



FOR SALE



1547 Armory Drive
Franklin, VA 23851



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY OVERVIEW

Commonwealth Commercial Partners is pleased to present for sale the Huddle House in Franklin, VA. An 1,824± SF casual dining restaurant that sits 0.43 acres of land is located off Armory Drive and only 2.1 miles from the heart of Franklin. This ten-year lease with Huddle House provides a long-term investment opportunity in a southern Virginia market where national retailers including Walmart, Tractor Supply, & Anytime Fitness are located.

FOR MORE INFORMATION:

JIM MCVEY

Senior Vice President | Partner

804-433-1824

jmcvey@commonwealthcommercial.com

SCOTT PITTMAN

Associate | Land Sales

804-228-4925

spittman@commonwealthcommercial.com

HARTLEY JORDAN

Sales & Leasing Associate

804-964-2391

hjordan@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



PROPERTY OVERVIEW

- › 10 Year Lease Term remaining with Three (3) Five (5) Year renewal options
- › 18,730± SF Huddle House that faces Armory Drive which sees 13,600 cars daily
- › Abundant parking (35 spaces) in recently re-surfaced lot
- › Located directly off Southampton Parkway
- › National retailers nearby: Walmart, Tractor Supply, Anytime Fitness
- › Sale Price: \$650,000

1547 ARMORY DRIVE, FRANKLIN, VA 23851

Acres	0.43
Building Size	1,824 SF
Zoning	B-3
Lease Terms	Tenant pays 8% of net sales each month
Dates of Lease	Commenced of July 23rd, 2021 for a 13 year lease. 10 years remaining on the term. Three 5 year renewal options after maturity of 13 year lease.
Tenant	Over Easy Number XX, LLC
Build Date	2004
Sales over last 12 Months (From July 2023-June 2024)	\$500,351.83
Annual Growth %	10.47% growth

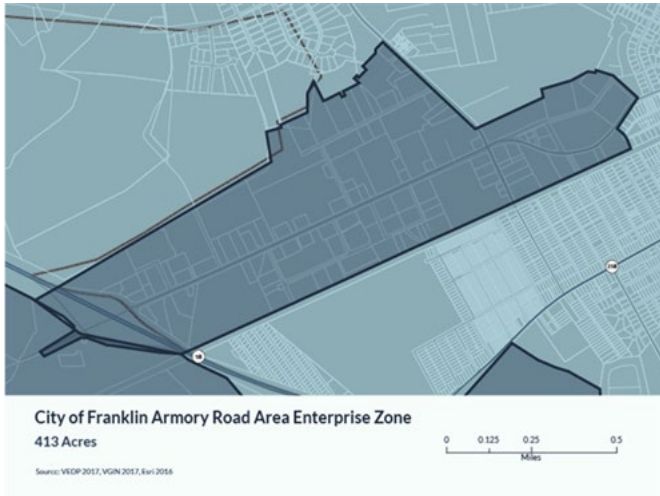


MARKET OVERVIEW

FRANKLIN, VA SNAPSHOT

BUSINESS INCENTIVES

The City of Franklin and Southampton County aggressively recruits companies seeking to make a significant investment in both capital and new jobs within the community. One recruitment strategy is the joint Enterprise Zone designation which offers local incentives and state grants to qualifying companies. Within or outside the Enterprise Zone, Franklin Southampton Economic Development, Inc. will work with the Commonwealth of Virginia to customize incentive packages that positively impact the bottom line of companies seeking to relocate or expand.



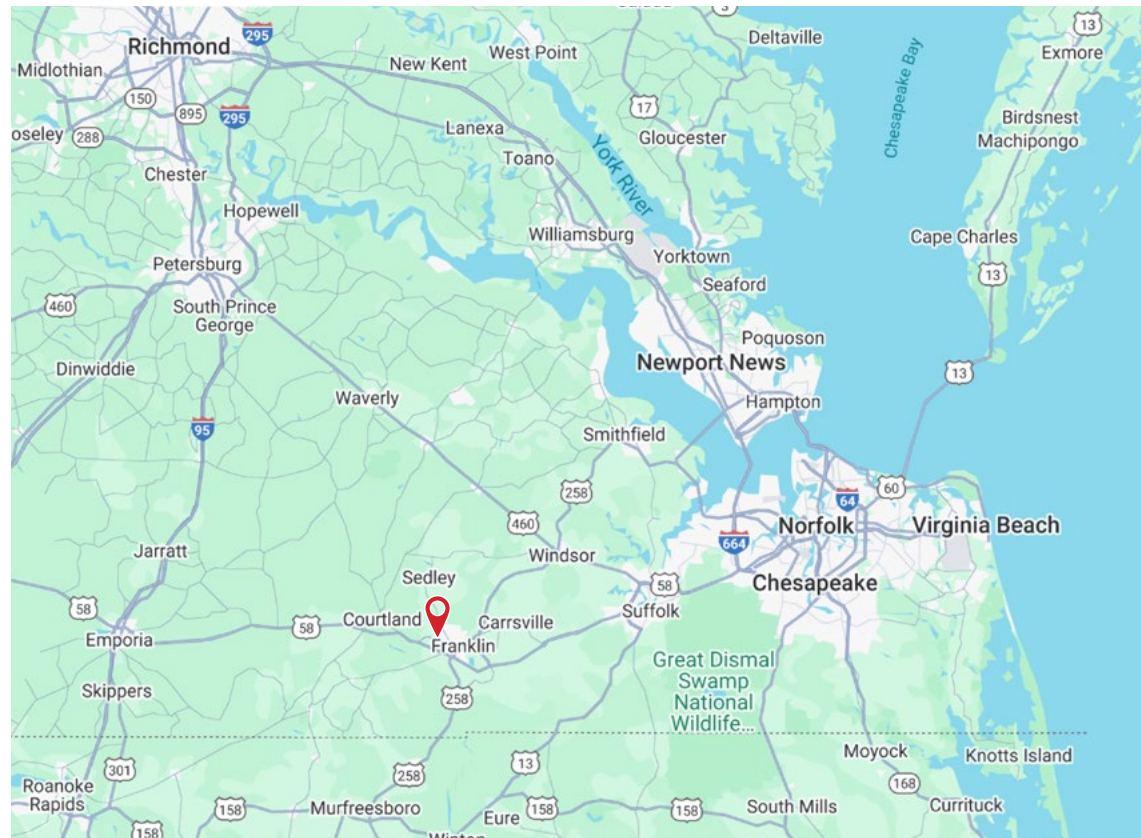
THE VIRGINIA ENTERPRISE ZONE (VEZ) PROGRAM PROVIDES STATE AND LOCAL INCENTIVES TO BUSINESSES THAT INVEST AND CREATE JOBS WITHIN VIRGINIA'S ENTERPRISE ZONES.

The City of Franklin and Southampton County share a joint Enterprise Zone with six identified zones, three in the City and three in the County. Combined, there are over 4,200 acres identified in the Franklin Southampton Joint Enterprise Zone. Qualifying companies who locate or expand in these zones can take advantage of local incentives and state grants.



LOCATION

The City of Franklin and Southampton County are strategically located in the Mid-Atlantic with a superior transportation network providing swift access to domestic and world markets. Over two-thirds of the nation's population is within 750 miles or a two-day truck drive away. With a location in rural western Hampton Roads, access to inexpensive property with exceptional supply chain superiority is available. Both the Port of Virginia and the I-95 corridor are less than 50 miles from Franklin and Southampton.



Source: franklinsouthamptonva.com

MARKET OVERVIEW

FRANKLIN, VA SNAPSHOT



State-of-the-art
peanut butter plant

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,633	12,545	22,806
AVERAGE HH INCOME	\$65,817	\$70,115	\$72,452
DAYTIME EMPLOYEES	7,330	8,034	9,921

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CONFIDENTIALITY & DISCLAIMERS

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MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 **MAILING ADDRESS:** P.O. Box 71150 | Richmond, VA 23255

T 804-346-4966 **F** 804-346-5901 **COMMONWEALTHCOMMERCIAL.COM**