

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>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Grocery Stores	63,972,342	67,286,875	72,086,179	75,600,136	78,243,369
Restaurants	43,959,170	55,274,680	63,868,770	67,576,103	69,504,182
Retail Automotive Sales (Includes car sales & service station)	61,586,130	71,220,956	82,525,435	85,468,499	84,069,479
Other Retail Sales (Less food & automotive)	<u>199,151,263</u>	<u>230,093,603</u>	<u>234,286,411</u>	<u>214,260,809</u>	<u>206,944,933</u>
TOTAL RETAIL SALES	368,668,905	423,876,114	452,766,795	442,905,547	438,761,963
% Increase	-1.00%	14.97%	6.82%	-2.18%	-0.94%
Contractors	51,993,128	35,672,656	49,293,105	64,344,947	52,004,677
Wholesale Merchants	27,107,295	38,074,662	42,532,984	38,115,923	37,214,602
Professional Service (Doctors, Attorneys, Dentists, Surveyors, Accountants, etc.)	38,682,907	40,964,496	37,143,368	37,605,716	37,281,729
Hotels/Motels	6,284,159	12,637,281	12,184,954	12,442,019	13,427,392
All Other Business	<u>83,164,767</u>	<u>87,690,585</u>	<u>96,966,714</u>	<u>101,129,419</u>	<u>134,105,694</u>
TOTAL DOLLAR VOLUME	575,901,161	638,915,794	690,887,920	696,543,572	712,796,057
% Increase	-10.28%	10.94%	8.13%	0.82%	2.33%
Total License Taxes	<u>1,386,783</u>	<u>1,554,900</u>	<u>1,664,990</u>	<u>1,694,450</u>	<u>1,714,358</u>
TOTAL REVENUE	1,386,783	1,554,900	1,664,990	1,694,450	1,714,358
% Increase	-8.36%	12.12%	7.08%	1.77%	1.17%

Farmville, VA

COMMERCIAL REAL ESTATE FOR LEASE OR PURCHASE



Site Information

235 Sunchase Blvd.,
Farmville, VA 23901

SHOPPES AT SUNCHASE

- 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

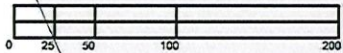
On-Site Captured Market Analysis - 2025

	<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.

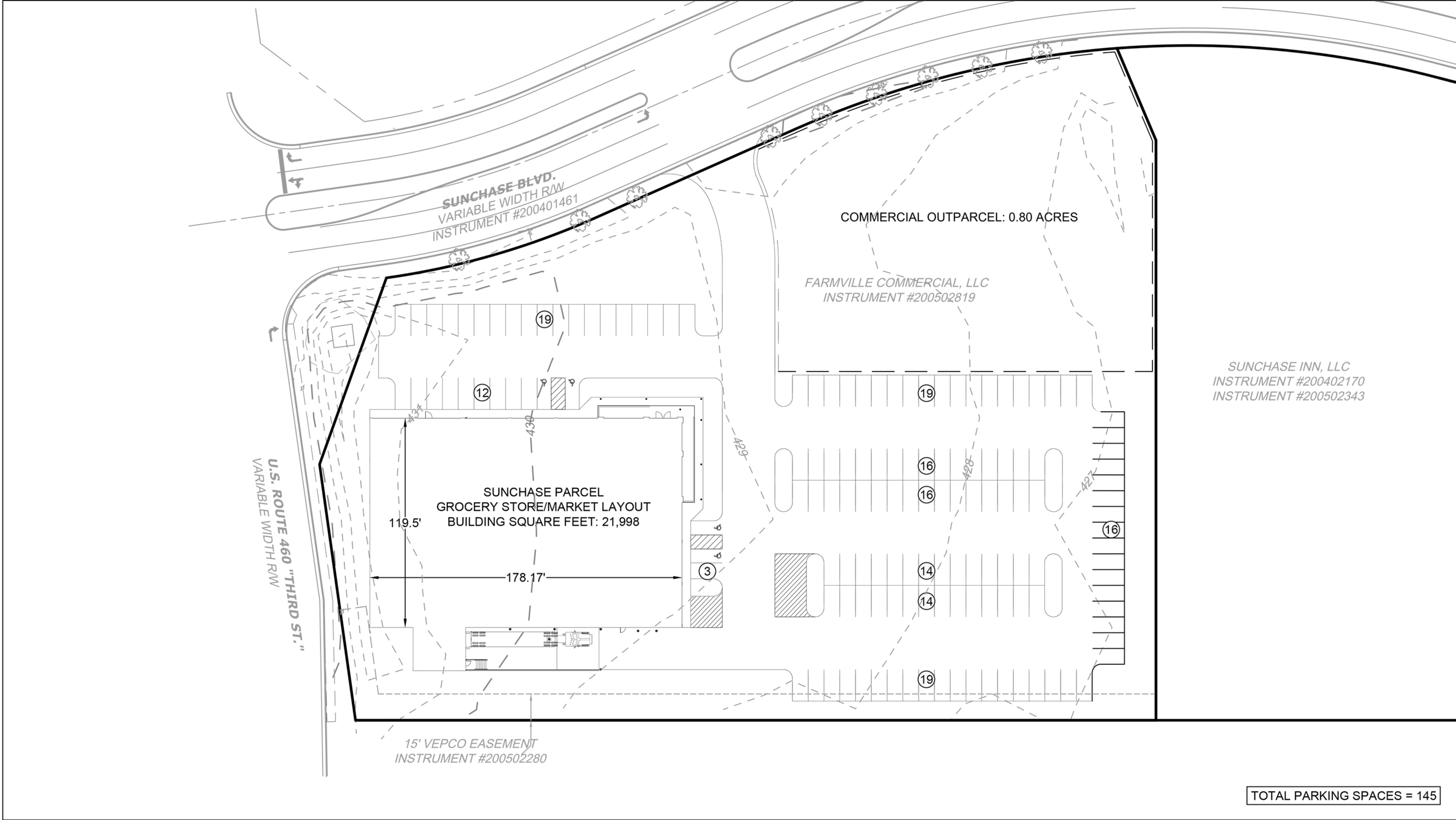
Restaurant
4,000 sq. ft.

Destination Monument

SUNCHASE BLVD.

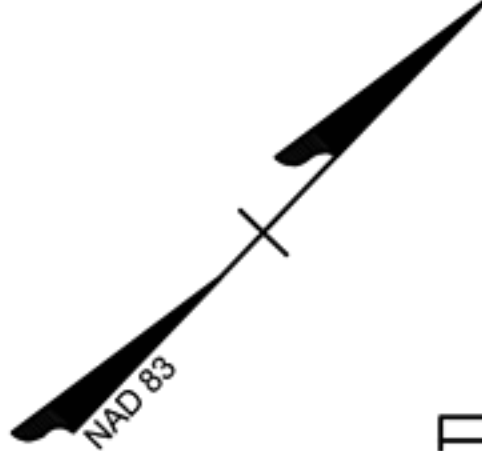
Hampton Inn-Farmville

EAST THIRD STREET

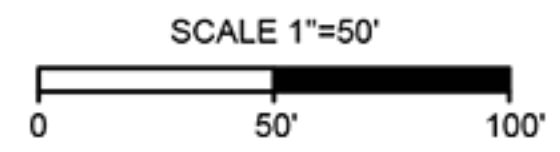


SUNCHASE PARCEL - GROCERY STORE/MARKET LAYOUT

THIS PLAN IS FOR CONCEPTUAL USE ONLY



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THE TOWNES AT SUNCHASE - ILLUSTRATIVE PLAN

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