

VALUE ADD INVESTMENT SALE

360 WEST SHOPPING CENTER

7200 Hull Street Road | North Chesterfield, Virginia 23235

SALE PRICE: \$7,800,000

- ◆ 153,682 Rentable Square Feet
- ◆ Major Tenants: Walgreens, AutoZone, Dollar General
- ◆ 131,540 Retail Square Footage
- ◆ 22,142 Office Square Footage
- ◆ 11.08 +/- Acres
- ◆ Zoning: C-5 Community Business
- ◆ Chesterfield County Technology Zone
- ◆ 11% PROFORMA CAP RATE
- ◆ \$51 per Square Foot
- ◆ In Place Cash Flow
- ◆ Below Market Rental Rates
- ◆ Projected NOI: \$860,944
- ◆ 21.9% Overall Vacancy Rate
- ◆ Physical Improvements Needed
- ◆ Repositioning Opportunity



Demographics	1 Mile	3 Miles	5 Miles
Population	7,264	70,729	182,473
Average HH Income	\$65,472	\$65,191	\$65,975

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www.ChesterfieldCommercial.com

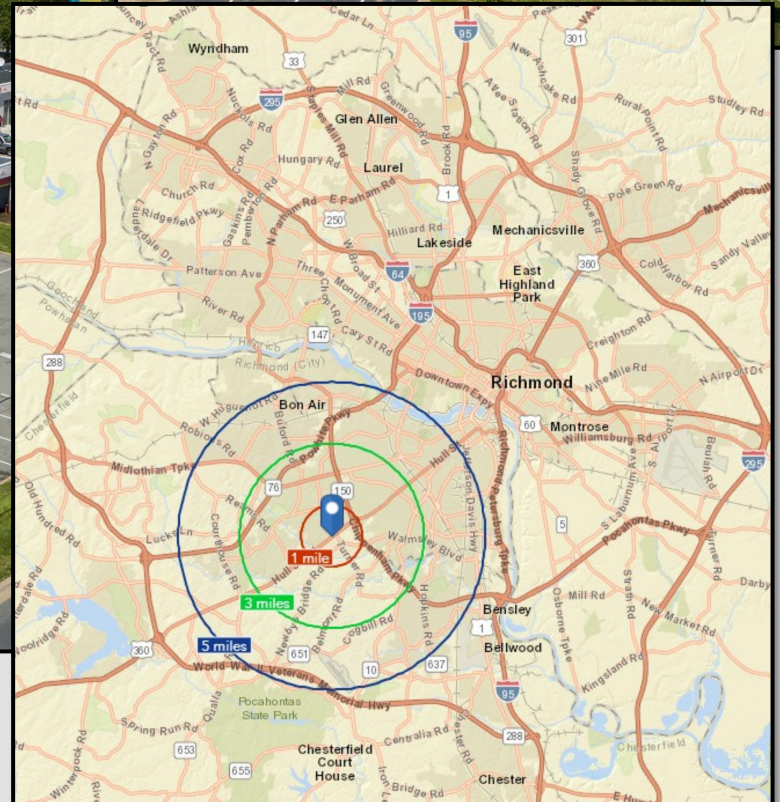
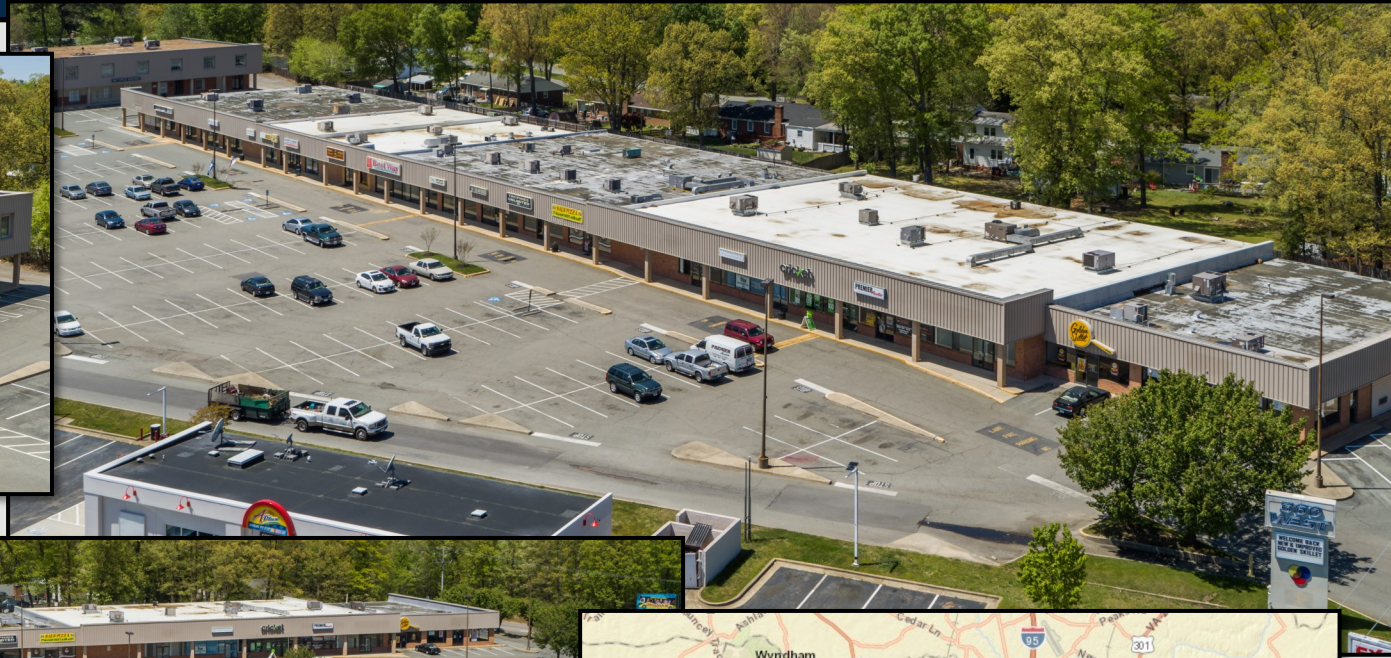
CHESTERFIELD
COMMERCIAL
REALTY

Chesterfield Commercial Realty | 4830 Market Square Lane | Midlothian, Virginia 23112

DISCLAIMER: This information was obtained from sources deemed reliable; however, no warranty is made to the accuracy thereof.

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Confidentiality Agreement Required