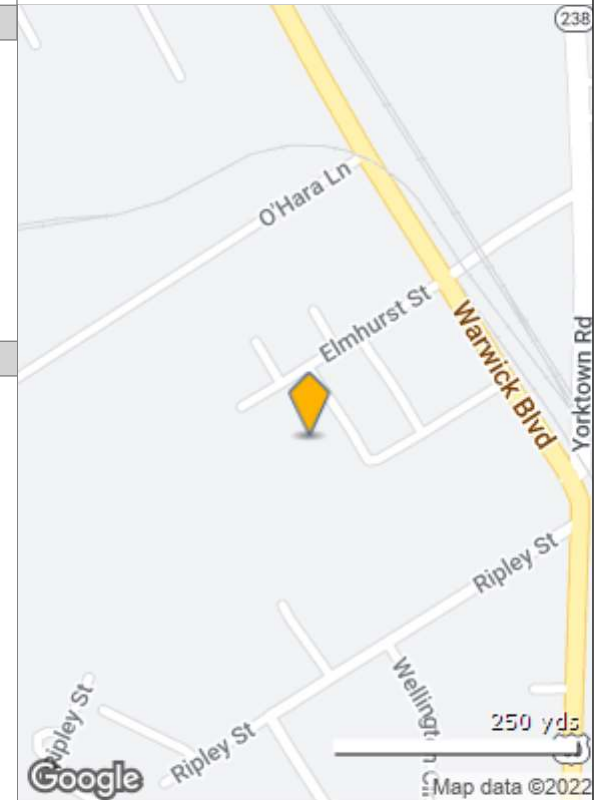
Loading Docks: **2 ext** Ceiling Height: -

Street Frontage: **476 feet on Elmhurst St**
477 feet on Elmhurst

Parking: **195 Surface Spaces are available; Ratio of 4.78/1,000 SF**

Amenities: **Bus Line, Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection**

Parcel Number: **021.00-01-33**



5 200 Enterprise Dr - 200 Enterprise Drive, Oakland Industrial Park

Newport News, VA 23603 - Suburban Newport News Submarket
10,959 SF Class B Office Building Built in 1994
Property is for sale at \$1,500,000 (\$136.87/SF)

Investment Information

Sale Price: **\$1,500,000**
Price/SF: **\$136.87**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner User**

Days On Market: **3,505**



Investment Notes

Class A corporate office building for sale in Newport News, VA

Glass front walls and brick exterior give this facility a very distinctive first impression. Beautiful offices, large conference room, kitchen, skylights, exercise room with adjoining men's and women's locker rooms. Numerous other amenities. Building sits on 4.67 acres which allows for future growth and expansion.

Oakland Industrial Park

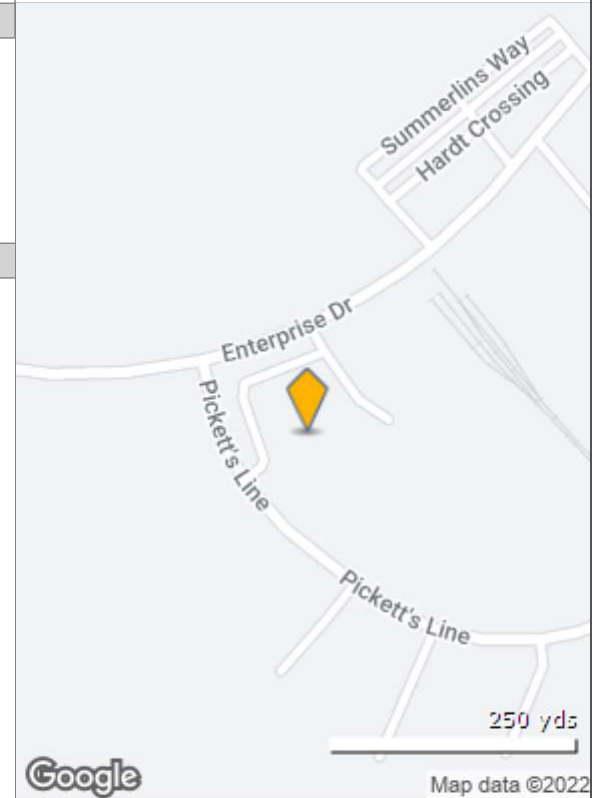
Office Information

Bldg Type: Office	Bldg Status: Built 1994	RBA: 10,959 SF
Class: B	% Leased: 0.0%	Stories: 2
Total Avail: 10,959 SF	Elevators: -	Land Area: 4.67 AC
Bldg Vacant: 10,959 SF	Core Factor: -	Owner Type: Individual
Typical Floor Size: 10,959 SF	Zoning: M-2	Owner Occupied: No
Building FAR: 0.05	Tenancy: Multiple Tenant	

Parcel Number: **041.00-01-09**

Parking: **30 free Surface Spaces are available; Ratio of 2.74/1,000 SF**

Amenities: **Signage**



6 12255 Hornsby Ln

Newport News, VA 23602 - Patrick Henry Ret Submarket
36,750 SF Retail Health Club Building Built in 1990
Property is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/SF: -
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner User**

Days On Market: **2,109**



Center Information

Center Type: Health Club	Center Size: 36,750 SF
Bldg Status: Built 1990	Zoning: C1
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 6.20 AC
Stories: 2	Lot Dimensions: -
Elevators: 1	CAM: -
Total Avail: 36,750 SF	
Bldg Vacant: 0 SF	
Owner Occupied: Yes	
Tenancy: Single Tenant	

Loading Docks: **None** Ceiling Height: -

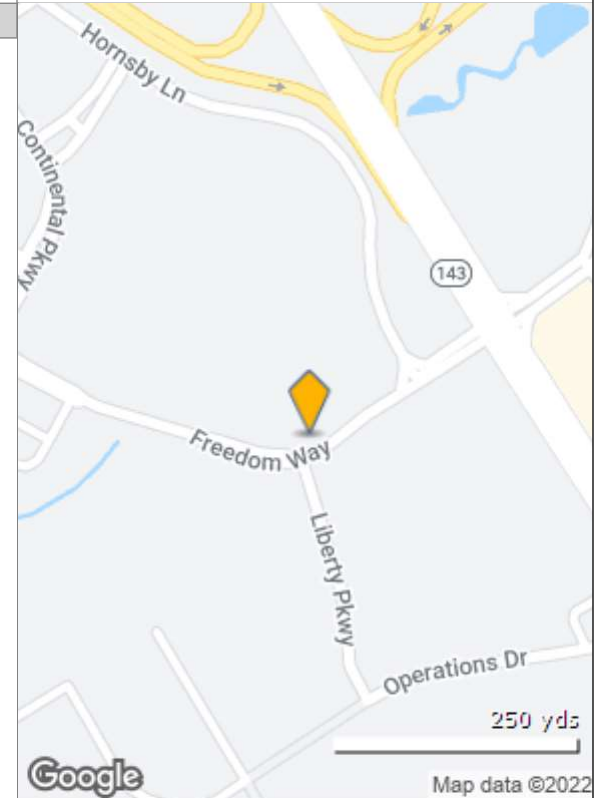
Street Frontage: **920 feet on Freedom Blvd**
191 feet on Hornsby Ln

Traffic Count: **0 cars per day on Freedom Blvd**
0 cars per day on Hornsby Ln

Parking: **265 free Surface Spaces are available; Ratio of 7.21/1,000 SF**

Amenities: **Bus Line, Signage**

Parcel Number: **141.00-01-26**



7 11847 Jefferson Ave

Newport News, VA 23606 - Hampton North Ret Submarket
7,351 SF Retail Restaurant Building Built in 1974
Property is for sale at \$2,400,000 (\$326.49/SF)

Investment Information

Sale Price: **\$2,400,000**
Price/SF: **\$326.49**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

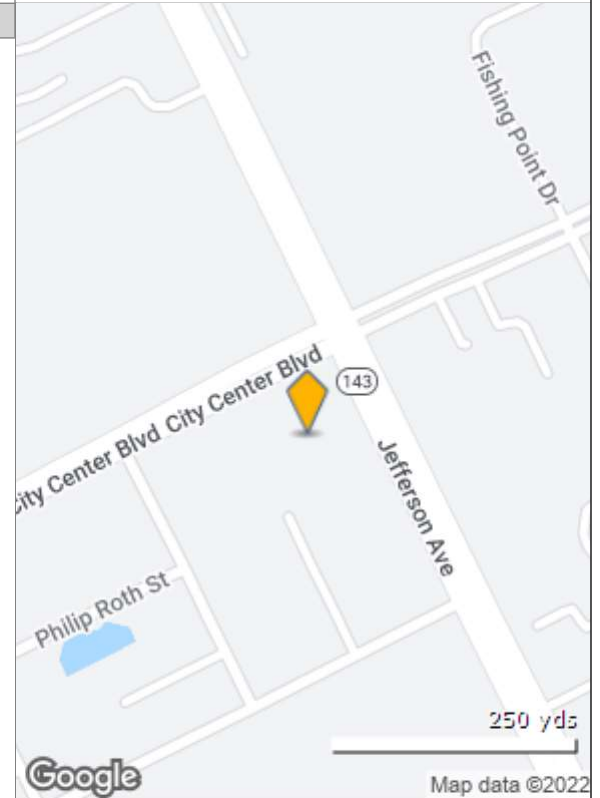
Days On Market: **142**



Center Information

Center Type: Restaurant	Center Size: 7,351 SF
Bldg Status: Built 1974	Zoning: M-1
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 1.32 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Street Frontage: **211 feet on Jefferson Ave**
617 feet on Middle Ground Blvd
Traffic Count: **54,000 cars per day on Jefferson Ave**
Parking: **113 Surface Spaces are available; Ratio of 15.37/1,000 SF**
Amenities: **Bus Line, Pylon Sign, Signage, Signalized Intersection**
Parcel Number: **183.00-01-16**



8 11883 Jefferson Ave

NW of
NW of - Newport News, VA 23606 - Hampton North Ret Submarket
10,938 SF Retail Restaurant Building Built in 1988
Property is for sale at \$3,000,000 (\$274.27/SF)

Investment Information

Sale Price: **\$3,000,000**
Price/SF: **\$274.27**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **200**



Investment Notes

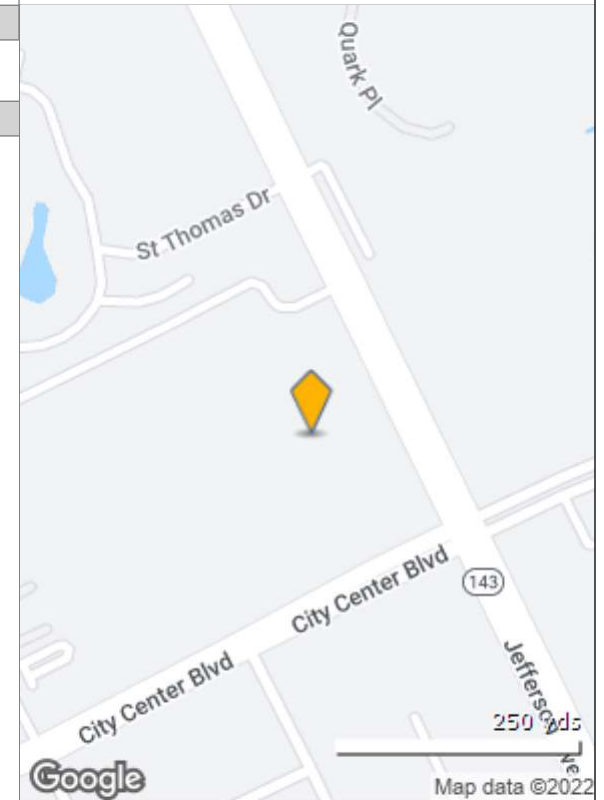
Retail property for sale!

Center Information

Center Type: Restaurant	Center Size: 10,938 SF
Bldg Status: Built 1988	Zoning: C1
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 2.30 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: Yes	
Tenancy: Multiple Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **209 feet on Jefferson Ave**
Parking: **115 Surface Spaces are available; Ratio of 9.75/1,000 SF**
Amenities: **Bus Line, Pylon Sign, Signage**
Parcel Number: **183.00-01-18**



9 804 Omni Blvd - Cedar One, Oyster Point Park

Newport News, VA 23606 - Oyster Point Submarket
19,720 SF Class B Office Building Built in 2008
Property is for sale at \$2,670,000 (\$135.40/SF)

Investment Information

Sale Price: **\$2,670,000**
Price/SF: **\$135.40**
Cap Rate: **6.50%**

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **137**



Investment Notes

- Premier Business Location
- Walking distance to the amenities at City Center at Oyster Point, the 52-acre, high density, mixed-use development
- Strong Credit Tenants
- Long Lease Terms
- Ample parking
- Quality Construction
- Convenient access to Interstate and Airport

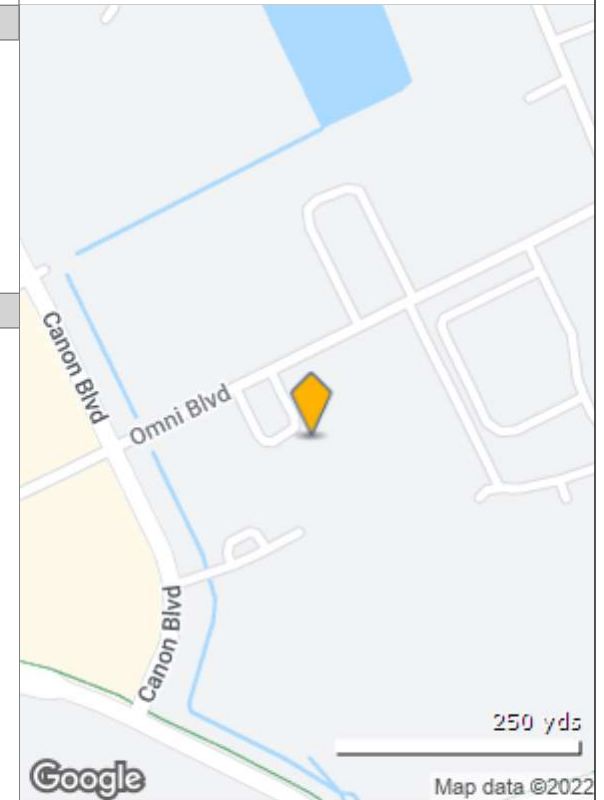
Office Information

Bldg Type: Office	Bldg Status: Built 2008	RBA: 19,720 SF
Class: B	% Leased: 77.5%	Stories: 2
Total Avail: 4,433 SF	Elevators: 1	Land Area: 1.29 AC
Bldg Vacant: 4,433 SF	Core Factor: -	Owner Type: Other - Private
Typical Floor Size: 9,860 SF	Zoning: C4	Owner Occupied: No
Building FAR: 0.35	Tenancy: Multiple Tenant	

Parcel Number: **196.00-02-07, 196.00-02-13, 196.00-02-14**

Parking: **49 Surface Spaces are available; Ratio of 2.48/1,000 SF**

Amenities: **Atrium**



10 1933-1937 E Pembroke Ave

NW of
NW of - Hampton, VA 23663 - Fox Hill Ret Submarket
27,114 SF Retail Storefront Building Built in 1960
Property is for sale at \$1,250,000 (\$46.10/SF)

Investment Information

Sale Price: **\$1,250,000**
Price/SF: **\$46.10**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment Or Owner User**

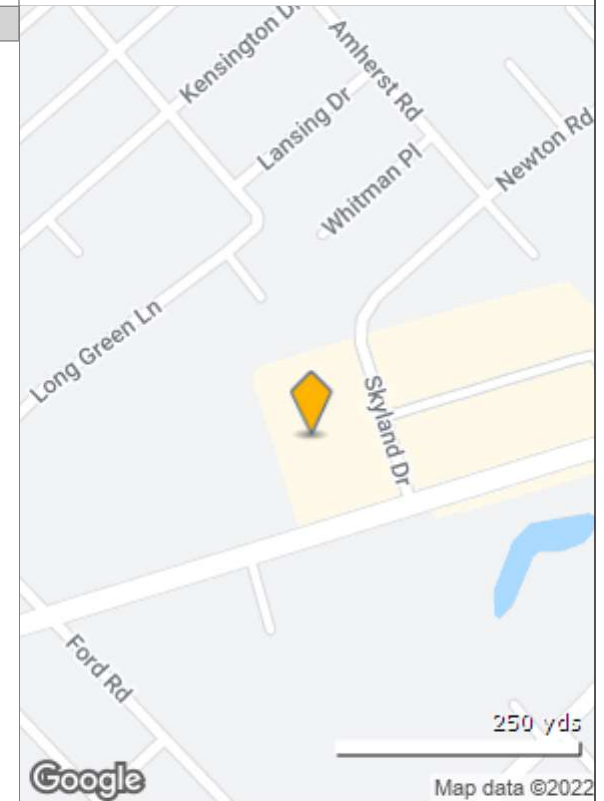
Days On Market: **18**



Center Information

Center Type: Storefront	Center Size: 27,114 SF
Bldg Status: Built 1960	Zoning: C-2
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 2.37 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 18,670 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

Street Frontage: **475 feet on Skyland Dr**
Traffic Count: **0 cars per day on Pembroke**
0 cars per day on Skyland Dr
Parking: **166 Surface Spaces are available; Ratio of 7.46/1,000 SF**
Amenities: **Bus Line, Pylon Sign, Signage, Signalized Intersection**
Parcel Number: **12004098**



11 760 Pilot House Dr

Newport News, VA 23606 - Oyster Point Submarket
10,640 SF Class B Office Building Built in 2003
Property is for sale at \$1,550,000 (\$145.68/SF)

Investment Information

Sale Price: **\$1,550,000**
Price/SF: **\$145.68**
Cap Rate: **8.40%**

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **2,298**



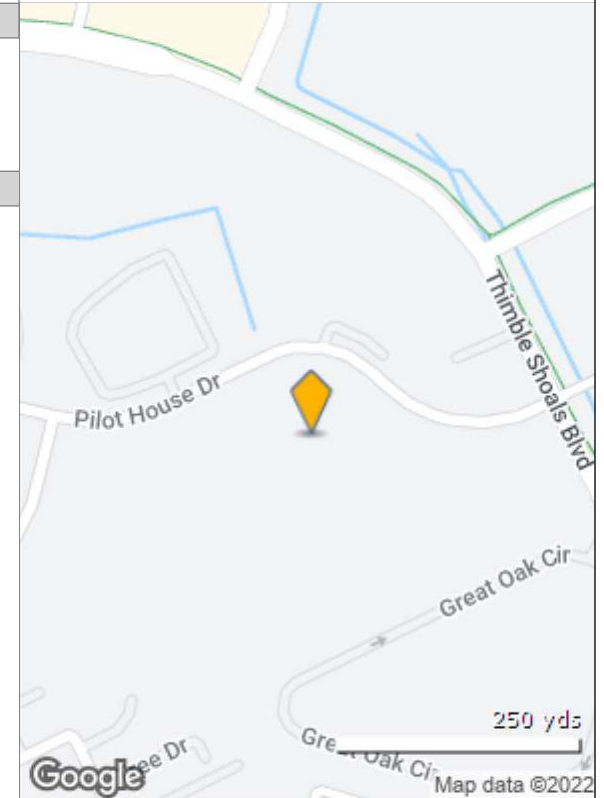
Investment Notes

10,640 Foot Office Building which is centrally located. The Property exemplifies a modern designed interior and exterior and features mezzanine levels with front view and operable windows. The Property is centrally located in Oyster Point Business Park, in Newport News, Virginia. Newport News is the largest city on the Hampton Roads Peninsula positioned along I-64 between the Richmond Metro Area and the cities of Virginia Beach and Norfolk.

Office Information

Bldg Type: Office	Bldg Status: Built 2003	RBA: 10,640 SF
Class: B	% Leased: 55.5%	Stories: 2
Total Avail: 4,740 SF	Elevators: -	Land Area: 1.31 AC
Bldg Vacant: 4,740 SF	Core Factor: -	Owner Type: Individual
Typical Floor Size: 5,320 SF	Zoning: C4	Owner Occupied: No
Building FAR: 0.19	Tenancy: Multiple Tenant	

Parcel Number: **205.00-08-03**



12 13788 Warwick Blvd

SEC
SEC - Newport News, VA 23602 - Denbigh Ret Submarket
5,400 SF Retail Health Club Building Built in 1986
Property is for sale at \$675,000 (\$125.00/SF)

Investment Information

Sale Price: **\$675,000**
Price/SF: **\$125.00**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment Or Owner User**

Days On Market: **162**



Investment Notes

- Fully Climate Controlled Building on Busy Warwick Boulevard
- Built in 1986 & centrally located with easy access to I-64.
 - Most recently used as a Martial Arts Studio, but building layout and zoning allows for a variety of uses.
 - Pylon sign on Warwick Boulevard.
 - Possibility to subdivide and use excess land fronting Campbell Road for residential/ multi-family development.
 - Directly across from proposed City Municipal Center.

Center Information

Center Type: Health Club	Center Size: 5,400 SF
Bldg Status: Built 1986	Zoning: C1
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 1.23 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 5,400 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

Street Frontage: **238 feet on Warwick**
Parking: **82 Surface Spaces are available; Ratio of 10.00/1,000 SF**
Parcel Number: **119.00-06-05**

