

# 2121 WEST MERCURY BOULEVARD

2121 W. MERCURY BOULEVARD  
HAMPTON, VA



100% TRIPLE NET LEASED 14,000 SF RETAIL CENTER | HAMPTON, VIRGINIA

# EXECUTIVE 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%



NEARBY RETAILERS INCLUDE:

**CVS**  
**Wawa**



**Walmart**  
Save money. Live better.

**Burlington**  
coat factory

**Chick-fil-A**





## 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

Peninsula Town Center

TALBOTS LOFT CINEBISTRO

FOREVER 21

H&M

EXPRESS

THE LIMITED

ABUELO'S  
THE FLAVOR OF MEXICO

FIVE GUYS

NEW YORK COMPANY



21,000 VPD

jcpenny

SLEEPYS  
FIREHOUSE KIDS GNC

★ macys

BARNES & NOBLE

at home

PETSMART



Pizza Hut  
chili's  
RED LOBSTER

146,000 VPD

25,000 VPD

TARGET

W. Mercury Blvd

70,000 VPD

Hooters  
McDonald's

LONGHORN STEAKHOUSE  
Chick-fil-A  
Chick-fil-A  
Chick-fil-A

2121 W. Mercury Blvd

Walmart  
Save money. Live better.

Walmart  
Neighborhood Market

Burlington  
Coat Factory

LOWE'S

BJ'S

INTERSTATE 64

166,000 VPD

RAMADA

goodwill

Hampton  
Convention  
Center

N Armistead Ave

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