

RETAIL INVESTMENT OFFERING MEMORANDUM

11581 ROBIOUS ROAD

11581 ROBIOUS ROAD, RICHMOND, VA 23235



Relationships. Resources. Results.



OFFERING MEMORANDUM

NETWORKS COMMERCIAL REAL ESTATE

5006 Monument Avenue, Suite C
Richmond, VA 23230



Relationships. Resources. Results.

PRESENTED BY:

JIM TUCKER, CCIM

Investment Broker/Marketing Strategist

office: (804) 396-4050

cell: (757) 870-4909

jim@networkscre.com

0225033840, Virginia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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INVESTMENT BROKER/MARKETING STRATEGIST

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PROPERTY SUMMARY

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Property Summary

Price:	\$3,500,000
Building SF:	9,396
Price / SF:	\$372.50
NOI:	\$197,836.68
CAP Rate:	5.65
Occupancy:	100%
Available SF:	0
Lease Rate:	\$16,486.39
Lease Term:	1/1/2022 thru 12/31/2031
Lot Size:	1.61 Acres
Price / Acre:	\$2,173,913
Signage:	Free standing
Year Built:	2004

Property Overview

This single-tenant building is currently occupied by 123 DZO SPORTS BAR continuing the use of the building since it was built originally for Bailey's Sports Bar and later operated as the Fox & Hound Sports Bar. The abundant parking and amazing food and bar service areas have consistently delivered customer satisfaction in every detail. Patio bar and dining expand the usable square footage beyond the fully air-conditioned structure. Cable TV feeds supply a full array of sports and event coverage for the customers.

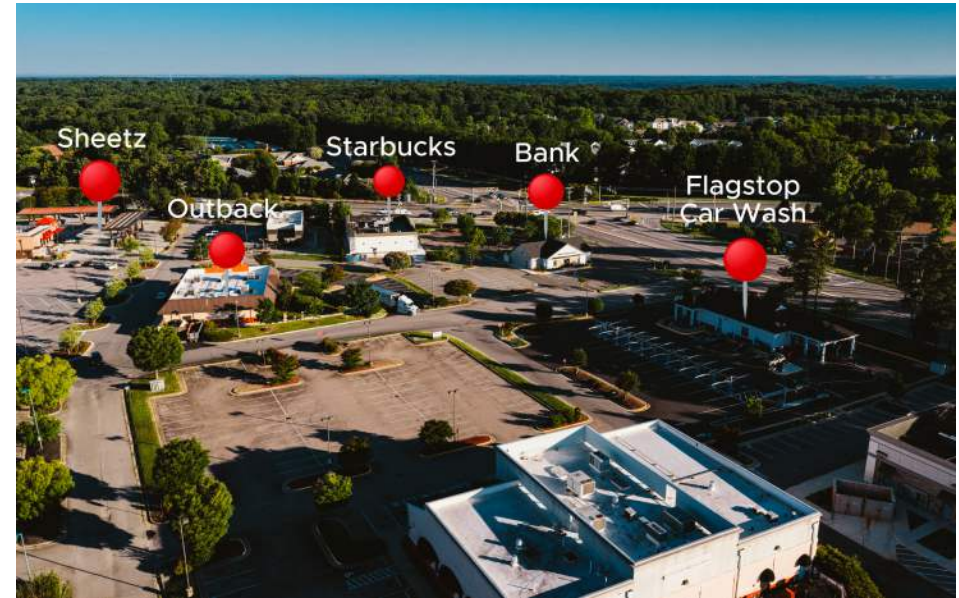
Follow this YouTube link for a quick 360-look at the inside.
<https://youtu.be/TOI6-EQ5eyU>

Location Overview

Nestled between the Publix anchored shopping center, Outback Steakhouse and the Great Big Greenhouse, exposure to traffic is never an issue. Other site users who generate traffic include Sheetz, Starbucks, Brusters and Flagstop Car Wash. Within a radius of 2 miles are Costco, Lowes, Home Depot, Chesterfield Towne Center, Johnston-Willis Hospital, Double Tree Hotel and most all of the fast food purveyors normally found in metro areas of America.

PROPERTY PHOTOS

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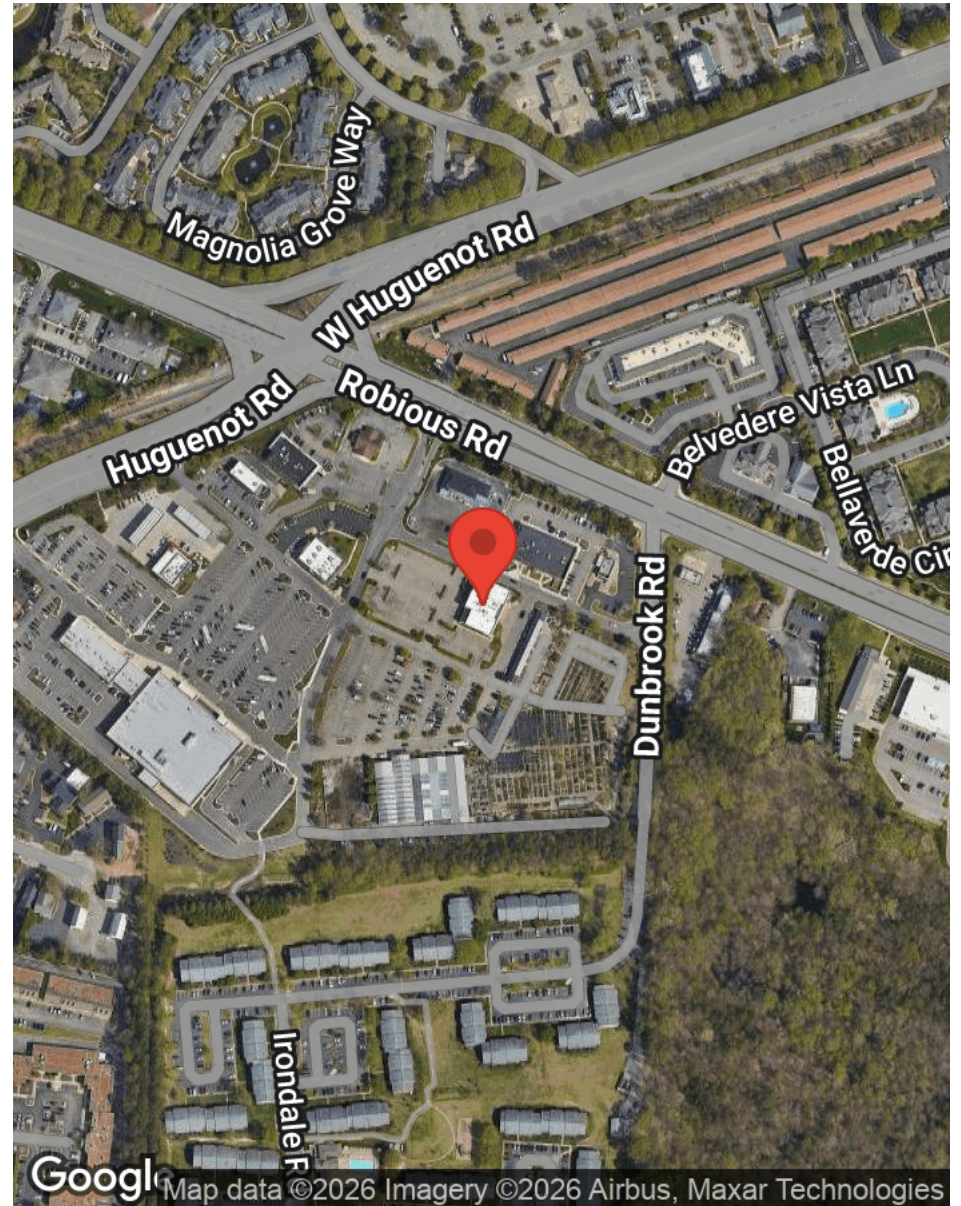
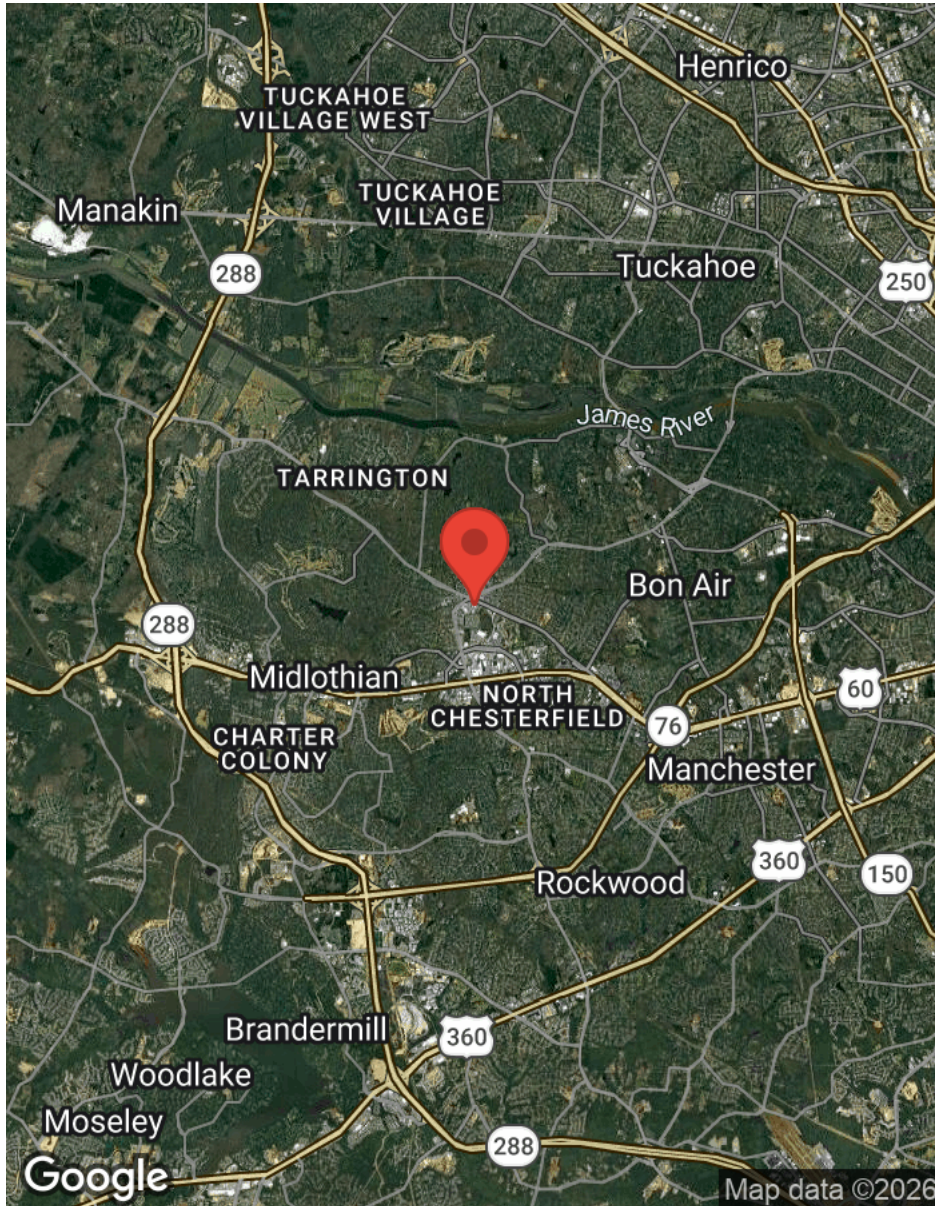
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LOCATION MAPS

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BUSINESS MAP


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 Wood and Iron | Game Day Restaurant and Bar

 Ruth's Chris Steak House


 Dunkin'

 Starbucks Coffee Company

 Sugar Shack Donuts & Coffee

 Outback Steakhouse

 River City Diner

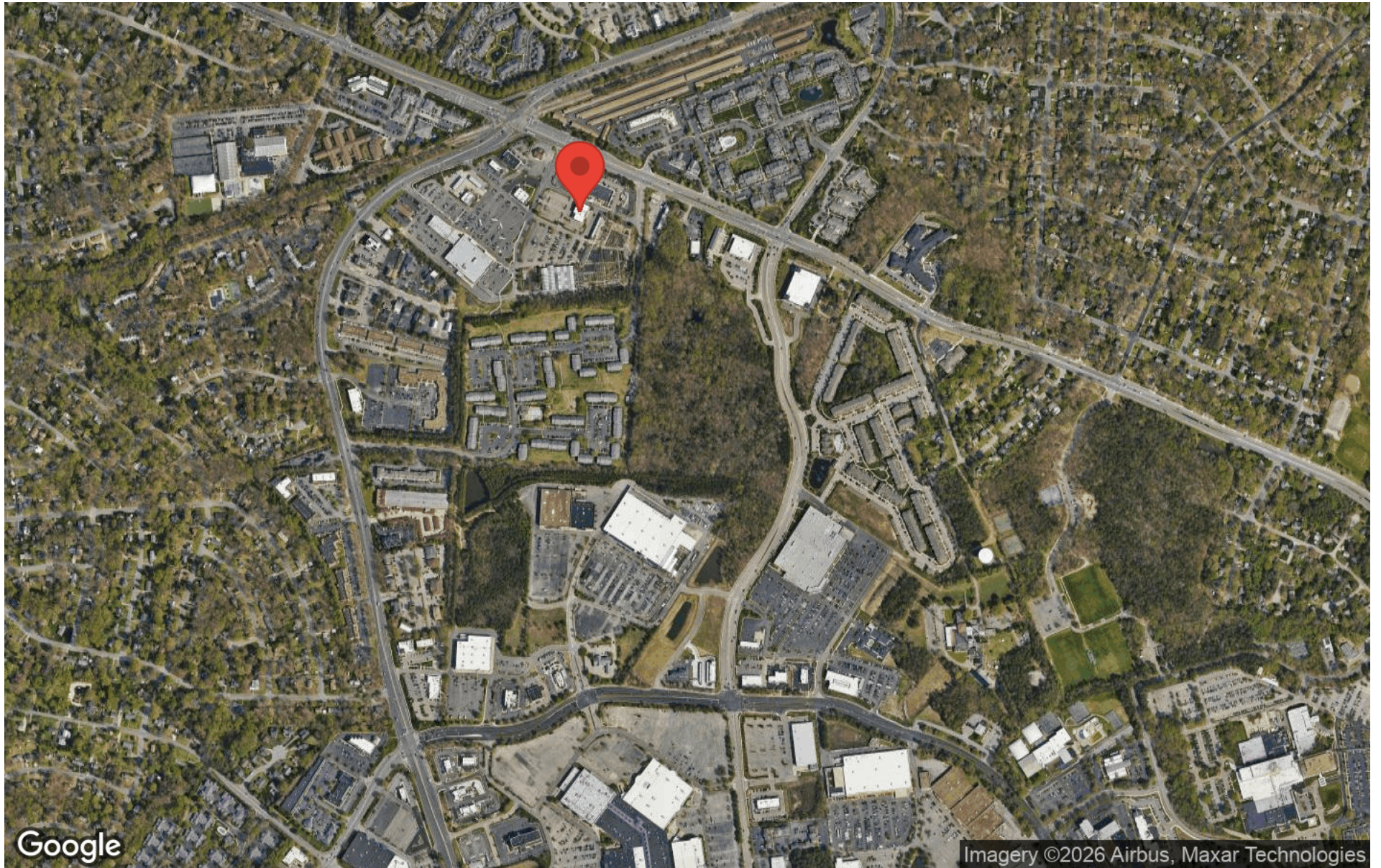
 Firebirds Wood Fired Grill

 Bruster's Real Ice Cream

 Candela's Pizzeria & Ristorante Italiano

AERIAL MAP

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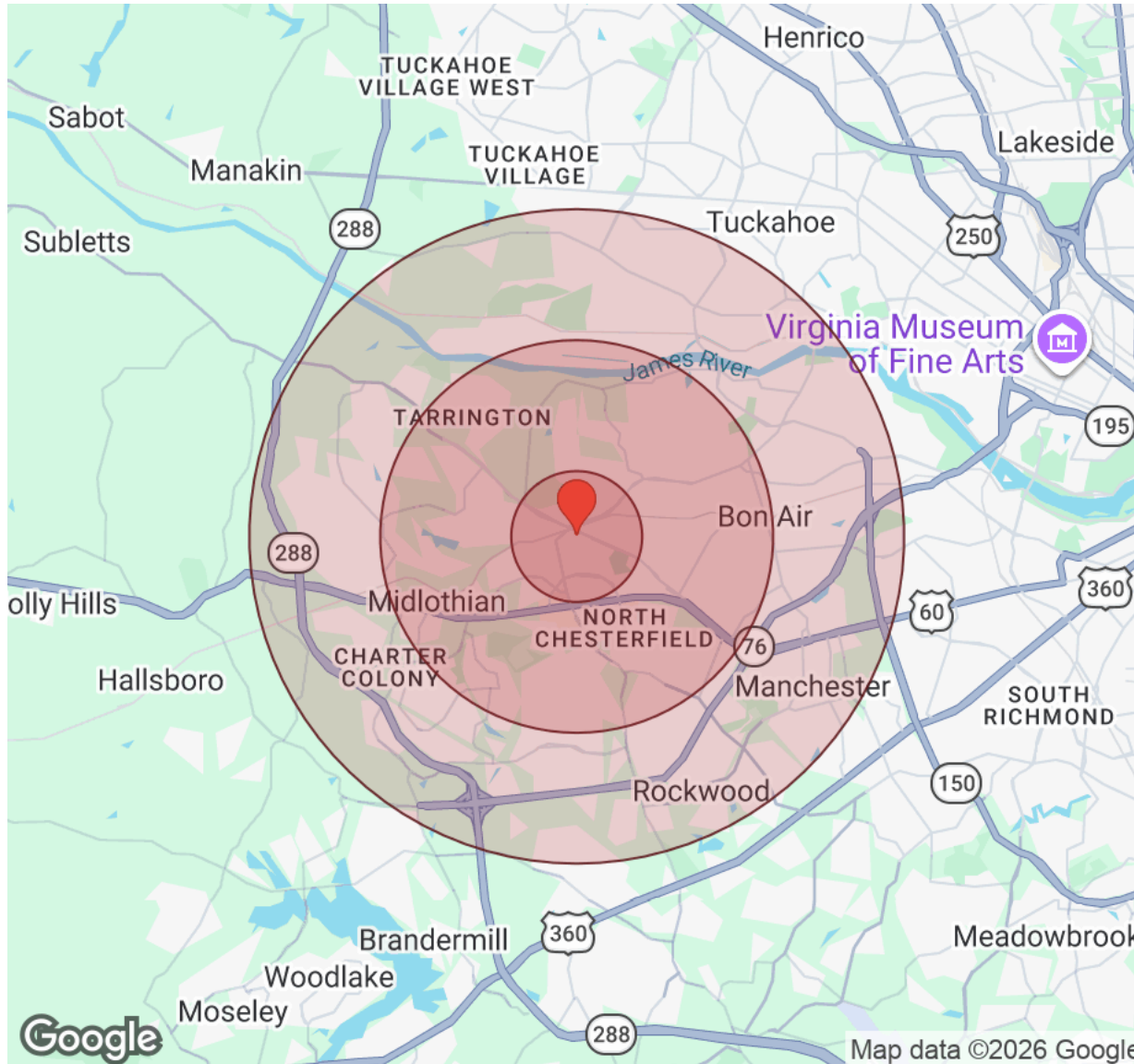
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,272	24,599	59,083
Female	3,578	26,020	63,126
Total Population	6,850	50,619	122,209

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,307	34,826	81,306
Black	1,295	7,922	20,959
Am In/AK Nat	10	51	122
Hawaiian	1	10	24
Hispanic	646	4,227	10,767
Asian	391	2,232	5,756
Multiracial	191	1,286	3,092
Other	9	71	171

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,233	22,108	52,816
Occupied	3,052	20,846	49,800
Owner Occupied	1,656	15,641	36,884
Renter Occupied	1,396	5,205	12,916
Vacant	182	1,262	3,015

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,129	8,796	21,566
Ages 15 - 24	684	5,333	13,412
Ages 25 - 54	2,571	17,795	44,405
Ages 55 - 64	798	6,497	15,534
Ages 65+	1,667	12,197	27,292

Income	1 Mile	3 Miles	5 Miles
Median	\$80,524	\$107,007	\$110,678
Under \$15k	211	1,244	2,755
\$15k - \$25k	105	441	1,112
\$25k - \$35k	231	831	2,037
\$35k - \$50k	327	1,460	3,618
\$50k - \$75k	558	2,898	7,009
\$75k - \$100k	434	2,834	5,952
\$100k - \$150k	593	4,643	9,786
\$150k - \$200k	282	2,296	6,195
Over \$200k	313	4,199	11,336

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PROFESSIONAL BIO

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Jim Tucker, CCIM, is a commercial real estate broker who transforms real estate problems into money-solutions so his clients can stop writing checks and start cashing them.

"I love bringing game-changing methods that achieve startling results. Mostly, I engage marketing strategies and resources that help people to take action." Here's an outline of how that happens...

- S.W.O.T. analysis for a big-picture understanding.
- Strategic planning to achieve a time-bound outcome.
- Engage target market with proven resources.
- Negotiate agreement among all stakeholders.
- Manage the process to successful closure.

As founder and principal broker at NetWorks Commercial Real Estate, a national firm headquartered in Richmond, VA. NetWorks relies on a network of brokerage and principal relationships, including a database of over 5,000 proven 'players' along with the over 15,000+ members of the CCIM Institute. Tucker specializes in investment-grade office & industrial properties, shopping centers and retail development opportunities in the Mid-Atlantic and has over 35 years of corporate, development, syndication, brokerage and consulting experience. He is an active licensed broker in Virginia with career credits as savings & loan executive, senior vice president for a NYSE development company and many years of successful advisory and brokerage experience, Jim brings focus to client objectives and assignments that has been described as relentless in pursuit of one thing – RESULTS.

Tucker is widely respected for developing investment strategies that identify exit alternatives prior to acquisition and is known for his careful underwriting of properties prior to taking them to the market. Client testimonials consistently mention Tucker's intellectual enthusiasm, creative solutions and relentless pursuit of client objectives.

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