



LeHy Plaza Shopping Center

1380 East Main Street, Wytheville, VA 24382

Offering Memorandum

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This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, 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 Colliers International Florida, LLC, 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.

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Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- 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

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Executive Summary

The Twist Capital Team of Colliers is pleased to present for sale **LeHy Plaza Shopping Center**, a rare grocery anchored retail center totaling 87,964 square feet on 9.196 acres located at the intersection of Interstate 81 and Interstate 77 in Wytheville, Virginia. Well located grocery anchored centers with proven anchor sales performance and national credit tenancy continue to be among the most aggressively pursued assets in retail investment, and LeHy Plaza delivers on every metric that institutional and private capital is competing for.

Food Lion has anchored this center for over 45 years, generating \$10.2 million in annual store sales at a 1.84% rent to sales ratio, one of the strongest occupancy cost profiles in the Food Lion portfolio. CVS produces nearly \$10 million in annual sales from its 10,069 square foot space, and Tractor Supply recently extended through 2037 with a \$200,000 self-funded capital investment into the store.

The center is 100% occupied across six tenants with contractual rent growth embedded in every major lease. A vacant pad site sold to Taco Bell is not included in the sale. Located at the crossroads of two of the most heavily traveled interstate corridors in the Mid-Atlantic, LeHy Plaza commands a regional trade area that has sustained this center through multiple economic cycles.

Tenant	Food Lion, CVS, Tractor Supply, Label Shopper, SWVA Pawn, Verizon
Address	1380 East Main Street Wytheville, VA 24382
Asking Price	\$8,060,550
NOI	\$523,935.78
Cap Rate	6.50%
Rentable Area	87,964 SF
Lot Size	9.196 Acres

Subject Property



Highlights

- Grocery anchored center with 45+ years of continuous Food Lion occupancy, \$10.2 million in annual store sales, and a 1.84% rent to sales ratio well below the industry average, confirming a highly profitable location with renewal options extending to 2055 backed by Ahold Delhaize credit.
- Three national credit tenants producing over 72% of base rent across grocery, pharmacy, and rural lifestyle retail, creating a diversified, recession resistant income stream.
- CVS generating nearly \$10 million in annual sales at this location, confirming exceptional trade area depth for a secondary market.
- Tractor Supply recently extended through 2037 and invested \$200,000 in store capital improvements, signaling long term corporate commitment to this location.
- 100% occupied with contractual rent growth built into every major lease, providing NOI increases without re-leasing risk.
- Dominant location at the I-81 and I-77 crossroads in Wytheville, Virginia, capturing regional traffic from two of the most heavily traveled interstate corridors in the Mid-Atlantic.



Property Overview



1380 East Main Street, Wytheville, VA 24382

Gross Leasable Area	87,964 SF
Occupancy	100%
Lot Size	Parcel 1: 9.196 AC
Building Type	Fee Simple
Year Built	1981 (PIN: 41A-1-125A, Wythe County)
Type of Ownership	Fee Simple
Zoning	B-2 General Business
Parking	345 spaces
Flood Zone	Zone X (not in a flood zone)

Rent Roll

Tenant Name	Space #	Space Size	Lease Begin Date	Lease End Date	Renewal Options	Rent	Rent Dates	CAM	INS	RET	% Rent	Rent PSF	Notes
Food Lion	1	31,170	11/1/1980	10/31/2035	4-5 YRS	\$157,408.56	11/1/80-10/31/25	Fixed	PR	PR	See Notes	\$5.05	CAM fixed at \$0.75 psf through 10/31/35, with \$0.25 psf increases in each option period. % rent equal to 1% of gross sales in excess of \$15,740,850 capped at \$25,000 per lease year less real estate taxes paid that lease year.
						\$188,059.04	11/1/25-10/31/35					\$6.03	
						\$218,709.52	11/1/35-10/31/40					\$7.02	
						\$249,360.00	11/1/40-10/31/45					\$8.00	
						\$257,152.50	11/1/45-10/31/50					\$8.25	
\$264,945.00	11/1/50-10/31/55	\$8.50											
CVS	2	10,069	11/1/1980	10/31/2030	2-5 YRS	\$50,848.44	11/1/80-10/31/25	PR	PR	PR	N/A	\$5.05	Either party may terminate the lease w/ 1 years notice after 5/1/26 to 10/31/30.
						\$100,690.08	11/1/25-10/31/30					\$10.00	
						\$110,759.04	11/1/30-10/31/35					\$11.00	
Label Shopper	3	18,900	9/1/2026	8/31/2036	2-5 YRS	\$60,000.00	9/1/26-8/31/36	N/A	N/A	N/A	N/A	\$3.17	% Rent = 10% of gross sales in excess of \$600,000 per lease yr. Rent and % Rent for both option periods TBD in advance of both.
						TBD	9/1/36-8/31/41						
						TBD	9/1/41-8/31/46						
Label Shopper Percentage Rent						\$60,000.00	Stabilized				\$60,000		10% over \$600K; stabilized at \$1.2M sales
Tractor Supply	4	22,325	11/1/2009	10/31/2037	2-5 YRS	\$78,138.00	11/1/09-10/31/19	CAP	CAP	PR	N/A	\$3.50	2026 CAM and INS caps are \$7,357.06 and \$5,738.38, respectively
						\$85,951.00	11/1/19-10/31/22					\$3.85	
						\$94,545.00	11/1/22-10/31/27					\$4.23	
						\$104,001.00	11/1/27-10/31/37					\$4.66	
						\$114,401.00	11/1/37-10/31/42					\$5.12	
\$125,841.00	11/1/42-10/31/47	\$5.64											
SWVA Pawn	5	5,500	4/1/2016	12/31/2027	N/A	\$24,000.00	4/1/16-8/31/19	PR	PR	PR	N/A	\$4.36	
						\$36,000.00	9/1/19-12/31/25					\$6.55	
						\$44,000.00	1/1/26-12/31/27					\$8.00	
Verizon	6	0	8/1/2015	7/31/2030	2-5 YRS	\$8,305.41	8/1/24-7/31/25	N/A	N/A	N/A	N/A	N/A	Rent increases by 3% each year.
Totals:	N/A	87,964	N/A	N/A	N/A	\$555,599.53	N/A	N/A	N/A	N/A	N/A	\$6.32	Average Rent PSF
Current Vacancy:													
0.00%													

Highlighted rows (yellow) indicate current active rent period.

Rent Roll Notes

- Food Lion:** CAM fixed at \$0.75 PSF through 10/31/35, with \$0.25 PSF increases in each option period. % rent equal to 1% of gross sales in excess of \$15,740,850 capped at \$25,000 per lease year less real estate taxes paid that lease year.
- CVS:** Full NNN effective 11/1/2025. Monthly escrows: CAM \$251.73, Insurance \$218.16, Tax \$402.76, adjusted annually to actual. Either party may terminate the lease with one year notice after 5/1/2026 through 10/31/2030.
- Label Shopper:** Gross lease plus utilities. % Rent equal to 10% of gross sales in excess of \$600,000 per lease year. Rent and % Rent for both option periods to be negotiated in advance.
- Tractor Supply:** 2026 CAM and insurance caps are \$7,357.06 and \$5,738.38, respectively. Rent steps to \$4.66 PSF (\$104,001/year) on 11/1/2027. \$200,000 TIA paid by landlord per Second Amendment.
- SWVA Pawn:** Pro rata CAM, insurance, and tax effective 1/1/2025. No renewal options. Personal guaranty by Ronald Frank, Jr.
- Verizon Antenna:** 3% annual escalators. Two five year options to 2040.

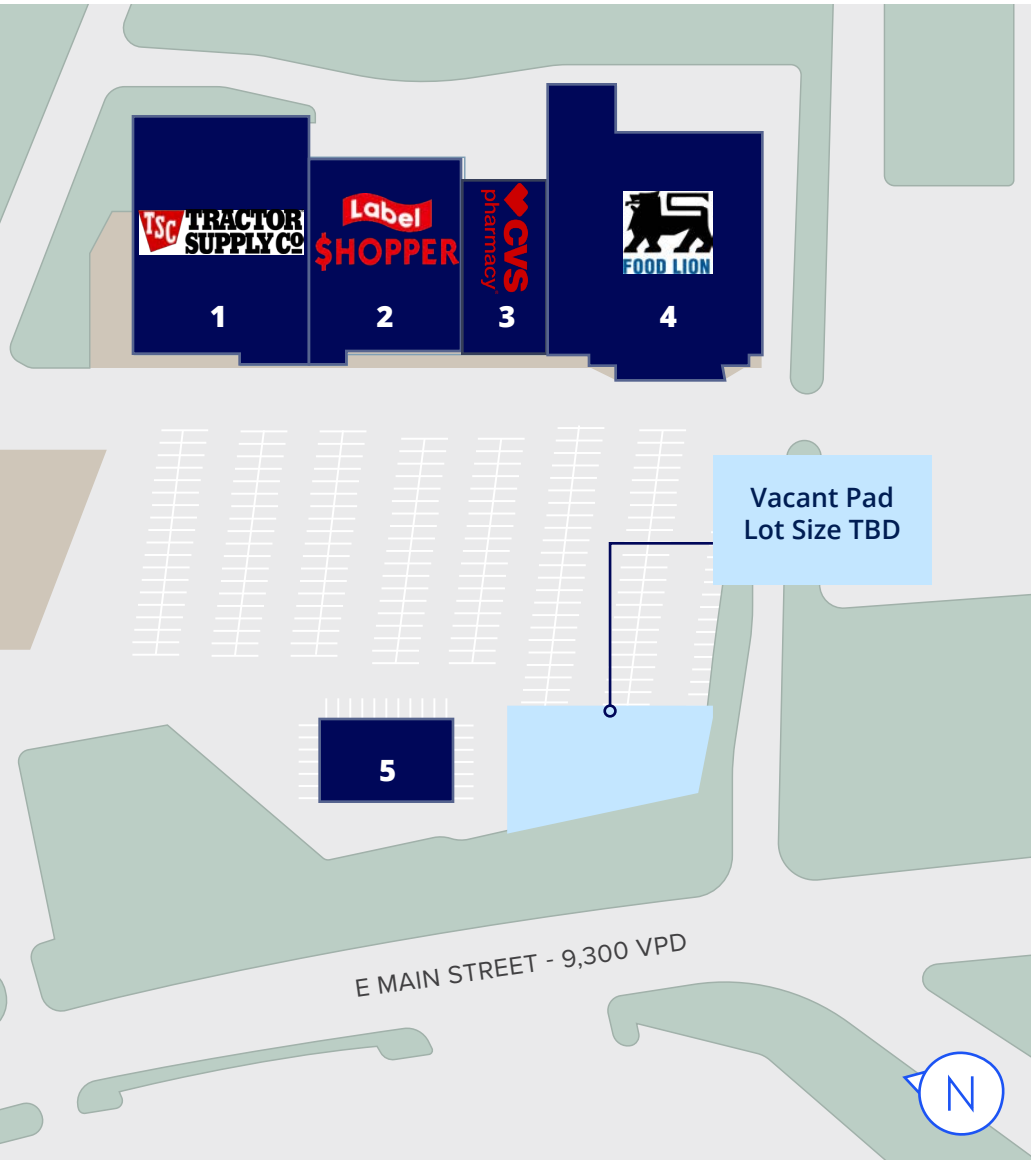
Income & Expenses

(Stabilized case with Label Shopper)

REVENUE	TOTAL	PER SF
Base Rent	\$495,599.53	\$5.63
Label Shopper Percentage Rent	\$60,000.00	\$0.68
CAM Reimbursements	\$34,088.00	\$0.39
Insurance Reimbursements	\$19,021.93	\$0.22
RE Tax Reimbursements	\$33,486.19	\$0.38
Less: Vacancy and Credit Loss	(\$2,200.00)	(\$0.03)
TOTAL INCOME	\$639,995.65	\$7.28
EXPENSES		
Management Fee (3.0%)	\$19,199.87	\$0.22
CAM Expenses	\$28,210.00	\$0.32
Insurance	\$25,000.00	\$0.28
Real Estate Taxes	\$42,650.00	\$0.48
Administrative	\$1,000.00	\$0.01
TOTAL EXPENSES	\$116,059.87	\$1.31
NET OPERATING INCOME	\$523,935.78	\$5.96

Site Plan

TENANT ROSTER		
1	Tractor Supply	22,325 SF
2	Label Shopper	18,900 SF
3	CVS Pharmacy	10,069 SF
4	Food Lion	31,170 SF
5	SWVA Pawnbrokers	5,500 SF
TOTAL		87,964 SF



Tenant Overview



Tenant Profile



FOOD LION

Tenant	Food Lion, LLC
Founded	1957
Headquarters	Salisbury, NC
Industry	Grocery
Parent Company	Ahold Delhaize
Locations	1,112 (as of March 2026)
Website	www.foodlion.com

Food Lion is a regional supermarket chain headquartered in Salisbury, North Carolina, operating 1,112 stores across 10 states in the Mid-Atlantic and Southeast. The chain is a subsidiary of Ahold Delhaize, one of the largest food retail groups in the world with over 2,000 stores along the East Coast. Originally founded in 1957 as Food Town, the company was acquired by the Belgium based Delhaize Group in 1974 and rebranded as Food Lion in 1983. Food Lion has delivered 52 consecutive quarters of comparable sales growth through Q3 2025, making it the top performing banner within the Ahold Delhaize U.S. portfolio. The company opened four new stores in Q1 2026 and completed 153 store remodels in the Charlotte market in 2025, with 92 additional remodels underway in Greensboro for 2026. Ahold Delhaize invested \$860 million in a new automated distribution center in Burlington, North Carolina to primarily serve Food Lion stores. Food Lion has been recognized as an Energy Star Partner of the Year for 20 consecutive years and has donated more than 1.5 billion meals through its Food Lion Feeds hunger relief platform since 2014.

This Food Lion location generated \$10,214,320 in gross sales in 2025, confirming a highly profitable store with strong consumer demand and consistent traffic in the Wytheville trade area.

Tenant Profile



Tenant	Virginia CVS Pharmacy, L.L.C.
Founded	1963
Headquarters	Woonsocket, RI
Industry	Healthcare / Pharmacy
Parent Company	CVS Health Corporation
Locations	9,000 (as of December 2025)
Revenue	\$402.1 billion (FY 2025)
Website	www.cvshealth.com

CVS Health Corporation is one of the largest healthcare companies in the United States, operating approximately 9,000 retail pharmacy locations nationwide. CVS reported record full year revenue of \$402.1 billion in 2025, an increase of 7.8% over 2024, and has reaffirmed earnings guidance for 2026. The company has evolved from a traditional pharmacy chain into a diversified healthcare platform integrating retail pharmacy, pharmacy benefit management through CVS Caremark, and health insurance through Aetna (acquired 2018). CVS completed its acquisition of Rite Aid assets in 2025, adding 63 stores and prescription files from 626 pharmacies in 15 states. Under CEO David Joyner, who took the role in late 2024, CVS has executed a sweeping restructuring that drove a roughly 40% stock price increase over the past year. This CVS location generated \$9,945,407 in trailing 12 month sales (November 2024 through October 2025), demonstrating strong store level performance in the Wytheville market.

Tenant Profile



Tenant	Tractor Supply Company
Founded	1938
Headquarters	Brentwood, TN
Industry	Rural Lifestyle Retail
Locations	2,395 (as of Q4 2025; plans to open approximately 100 new stores in 2026)
Ticker	NASDAQ: TSCO
Website	www.tractorsupply.com

Tractor Supply Company is the largest rural lifestyle retail chain in the United States, operating 2,395 stores across 49 states as of Q4 2025. The company reported fiscal year 2025 net sales of \$15.52 billion, a 4.3% increase over 2024, and plans to open approximately 100 new stores in 2026. Tractor Supply serves recreational farmers, ranchers, rural homeowners, pet owners, and tradespeople, offering a curated assortment of products for land, home, and livestock maintenance. The company added 99 new stores in fiscal 2025 and is executing its Life Out Here 2030 strategic growth plan, which includes Project Fusion store remodels and garden center transformations across the fleet.

Tenant Profile



Tenant	Label Shopper NC VA LLC
Parent Company	Peter Harris Clothes, Inc.
Founded	1970
Headquarters	Latham, NY
Industry	Off-Price Retail Clothing
Locations	74+ (Label Shopper and Peter Harris Clothes combined)
Website	www.labelshopper.com

Label Shopper is a division of Peter Harris Clothes, a family owned off price retail clothing company founded in 1970 by Peter Elitzer in Latham, New York. What began as a single store has grown to more than 74 locations across the Northeast, Midwest, and Southeast, operating under both the Label Shopper and Peter Harris Clothes banners. The company offers brand name apparel for men, women, juniors, and children at prices up to 70% below traditional department store pricing, carrying nationally recognized brands including Nike, Champion, Levi's, Puma, Wrangler, and Columbia. The company sources overstock and closeout merchandise directly from brands, factories, and retailers, rotating inventory frequently to drive repeat visits. Label Shopper fills a valuable niche in smaller markets and rural communities where off price retail options from larger competitors such as TJ Maxx and Ross are not present, providing a daily needs shopping destination and consistent foot traffic to the centers it occupies. The company has been actively expanding its footprint, opening multiple new locations in 2025 and 2026.

Tenant Profile



SWVA Pawnbrokers

Tenant	SWVA Pawnbrokers, LLC
Location	Space 5 (Pad Building)
Industry	Pawn / Retail / Financial Services
Square Feet	5,500 SF
Lease Term	4/1/2016 through 12/31/2027
Annual Rent	\$44,000.00 (\$8.00 PSF)
Options	None

SWVA Pawnbrokers is a locally owned and operated pawn shop and retail store serving the Wytheville, Virginia community. The business occupies a 5,500 square foot freestanding pad building within the LeHy Plaza parking area. SWVA Pawnbrokers provides pawn lending, retail sales of general merchandise, and buy/sell/trade services to the local market.

(SWVA Pawn Original Lease 4/1/2016, First Modification 9/3/2019, Second Modification 7/19/2024)

Tenant Profile



verizon[✓]

Tenant	Verizon (Cell Tower Antenna)
Founded	1983 (as Bell Atlantic)
Headquarters	New York, NY
Industry	Telecommunications
Lease Term	8/1/2015 through 7/31/2030
Options	Two 5-year options to 2040
Annual Rent	\$8,305.41 with 3% annual escalators
Website	www.verizon.com

Verizon Communications Inc. is one of the largest telecommunications companies in the world, headquartered in New York City. The company provides wireless communications, broadband, and enterprise solutions to consumers, businesses, and government entities across the United States. Verizon operates one of the most extensive 4G LTE and 5G networks in the country, serving over 100 million wireless connections. Verizon is actively investing in 5G infrastructure at this location, with new antenna and equipment upgrades approved under its most recent lease amendment.

[Verizon Lease Agreement 6/5/2015, First Amendment 9/24/2015, Second Amendment 11/3/2025. Tenant entity: Cellco Partnership d/b/a Verizon Wireless. Lessee has annual termination right on anniversary of Commencement Date with 3 months prior notice. Second Amendment adds \$100/year rent increase upon installation of 5G equipment upgrades.]



Market Overview

Location Overview



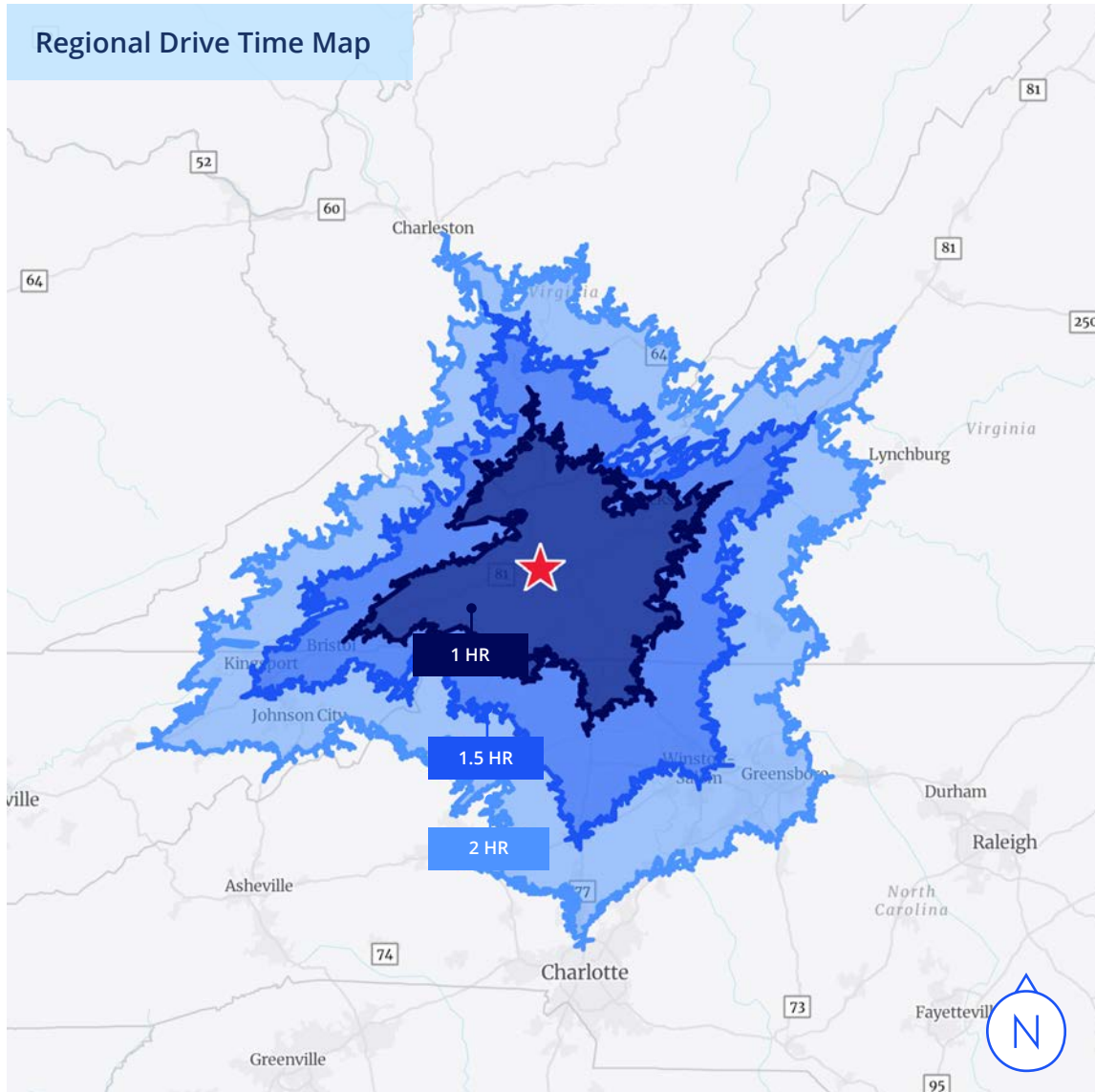
LeHy Plaza Shopping Center is strategically located in Wytheville, Virginia, a regional hub at the crossroads of Interstate 81 and Interstate 77. This intersection makes Wytheville one of the most accessible towns in Southwest Virginia, drawing consumer traffic from a broad regional trade area that extends well beyond the immediate population base. I-81 is the primary north-south freight and commuter corridor connecting Tennessee to the Northeast, while I-77 links Virginia to West Virginia and the Carolinas.

The property fronts East Main Street (US Route 11), a primary commercial corridor in Wytheville with strong daily traffic counts. The center benefits from excellent visibility and accessibility, with Cassell Road providing secondary access. A new Taco Bell is currently under construction on the adjacent parcel and is expected to open in 2026, further reinforcing the retail draw of this immediate corridor. The Taco Bell is not part of this offering.

Wytheville serves as a regional commercial center for Wythe County and surrounding rural communities. The town benefits from steady pass-through traffic generated by the interstate interchange, tourism related to the nearby Blue Ridge Highlands and New River Valley, and a stable local employment base anchored by healthcare, manufacturing, and government services.

East Main Street carries approximately 9,300 vehicles per day. Interstate 81 carries approximately 58,000 vehicles per day. Interstate 77 carries approximately 31,000 vehicles per day through the Wytheville interchange area.

Location Maps



1 HOUR DRIVE TIME

Virginia

- Blacksburg
- Christiansburg
- Radford

West Virginia

- Princeton
- Bluefield

North Carolina

- Mount Airy
- Sparta

1.5 HOUR DRIVE TIME

Virginia

- Roanoke

Tennessee

- Kingsport
- Johnson City
- Bristol, TN/VA

2 HOUR DRIVE TIME

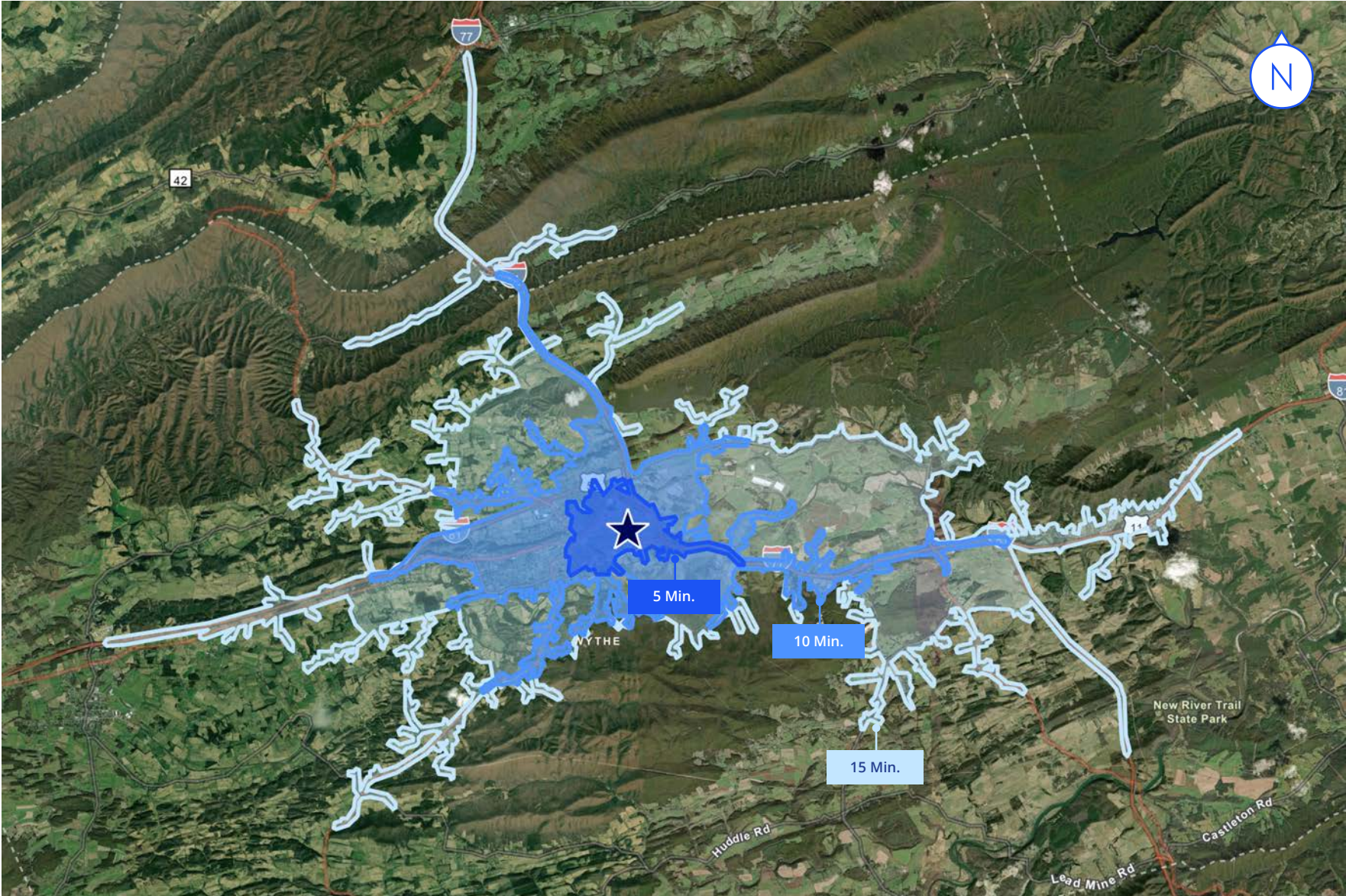
North Carolina

- Greensboro
- Winston-Salem
- Hickory

Local Map



Drive Time Map



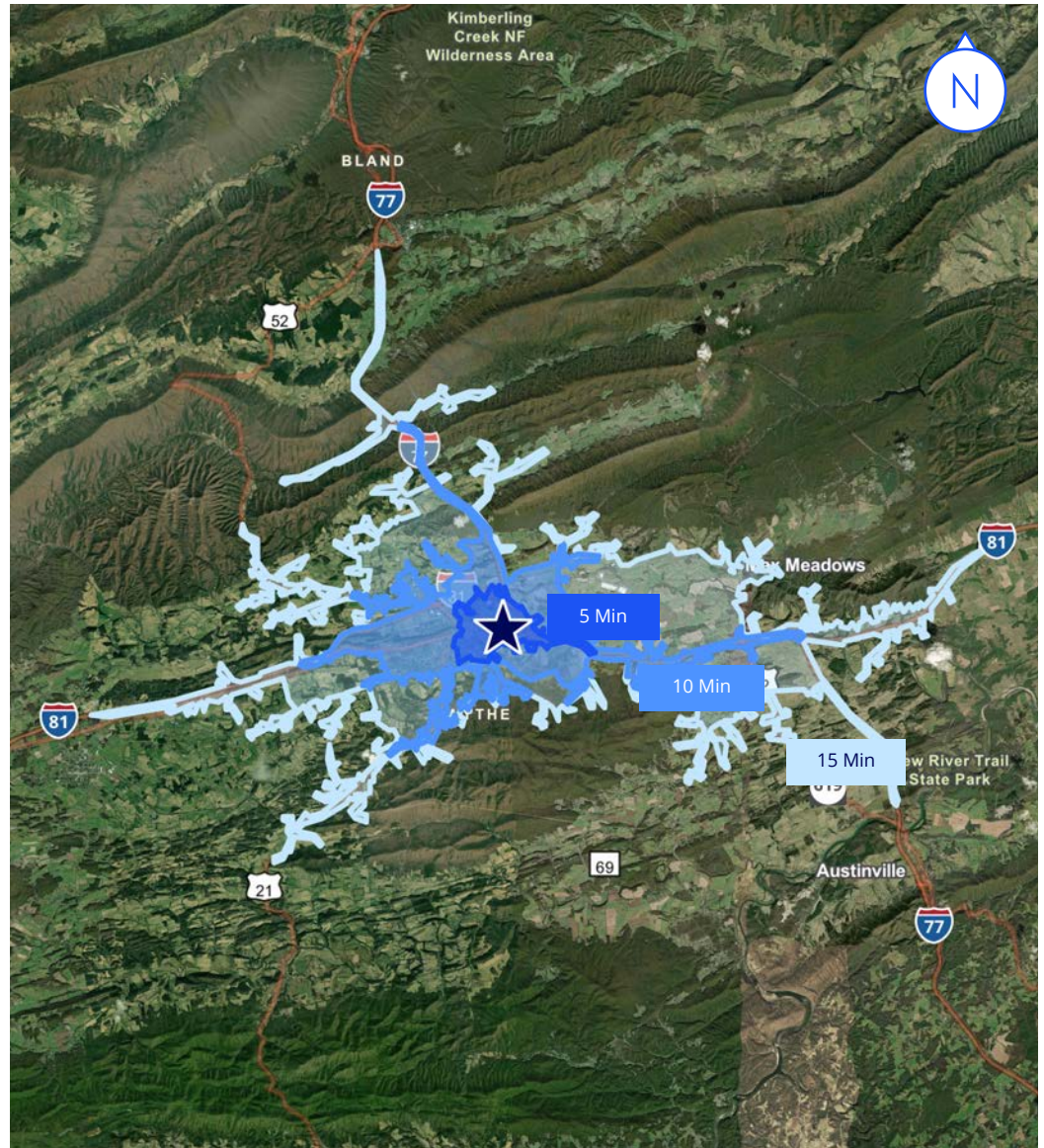
Area Demographics

Population	5 Min	10 Min	15 Min
2025 Population	4,387	8,944	12,890
2030 Population	4,329	8,859	12,760
2025-2030 Annual Rate Change	-0.27%	-0.19%	-0.20%
2025 Median Age	46.5	46.7	46.6

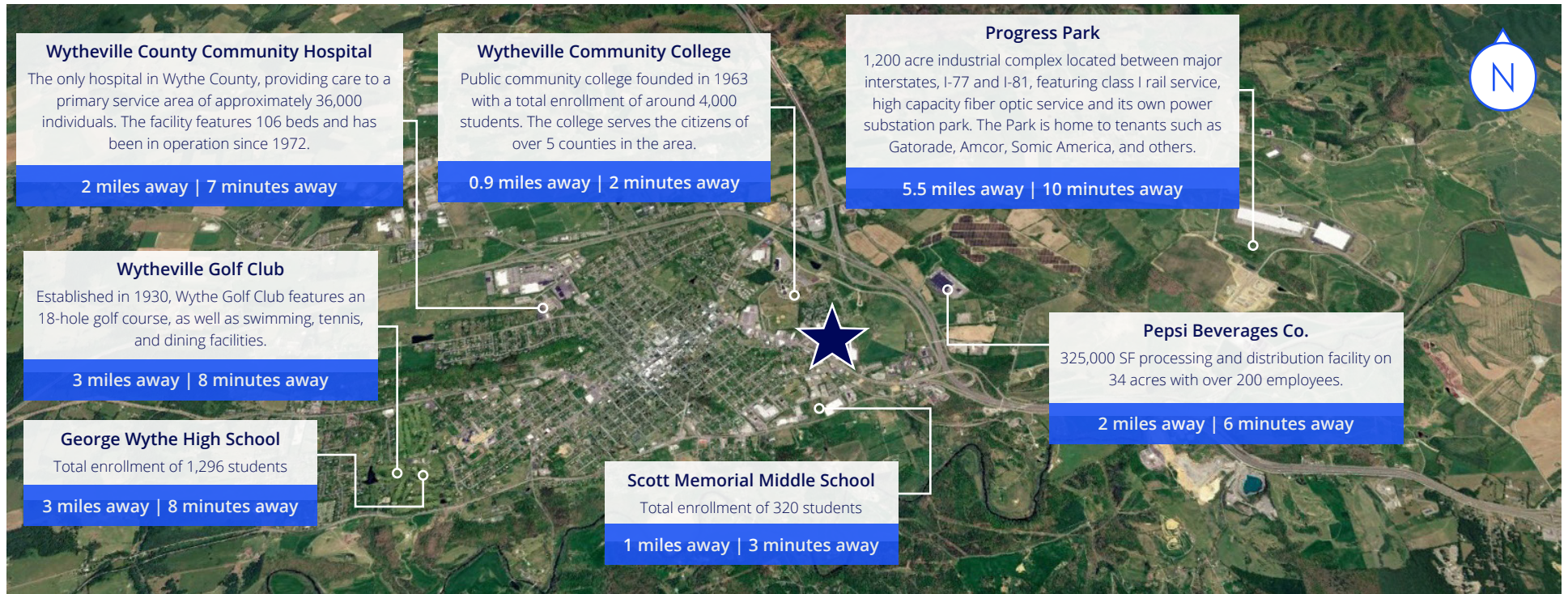
Households	5 Min	10 Min	15 Min
2025 Total Households	2,189	4,285	5,973
2030 Total Households	2,280	4,281	5,964
2025-2030 Annual Rate Change	-0.04%	-0.02%	-0.03%
2025 Average Household Size	1.92	2.06	2.14

Median Household Income	5 Min	10 Min	15 Min
2025 Median Household Income	\$41,957	\$45,396	\$48,078
2030 Median Household Income	\$44,376	\$48,499	\$52,176
2025-2030 Annual Rate Change	1.13%	1.33%	1.65%

Average Household Income	5 Min	10 Min	15 Min
2025 Average Household Income	\$58,313	\$65,452	\$67,554
2030 Average Household Income	\$61,867	\$69,865	\$72,180
2025-2030 Annual Rate Change	0.76%	0.55%	0.43%



Economic Drivers



Wytheville punches well above its population weight as a regional economic center. The town sits at the intersection of two of the highest volume interstate corridors on the East Coast, and that geographic advantage has attracted a concentration of employers that sustains demand for retail, services, and housing across the broader Wythe County market.

Progress Park is a 1,200 acre rail served industrial complex located between I-77 and I-81, approximately 5.5 miles from the property. The park houses major manufacturing operations including Gatorade Blue Ridge, Somic America, and Amcor Rigid Plastics, and has announced over 2,500 jobs across its tenant base. Blue Star Manufacturing committed \$714 million to a new facility at Progress Park, representing the largest job creation project in Southwest Virginia in a generation and adding 2,500 permanent positions to the local workforce.

Wythe County Community Hospital is the sole hospital serving Wythe and Bland Counties, providing care to a primary service area of approximately 36,000 individuals from its 106 bed facility located two miles from the property. **Wytheville Community College**, a public institution founded in 1963, enrolls approximately 4,000 students and serves residents across five surrounding counties, generating consistent daily traffic to the East Main Street corridor. **Pepsi Beverages** operates a 325,000 square foot processing and distribution facility on 34 acres two miles from the property with more than 200 employees.



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