1 1934 Coliseum Dr

**SFC**
- Hampton, VA 23600 - Mercury Central Retail Submarket
- 6,936 SF Retail Restaurant Building, Built in 1985
- Property is for sale at $799,000 ($115.25/SF)

**Investment Information**
- **Sale Price:** $799,000
- **Price/SF:** $115.25
- **CAP Rate:** -
- **Sale Status:** Active
- **Sale Conditions:** Redevelopment Project
- **Site Type:** Investment
- **Days On Market:** 248

**Investment Notes**
- Former restaurant centrally located in Coliseum Central, 6,936 sq ft, for $799,000 - no green space - would require extensive demo and renovation - zoned for church - rejected

2 3217 Commander Shepard Blvd - Langley Research & Development Park

**Commander Shepard Blvd - Langley Research & Development Park**
- Hampton, VA 23685 - Copeland Ind Submarket
- 27,515 SF Class C Industrial Building, Built in 1983
- Property is for sale at $1,200,000 ($45.45/SF)

**Investment Information**
- **Sale Price:** $1,200,000
- **Project:** $45.45
- **CAP Rate:** -
- **Sale Status:** Active
- **Sale Conditions:** -
- **Site Type:** Investment Or Owner User
- **Days On Market:** 26

**Investment Notes**
- Free-standing one-story industrial building in the Langley Research & Development Park; Zoned M1 Limited Manufacturing

**Building Information**
- **Building Type:** Industrial
- **Bldg Status:** Built 1983
- **Bldg Vacant:** 6 SF
- **% Vacant:** 100.0%
- **Wdland Acre:** 6 AC
- **Owner:** No
- **Tenant:** Multiple Tenant
- **Ceiling Height:** -
- **Columns Spacing:** -
- **Wall Material:** Masonry
- **Floor Type:** None
- **Parking:** 71 Surface Spaces are available; Ratio of 2.39/1,000 SF

**Foster Stokes 5/5/22 5:33:22PM**
- Zoning does not allow a church - new under contract
3 1909 Commerce Dr

Investment Information

- Sale Price: $3,500,000
- Price SF: $450.00
- Cap Rate: 5.0%
- Sale Status: Active
- Sale Conditions: Redevelopment Project
- Sale Type: Investment Or Owner User
- Days On Market: 1,931

Investment Notes

Good redevelopment opportunity.

Center Information

- Center Size: 14,916 SF
- Zoning: C-3
- Owner Type: No
- Land Area: 4.68 AC
- Lot Dimensions: -
- Parking: 176 surface spaces available; 1 Ratio of 10,000 SF
- Parcel Number: 2001267

Parker Stokes 5/26/2023, 6:45 PM
Former Colonial Downs offtrack betting - 14,000sqft - asking $3.5M - 2.5 acres - now under contract.

4 4-8 Emhurst St - Lee Hall Plaza

Investment Information

- Sale Price: $1,100,000
- Price SF: $26.19
- Cap Rate: -
- Sale Status: Active
- Sale Conditions: Redevelopment Project
- Sale Type: Investment
- Days On Market: 102

Investment Notes

- 14,000 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 spaces
- Ideal location with easy access to I-44
- Perfect for a Wholesale Distribution Center
- Close to Fort Eustis Army Base and NORFOLK
- Lee Hall
- Located in a designated OPPORTUNITY ZONE

Center Information

- Center Size: 45,796 SF
- Zoning: B-3
- Owner Type: No
- Land Area: 3.96 AC
- Lot Dimensions: -
- Parking: 155 surface spaces available; Ratio of 4,761,980 SF
- Amenities: Box Lot, Dedicated Front Lane, Router Sign, Signage, Signalized Intersection
- Parcel Number: 200165-04-33

Parker Stokes 5/25/2023, 6:56 PM
Mostly vacant shopping center in Lee Hall
## 5 200 Enterprise Dr - 200 Enterprise Drive, Oakland Industrial Park

### Investment Information

- **Sale Price:** $1,600,000
- **Price SF:** $160.27
- **Cap Rate:** 
- **Sale Status:** Active
- **Sale Conditions:** 0 SF
- **Sale Type:** Owner User
- **Days On Market:** 3,500

### Investment Notes

Class A corporate office building for sale in Newport News, VA. Class A office building and brick exterior give this facility a very distinctive first impression. Beautiful offices, large conference rooms, kitchen, skylights, exercise room with adjoining men’s and women’s locker rooms. Numerous other amenities. Building sits at 1.87 acres which allows for future growth and expansion.

### Oakland Industrial Park

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<thead>
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<th>Office Information</th>
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### 12255 Hornsby Ln

- **Newport News, VA 23602** - Peninsula Frat Flat Submarket
- **18,782 SF Retail Shopping Center Building** - Built in 1969
- 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:** 2,500

### Center Information

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**Parker Stokes**
- 5/5/2022, 6:28:03 PM
- In Oakland Industrial Park; an office building of 11,000 sq ft; asking: 3.59% - parking change would be required and city or unclcl is usually reluctant to remove property from tax base (esp. in Oyster Point area).

**Parker Stokes**
- 5/5/2022, 3:41:37 PM
- 12255 Hornsby Ln - former Bally's Fitness - 26,000 sq ft - over 40M - adequate parking - just a big box w/ deferred maint. issues - extensive renovation would be required.
### 11847 Jefferson Ave

**Newport News, VA 23606 - Hampton North Ret Submarket**

- **Property Type:** Retail
- **Floor Space:** 7,011 SF
- **Construction:** Built in 1974
- **Building Size:** 7,511 SF
- **Zoning:** M-1
- **Tenancy:** Single Tenant

**Investment Information**

- **Sale Price:** $2,400,000
- **Price/SF:** $339.45
- **Days On Market:** 142

**Center Information**

- **Street Frontage:** 211 feet on Jefferson Ave
- **Traffic Count:** 4,990 cars per day on Jefferson Ave
- **Parking:** 150 spaces available, ratio of 10.57/1,000 SF
- **Amenities:** Bus Line, Pylon Sign, Signage, Signalized Intersection

**Formerly Sam's Steak - 7,031 sq ft on 1.3 acres - adding $2,400,000 would require demo and renovations**

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**PARKER STOKES 2/3/2022 6:11:34 PM**