

KMART SHOPPING CENTER

4715 NINE MILE ROAD, RICHMOND, VA 23223



KMART SHOPPING CENTER

4715 NINE MILE ROAD, RICHMOND, VA 23223

PROPERTY OVERVIEW





OFFERING SUMMARY

Sale Price: \$4,600,000

Building Size: 99,907 SF

Traffic Count: 22,000 VPD

PROPERTY HIGHLIGHTS

- 99,907 sf shopping center located on 9.735 acres
- Kmart space (89,407 sf) available now at \$8.00-\$9.00 psf NNN
- 500+ parking spaces
- Located at intersection of Laburnum Avenue and Nine Mile Road near RIC Airport
- · High traffic volume with great demographics
- Listed on the Divaris website as well as numerous commercial real estate websites

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,803	24,982	59,491
Total Population:	6,972	62,764	151,343
Average HH Income:	\$48,727	\$46,896	\$49,032

DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

PROPERTY OVERVIEW // 2

KMART SHOPPING CENTER

4715 NINE MILE ROAD, RICHMOND, VA 23223

ADDITIONAL PHOTOS

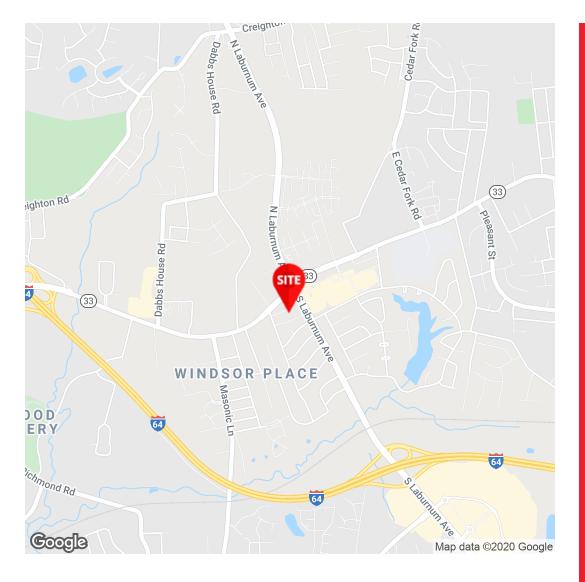






DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

ADDITIONAL PHOTOS // 3





John Madures Assistant Vice President 804.977.2099 Jmadures@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.