

FOR SALE — INVESTMENT OPPORTUNITY

ATLEE SQUARE SHOPPING CENTER

9159 - 9173 Atlee Road, Mechanicsville, VA 23116
Hanover County, Virginia



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INVESTMENT HIGHLIGHTS

100% Occupied

8 Tenants In-Place

\$423,750

In-Place NOI (Jul 2026)

43,015 SF

Rentable Area

7.50% Cap Rate

~\$5,650,000 Asking Price

PROPERTY OVERVIEW

- Established multi-tenant retail center serving Hanover County's growing Mechanicsville corridor.
- Diverse tenant mix: fitness, healthcare, food & beverage, transportation, barbershop, dollar store, and church.
- Triple-net (NNN) leases — tenants pay RE taxes, insurance, and CAM with annual rent escalations.
- 100% occupancy with long-operating local tenants, several in place 15–20+ years.
- Total site area: 5.5 +/- acres (two parcels) as shown on ALTA Survey.

TENANT SUMMARY

TENANT	SF	% TOTAL
Restoration Church	13,000	30.2%
Suns Out Guns Out Fitness	8,450	19.6%
Dollar General	8,310	19.3%
Ideal Ride Transportation	6,500	15.1%
Atlee Chiropractic Center	2,275	5.3%
Brunetti's	2,240	5.2%
JCF Healthcare Partners	1,190	2.8%
Blended Barbers of VA	1,050	2.4%
TOTAL — 8 Tenants	43,015	100.0%

\$523,944 / GPI
Gross Potential Income

\$423,750 / NOI
Net Operating Income

~\$131 / Price/SF
Per Square Foot

7.50% / Cap Rate
~\$5,650,000 Asking Price

