



OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	13,400 SF
Year Built:	1985
Price / SF:	\$126.87

PROPERTY OVERVIEW

The multi-tenant retail shopping strip at 5103 West Mercury Boulevard, Hampton, VA consists of approximately 13,400 square feet of rentable area on a 1.13-acre lot. Located at a lighted intersection on Route 258.

PROPERTY HIGHLIGHTS

- Excellent signage and frontage on Mercury Blvd
- Traffic Count: 45,000 cars a day
- Easy access w/ 64 parking spaces
- Lighted Intersection
- Anchored by Advanced Auto Parts

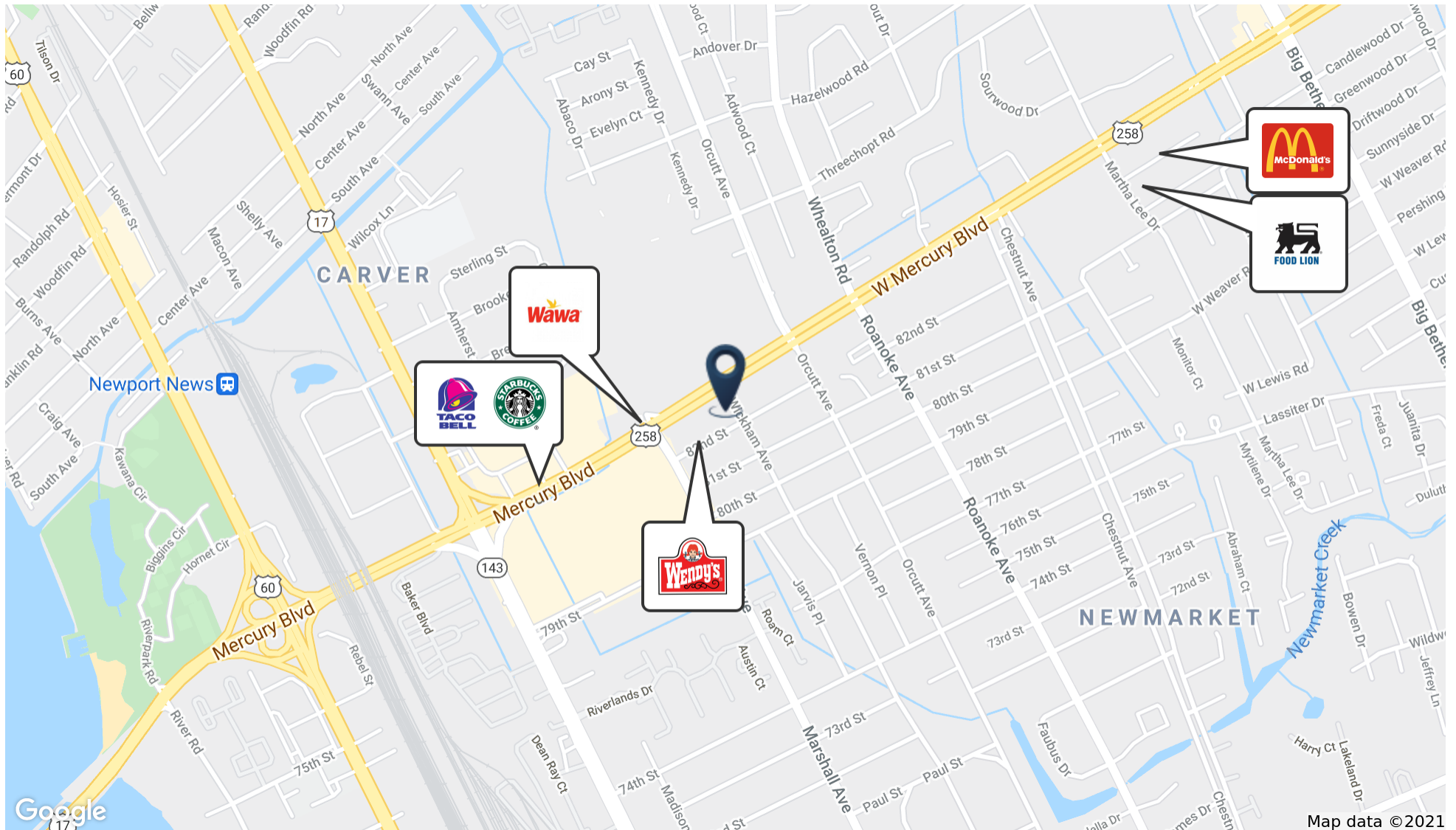
INVESTMENT OVERVIEW

Price	\$1,700,000
Price per SF	\$126.87
Current CAP Rate with Vacancy and CAP Rate without Vacancy	6.72% and 8.29%

LEASE TERMS

- 8,750 SF Leased at \$8,100 + NNN, expires Dec 31, 2022 with 5 year option to renew. Tenant has been there since 1985.
- 1,762 SF Leased at \$1,421 + NNN, expires Sept 30, 2025
- 2,684 SF Available at \$10/SF NNN for 3-10 Years
- Proforma NOI : \$141,092





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,376	70,697	140,468
Average age	37.1	36.6	36.2
Average age (Male)	36.3	33.8	33.7
Average age (Female)	38.0	38.4	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,482	29,161	58,068
# of persons per HH	2.3	2.4	2.4
Average HH income	\$48,417	\$52,033	\$53,445
Average house value	\$146,077	\$193,774	\$195,735

** Demographic data derived from 2010 US Census*

