

RIDDLE
ASSOCIATES Inc.
Commercial Real Estate

WESLEYAN COMMONS INVESTMENT PROPERTY FOR SALE

List Price

\$13,900,000



0.55
acre

Wesleyan Commons Portfolio
located in **Virginia Beach, Virginia.**

The portfolio includes a Food Lion anchored neighborhood shopping center, a corporate 7-Eleven Net lease, and an infill commercial land parcel.



Food Lion Anchored Center

5461 Wesleyan Dr, Virginia Beach, VA 23462

61,059 Sq.Ft. Neighborhood Center
BUILT 2000



7-Eleven Out Parcel

896 Diamond Springs Rd, Virginia Beach, VA 23462

3,000 Sq.Ft. Retail Convenience Store
BUILT 2000

Additional 0.55 acre Out Parcel

5449 Wesleyan Dr, Virginia Beach, VA 23455

134' on Wesleyan Drive
Zoning B2



List Price

\$13,900,000

Cap Rate

6.4%

Annual Rent

\$887,696

Lease Type

Triple Net (NNN)

Increases

**Contractual,
Varies by Tenant**

Investment Highlights

- Established Investment Grade Tenants
- Excellent Tenant Diversity (8 Tenants)
- Food Lion is a leading regional grocery retailer with over 1,100 stores across the Southeastern and Mid-Atlantic U.S., known for fresh, affordable food and strong community presence.
- 7-Eleven is a global convenience store leader with roughly 85,000 locations in more than 20 countries and a dominant U.S. presence, offering quick, everyday essentials and services.
- Anchor tenants have long rental history.

RIDDLE ASSOCIATES, INC.

delivers trusted expertise in commercial and industrial real estate. Backed by decades of local market experience, our team provides professional brokerage, leasing, and property management services tailored to buyers, sellers, tenants, and landlords. We are dedicated to helping clients make informed decisions while exceeding expectations through integrity, professionalism, and lasting results.

riddleassociates.com

Listing Agents



Robert L. Riddle, CCIM

rlr@riddleassociates.com
757-621-2111



Lindsey R. Elliott

PRESIDENT/PRINCIPAL BROKER

lre@riddleassociates.com
757-621-3035

*The information contained in this marketing flyer has been obtained from sources believed to be reliable; however, it is not guaranteed or warranted as to its accuracy. This offering is subject to prior sale, lease, change in price or terms, or withdrawal without notice.