

FOR SALE

100% OCCUPIED | 3-TENANT RETAIL
INVESTMENT

5420

Southpoint Plaza Way
FREDERICKSBURG, VA 22407



SPECIFICATIONS

Size:	7,758 SF
Price:	\$2,830,000
NOI:	\$170,250.74
Cap Rate:	6.02%
Lot Size:	0.77 Acres

OVERVIEW

5420 Southpoint Plaza Way
Fredericksburg, VA 22407

ADDRESS

Fredericksburg, VA
Washington, D.C. MSA

MARKET

0.77
Acres

LOT SIZE

STABILIZED
CENTER

HEAVILY TRAVELLED
RETAIL CORRIDOR



THE OFFERING

Size:	7,758 SF
Price:	\$2,830,000
PSF:	\$364.78/SF
NOI:	\$170,250.74
Cap Rate:	6.02%
Lot Size:	0.77 Acres
Year Built:	2008

HIGHLIGHTS

- 100% Occupied Three-Tenant Retail Investment
- Featuring Chipotle, Quickway Japanese Hibachi & Clean Eatz
- Strategically Located in the Cosner's Corner Retail Corridor
- Surrounded by Over 2 Million SF of Retail & Commercial Space
- Built-In Rent Growth with Renewal Options
- Less Than ½ Mile from Interstate 95 (110,000 VPD)
- 2nd-Tier Location Along Route 1 / Patriot Highway (56,000 VPD)

FINANCIALS



TENANT NAME	Suite	Size	2025 Base Rent	Gross PSF	Escalations	Expiration
Chipotle Mexican Grill	5420	2,628 SF	\$63,072.00	\$24.00 PSF	10% / 5 Years	4/30/28
Quickway Japanese Hibachi	5424	2,730 SF	\$64,544.52	\$23.64 PSF	10% / 5 Years	6/30/31
Clean Eatx	5426	2,400 SF	\$44,400.00	\$18.50 PSF	10% / 5 Years	8/31/27
Total		7,758 SF	\$172,016.52			

OPERATING EXPENSES	Annual
Insurance	\$6,325.36
Landscaping	\$4,950.00
Real Estate Taxes	\$15,532.65
Vakos (Dumpster)	\$7,585.80
REC	\$1,485.71
Vakos (CAM)	\$902.38
Snow Removal	\$4,625.00
Extras	\$576.00
Total	\$41,982.90

2025 NNN Reimbursements	Annual
Chipotle Mexican Grill	\$14,592.69
Quickway Japanese Hibachi	\$11,725.13
Clean Eatx	\$13,899.30
Total	\$40,217.12

NOI

\$170,250.74

TENANT OVERVIEW



2,628 SF



QUICKWAY
JAPANESE HIBACHI

2,730 SF



2,400 SF

AERIAL VIEW



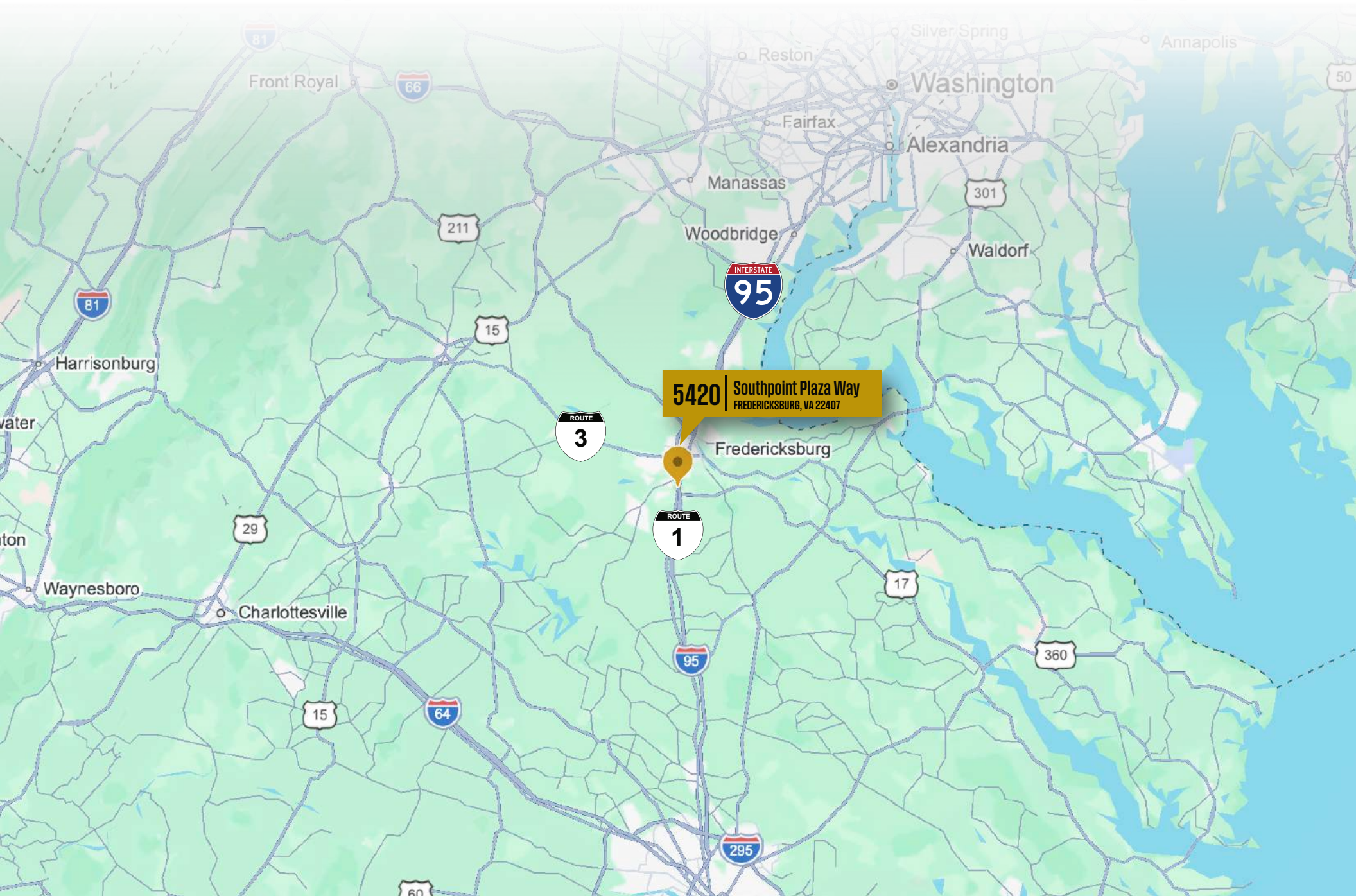
Johnson Realty Advisors is pleased to present a 7,758 SF, 100% occupied three-tenant retail investment featuring Chipotle Mexican Grill, Quickway Japanese Hibachi, and Clean Eat3. The offering provides investors with established tenancy, strong annual base rent, and a 6.02% in-place cap rate.



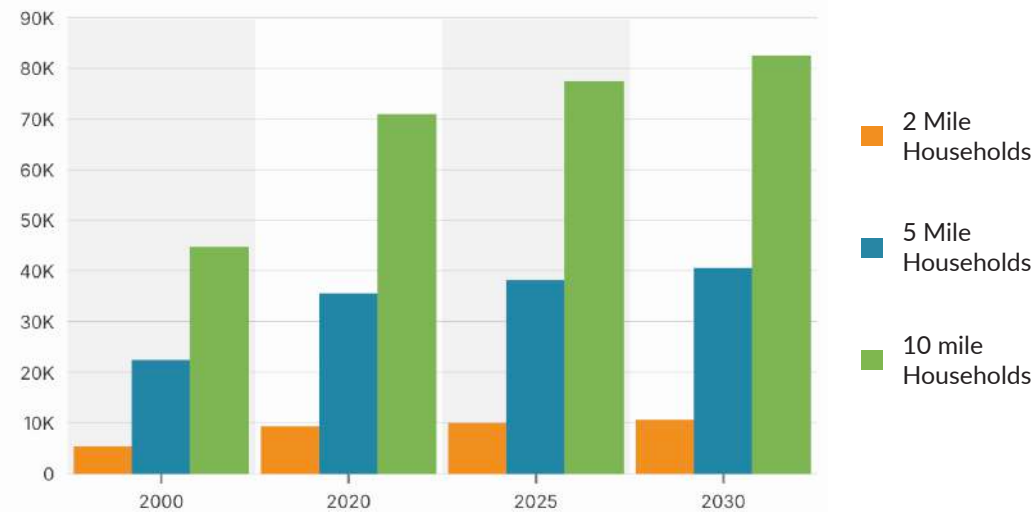
LOCAL MAP VIEW



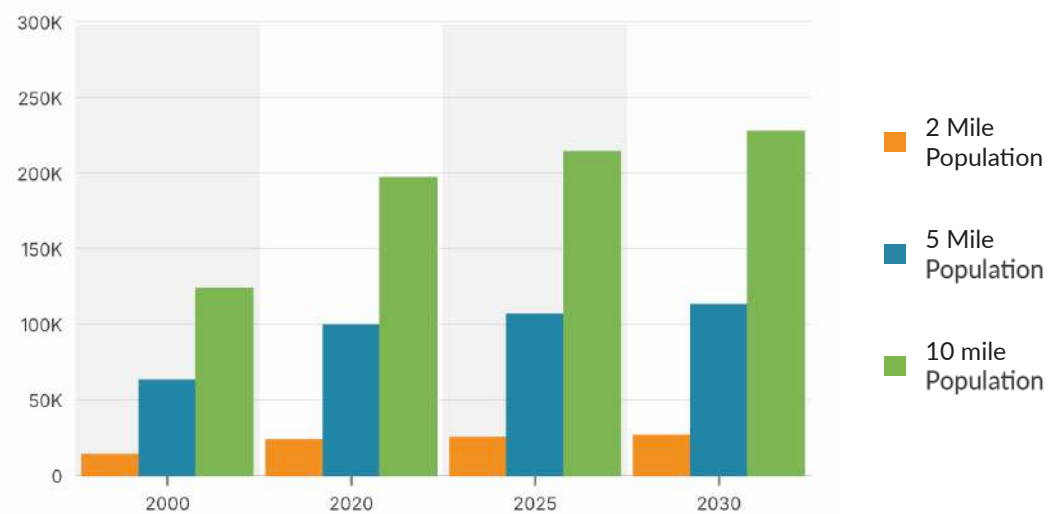
REGIONAL MAP VIEW



HOUSEHOLDS



POPULATION



FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

ADVISORS

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