

FOR SALE

SUSHI KING RESTAURANT PROPERTY



S.L. NUSBAUM
REALTY CO.



- Successful Regional Chain
- Opportunity for long-term lease or re-tenant/redevelop.
- Core business and retail trade corridor (City Center at Oyster Point)

MODERN MACHINE & TOOL

SITE
2.3 AC

Public Storage

HI Huntington Ingalls Industries

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11883 Jefferson Avenue
Newport News, VA 23606

CONTACT US

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Suite 1700
Norfolk, VA 23510
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slnusbaum.com

OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

CONFIDENTIALITY & DISCLAIMER STATEMENT

This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L. Nusbaum Realty Co.



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ABOUT THE ASSET



PRICE: \$2,650,000

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present for sale the Sushi King restaurant property located at 11883 Jefferson Avenue, in Newport News, VA.

Sushi King has been operating in this location for more than 15 years. The tenant will consider signing a new long-term lease or will vacate for an owner/user.

The site consists of a 10,684 turnkey restaurant situated on an oversized 2.3ac parcel. The property is equidistant and about a mile to City Center, a high-density mixed-use development and the Marketplace at Tech Center (Whole Foods, DSW, HomeSense, Ulta Beauty).

The property is zoned C1, allowing multiple uses including retail, office and hotel.



EXECUTIVE SUMMARY

Price	\$2,650,000
Building Size	10,684 SF
Land Area	2.3 AC
Parking	184 spaces
Zoning	C1 (Neighborhood commercial including offices, retail shops, restaurants and inns).

INVESTMENT HIGHLIGHTS

- Large site for multiple re-tenant/redevelopment plays.
- Turnkey restaurant if desired.
- Big traffic count: 49,000 vpd on Jefferson Ave.
- Huge parking available.
- Suitable for owner/user or investor who wants passive income. Tenant willing to sign long-term lease. Talk to broker for details.

2.3 ACRE SITE



SURROUNDING RETAIL



AREA SUBMARKET



CITY CENTER AT OYSTER POINT



- 25,000 SF Hotel & Conference Center
- Class A Office Building
- Two apartment communities : Park Place (365 residential units); Belmont (234 residential units)
- Various retail shops and restaurants
- 5-acre fountain

Hampton Roads Academy
Think • Explore • Discover



WHOLE FOODS MARKET



JEFFERSON AVENUE – 49,000 VPD



Wawa

DISCOUNT TIRE



HARBOR FREIGHT

CAMPING WORLD



HAVERTYS



Sentara

SITE
2.3 AC

THE SUITES AT PORT WARWICK
(100 Units)

STYRON SQUARE APARTMENTS
(147 Units)



MARKET OVERVIEW

NEWPORT NEWS, VIRGINIA

Newport News (pop. 186,247) is an independent city in Virginia and part of the Virginia Beach-Norfolk-Newport News metropolitan area in Southeastern Virginia (pop. 1.8 million), the 37th largest MSA in the United States.

The city has a strong, stable and diverse economy, which has a strong connection to the military. Newport News Shipbuilding is the largest industrial employer in Virginia and is the sole builder of aircraft carriers in the United States.



LOCATION	DISTANCE	DRIVING TIME
Norfolk	27 Miles	32 minutes
Richmond	62 Miles	1 hour 9 minutes
Washington, D.C.	171 Miles	2 hours 50 minutes



TENANT OVERVIEW



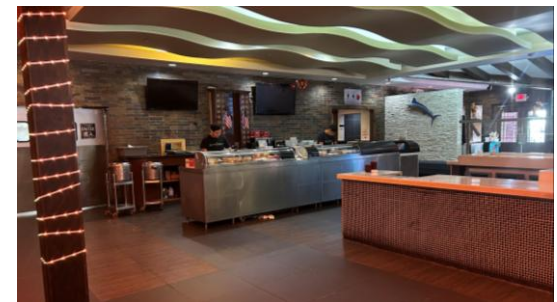
Sushi King is a full-service Japanese restaurant brand known for its popular All-You-Can-Eat dining experience, with multiple locations across Virginia. The restaurant specializes in fresh, made-to-order sushi, hibachi dishes, and a wide variety of Japanese-inspired appetizers and entrées, all served at one fixed low price. Every item is prepared to order, ensuring freshness and quality.

Guests enjoy an inviting atmosphere suitable for families, friends, and groups, with a diverse menu featuring rolls, sashimi, tempura, hibachi steak and shrimp, desserts, and more. Sushi King's commitment to value, fast service, and authentic flavors has made it a local favorite in cities like Norfolk and beyond.

Learn more at: <https://sushikingusa.com>



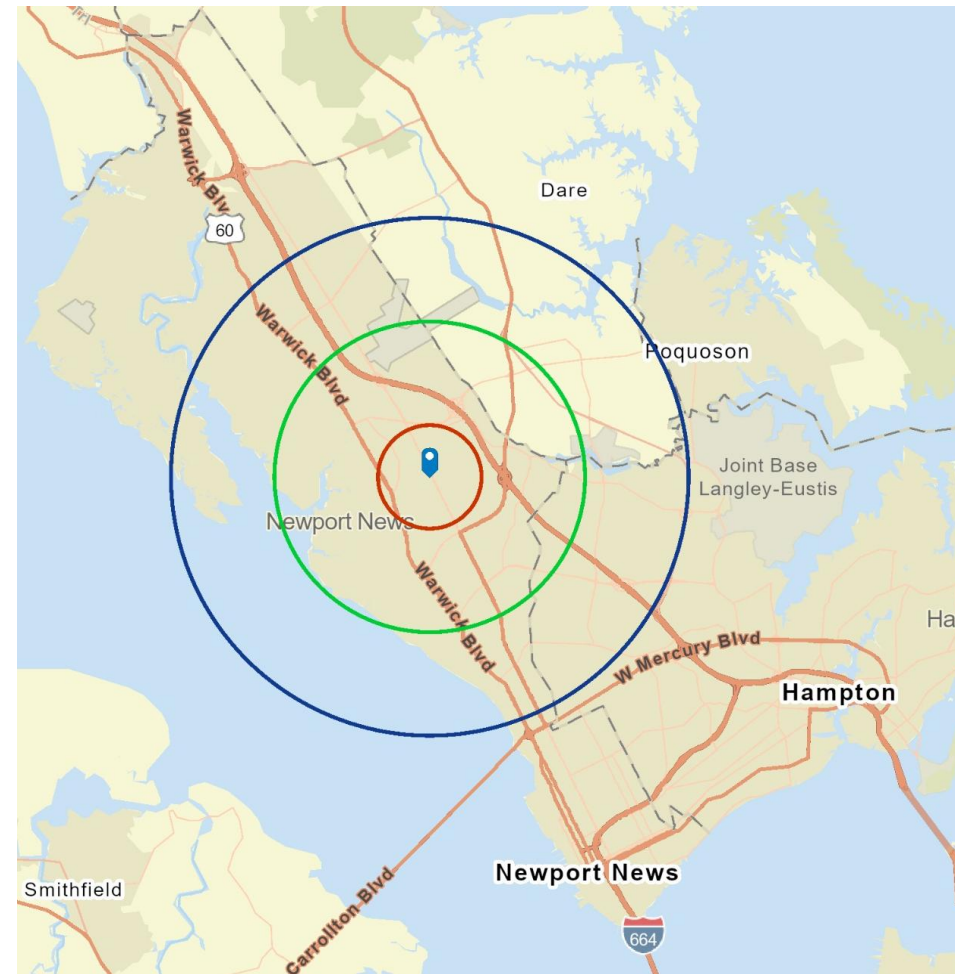
ADDITIONAL PHOTOS



DEMOGRAPHICS

1, 3, 5 MILES

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	10,448	84,476	172,284
2030 Population	10,364	83,716	171,072
2025 Median Age	33.6	36.7	37.6
2030 Median Age	35.9	38.2	38.9
HOUSEHOLDS			
2025 Total Households	5,119	35,657	71,267
2030 Total Households	5,137	35,808	71,673
2025 Average Household Size	2.04	2.26	2.36
2030 Average Household Size	2.02	2.23	2.33
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	\$63,627	\$78,074	\$80,312
2030 Median Household Income	\$70,865	\$84,591	\$87,227
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$79,022	\$97,593	\$101,820
2030 Average Household Income	\$84,617	\$106,164	\$111,187
OWNER OCCUPIED HOUSING UNITS			
2025 Owner Occupied Housing Units	1,507	18,807	40,508
2030 Owner Occupied Housing Units	1,616	19,334	41,712
RENTER OCCUPIED HOUSING UNITS			
2025 Renter Occupied Housing Units	3,612	16,850	30,759
2030 Renter Occupied Housing Units	3,521	16,474	29,960
FAMILIES			
2025 Families	2,461	20,839	44,324
2030 Families	2,455	20,754	44,282



SLN CAPITAL MARKETS

ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT	LEASING	ACCOUNTING
Mixed-Use Development	Retail/Shopping Centers	Corporate Accounting and Payroll
Commercial Development	Office/Industrial	Third Party Management/Accounting
Multifamily Development	Multifamily	Third Party Accounting/Bookkeeping

PROPERTY MANAGEMENT	SALES
Retail	Capital Markets/Investment
Office/Industrial	Retail
Multifamily	Office/Industrial
	Multifamily
	Land

OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)



THE TEAM



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