



SUMMARY

Cushman & Wakefield | Thalhimer is pleased to exclusively offer for sale a 100% leased, 12,752 square foot retail center located along two of the region's most heavily traveled roadways and Hampton, Virginia's main retail corridor. 2121 W. Mercury Boulevard (the "Property") is triple net leased to two long-term tenants, West Marine and Safelite Auto Glass who have over 7 years of combined weighted average lease term remaining in addition to renewal options. Both of these tenants have been at the Property for over 25 years and are strong-performing retailers. Conveniently located along VA Route 258 and just a half mile from Interstate 64, the Property benefits from daily traffic counts in excess of 70,000 vehicles per day and foot traffic provided by numerous national retailers including Walmart, Lidl and Chick-fil-A. The property offers an investor a strategically located retail opportunity with a loyal tenant base providing passive, escalating cash flow.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Population	10,498	83,984	195,303
Total Daytime Population	15,234	89,897	228,040
No. of Businesses	664	2,719	5,551
Average HHI	\$55,794	\$59,841	\$62,491
Average Home Value	\$198,406	\$223,775	\$236,803
Median Age	33.8	37.1	35.7

PROPERTY

2121 W. Mercury Blvd. Hampton, VA 23666

BUILDING SF

12,752

OCCUPANCY

100%

ACREAGE

±1.20 acres

YEAR BUILT

1968

TENANTS

 West Marine
 9,200 SF

 Safelite
 3,552 SF

LEASE STRUCTURES

Triple Net

CURRENT LEASE EXPIRATIONS

West Marine 12/31/2025
Safelite 2/29/2028

RENEWAL OPTIONS

West Marine One (1), 5-year

renewal option

Safelite Two (2), 5-year

renewal options

IN PLACE NOI

\$162,444

ASKING PRICE

\$2,499,138

CAP RATE

6.50%







PROPERTY HIGHLIGHTS



100% leased to two tenants on
a NNN basis with over 7 years
of weighted average
term remaining. Both tenants
have five-year renewal options
remaining



Loyal tenant base with West Marine and Safelite occupying their spaces for 26 years and 25 years respectively



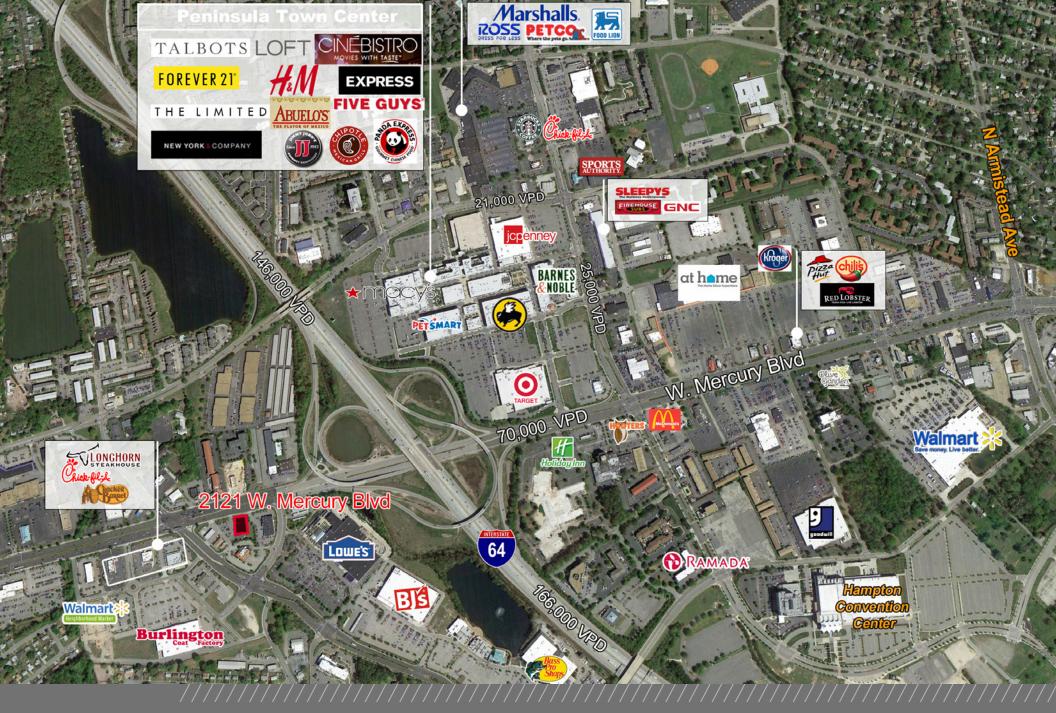
Strategic location directly off of W. Mercury Blvd (Rt 258, over 70,000 vehicles per day) in the heart of Hampton's most desirable retail corridor with nearby retailers such as Lidl, Walmart, Chick-fil-A, Burlington, Cracker Barrel, Steak N Shake, CVS, and Wawa among others



Convenient access to primary thoroughfares including Interstate 64 located just 0.5 miles away



Strong retail submarket with 4.8% vacancy and seven consecutive years of positive absorption



INVESTMENT ADVISORS

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