



**2400 George Washington Memorial Highway**  
**Yorktown, VA 23692**  
**Sale Price: \$6,850,000**

**Investment Details**

<b>Base Rent:</b>	\$480,000 NNN
<b>Term:</b>	75 years (guaranteed through 2034)
<b>Start Date:</b>	9/1/2009
<b>Cap Rate:</b>	7%

**520 Wyandotte Street**  
**Bethlehem, PA 18015**  
**Sale Price: \$1,925,000**

**Investment Details**

<b>Base Rent:</b>	\$100,000 NNN
<b>Term:</b>	20 years (through 2031)
<b>Start Date:</b>	12/26/2011
<b>Cap Rate:</b>	5.2%

The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase. Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at [jguion@midatlanticcommercial.com](mailto:jguion@midatlanticcommercial.com).

**Robert Duckett**

757.897.2320 or 757.867.8777  
[RDuckett@MidAtlanticCommercial.com](mailto:RDuckett@MidAtlanticCommercial.com)





## Walgreens NNN Investment Opportunity

This asset is conveniently located adjacent to the newly built Riverside rehabilitation hospital; within 5 miles of Bon Secours Mary Immaculate Hospital, and Riverside Regional Medical Center, and 10 miles of Sentara CarePlex Hospital.

- Prominent signalized corner
- Affluent income levels
- Excellent retail synergy with an existing Walmart, and other retail within one block

### Property Details

**Lot Size:** 2.59 acres

**Year Built:** 2009

**Building Size:** 14,820 SF

**Zoning:** GB (General Business)

**Traffic Count:** 31,592 VPD / George Washington Mem Hwy  
29,250 VPD / Victory Boulevard

DEMOGRAPHICS	1 mile	3 miles	5 miles
<b>Total Households:</b>	3,020	25,193	66,269
<b>Total Population:</b>	8,307	63,767	169,860
<b>Average Income:</b>	<b>\$124,837</b>	<b>\$98,562</b>	<b>\$91,239</b>

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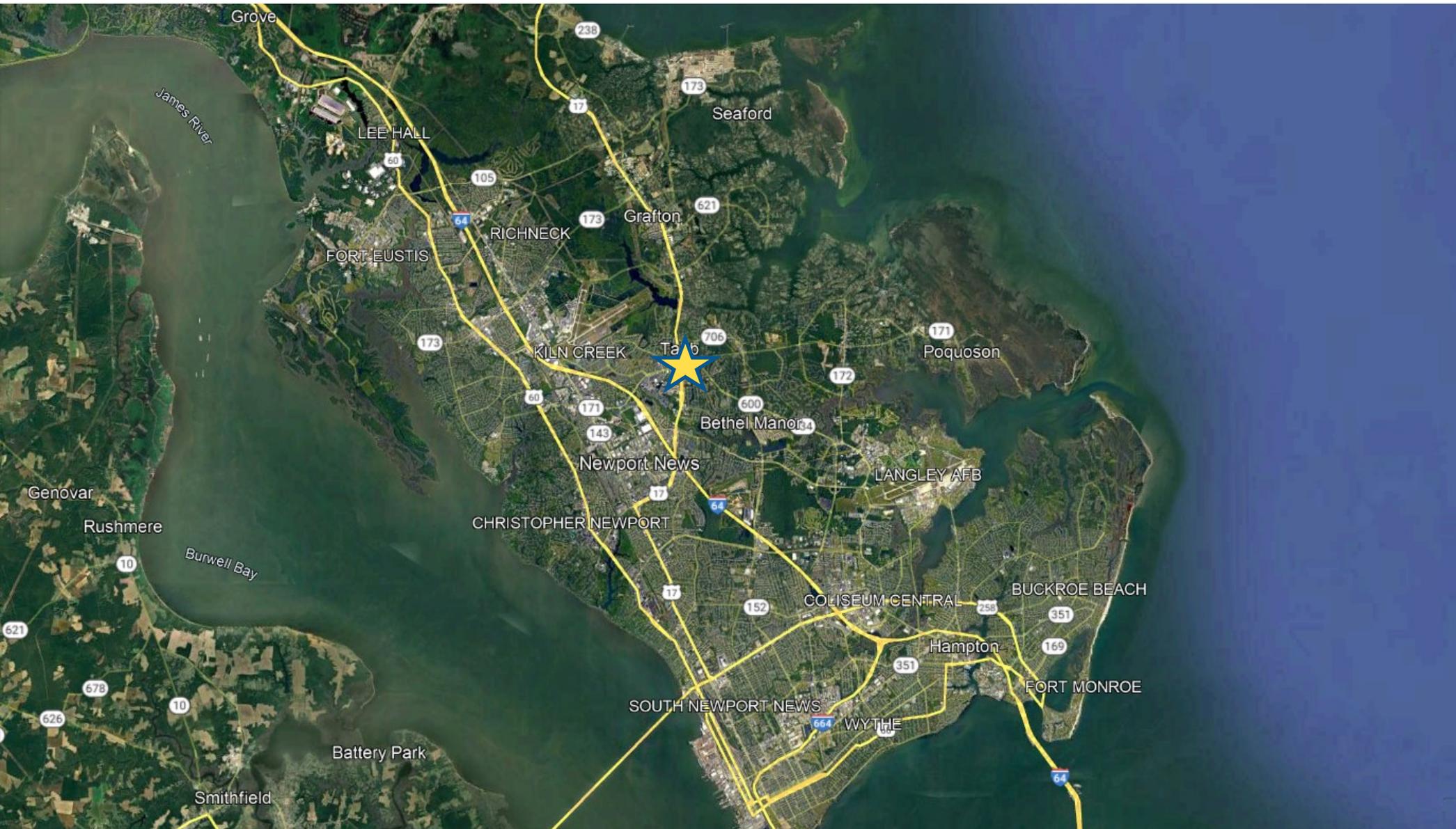
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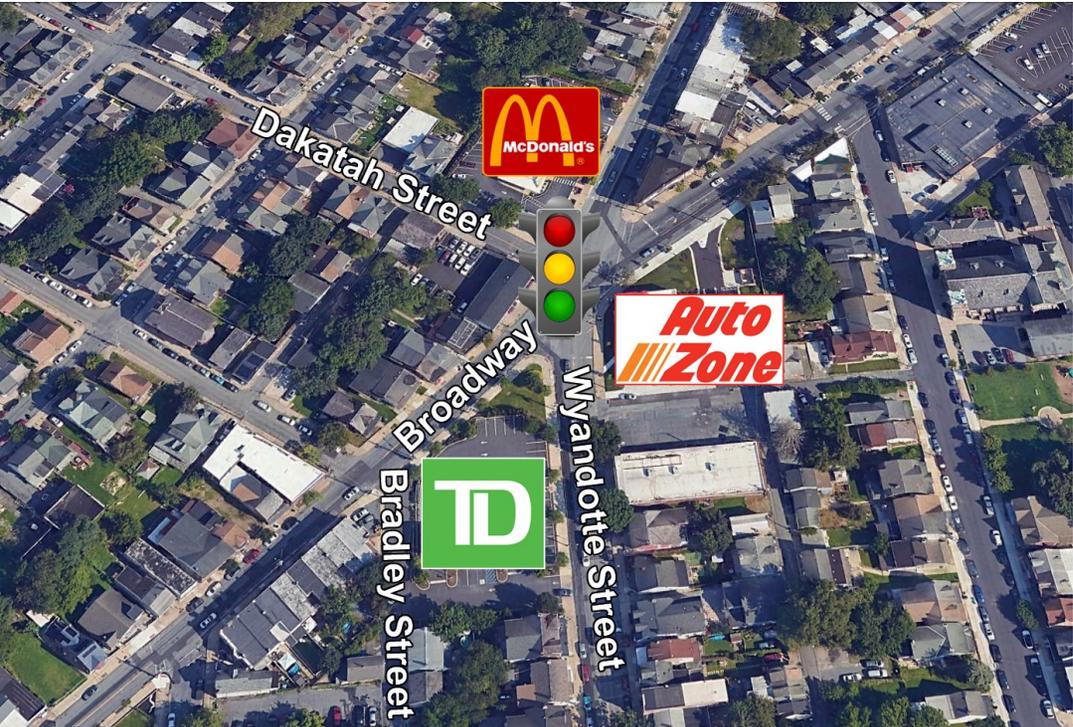
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**MID ATLANTIC**  
COMMERCIAL  
REAL ESTATE



**TD Bank NNN Investment Opportunity**

This asset is located on a major retail corridor at the intersection of several major roadways in the Lehigh Valley region of eastern Pennsylvania

- 2 lane drive thru
- At the corner of a major intersection
- Entry from Wyandotte Street and Bradley Street
- LEED Certified building (2012)

**Property Details**

<b>Lot Size:</b>	0.68 acres
<b>Year Built:</b>	2011
<b>Building Size:</b>	2,722 SF
<b>Zoning:</b>	CG (General Commercial District)
<b>Traffic Count:</b>	6,107 VPD / Bradley Street 17,390 VPD / Wyandotte Street

<b>DEMOGRAPHICS</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Total Households:</b>	7,608	37,381	81,740
<b>Total Population:</b>	22,653	96,570	217,438
<b>Average Income:</b>	<b>\$62,253</b>	<b>\$75,191</b>	<b>\$78,420</b>

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