

Sunchase Mixed-Use Development.

High-visibility location with flexible building opportunity.

235 SUNCHASE BLVD., FARMVILLE, VA 23901



| **Steve Houchens** | Caton Properties, Inc. | shouchens@msc-rents.com | (434) 996-7819



Central Location



TOWN OF FARMVILLE, VIRGINIA
RETAIL SALES & DOLLAR VOLUME - LAST FIVE YEARS

<u>Retail Food</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Grocery Stores	67,286,875	72,086,179	75,600,136	78,243,369	80,119,995
Restaurants	55,274,680	63,868,770	67,576,103	69,504,182	71,342,690
Retail Automotive Sales (Includes car sales & service station)	71,220,956	82,525,435	85,468,499	84,069,479	83,623,770
Other Retail Sales (Less food & automotive)	<u>230,093,603</u>	<u>234,286,411</u>	<u>214,260,809</u>	<u>206,944,933</u>	<u>214,957,186</u>
TOTAL RETAIL SALES	423,876,114	452,766,795	442,905,547	438,761,963	450,043,641
% Increase	14.97%	6.82%	-2.18%	-0.94%	2.57%
Contractors	35,672,656	49,293,105	64,344,947	52,004,677	68,803,817
Wholesale Merchants	38,074,662	42,532,984	38,115,923	37,214,602	30,789,832
Professional Service (Doctors, Attorneys, Dentists, Surveyors, Accountants, etc.)	40,964,496	37,143,368	37,605,716	37,281,729	38,269,938
Hotels/Motels	12,637,281	12,184,954	12,442,019	13,427,392	13,189,634
All Other Business	<u>87,690,585</u>	<u>96,966,714</u>	<u>101,129,419</u>	<u>134,105,694</u>	<u>123,897,745</u>
TOTAL DOLLAR VOLUME	638,915,794	690,887,920	696,543,572	712,796,057	724,994,607
% Increase	10.94%	8.13%	0.82%	2.33%	1.71%
Total License Taxes	<u>1,554,900</u>	<u>1,664,990</u>	<u>1,694,450</u>	<u>1,714,358</u>	<u>1,774,183</u>
TOTAL REVENUE	1,554,900	1,664,990	1,694,450	1,714,358	1,774,183
% Increase	12.12%	7.08%	1.77%	1.17%	3.49%

Farmville, VA

COMMERCIAL REAL ESTATE FOR LEASE OR PURCHASE



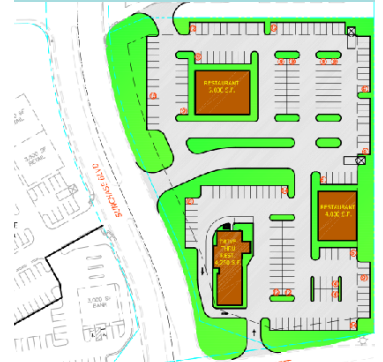
Site Information

235 Sunchase Blvd.,
Farmville, VA 23901

SHOPPES AT SUNCHASE

- Brandon Exotic Pets
- Bronzed on Main
- Forever Fly
- Mattress By Appointment
- Musashi Asian Cuisine
- Reflections Hair & Beauty Supply
- Sunchase Cinema 8
- Sunflower Nails
- VA Dept for Aging and Rehab Services

CONCEPTUAL PAD SITES



Located in
Enterprise Zone

www.dhcd.virginia.gov/vez

Sunchase in Farmville, VA provides a high-visibility location with flexible building opportunities.

Available building locations are located directly adjacent to Farmville's only movie theater and largest student housing community. One mile from Downtown Farmville to the west and US-460 to the east, these pads provide an ideal location for your business.

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THE CATON COMPANIES

Sunchase Mixed-Use Development

Farmville, Virginia

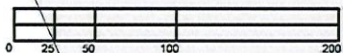
On-Site Captured Market Analysis - 2026

	<u>Units</u>	<u>Daily</u>	<u>Annual</u>
Belmont Landing Apartments	140	488	178,120
Hampton Inn Farmville	122	89	32,507
Holiday Inn Express & Suites	164	139	50,881
Fresenius Kidney Care Center	18	108	39,420
Sunchase Cinema 8	1,010	303	110,595
The Shoppes at Sunchase	10	<u>300</u>	<u>109,500</u>
Total On-Site Captured Market		1,427 *	521,023 *

*Total Estimated Figures Not Inclusive of On-Site Full-Time & Part-Time Staff or Guests or Vendors.

APARTMENTS

SUNCHASE



Sunchase Cinema 8

Retail - 14,400 sq. ft.

Plaza

Retail - 7,200 sq. ft.

Bank
8,000 sq. ft.

Restaurant
4,000 sq. ft.

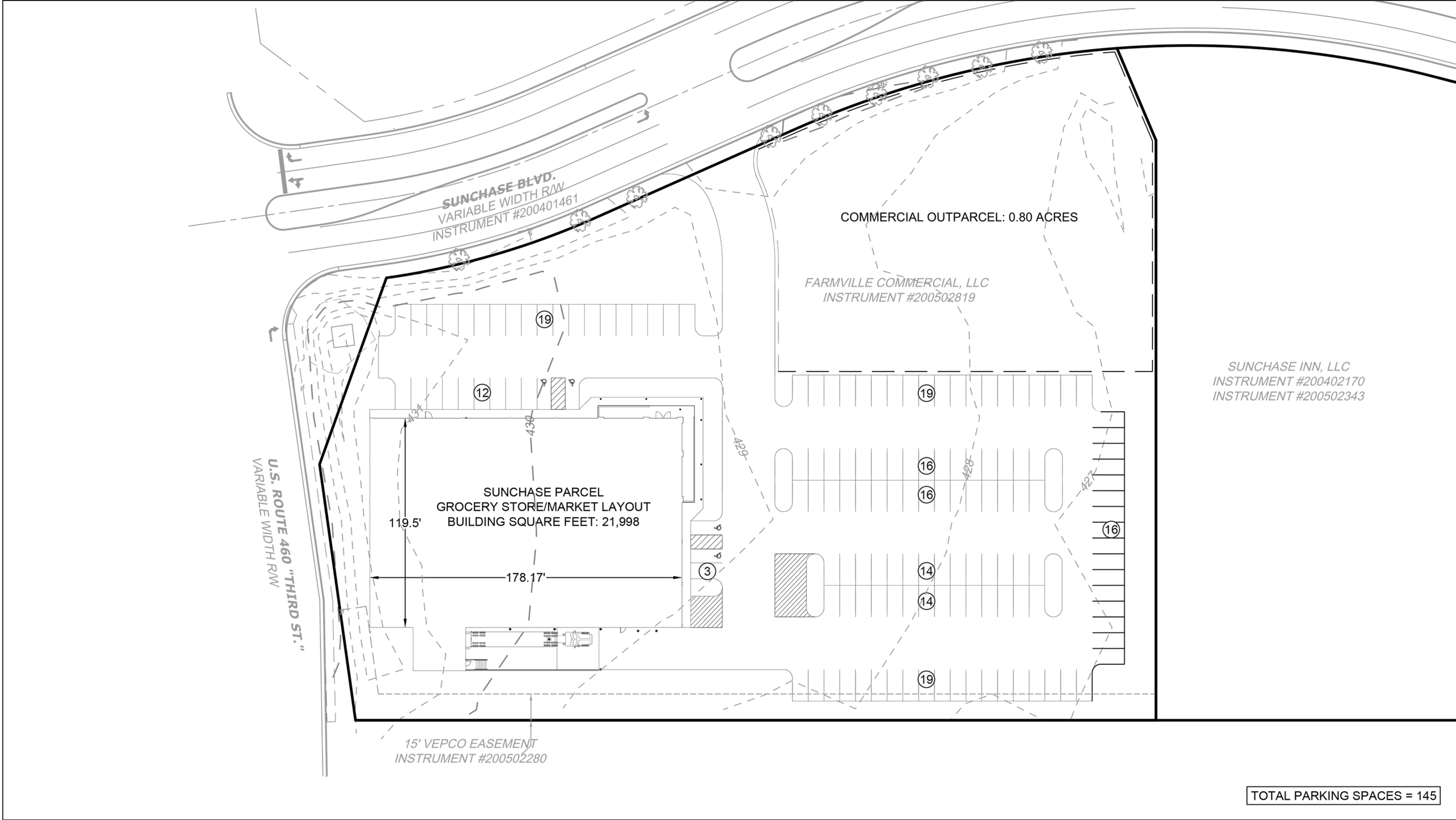
Restaurant
4,000 sq. ft.

Destination Monument

Hampton Inn-Farmville

SUNCHASE BLVD.

EAST THIRD STREET



SUNCHASE PARCEL - GROCERY STORE/MARKET LAYOUT

THIS PLAN IS FOR CONCEPTUAL USE ONLY



THE TOWNES AT SUNCHASE - ILLUSTRATIVE PLAN

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