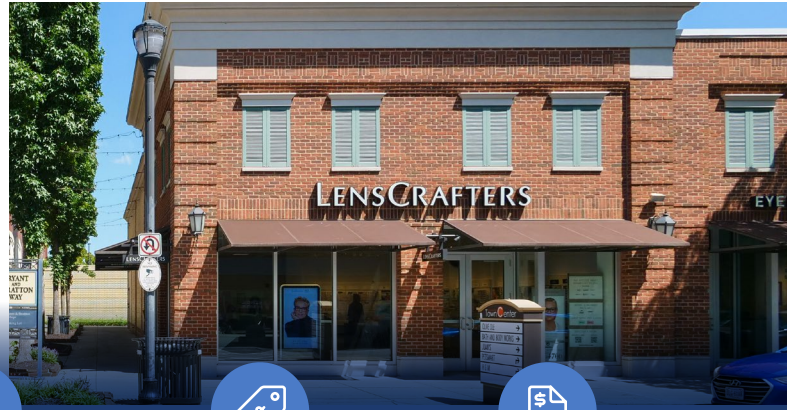
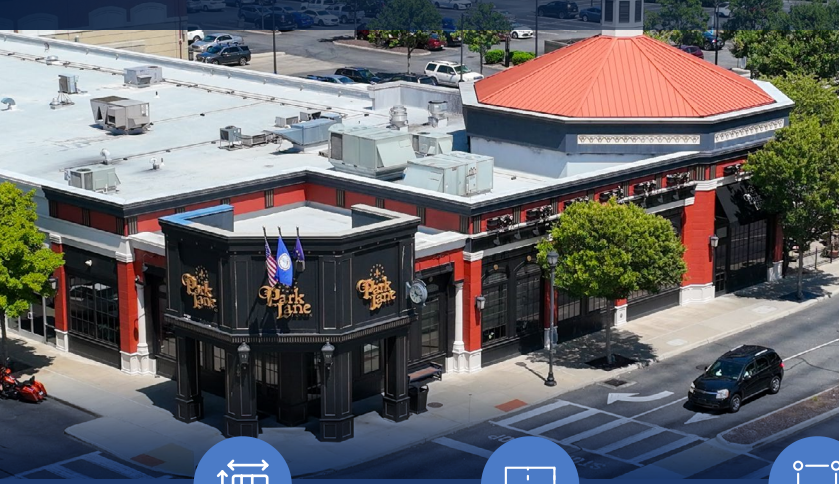


TWO MULTI-TENANT INVESTMENT OPPORTUNITIES

# BUILDING J

PENINSULA TOWN CENTER | HAMPTON, VA 23666



21,150± SF  
Offering GLA



100%  
Occupancy



1.29± AC  
Land



\$9,420,000  
7.65% Cap Rate



\$720,483  
NOI

## SHADOW ANCHORS



## NATIONAL + REGIONAL TENANTS



## INVESTMENT HIGHLIGHTS

### Centrally located just off I-64, in the heart of Hampton, VA

Part of a Hampton Roads region which is home to Joint Base Langley-Eustis (JBLE) and continues to be one of the fastest growing areas along the Mid-Atlantic Coast

### Part of Peninsula Town Center – a 1.5M SF dynamic mixed-use environment

Which is home to a 127-room Element Hotel by Marriott, 405 Class A apartments, 807K SF of regional retail draws, 150K SF of Class A office, and major entertainment venues, including a 710-seat dine-in movie theatre, SkyZone, Latitude Climbing & Fitness, and Kids Empire (coming 2025)

### Extremely high-traffic position at the VA-258 exit from Interstate 64

With additional signalized entrances from Coliseum Dr and Cunningham Dr (VA-152) – accessing a combined traffic count of 256,000 VPD.

### Home to national tenants Lenscrafters, Cox Communications and Sport Clips - Bldg. J is shadow-anchored between an adjacent Barnes & Noble and Target

Providing stability, insulation and replaceability through any economic climate

### Synergistic, nearby outparcel draws count CAVA, Panda Express, First Watch, Mission BBQ and more

Bolstering consumer overlap for tenants in Bldg. J

### Dense, growing trade area demographics

Highlighted by 203,912 people within a 5-mile radius of the Property with an avg. household income over \$84,000 within 10 miles

### Phenomenal Consumer Foot Traffic Data

Ranked the #3 of 26 lifestyle centers in VA and #33 of 489 in the U.S. (Top 93%), with 7.1M annual visitors



TWO MULTI-TENANT INVESTMENT OPPORTUNITIES

# BUILDING J

PENINSULA TOWN CENTER | HAMPTON, VA 23666

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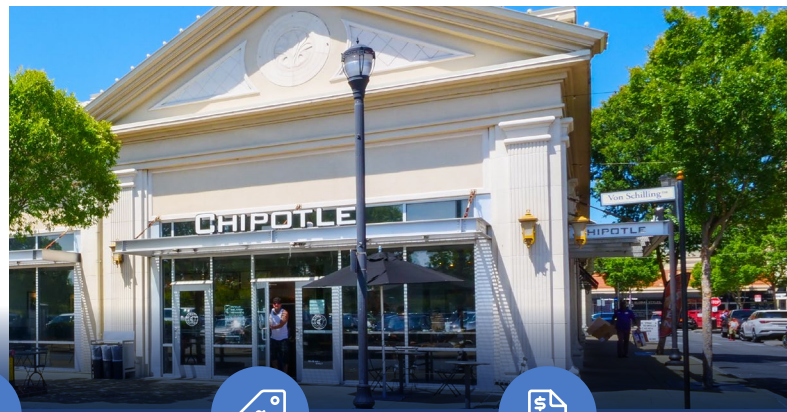
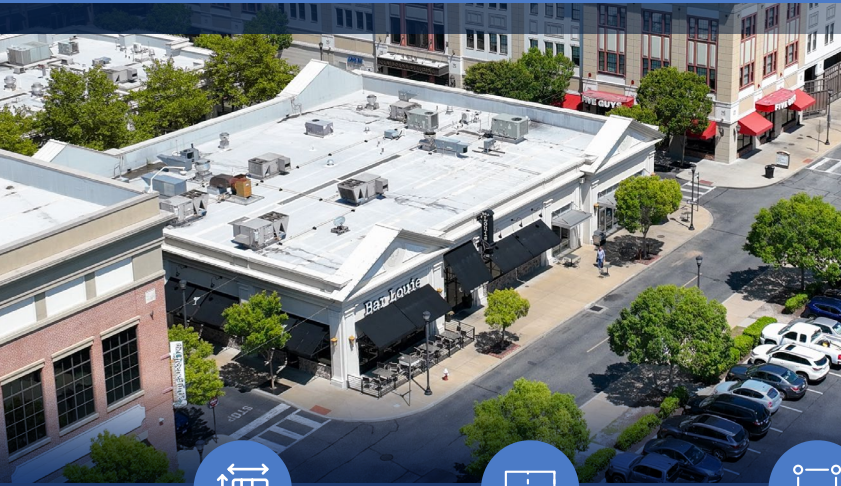
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TWO MULTI-TENANT INVESTMENT OPPORTUNITIES

# BUILDINGS L+M

PENINSULA TOWN CENTER | HAMPTON, VA 23666



20,373± SF  
Offering GLA



91.61%  
Occupancy



0.73± AC  
Land



\$8,510,000  
7.90% Cap Rate



\$672,636  
NOI

## SHADOW ANCHORS



## NATIONAL + REGIONAL TENANTS



## INVESTMENT HIGHLIGHTS

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With additional signalized entrances from Coliseum Dr and Cunningham Dr (VA-152) – accessing a combined traffic count of 256,000 VPD.

### Sharing a parking field with Target at Peninsula Town Center, Bldgs. L & M boast thriving restaurant tenants, including Chipotle and Bar Louie

Which serve an array of consumers – from Element Hotel guests to shoppers to residents of Axis at PTC and The Chapman apartments

### Advantageous, e-commerce resistant mix of Bar Louie, fast casual and sit-down restaurants

Making Bldgs. L and M the center of the consumer's food and beverage experience at Peninsula Town Center

### In addition to a 2,804± SF lease-up opportunity, 4 of 5 tenants which comprise Bldgs. L & M have annual rent escalations

Providing intrinsic value creation through built-in NOI growth over the next several years

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TWO MULTI-TENANT INVESTMENT OPPORTUNITIES

# BUILDING J

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