

FOR SALE

RETAIL NNN INVESTMENT

13375 UNIVERSITY BLVD. GAINESVILLE, VA 20155



OFFERING SUMMARY

Sale Price:	\$4,587,000
2021 Cap Rate:	6.35%
2021 NOI:	\$291,288
Building Size:	19,000 SF
Land Area:	2.4 Acres
Initial Lease Expires:	09/30/2032
Renewals:	Two 5 Year Options
Zoning:	M-1
Market:	Washington DC
Submarket:	Rt 29/I-66 Corridor
Parcel ID:	7497-12-3976

PROPERTY OVERVIEW

Fantastic opportunity to own a NNN leased investment property with a corporate guaranty and twelve years left on the original 15 year lease term! Rental rate increases 6% every 3 years. Caliber Collision is America's largest collision repair company.

Approximately 19,000 SF building on 2.4 acres. Prince William County M-1 Heavy Industrial zoning offers rare, sought after outdoor storage capacity! Clean Phase I dated 4/24/2020. Asking price is below the recent (10/16/20) appraisal value of \$4,660,000!

LOCATION OVERVIEW

Highly visible location at the corner of the lighted intersection of Wellington Rd. and University Blvd. 380+ feet of frontage on Wellington Rd. with 16,000 VPD. Less than 1 mile from Gainesville's large retail center Virginia Gateway. Just 1.5 miles from Rt. 29/Lee Hwy & 2 miles from I-66. Prince William County 12th ranked by Forbes, Inc.

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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ANNUAL RENT INCOME

Year	Annual Rent
2021	\$ 291,288.00
2022	\$ 291,288.00
2023	\$ 308,766.00
2024	\$ 308,766.00
2025	\$ 308,766.00
2026	\$ 327,292.00
2027	\$ 327,292.00
2028	\$ 327,292.00
2029	\$ 346,930.00
2030	\$ 346,930.00
2031	\$ 346,930.00
2032	\$ 367,746.00

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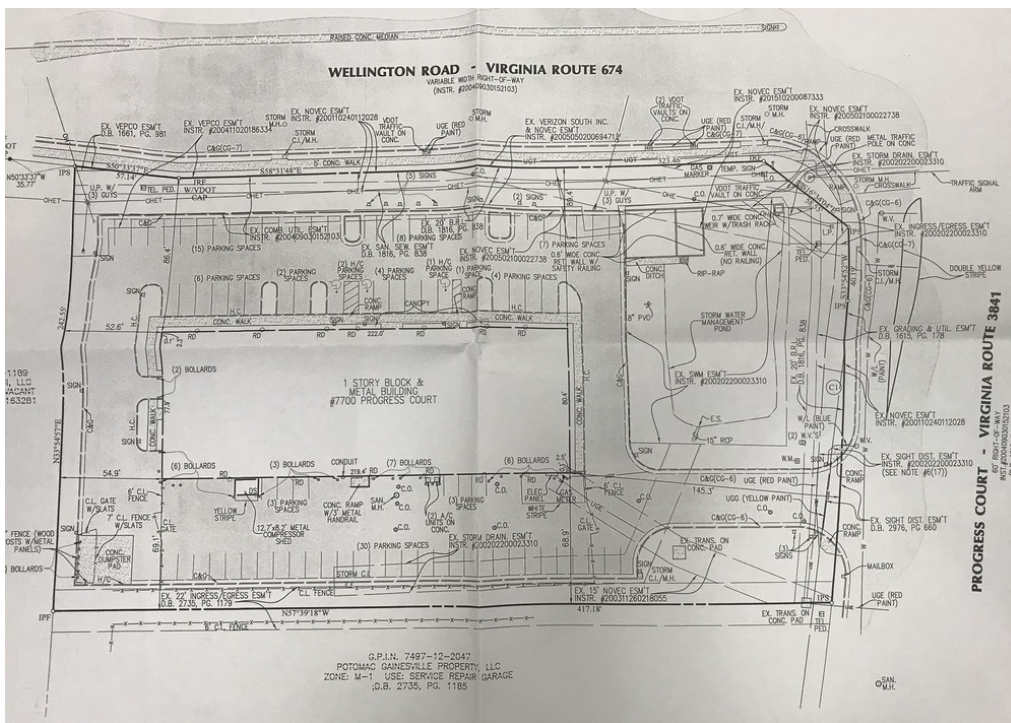
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ADDITIONAL PHOTOS



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RETAILER MAP



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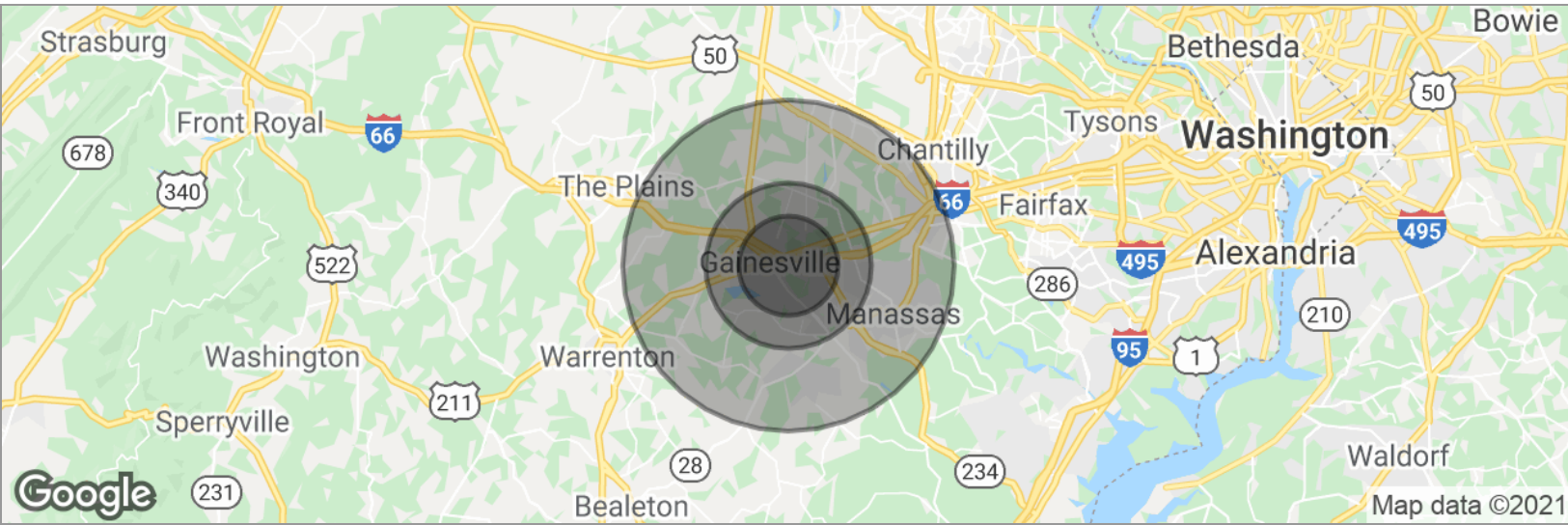
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DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	45,309	90,196	265,531
Median age	35.3	34.4	34.3
Median age (male)	35.3	34.4	34.1
Median age (Female)	34.6	34.0	34.5

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	14,555	29,443	86,161
# of persons per HH	3.1	3.1	3.1
Average HH income	\$121,197	\$118,526	\$115,897
Average house value	\$504,762	\$526,164	\$508,002

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