



**Hardee's**  
#1 HARDEE'S IN  
15-MI. RADIUS  
PAST 12 MONTHS PLACER AI

**Advance Auto Parts**

**DOLLAR GENERAL**  
NEW CONSTRUCTION

TOWNVILLE  
TOWN OFFICE

WALGREENS

**Pilgrim's**  
MAJOR EMPLOYER

**Cargill**  
MAJOR EMPLOYER

**7 ELEVEN**

S MAIN ST

NEW MARKET RD

**Walmart**

# VERIZON + VA ABC | WALMART SHADOW

158 NEW MARKET ROAD • TIMBERVILLE, VA

OFFERING MEMORANDUM

**verizon** NEW 10 YEAR EXTENSION

**VA ABC**

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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES OF NORTH CAROLINA, INC.  
**BROKER OF RECORD: BRIAN HOSEY**  
7200 WISCONSIN AVE, STE 1101  
BETHESDA, MD 20814  
VA: 0225247494, P: (202) 536-3700

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**verizon** NEW 10 YEAR EXTENSION



**\$1,630,856**

LIST PRICE



**6.75%**

CAP RATE (YR 1)



**4,000**

TOTAL GLA (SF)



**1.08**

LOT SIZE (AC)



**100%**

OCCUPIED



**2017**

YEAR BUILT



**27**

PARKING SPACES

# INVESTMENT HIGHLIGHTS



**Multi-Tenant Walmart Shadow**  
4,000 Sq Ft | 2017 Construction



**Two (2) Tenants | 100% Occupied**  
Virginia ABC Store | Verizon



**NNN Leases | TICAM Reimbursements**  
Minimal Landlord Obligations



**Passive Investment | WALT: 6.26 Years**  
Annual Rent Increases | Both Tenants



**Walmart Shopping Center | 10 Mile Trade**  
Area Radius For Customers\*



**Nearby New Developments: Walmart Fuel**  
Station & Roxbury Subdivision (84-Units)



**Verizon Recently Exercised 10 Years**



**Nearby Retailers: New Construction Tractor**  
Supply Co & Dollar General, Food Lion, Walgreens



**Shenandoah Valley | 381,700+ Population**  
Tourism: 1.7 Million Visitors Annually



**Harrisonburg, VA MSA | Rockingham County, VA**  
#1 Agricultural County in State



**15-Miles to Harrisonburg | James Madison**  
University (23,000 Students)



**60-Miles to Warrenton, VA | 2-Hour Drive from**  
Washington, D.C. and Richmond, VA



**FOR FULL OFFERING MEMORANDUM,  
PLEASE VISIT OUR CONFIDENTIAL DEAL ROOM**

[CLICK HERE TO ACCESS DEAL ROOM](#)



# TENANT OVERVIEW



Virginia ABC is a leading revenue producer for the Commonwealth of Virginia and the source of future economic growth and innovation for the state. The profits that Virginia ABC contributes—collected from distilled spirits sales at ABC stores conveniently located across the state and taxes collected on beer and wine sales—provide much-needed funding for use in a multitude of state programs. This benefits all Virginians. Since its establishment in 1934, Virginia ABC has contributed \$13.9 billion to the commonwealth's general fund supporting major education, health and transportation initiatives.



**1934**  
FOUNDED



**400+**  
NO. OF LOCATIONS



**MECHANICSVILLE, VA**  
HEADQUARTERS



**ABC.VIRGINIA.GOV**  
WEBSITE



Verizon powers and empowers how its millions of customers live, work and play, delivering on their demand for mobility, reliable network connectivity and security. Headquartered in New York City, serving countries worldwide and nearly all of the Fortune 500, Verizon generated revenues of \$138.2 billion in 2025. Verizon's world-class team never stops innovating to meet customers where they are today and equip them for the needs of tomorrow. Subscriber Line (DSL) connections), and approximately 2 million Fios video connections.



**2000**  
FOUNDED



**6,300+**  
NO. OF LOCATIONS



**NEW YORK CITY, NY**  
HEADQUARTERS



**VERIZON.COM**  
WEBSITE

# SITE PLAN



**SIGNALIZED INTERSECTION**  
S MAIN ST • 12,000 VPD  
0.2 MILES FROM SUBJECT PROPERTY



**NEW MARKET RD**  
4,600 VPD



**verizon**  
1,400 SQ FT

**ABC**  
2,600 SQ FT

**Walmart**



**SIGNALIZED INTERSECTION**  
S MAIN ST • 12,000 VPD  
0.2 MILES FROM SUBJECT PROPERTY

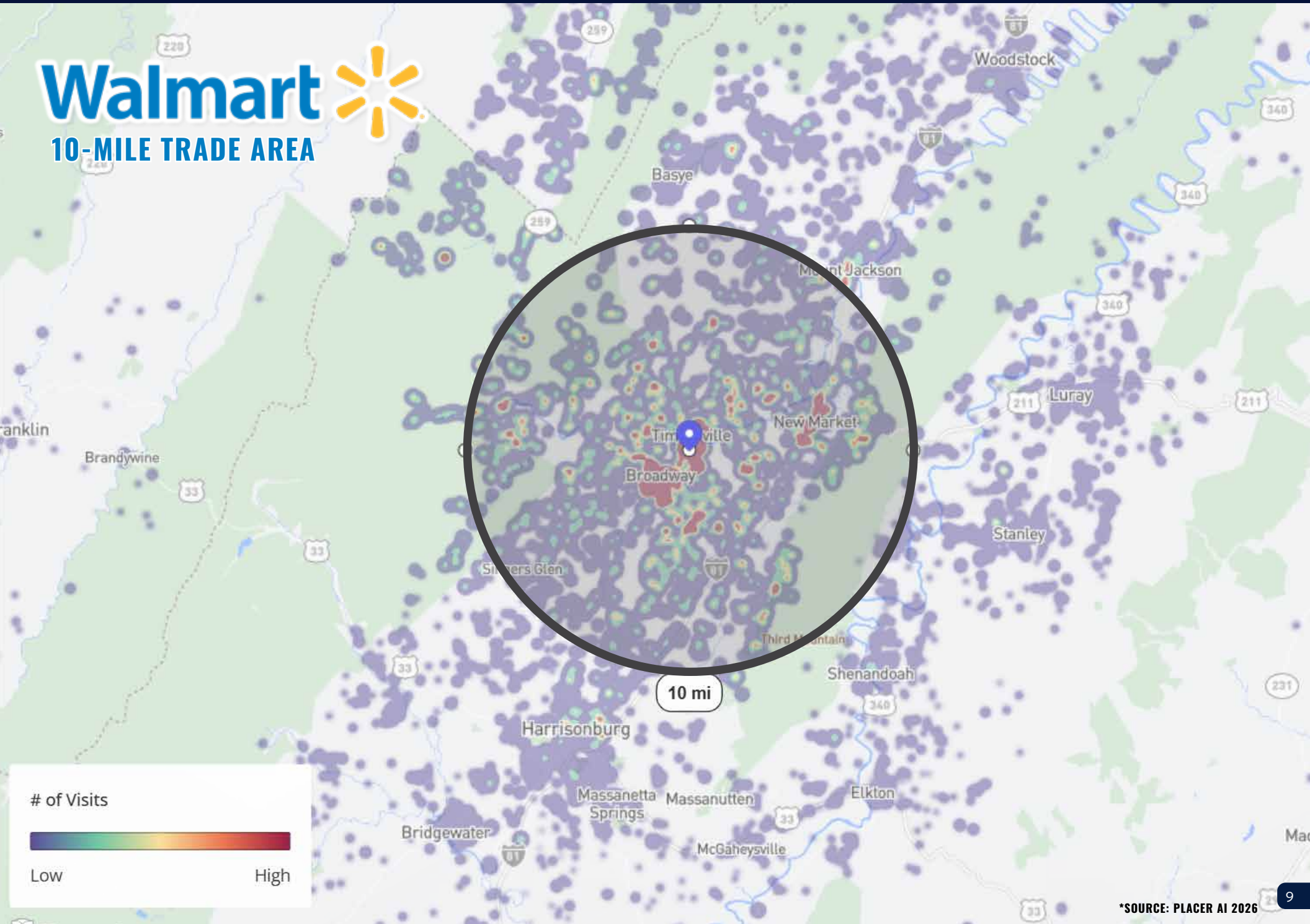


**NEW MARKET RD**  
4,600 VPD

**Walmart** 

# CUSTOMER FOOT TRAFFIC

**Walmart**  
10-MILE TRADE AREA





**DOLLAR GENERAL**  
NEW CONSTRUCTION

TOWNVILLE  
TOWN OFFICE

WALGREENS

S MAIN ST  
12,000 VPD

FLIP'S BODY SHOP



**Walmart**



NEW MARKET RD  
4,600 VPD

DOWNTOWN  
TIMBERVILLE, VA



ABC verizon

A photograph of a storefront for ABC and Verizon, showing the logos and the building facade.



F&M Bank  
CORPORATE

The logo for F&M Bank Corporate, featuring a tree icon and the text "F&M Bank CORPORATE".



UNITED STATES  
POSTAL SERVICE

The logo for the United States Postal Service, featuring the eagle head icon and the text "UNITED STATES POSTAL SERVICE".



S MAIN ST  
12,000 VPD

A car icon and a text box indicating a traffic volume of 12,000 vehicles per day on S Main St.



CLEAN N' BRITE  
FINE FABRICARE

The logo for Clean N' Brite Fine Fabricare, featuring the text "CLEAN N' BRITE" in a stylized font and "FINE FABRICARE" below it.



ELEVEN

The logo for 7-Eleven, featuring the number "7" and the word "ELEVEN".



FLIP'S BODY SHOP

The logo for Flip's Body Shop, featuring the text "FLIP'S BODY SHOP" in a white box.



F&M Bank

The logo for F&M Bank, featuring a tree icon and the text "F&M Bank".



TSC TRACTOR  
SUPPLY CO  
NEW CONSTRUCTION

The logo for TSC Tractor Supply Co, featuring the text "TSC TRACTOR SUPPLY CO" and "NEW CONSTRUCTION".



NEW MARKET RD  
4,600 VPD

A car icon and a text box indicating a traffic volume of 4,600 vehicles per day on New Market Rd.



Walmart

The Walmart logo, featuring the word "Walmart" and the yellow six-pointed star icon.

 <6-MILES  
46,000 VPD



PLAINS  
ELEMENTARY SCHOOL

 **TRACTOR  
SUPPLY CO**  
NEW CONSTRUCTION

  
F&M Bank

 NEW MARKET RD  
4,600 VPD



# Town of BROADWAY

**ROXBURY SUBDIVISION**  
PROPOSED 26 SINGLE-FAMILY  
HOMES & 58 DUPLEXUNITS

**PLAINS  
ELEMENTARY SCHOOL**



**#1 HARDEE'S IN  
15-MI. RADIUS**  
PAST 12 MONTHS PLACER AI



**DOLLAR GENERAL**  
NEW CONSTRUCTION



**TOWNVILLE  
TOWN OFFICE**

**WALGREENS**

**S MAIN ST  
12,000 VPD**

**FLIP'S BODY SHOP**



**NEW MARKET RD  
4,600 VPD**



 **NEW MARKET RD**  
**4,600 VPD**



# RECENT AREA DEVELOPMENT



**ABC** **verizon**

A photograph of a modern, single-story building with large glass windows and doors. The building features the ABC and Verizon logos on its facade.

**TSC** **TRACTOR SUPPLY CO**  
NEW CONSTRUCTION

**DOLLAR GENERAL**  
NEW CONSTRUCTION

**Walmart**  
PROPOSED WALMART  
FUEL STATION

**ROXBURY SUBDIVISION**  
PROPOSED 26 SINGLE-FAMILY  
HOMES & 58 DUPLEXUNITS

# MARKET OVERVIEW

## SHENANDOAH VALLEY



Virginia's Shenandoah Valley is a diverse region with a strong manufacturing base and vibrant technology sector that includes innovations in agriculture, information technology, health care, and advanced manufacturing, fostering a stable economy where companies thrive.



### MAJOR EMPLOYERS



### REGIONAL HIGHLIGHTS

Nestled between Virginia's Blue Ridge and Allegheny Mountains, the Shenandoah Valley includes seven counties (Augusta, Bath, Highland, Page, Rockbridge, Rockingham, and Shenandoah) and five independent cities (Buena Vista, Harrisonburg, Lexington, Staunton, and Waynesboro). The region is plentiful in natural resources and boasts a powerful cluster of employers rooted in manufacturing, agriculture, and logistics. Food and Beverage production is a major presence in the manufacturing sector, along with pharmaceutical and industrial equipment. Food and Beverage manufacturing employs more than 5% of the Valley's labor force of over 175,000 people at major companies like Hershey, Molson Coors Beverage Company, McKee Food, and Cargill.



### LOCATION HIGHLIGHTS

The Shenandoah Valley is in the heart of historic and scenic west-central Virginia in the Blue Ridge and Allegheny Mountains. Interstates 81 and 64 traverse the region, along with close proximity to Interstate 66, providing an excellent transportation infrastructure and connection to markets north or south and east or west.

- I-81 is the longest interstate in Virginia and rated one of the top eight truck routes in the U.S.
- Interstates 64 and 81 provide easy access to the Virginia Inland Port at Front Royal and The Port of Virginia in Hampton Roads.
- I-66 links I-81 with the Washington, D.C., MSA.
- Freight rail service is provided by CSX Transportation, Norfolk Southern, Buckingham Branch Railroad, Chesapeake & Western Railroad, and Shenandoah Valley Railroad.
- General aviation and commercial air service is provided by Shenandoah Valley Airport (SHD), which offers daily service to Charlotte-Douglas International Airport (CLT), as well as Charlottesville-Albemarle Airport (CHO - 36.7 miles), and Lynchburg Regional Airport (LYH - 40.3 miles). Washington-Dulles International (IAD) offers commercial flights and cargo transportation 70 miles from Shenandoah County.

### SHENANDOAH VALLEY QUICK FACTS:

**4,264** SQUARE MILES

**137-MILES** OF INTERSTATE SYSTEM

**381,700+** POPULATION

**21** INTERNATIONAL COMPANIES

# DEMOGRAPHIC SUMMARY

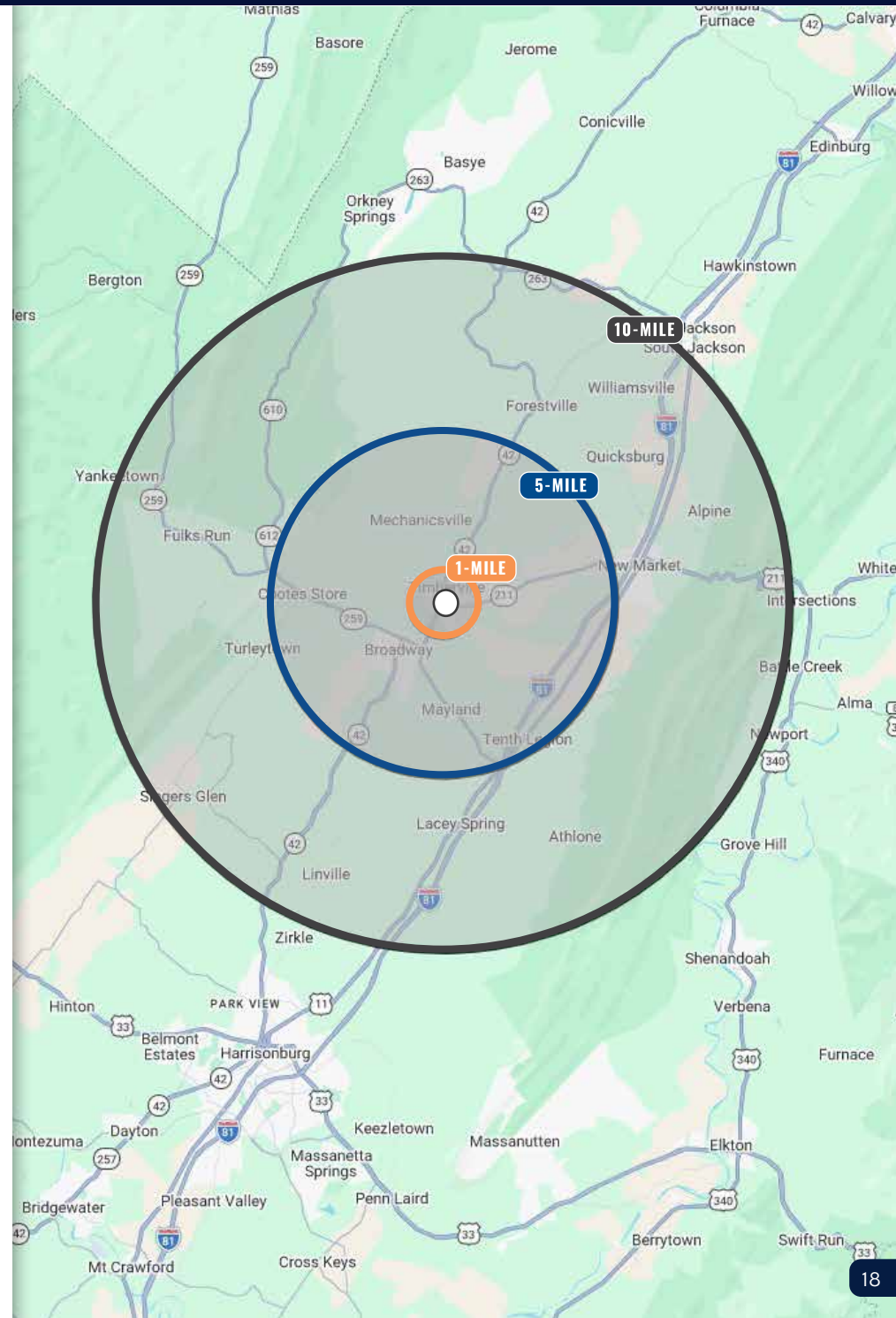
POPULATION	1 MILE	5 MILE	10 MILE
2030 PROJECTION	3,250	13,403	27,387
2025 ESTIMATE	3,215	13,240	27,075

DAYTIME POPULATION	1 MILE	5 MILE	10 MILE
2025 ESTIMATE	2,798	10,398	20,000

HOUSEHOLDS	1 MILE	5 MILE	10 MILE
2030 PROJECTIONS	1,249	5,322	11,068
2025 ESTIMATE	1,238	5,242	10,902

OWNER OCCUPIED HOUSING	1 MILE	5 MILE	10 MILE
2030 OWNER OCCUPIED HOUSING UNITS	68.08%	67.63%	68.75%
2030 RENTER OCCUPIED HOUSING UNITS	26.41%	27.17%	25.55%
2025 OWNER OCCUPIED HOUSING UNITS	68.17%	67.63%	68.74%
2025 RENTER OCCUPIED HOUSING UNITS	26.32%	27.18%	25.56%

2025 EST. HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
\$200,000 or More	2.81%	5.43%	5.71%
\$150,000 - \$199,999	5.57%	8.22%	7.57%
\$100,000 - \$149,999	18.07%	20.28%	18.82%
\$75,000 - \$99,999	23.35%	18.44%	17.35%
\$50,000 - \$74,999	16.80%	17.01%	17.64%
\$35,000 - \$49,999	10.22%	10.89%	11.37%
\$25,000 - \$34,999	8.69%	7.02%	6.52%
\$15,000 - \$24,999	7.59%	6.88%	8.05%
\$10,000 - \$14,999	2.31%	2.29%	2.96%
UNDER \$9,999	4.61%	3.55%	4.01%
EST. AVERAGE HOUSEHOLD INCOME	\$79,655	\$91,696	\$89,741
EST. MEDIAN HOUSEHOLD INCOME	\$73,070	\$78,543	\$73,986
EST. MEDIAN HOUSEHOLD INCOME	\$31,414	\$36,781	\$36,128



[CLICK HERE FOR COMPLETE DEMOGRAPHIC REPORT](#)



**HARRISON JONES**

**ASSOCIATE • INVESTMENTS**

(804) 869-8883

[Harrison.M.Jones@marcusmillichap.com](mailto:Harrison.M.Jones@marcusmillichap.com)

VA: 0225265219, NC: LC996

Marcus & Millichap