

PROPERTY DETAILS

Address	4701 Shore Dr. Virginia Beach, VA
NOI	\$53,240 Ground Lease
Lease Term	2/18/05 – 12/31/2045
# of Renewals	(8) Five Year Renewals
Total Square Footage	12,600 SF
Tenants	Tenants include: Tropical Smoothie, The UPS Store, Miss Saigon Sandwiches & Noodles, Great Clips, D&Q Nails, At&t Store, Misako Asian Cuisine, Anchor Allie's
Daily Traffic Counts (VPD)	Shore Dr: 17,000 Northhampton Blvd: 22,000



PROPERTY SUMMARY

- 40 Year Ground Lease Shops with 8 Five Year Renewals left
- Kroger Anchored Retail Shops with Low Vacancy
- High Income Area of Virginia Beach
- Strong Tenant line up with several National Retailers
- Less than 2 miles away from Fort Story Naval Base
- Rent bumps are on a floor/ceiling basis:

2020 -2024 \$53,240

2025-2029 \$58,564 min \$63,888 max

2030-2034 \$64,420 min \$70,277 max

2035-2039 \$70,862 min \$77,304 max

2040-2044 \$77,949 min \$85,035 max

Renewals - 10% every 5 years

DEMOGRAPHICS

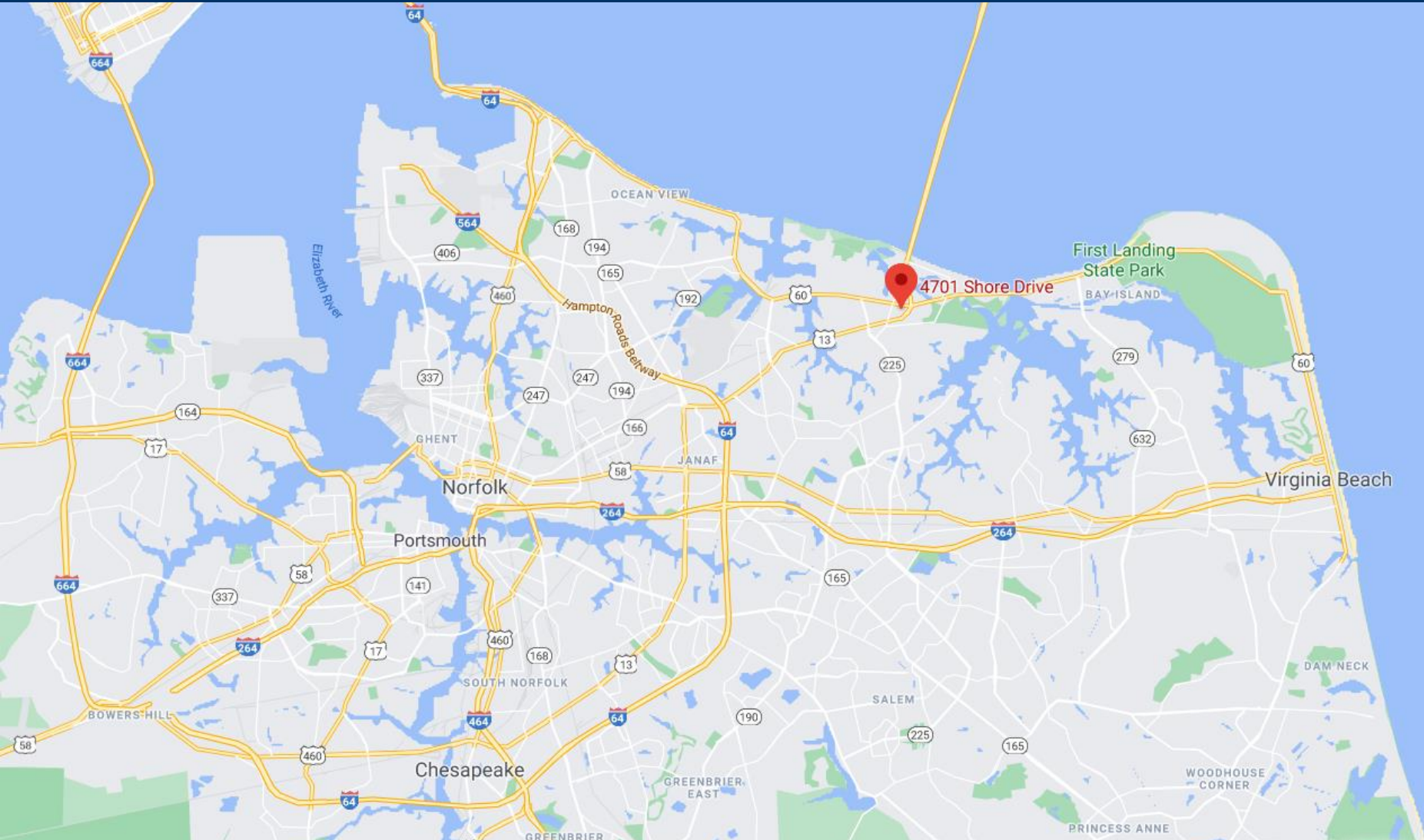
Demographics	HHI	Population
1 miles	\$97,195	10,467
3 miles	\$107,790	50,502
5 miles	\$98,647	142,631



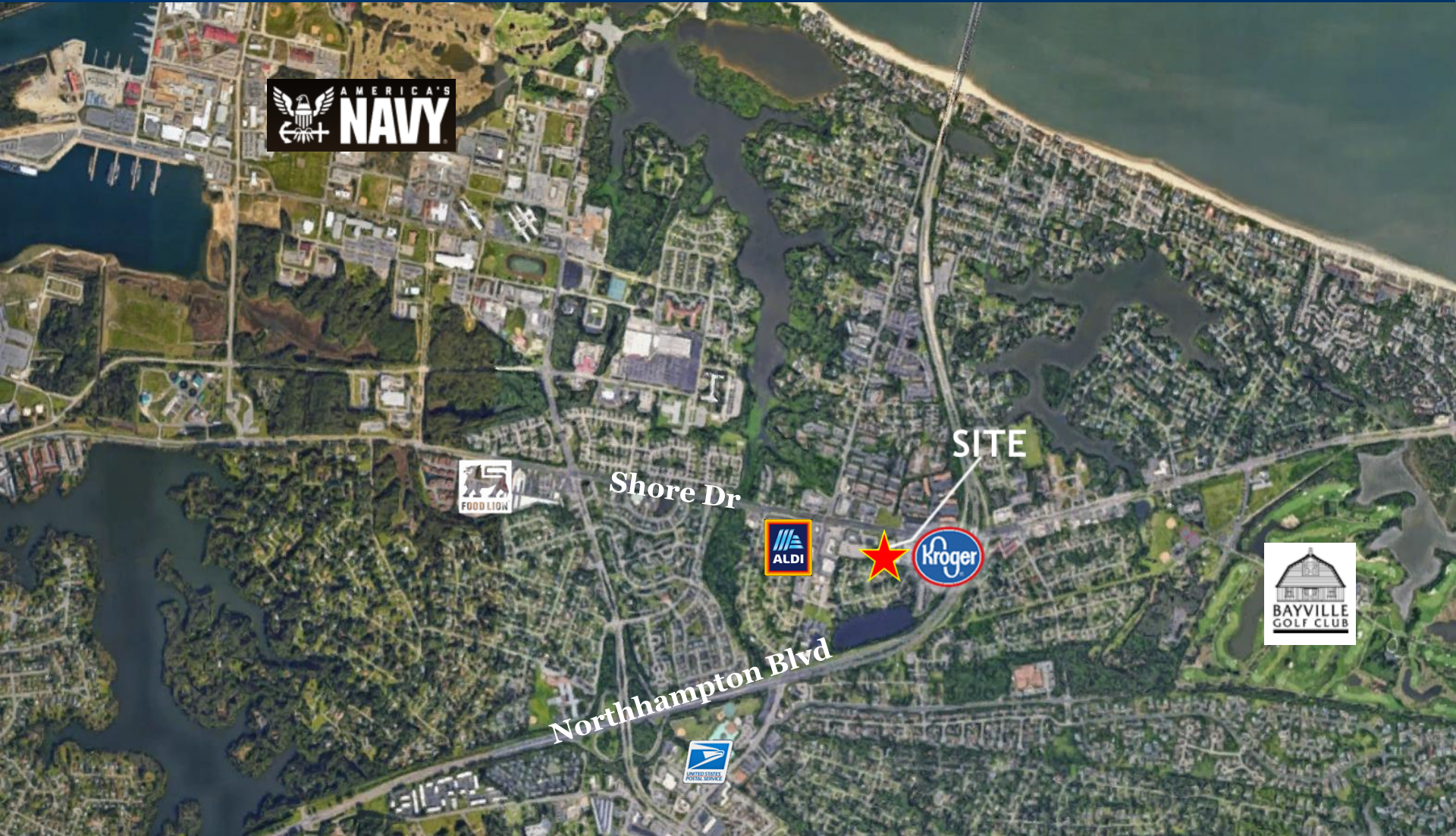
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Kroger Anchored Shops
Virginia Beach, VA









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*The information contained herein has been obtained through sources deemed reliable but it is not warranted and cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

