

MARION PLAZA

PHENOMENAL INVESTMENT OPPORTUNITY WITH
CREDIT AND LONG-TERM TENANTS



Marcus & Millichap

LIST PRICE

\$6,552,340

CAP

9.00%

GLA

121,706 SF

PSF

\$54

Strong Tenancy and Stability

- Tractor Supply renewed for 10-Years in Q4 2025 @ \$2.50 PSF with rent increases every 5-Years
- Virginia Department of Motor Vehicles (DMV), at the center since 1996 with lease until 2033 and United States Geological Survey (USGS)-since 2012 at the center with lease until 2032
- Dollar Tree renewed for 5-Years in Q2 2025 and Ollie's for 5-Years in Q4 2024
- Domino's, Sounds Hearing Center, Mindbridge Mental Health & Wellness, Local Pharmacy, Natures Wellness, Day Care and more

Attractive Return Profile

- Offered at \$54 PSF - Well Below Replacement Cost
- With the assumption of the existing loan (optional), the return on equity is 13.5%
- Stable 9.00% in-place cap rate

Value-Add Potential

- Already subdivided 1 acre Out Parcel development
- Conversion of select Gross Leases to Triple Net
- Upside from Existing Small Shop Vacancies

Strategic Location

- Positioned on a high-traffic corridor that includes Wal-Mart, Food City, and Food Lion
- Immediate access to Interstate 81
- Adjacent to Smyth County Hospital
- Within one mile of three schools (approx. 1,500 students)
- Near General Dynamics Mission Systems Composite Solutions Site

Economic Growth Drivers

- Located within Virginia's Enterprise Zone (VEZ Grant eligible)
- Home of Hungry Mother State Park (275,000+ annual visitors)
- Recently Marion, VA was recognized as a "Small Business Community of the year" by the US Small Business Administration
- New Southeast Utility Trailer Facility to enhance local economy by creating new jobs



AL TAF

Sr Managing Director, Investments



(678) 808-2776



(678) 462-4442



al.taf@marcusmillichap.com

Broker of Record | Brian Hosey | Lic #: 0225247494 | (202) 536-3700