



Linden Place Shopping Center
3175 Linden Drive, Bristol, VA 24202



Old Bakery Shopping Center
2940 Paulena Dr, Bristol, VA 24202



Vacant Single-Tenant Building (Former T-Mobile)
3176 Linden Dr, Bristol, VA 24202

RETAIL STRIP CENTER PORTFOLIO

BRISTOL, VA

Value-Add Investment (Available Individually)



CHARTER
REALTY



Retail Strip Center Portfolio – Value-Add Investment

(Available Individually)

- **Linden Place Shopping Center:**
3175 Linden Drive, Bristol, VA 24202
- **Old Bakery Shopping Center:**
2940 Paulena Dr, Bristol, VA 24202
- **Vacant Single-Tenant Building (Former T-Mobile):**
3176 Linden Dr, Bristol, VA 24202

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Retail Strip Center Portfolio

- Value-Add Investment (Available Individually)

Offering Summary – Portfolio Price

| | |
|------------------------|--------------------|
| Price | \$3,788,000 |
| Price / Sq. Ft. | \$175 |
| Occupancy | 56.9% |
| Total SF | 21,674 SF |



Linden Shopping Center - Property Details:

 Parcel No. (APN) **228-5-3**
 Building Size **12,337 Sq Ft**
 Lot Size **1.03 Acres**



Old Bakery Shopping Center - Property Details:

 Parcel No. (APN) **187-2-4B**
 Building Size **5,937 Sq Ft**
 Lot Size **.56 Acres**



Vacant T-Mobile - Property Details:

 Parcel No. (APN) **223-5-6**
 Building Size **3,400 Sq Ft**
 Lot Size **.59 Acres**

Property Overview

We are excited to present qualified investors with an exceptional opportunity to acquire a retail portfolio of three (3) strip center properties, available individually, located in Bristol, VA (Kingsport MSA), featuring ideal shopping center sites that include frontage directly on Interstate-81 (55,000 vehicles per day) and locations right next to a Walmart Supercenter-Sam's Club-anchored power center.

Linden Place Shopping Center includes two tenants, Harper Aesthetics and El Rancho Señor Mexican restaurant, which are successful, regional tenants with proven track records. The Harper Aesthetics high-net-worth operator has 7 locations under the Hopkins Medical Association banner and El Rancho Señor operates 5 restaurants in the chain and their new lease includes a personal guaranty.

The Old Bakery Shopping Center features a GSA lease to the Armed Forces Career Center and Space Apes Help & CBD, with a 1,347 vacancy that provides substantial upside as a value-add component. The inclusion of the third property, the former T-Mobile single-tenant vacant building, allows for opportunistic returns to a retail investor/developer.

This is a rare opportunity to purchase a recently renovated, multi-tenant retail investment portfolio on prime real estate that is 56.9% occupied in a high-demand market, offering investors long-term cash flow and potential for significant returns.



Investment Highlights

- **Multi-Tenant Retail Strip Center Portfolio (Available Individually) – 56.9% Occupancy – Opportunistic Returns**
 - » Major Retail Traffic Corridor & Strong Demographics 40,135 Residents Within a 5 Mile Radius
- **Strong Tenancy with Spaces Ready for Lease Up – 21,674 Total SF – Infill Retail Corridor**
 - » Frontage on Interstate 81 (55,000 Vehicles Per Day) from Tennessee to New York
 - » 5 Yr NNN Lease to El Senor Rancho – 5 Unit Mexican Restaurant Operator – Personal Guaranty
 - » Harper Aesthetics – High Net Worth Lessee – Medical Aesthetics Operator serving the Tri-Cities region (Bristol-Kingsport MSA) with 7 Locations
 - » GSA Lease with Armed Forces Career Center – Recent 1-Year Extension
- **Ideal Retail Locations – Interstate-81 Exit (with 55,000 Vehicles Per Day)**
 - » Average Household Income of \$84,196 in the Area
- **Across from Walmart Supercenter-Sam’s Club Anchored Power Center– Busy Area**
 - » Nearby National Retailers include Walmart Supercenter, Sam’s Club, Target, TJ Maxx, Ross, PetSmart, Burlington, Five Below, Bealls, Rural King, Dollar Tree, Tractor Supply Co, Ashely Furniture, Mattress Firm, Dollar Tree, Dollar General, Cinemark, Olive Garden, Perkins, IHOP, Chili’s, Verizon, AT&T, Wendy’s and Starbucks
- **Significant Value-Add – Ideal 1031 Exchange Properties with Upside**
 - » Next to the Virginia Intermediate School – Opened 2024 Consolidating all Elementary Schools in Bristol, VA into one Campus – Huge Traffic Draw
 - » Fee Simple Ownership (Land & Building) – Free and Clear of Debt

Linden Shopping Center



Old Bakery Center



Vacant Single Tenant (Formerly T-Mobile)





MATTRESS FIRM

DOLLAR TREE

EST'D 1960
RURAL KING
AMERICA'S FARM & HOME STORE

Sam's CLUB

Walmart

TARGET **PETSMART** **bealls**
TJ-maxx **FIVE BELOW** **ROSS**
DRESS FOR LESS

TSC TRACTOR SUPPLY CO

Ashley
FURNITURE HOMESTORE

Advance Auto Parts

crumbl cookies

TACO BELL

COOK-OUT

Olive Garden

golden corral

Office DEPOT

Wendys

GameStop

CosmeProf

VACANT SINGLE TENANT BUILDING

Logan's ROADHOUSE

chili's

verizon
AT&T

LINDEN DRIVE

LINDEN PLACE SHOPPING CENTER

T Mobile

INTERSTATE
Bowl

Interstate 81 - 55,000 VDP


















FOOD CITY

OLD BAKERY SHOPPING CENTER

Gas-Go

Western Union

Jersey Mike's

DUNKIN' DONUTS

Planet Fitness

Pal's

DQ

Paulena Dr

AutoZone

Bonham Rd - 8,800 VPD

Lee Highway - 15,000 VPD

HERITAGE COMMUNITY BANK



OLD BAKERY SHOPPING CENTER

MATTRESS FIRM

GameStop

LEGACY THEATERS

GREEKO'S Grill & Cafe

RED LOBSTER

Logan's ROADHOUSE

LINDEN PLACE SHOPPING CENTER

VACANT SINGLE TENANT BUILDING

Interstate 81 - 55,000 VDP

Virginia Intermediate School

TARGET, PETSMART, bealls, TJ-maxx, FIVE BELOW, ROSS DRESS FOR LESS

Financial Overview

Linden Place Shopping Center

Income

| | |
|-----------------|--------------|
| Base Rent | \$193,585.50 |
| Additional Rent | \$8,496.75 |

Operating Expenses

| | |
|---------------------------|---------------|
| Electricity - Parking Lot | (\$543.87) |
| Landscape Contract | (\$1,637.79) |
| Pest Control | (\$540.00) |
| Snow Removal | (\$656.25) |
| Insurance | (\$2,590.77) |
| Property Tax | (\$16,395.00) |
| Management Fee | (\$3,908.10) |

NET OPERATING INCOME **\$175,810.47**



Offering Summary - Individual Price

| | |
|-----------------|-------------|
| Price | \$2,197,600 |
| Price / Sq. Ft. | \$178 |
| Cap Rate | 8.00% |
| NOI | \$175,810 |

Financial Overview

Old Bakery Shopping Center

Income

| | |
|-----------------|----------|
| Base Rent | \$85,720 |
| Additional Rent | \$2,775 |

Operating Expenses

| | |
|----------------------------|-----------|
| Electricity - Parking Lot | (\$119) |
| Refuse - Trash | (\$594) |
| Landscape Contract | (\$1,484) |
| Pest Control | (\$119) |
| Snow Removal | (\$237) |
| Insurance | (\$1,247) |
| Property Tax | (\$6,828) |
| Management Fee (3% of EGI) | (\$2,655) |

NET OPERATING INCOME **\$75,212**



Offering Summary - Individual Price

| | |
|------------------------|------------------|
| Price | \$940,000 |
| Price / Sq. Ft. | \$158 |
| Cap Rate | 8.00% |
| NOI | \$75,212 |

Financial Overview

Vacant Single-Tenant Building

Offering Summary - Individual Price

| | |
|-----------------|-----------|
| Price | \$675,000 |
| Price / Sq. Ft. | \$199 |
| Building Size | 3,400 SF |



Rent Roll - Linden Place Shopping Center

| Tenant | Lease Type | Square Footage | Lease Start | Lease Expiration | Remaining Term/ WALT | Annual Rent | Annual Rent PSF | Additional NNN Rent | Rental Increases | Extension Option Periods |
|--|------------|--|-------------|------------------|-------------------------|------------------|-----------------|---------------------|---|---|
| Harper Medical Aesthetics & Wellness, Inc. (owned by Hopkins Medical) | Gross | 8,347 SF Total (4,827 SF Harper Medical Aesthetics) | 1-Sep-2023 | 30-Sep-2027 | 2.7 Years | \$137,726 | \$16.50 | - | \$1 PSF Annual Increases 1-Oct-2025: \$146,073 1-Oct-2026: \$154,420 | One 4-Year Option with \$1 PSF Annual Increases 1-Oct-2027: \$162,767 1-Oct-2028: \$171,114 1-Oct-2029: \$179,461 1-Oct-2030: \$187,808 |
| (Sublease of Harper Aesthetics/Hopkins Medical) Virginia Department of Transportation | - | 1,760 SF | - | - | - | - | - | - | - | - |
| Hopkins Medical Association LLC (Harper Aesthetics)¹ | - | 1,760 SF | - | - | - | - | - | - | - | - |
| El Senor Rancho Mexican Restaurant² | Net | 3,990 SF | 1-Jan-2025 | 30-Jun-2030 | 5.0 Years | \$55,860 | \$14.00 | \$8,497 | 3% Annual Increases 1-Jul-2025: \$55,860 1-Jul-2026: \$57,536 1-Jul-2027: \$59,262 1-Jul-2028: \$61,040 1-Jul-2029: \$62,871 | Two 5-Year Options with 3% Annual Increases 1-Jul-2030: \$64,448 1-Jul-2031: \$66,381 1-Jul-2032: \$70,424 1-Jul-2033: \$72,537 1-Jul-2034: \$74,713 1-Jul-2035: \$76,954 1-Jul-2036: \$79,263 1-Jul-2037: \$81,641 1-Jul-2038: \$84,090 1-Jul-2039: \$86,613 |
| TOTALS | - | 12,337 SF | | | WALT: 3.4 Years | \$193,586 | - | \$8,497 | - | - |

¹ Operator has 7 Locations, Owner of Harper Aesthetics is the Owner of Hopkins Medical Association

² Operator has 5 Locations & includes Personal Guaranty

Rent Roll - Old Bakery Shopping Center

| Tenant | Trade Name | Lease Type | Square Footage | Lease Start | Lease Expiration | Remaining Term/WALT | Annual Rent | Annual Rent PSF | Additional Rent | Rental Increases | Extension Option Periods |
|-----------------------|----------------------------|------------------|-----------------|-------------|------------------|------------------------|----------------------|-----------------------|-----------------|---|--------------------------|
| Space Apes LLC | Space Apes Hemp & CBD | Net ¹ | 1,550 SF | 5-Sep-24 | Dec-27 | 2.7 Years | \$31,000 | \$20.00 | \$2,775 | Dec-2025: \$31,930 Dec-2026 \$32,888 | One 5-Year Option |
| GSA | Armed Forces Career Center | Gross | 3,040 SF | 29-Sep-06 | 28-Feb-26 | 0.1 Years ² | \$54,720 | \$18.00 | - | - | Two 1-Year Options |
| Vacant | - | - | 1,347 SF | - | - | - | Market Rate: \$13,47 | Market Rate: \$10 PSF | - | - | - |
| TOTALS | - | - | 5,937 SF | - | - | WALT: 1.1 Years | \$85,720 | - | \$2,775 | - | - |

¹Includes Personal Guaranty

²Tenant has Termination Right with 30 days' notice



Site Plan - Linden Place Shopping Center



Site Plan - Old Bakery Shopping Center



Site Plan - Vacant Single-Tenant Building (Former T-Mobile)



Demographics

5 MILE RADIUS:



Total Population: **40,135**

Households: **17,780**

Daytime Population: **32,724**

Median Age: **43.3**



Average Household Income: **\$79,342**

Median Household Income: **\$58,303**

10 MILE RADIUS:



Total Population: **80,509**

Households: **35,835**

Daytime Population: **63,991**

Median Age: **44.6**



Average Household Income: **\$83,263**

Median Household Income: **\$59,456**

20 MILE RADIUS:



Total Population: **185,157**

Households: **80,310**

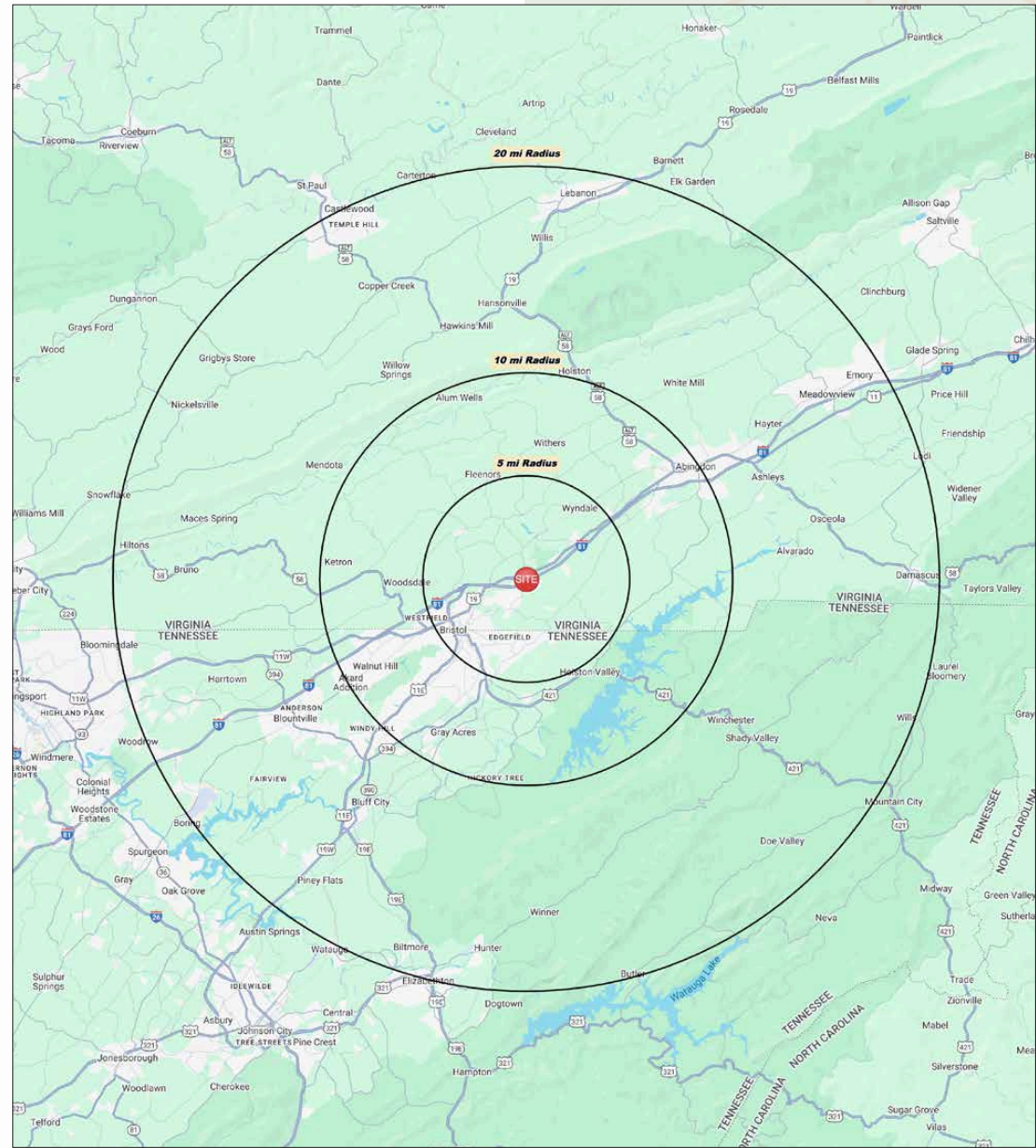
Daytime Population: **132,912**

Median Age: **45.2**

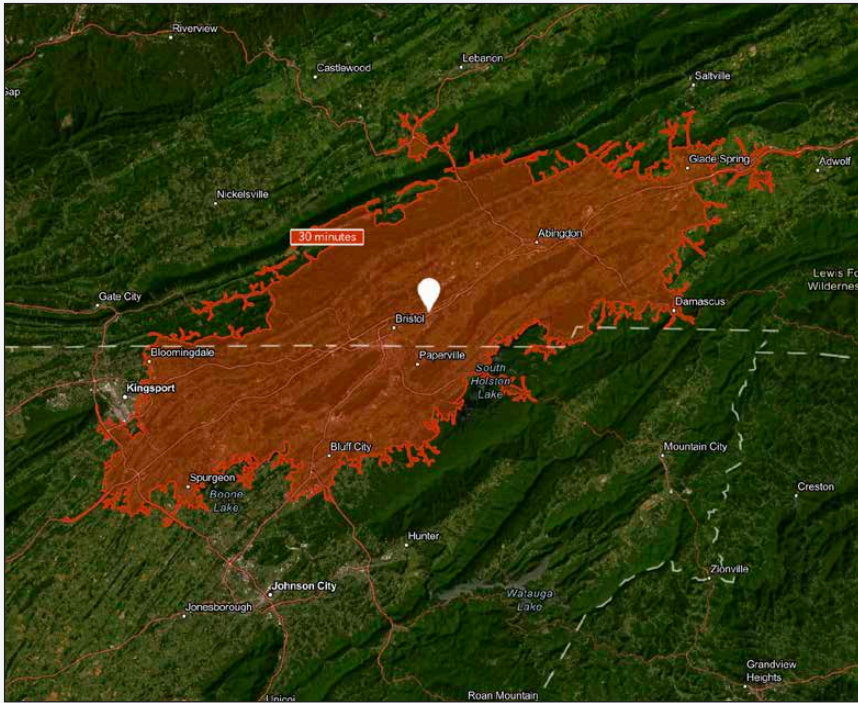


Average Household Income: **\$84,916**

Median Household Income: **\$60,844**



Demographics - 30 Minutes Drive



KEY FACTS

174,951

Population

\$53,686

Median Household Income

46.7

Median Age

177,872

Daytime Population

TAPESTRY SEGMENTS

| Midlife Constants <i>12,797 Households</i> | Small Town Sincerity <i>10,002 Households</i> | Comfortable Empty Nesters <i>9,711 Households</i> |
|--|--|---|
| <p>Socioeconomic Traits</p> <p>Residents are seniors, at or approaching retirement, with below-average labor force participation and below average net worth.</p> | <p>Socioeconomic Traits</p> <p>Young families & senior householders that are bound by community ties. Labor force participation lower at 52%, which could result from lack of jobs or retirement.</p> | <p>Socioeconomic Traits</p> <p>Nearly half of all householders aged 55 or older. Average labor force participation at 61%. Residents are professionals working in government, health care, or manufacturing.</p> |
| <p>Household Types</p> <p>Married couples, with a growing share of singles.</p> | <p>Household Types</p> <p>Half of the householders aged 55 years or older and predominantly single-person households.</p> | <p>Household Types</p> <p>Married couples, some with children, but most without.</p> |
| <p>Typical Housing</p> <p>Single Family</p> | <p>Typical Housing</p> <p>Single Family</p> | <p>Typical Housing</p> <p>Single Family</p> |

TOTAL RETAIL SALES

Includes F&B



\$1,444,238,311

EDUCATION

Bachelor's Degree or Higher



29%

OWNER OCCUPIED HOME VALUE

Average



\$263,539

ANNUAL HOUSEHOLD SPENDING

\$2,788

Eating Out

\$1,620

Apparel & Services

\$5,409

Groceries

\$178

Computer & Hardware

\$6,390

Health Care



OLD BAKERY SHOPPING CENTER

VACANT SINGLE TENANT BUILDING

LINDEN PLACE SHOPPING CENTER

INTERSTATE 81 - 55,000 VDP



Downtown Bristol
6.1 Miles (10 Minutes)

Hard Rock HOTEL & CASINO BRISTOL



Tenant Overview

(Linden Place Shopping Center)



Harper Aesthetics

(owned by Hopkins
Medical Association)

- **Leased Space: 8,347 SF**

Harper Aesthetics is a premier tenant offering a wide range of spa treatments, quality skincare products, anti-aging services, and minimally invasive cosmetic procedures. Specializing in addressing various beauty and wellness concerns, they are committed to providing their clients with exceptional aesthetic care. Using the latest technology, they create a relaxing and rejuvenating spa experience for every client.

Their services include body contouring, laser treatments, skin rejuvenation, dermal fillers, Botox, and other tailored spa treatments designed to meet individual needs and aesthetic goals. Harper Aesthetics ensures that clients leave feeling refreshed, revitalized, and confident in their own skin.

COMPANY OVERVIEW

Headquarters

Bristol, VA

Website

www.harper-aesthetics.com



Tenant Overview

(Linden Place Shopping Center)



Hopkins Medical Association

- Portion of Harper Aesthetics Space: 1,760 SF

Hopkins Medical Association LLC, based in Richlands, Virginia, is a nurse practitioner-owned healthcare provider dedicated to delivering exceptional care to underserved rural communities. Their multidisciplinary team includes nurse practitioners, physicians, pharmacists, and licensed professional counselors, all committed to offering comprehensive treatment for both acute and chronic conditions. The association emphasizes a nonjudgmental approach to healthcare, ensuring that all patients receive respectful and personalized care.

Hopkins Medical Association envisions expanding services via clinics and mobile units to reach those with transportation challenges. With a focus on accessibility and compassionate care, they aim to address urgent health needs and manage chronic conditions, ensuring patients feel valued and supported throughout their healthcare journey.

COMPANY OVERVIEW

| | |
|--------------|--|
| Headquarters | Richlands, VA |
| Locations | 7 |
| Website | www.hopkinsmedicalassociation.com |



Tenant Overview

(Linden Place Shopping Center)



El Señor Rancho Mexican Restaurant

- Leased Space: 3,990 SF

El Señor Rancho Mexican Restaurant is a vibrant, regional chain (5 units) offering a delicious and authentic taste of Mexican cuisine. Known for its warm, welcoming atmosphere, this local favorite provides a wide range of traditional Mexican dishes, from sizzling fajitas and flavorful enchiladas to fresh tacos and specialty drinks.

Whether you're craving a quick bite or a relaxing meal with family and friends, El Señor Rancho delivers an unforgettable dining experience. With their friendly service and rich flavors, they're dedicated to bringing a taste of Mexico to Tennessee and Virginia.

COMPANY OVERVIEW

| | |
|--------------|--|
| Headquarters | Lenoir City, TN |
| Locations | 5 |
| Website | www.elsenorranchos.com |



Tenant Overview

(Linden Place Shopping Center)



Virginia Department of Transportation (VDOT)

- Subleased Space from Harper Aesthetics/Hopkins Medical: 1,760 SF

The Virginia Department of Transportation (VDOT) is the state agency responsible for building, maintaining, and operating the Commonwealth's extensive network of roads, bridges, and tunnels. With a workforce of approximately 7,500 full-time employees, VDOT manages over 58,000 miles of roadway, making it the third-largest state-maintained highway system in the United States. The agency's mission is to plan, deliver, operate, and maintain a transportation system that is safe, enables easy movement of people and goods, enhances the economy, and improves the quality of life for Virginians.

VDOT manages more than road maintenance, overseeing traffic, transportation planning, and infrastructure to support Virginia's growth. Through services like Virginia 511, it provides real-time traffic updates and works with partners to improve public transit and promote sustainable mobility statewide.

COMPANY OVERVIEW

| | |
|---------------|--|
| Headquarters | Richmond, VA |
| Annual Budget | \$8.9 Billion |
| Website | www.vdot.virginia.gov |



Tenant Overview

(Old Bakery Shopping Center)



**Armed Forced
Career Center**

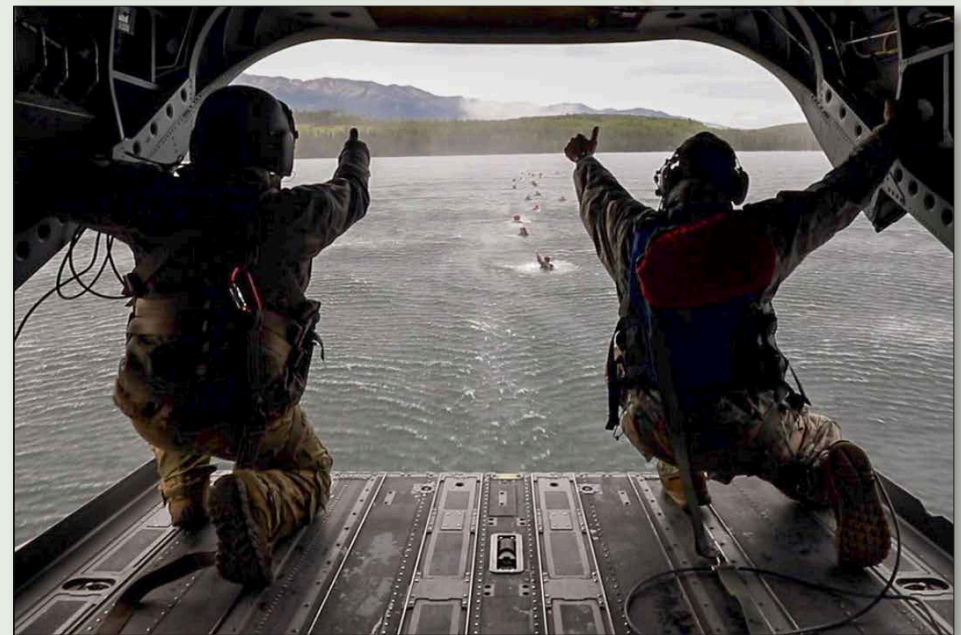
- **Leased Space: 3,040 SF**

The **Armed Forces Career Center** in Bristol, VA, serves as a comprehensive recruitment hub for individuals interested in joining various branches of the U.S. military. The individual offices include recruitment teams for the Army, Marine Corps, Air Force and Space Force. The Armed Forces Career Center in Bristol, VA, operates under a lease agreement managed by the U.S. General Services Administration (GSA), the federal agency responsible for acquiring and managing office space for government entities.

Investments in properties leased to federal agencies are considered highly secure due to the U.S. government's creditworthiness.

COMPANY OVERVIEW

| | |
|----------------------|--|
| Headquarters | Washington, D.C. |
| Credit Rating | AA+ (S&P) |
| Website | www.defense.gov |



Tenant Overview

(Old Bakery Shopping Center)



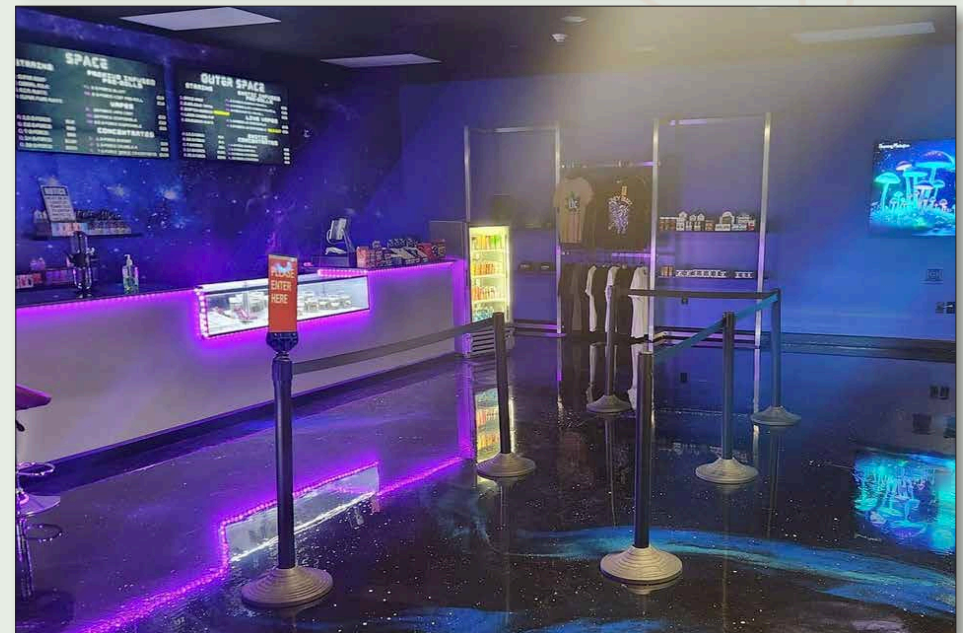
Space Apes Hemp & CBD

- Leased Space: 1,550 SF

Space Apes Hemp & CBD is a highly regarded cannabis club, hemp, and smoke shop in Bristol, Virginia. Renowned for its extensive selection of premium smoking products and accessories, the store emphasizes the benefits of hemp, promoting wellness and sustainability through its carefully curated offerings. Their selection includes CBD oils, edibles, topicals, and vape products, as well as a curated range of hemp-derived goods tailored to meet individual needs and preferences. Each product is rigorously tested to guarantee quality and consistency, providing customers with the confidence and peace of mind they deserve.

COMPANY OVERVIEW

| | |
|----------------------|---|
| Headquarters | Bristol, VA |
| Google Rating | 4.9 out of 5 Stars (173 Reviews) |
| Website | www.facebook.com/p/Space-Apes-420-61568156035288/ |



The Tri-Cities Area

(Johnson City-Kingsport-Bristol)



Nestled in the scenic Appalachian Highlands, the **Tri-Cities region—comprising Bristol, Kingsport, and Johnson City**—offers a dynamic blend of small-town charm, rich history, and a thriving economy. This interconnected metropolitan area provides a strong business climate and a high quality of life, attracting both residents and investors. With a combined **population exceeding 500,000**, the Tri-Cities serves as a regional hub for commerce, healthcare, education, and tourism. Its strategic location with access to **Interstates 26 and 81**, makes it a prime destination for business expansion, tourism, and quality living further enhancing its appeal for businesses and residents alike.

Bristol: Birthplace of Country Music & Racing Capital

Bristol holds a special place in the hearts of music lovers worldwide, earning its reputation as the **“Birthplace of Country Music.”** In 1927, the famous Bristol Sessions were recorded in the downtown area, marking the beginning of modern country music. Visitors can explore this rich history through the Birthplace of Country Music Museum, and the city’s State Street is dotted with murals and monuments that celebrate this musical legacy.

The city is also home to the legendary **Bristol Motor Speedway (BMS)**, one of the world’s most iconic NASCAR tracks. With a **seating capacity of over 150,000**, BMS hosts major NASCAR Cup Series events in April and August, drawing fans from across the nation and the globe.

The Tri-Cities Area (Johnson City-Kingsport-Bristol) continued

Beyond racing and music, **Bristol's downtown** is a thriving cultural hub, offering a mix of entertainment, shopping, and dining. As a **Certified Main Street Community**, it continues to evolve with new businesses, restaurants, and offices, creating a lively atmosphere for both residents and visitors.



Near Downtown, the **Hard Rock Café & Casino Bristol** recently opened to widespread acclaim attracting headliner musical country stars from across the country. There are only 5 casinos currently allowed in Virginia and this one that just launched in 2024 is the first one to open.

Kingsport: A Thriving Industrial & Outdoor Destination

As one of the economic powerhouses of the Tri-Cities, **Kingsport** is home to a strong industrial, healthcare, and education sector. The city is anchored by major employers like **Eastman Chemical Company, a Fortune 500 company**, and **Ballad Health**, one of the region's largest healthcare providers. With a thriving manufacturing and logistics industry, Kingsport serves as a key economic driver in Northeast Tennessee.

Outdoor enthusiasts enjoy the city's natural beauty and recreation, with destinations like **Bays Mountain Park & Planetarium**, one of the largest city-owned parks in the U.S., offering hiking, biking, and wildlife viewing. The **Kingsport Greenbelt** provides miles of scenic walking and biking trails connecting neighborhoods, parks, and business districts.

Kingsport also boasts a vibrant downtown scene, featuring locally owned restaurants, breweries, and retail shops. Annual events such as **Fun Fest**, one of the largest summer festivals in the region, bring the community together for concerts, food, and entertainment.

The Tri-Cities Area

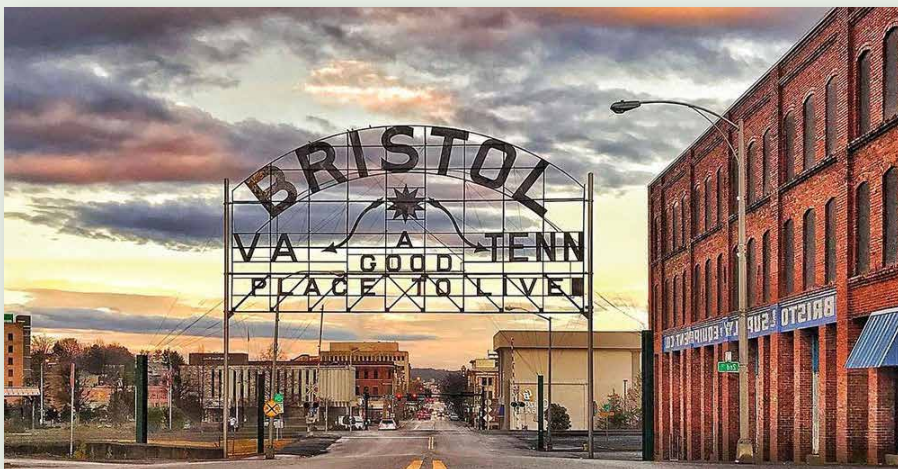
(Johnson City-Kingsport-Bristol) continued

Johnson City: A Hub for Education, Healthcare & Innovation

As the largest city in the Tri-Cities, Johnson City is a dynamic center for higher education, healthcare, and entrepreneurship. It is home to **East Tennessee State University (ETSU)**, a major institution that drives economic growth, research, and cultural contributions in the region. **ETSU's Quillen College of Medicine and Bill Gatton College of Pharmacy** provide advanced medical education, supporting a growing healthcare industry.

Johnson City also features a booming **downtown district**, with a mix of historic architecture, craft breweries, boutique shopping, and a thriving arts scene. The revitalized Founders Park and King Commons serve as popular gathering spaces for concerts, festivals, and outdoor activities.

Outdoor recreation is a cornerstone of Johnson City's appeal, with proximity to the **Cherokee National Forest, Watauga Lake, and the Appalachian Trail**. Locals and visitors enjoy world-class hiking, fishing, and boating within minutes of downtown.



Top Employers – The Tri-Cities Area

| Company | Employees |
|--|-----------|
| Eastman Chemical Company | 6,800 |
| Ballad Health | 3,541 |
| East Tennessee State University (ETSU) | 2,330 |
| Citi Commerce Solutions | 1,950 |
| Advanced Call Center Technologies | 1,400 |
| American Water Heater Company | 1,170 |
| Wellmont Health System | 1,100 |
| Hawkins County Board of Education | 1,100 |
| BAE Systems Ordnance Systems | 850 |
| James H. Quillen VA Medical Center | 1,592 |

Retail Strip Center Portfolio – Value-Add Investment

(Available Individually)

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If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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