



# OFFERING MEMORANDUM

## SOUTH TOWNE CENTER

215-239 South St. & 423 Hill St.  
Front Royal, VA 22630



# PROPERTY OVERVIEW

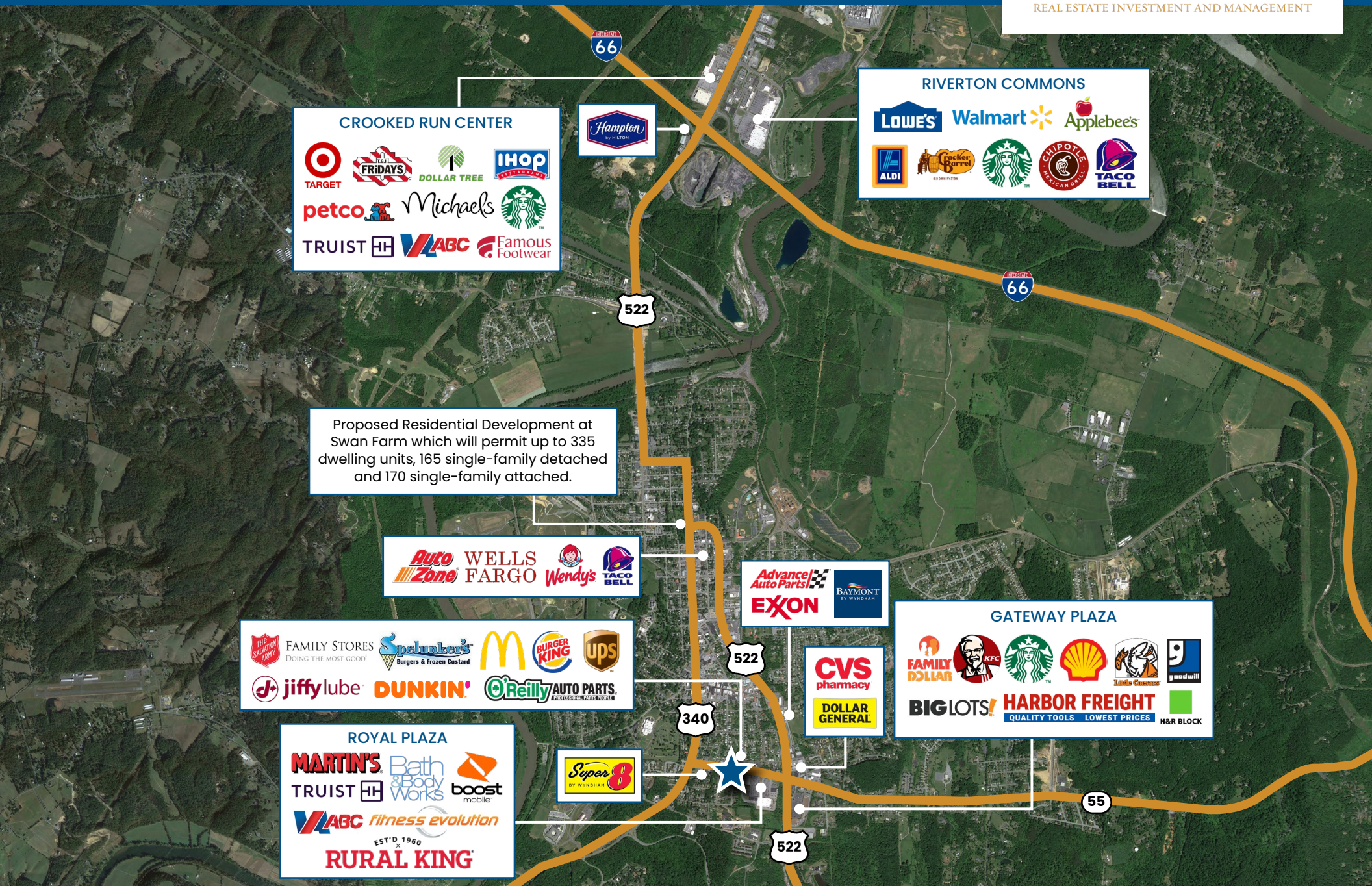




## South Towne Center Highlights

- Updated LED lighting throughout shopping center
- New roofs on ST Center & ST Annex
- Newly paved/striped parking lot
- Several upcoming lease renewals with under market tenant rents
- Value add opportunity with converting leases to NNN
- Multiple access points in/out of the shopping center
- South Street is the gateway to Skyline Drive

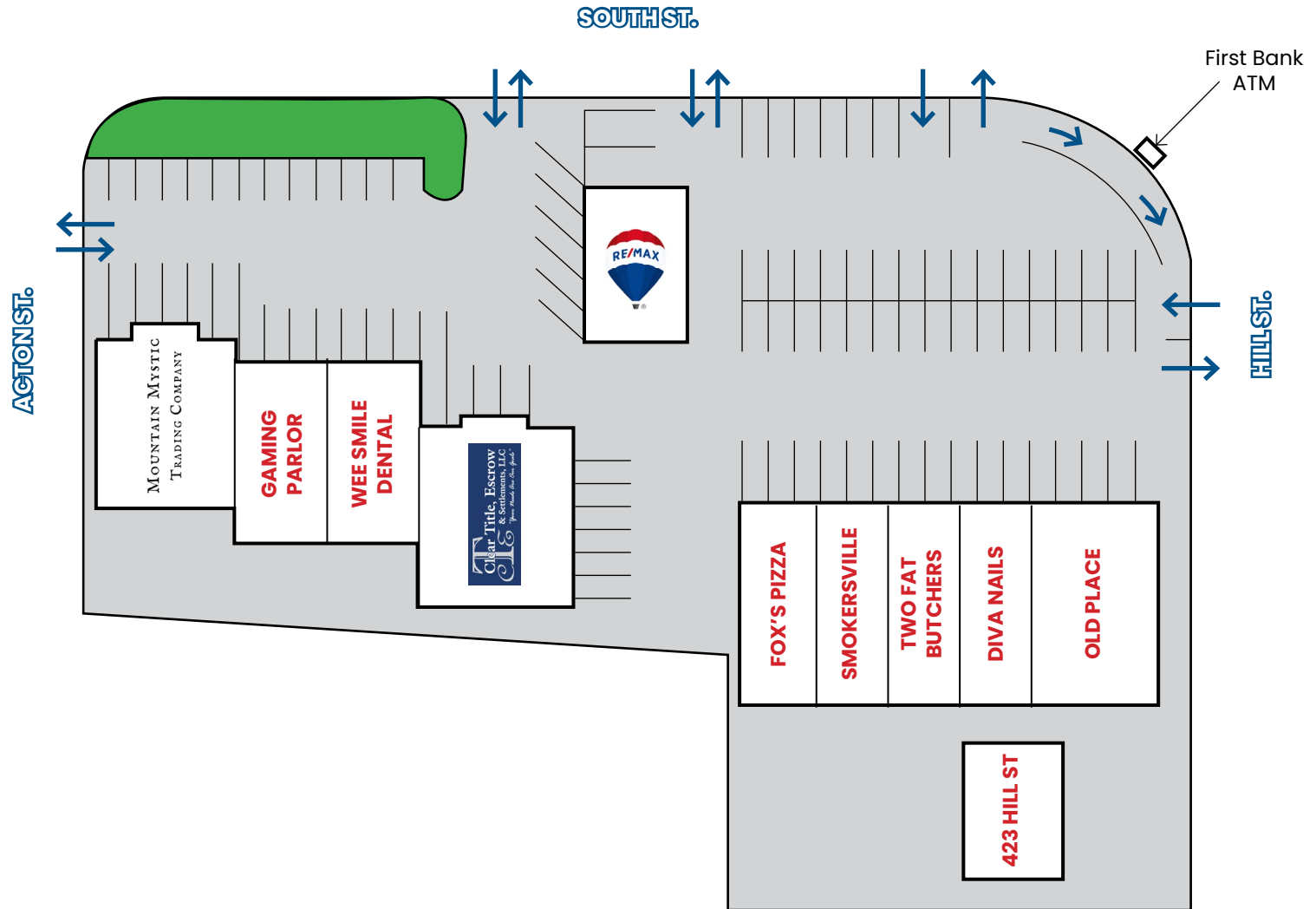
# RETAIL MAP



# SITE PLAN



REAL ESTATE INVESTMENT AND MANAGEMENT



# OFFERING SUMMARY



REAL ESTATE INVESTMENT AND MANAGEMENT

<b>PRICE</b>	Undisclosed
<b>CURRENT NOI</b>	\$306,360
<b>PRO FORMA NOI</b>	\$395,058
<b>COMMERCIAL SF</b>	19,430 sf
<b>RESIDENTIAL SF</b>	1,170 sf
<b>TOTAL RENTABLE SF</b>	20,600 sf
<b>LOT SIZE</b>	1.88 acres
<b>YEAR BUILT</b>	1988-2022
<b>ZONING</b>	C-1
<b>PARKING</b>	100 spaces +/-

## **C-1; ZONING COMMERCIAL / INDUSTRIAL**

This district is intended for areas suitable for the conduct of general business not characterized by either constant heavy trucking or nuisance factors and to which the public requires direct and frequent access.



# INVESTMENT HIGHLIGHTS



REAL ESTATE INVESTMENT AND MANAGEMENT

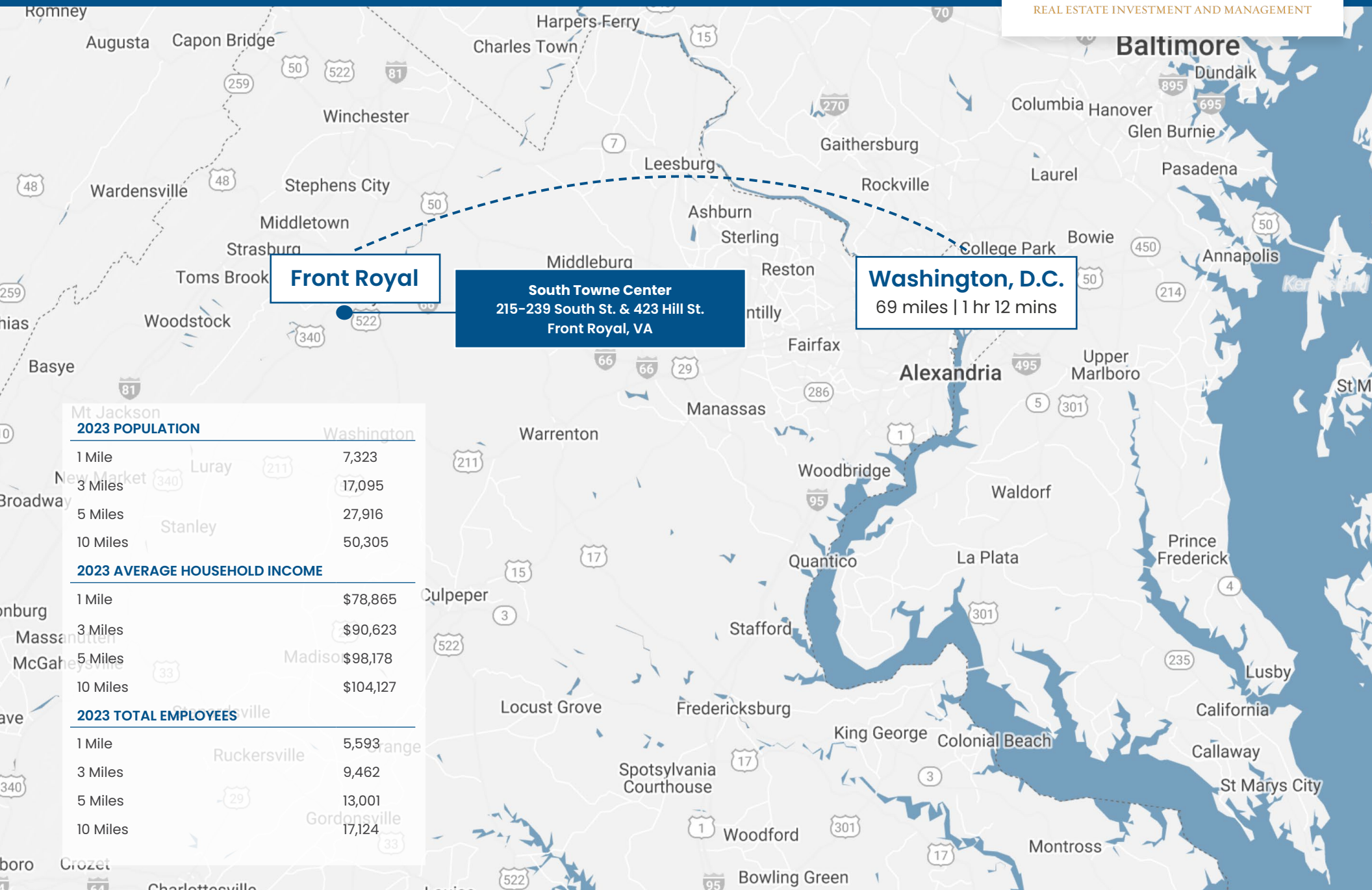


Front Royal is in the picturesque Shenandoah Valley of Virginia. This charming town has experienced significant growth and development in its commercial real estate sector in recent years. With its proximity to major transportation routes, including Interstate 66 and U.S. Route 340, Front Royal is well-connected to the Washington, D.C. metropolitan area, making it a prime choice for businesses seeking both accessibility and a serene, small-town atmosphere. Investors and entrepreneurs are drawn to Front Royal for its affordability compared to larger metropolitan areas. As the region continues to attract businesses seeking a blend of modern amenities and a scenic backdrop, Front Royal's commercial real estate market is poised for continued expansion and success.

# LOCATION MAP



BOOSALIS  
PROPERTIES  
REAL ESTATE INVESTMENT AND MANAGEMENT



**Front Royal**

**South Towne Center**  
215-239 South St. & 423 Hill St.  
Front Royal, VA

**Washington, D.C.**  
69 miles | 1 hr 12 mins

2023 POPULATION	
1 Mile	7,323
3 Miles	17,095
5 Miles	27,916
10 Miles	50,305
2023 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$78,865
3 Miles	\$90,623
5 Miles	\$98,178
10 Miles	\$104,127
2023 TOTAL EMPLOYEES	
1 Mile	5,593
3 Miles	9,462
5 Miles	13,001
10 Miles	17,124

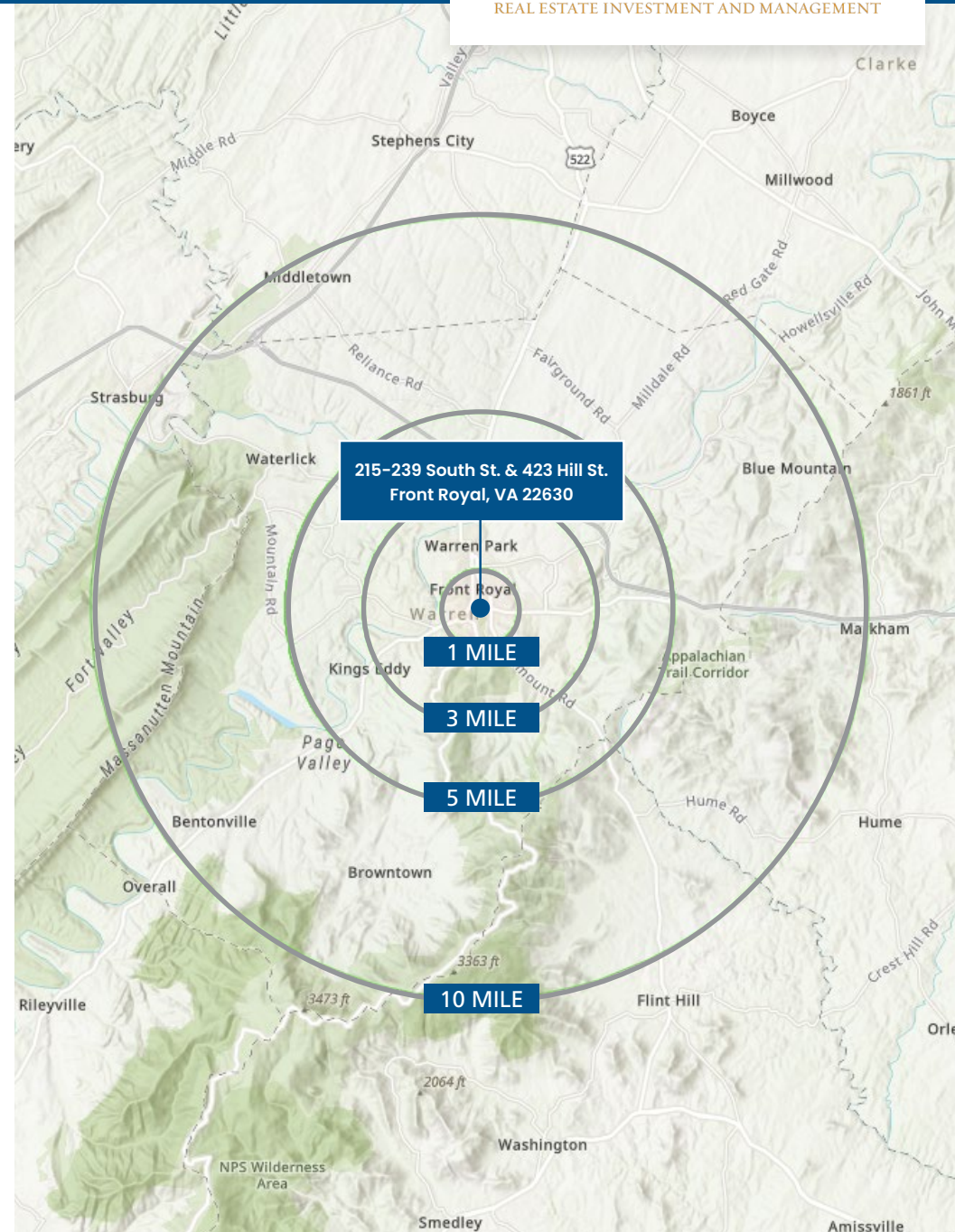


# DEMOGRAPHICS



REAL ESTATE INVESTMENT AND MANAGEMENT

2023 SUMMARY	1 Miles	3 Miles	5 Miles	10 Miles
Population	7,323	17,095	27,916	50,305
Households	3,044	6,668	10,688	19,251
Families	1,786	4,244	7,086	12,992
Average Household Size	2.37	2.52	2.55	2.55
Owner Occupied Housing Units	1,696	4,338	7,789	15,198
Renter Occupied Housing Units	1,348	2,330	2,899	4,053
Median Age	40.5	40.7	40.8	42.4
Median HH Income	\$55,859	\$60,344	\$67,968	\$75,326
Average HH Income	\$78,865	\$90,623	\$98,178	\$104,127



**\$37,418**

PER CAPITA INCOME



**\$67,968**

MEDIAN HH INCOME



**\$182,104**

MEDIAN NET WORTH

# MARKETED BY BOOSALIS PROPERTIES



REAL ESTATE INVESTMENT AND MANAGEMENT



## GEORGE BOOSALIS

Principal Broker  
13562 Richmond Hwy. #100  
Woodbridge, VA 22191  
**Office:** +1(703) 494-7691  
**email:** George@BoosalisProperties.com  
www.boosalisproperties.com  
Licensed in VA, MD & DC  
VA Broker #0225205187  
MD Broker #677226



## MELANIE M. NOBRIGA

Commercial Sales & Leasing Agent  
13562 Richmond Hwy. #100  
Woodbridge, VA 22191  
**Office:** +1(703) 494-7691  
**email:** Melanie@BoosalisProperties.com  
www.boosalisproperties.com



## THOMAS VELTSISTAS

Commercial Sales & Leasing Agent  
13562 Richmond Hwy. #100  
Woodbridge, VA 22191  
**Office:** +1(703) 494-7691  
**email:** Thomas@BoosalisProperties.com  
www.boosalisproperties.com



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PROPERTIES

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