

# 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](mailto:shouchens@msc-rents.com) | (434) 996-7819



# Central Location



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

<b><u>Retail Food</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>
Grocery Stores	57,305,637	57,999,277	63,972,342	67,286,875	72,086,179
Restaurants	49,210,121	51,892,115	43,959,170	55,274,680	63,868,770
Retail Automotive Sales (Includes car sales & service station)	74,841,763	68,647,545	61,586,130	71,220,956	82,525,435
Other Retail Sales (Less food & automotive)	<u>192,989,523</u>	<u>193,842,564</u>	<u>199,151,263</u>	<u>230,093,603</u>	<u>234,286,411</u>
<b>TOTAL RETAIL SALES</b>	<b>374,347,044</b>	<b>372,381,501</b>	<b>368,668,905</b>	<b>423,876,114</b>	<b>452,766,795</b>
<b>% Increase</b>	<b>4.48%</b>	<b>-0.53%</b>	<b>-1.00%</b>	<b>14.97%</b>	<b>6.82%</b>
Contractors	68,023,480	105,412,586	51,993,128	35,672,656	49,293,105
Wholesale Merchants	30,243,301	29,202,520	27,107,295	38,074,662	42,532,984
Professional Service (Doctors, Attorneys, Dentists, Surveyors, Accountants, etc.)	36,762,365	36,345,733	38,682,907	40,964,496	37,143,368
Hotels/Motels	7,558,247	10,391,734	6,284,159	12,637,281	12,184,954
All Other Business	<u>92,167,428</u>	<u>88,119,799</u>	<u>83,164,767</u>	<u>87,690,585</u>	<u>96,966,714</u>
<b>TOTAL DOLLAR VOLUME</b>	<b>609,101,865</b>	<b>641,853,873</b>	<b>575,901,161</b>	<b>638,915,794</b>	<b>690,887,920</b>
<b>% Increase</b>	<b>4.68%</b>	<b>5.37%</b>	<b>-10.28%</b>	<b>10.94%</b>	<b>8.13%</b>
Total License Taxes	<u>1,454,419</u>	<u>1,513,259</u>	<u>1,386,783</u>	<u>1,554,900</u>	<u>1,664,990</u>
<b>TOTAL REVENUE</b>	<b>1,454,419</b>	<b>1,513,259</b>	<b>1,386,783</b>	<b>1,554,900</b>	<b>1,664,990</b>
<b>% Increase</b>	<b>3.82%</b>	<b>4.04%</b>	<b>-8.36%</b>	<b>12.12%</b>	<b>7.08%</b>

# Farmville, VA

COMMERCIAL REAL ESTATE FOR LEASE OR PURCHASE



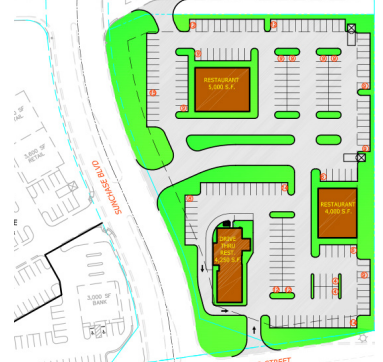
## Site Information

235 Sunchase Blvd.,  
Farmville, VA 23901

## SHOPPES AT SUNCHASE

- Bronzed on Main
- Forever Fly
- 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](http://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.

**STEVE HOUCHENS** Caton Properties, Inc. | [shouchens@msc-rents.com](mailto:shouchens@msc-rents.com) | (434) 996-7819

# Sunchase Mixed-Use Development

Farmville, Virginia

On-Site Captured Market Analysis - 2023

	<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		<b>1,427 *</b>	<b>521,023 *</b>

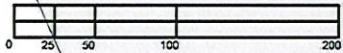
\*Total Estimated Figures Not Inclusive of On-Site Full-Time & Part-Time Staff or Guests or Vendors.

APARTMENTS

SUNCHASE BLVD.

Hampton Inn-Farmville

SUNCHASE



Sunchase Cinema 8

Retail - 14,400 sq. ft.

Plaza

Retail - 7,200 sq. ft.

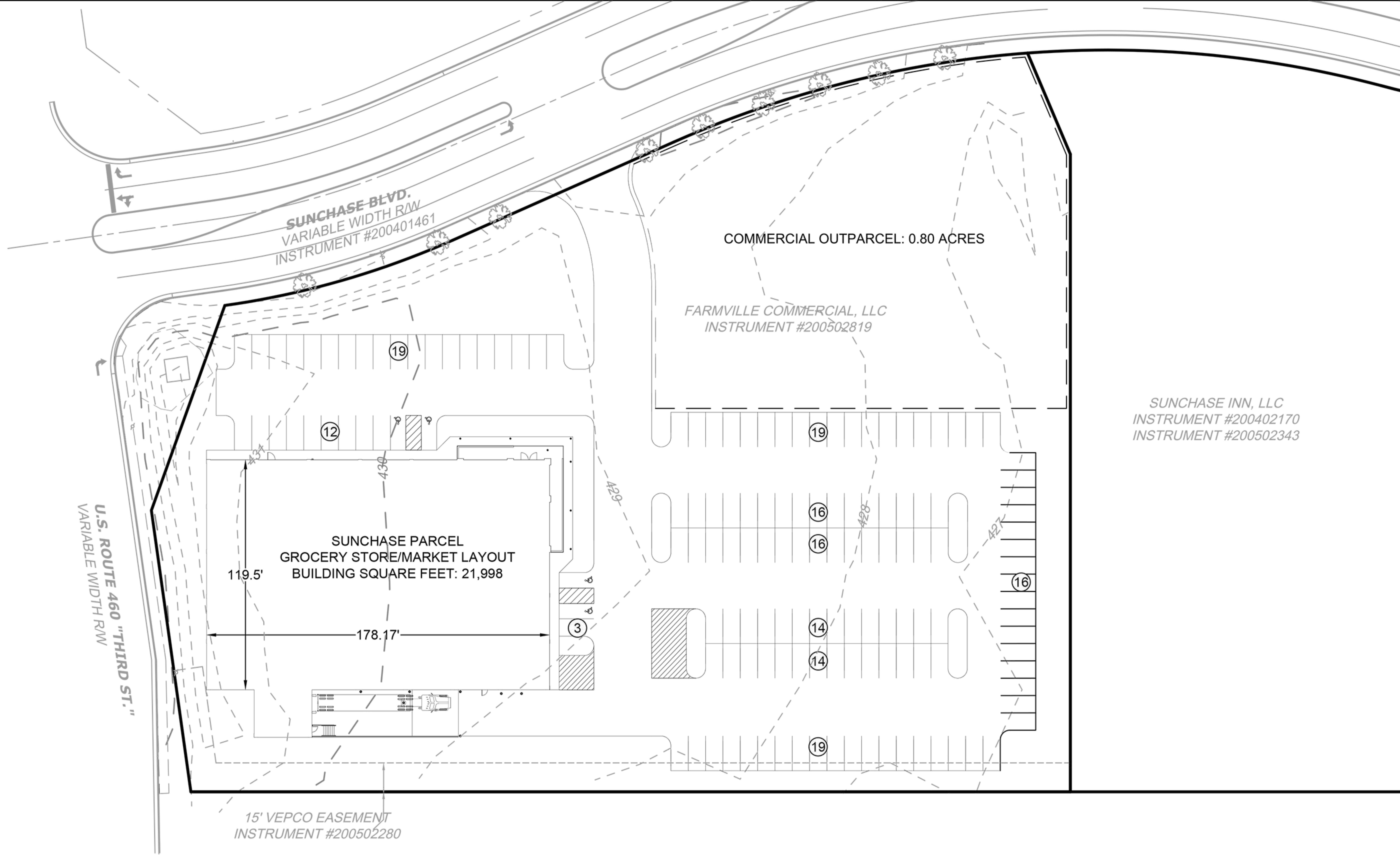
Restaurant  
4,000 sq. ft.

Convenience  
Store/Drive Thru/Bank  
3,000 sq. ft.

Restaurant  
4,000 sq. ft.

Destination Monument

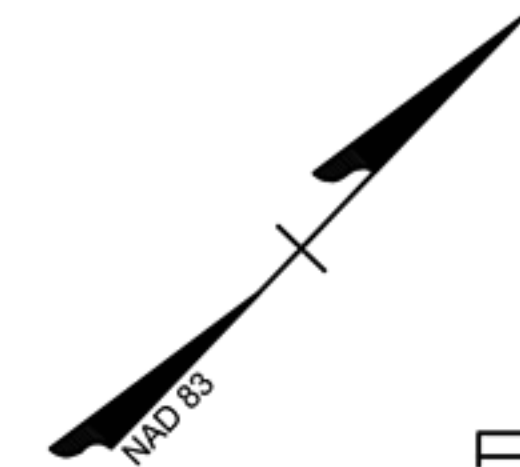
EAST THIRD STREET



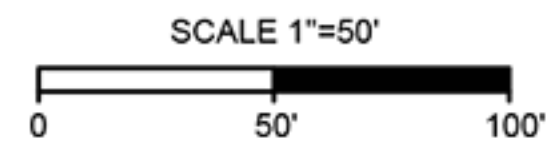
TOTAL PARKING SPACES = 145

# SUNCHASE PARCEL - GROCERY STORE/MARKET LAYOUT

THIS PLAN IS FOR CONCEPTUAL USE ONLY



STEVE HOUCHEMS Caton Properties, Inc. | shouchens@msc-rents.com | (434) 996-7819





# THE TOWNES AT SUNCHASE - ILLUSTRATIVE PLAN

STEVE HOUCHENS Caton Properties, Inc. | shouchens@msc-rents.com | (434) 996-7819