



## OFFER MEMORANDUM

AVAILABLE FOR SALE

**\$3,950,000**

5.13% CAP rate

### **T-Mobile/For Eyes Center**

11591 W. Broad Street  
Richmond, VA 23233

Specter Properties, Inc. is offering for sale a two-tenant strip center located near Short Pump Town Center.



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## PROPERTY OVERVIEW

<b>Property Address:</b>	<b>11591 W. Broad Street Richmond, VA 23233</b>
<b>Tenants:</b>	<b>T-Mobile Northeast, LLC Aranon Corporation (For Eyes)</b>
<b>Price:</b>	<b>\$3,950,000</b>
<b>Current Cap Rate:</b>	<b>5.13%</b>
<b>Net Operating Income:</b>	<b>\$202,734.96</b>
<b>Lease Type:</b>	<b>NNN</b>
<b>Lease Term:</b>	<b>T-Mobile—10 years Aranon Corporation (For Eyes)—5 years</b>
<b>Year Built:</b>	<b>2003</b>
<b>Building Size:</b>	<b>5,200 square feet</b>
<b>Lot Size:</b>	<b>30,931 square feet</b>
<b>Location:</b>	<b>This center is located in Henrico County across from Short Pump Town Center and referred to as Richmond's West End. Short Pump area has drastically increased in recent years, not only in population, but in commercial development.</b>



## TENANTS



T-Mobile

As America's Un-carrier, T-Mobile US, Inc. (NASDAQ: TMUS) is redefining the way consumers and businesses buy wireless services through leading product and service innovation. Our advanced nationwide 4G LTE network delivers outstanding wireless experiences to 72.6 million customers who are unwilling to compromise on quality and value. Based in Bellevue, Washington, T-Mobile US provides services through its subsidiaries and operates its flagship brands, T-Mobile and MetroPCS. \*



For Eyes was founded in 1972 in Philadelphia, PA on the foundation that an optical store should have a friendly open environment with fair pricing and high-quality standards. Throughout the years, For Eyes has grown to 116 stores across the United States. In December of 2015 For Eyes became a part of GrandVision, the global leader in optical retail. \*

\* All information provided above was from <https://www.t-mobile.com/company/company-info/overview/quick-facts.html> and [https://www.foreyes.com/ourstory?\\_ga=2.52813288.1172270755.1524511185-1955466252.1524511185](https://www.foreyes.com/ourstory?_ga=2.52813288.1172270755.1524511185-1955466252.1524511185)

## MAP

