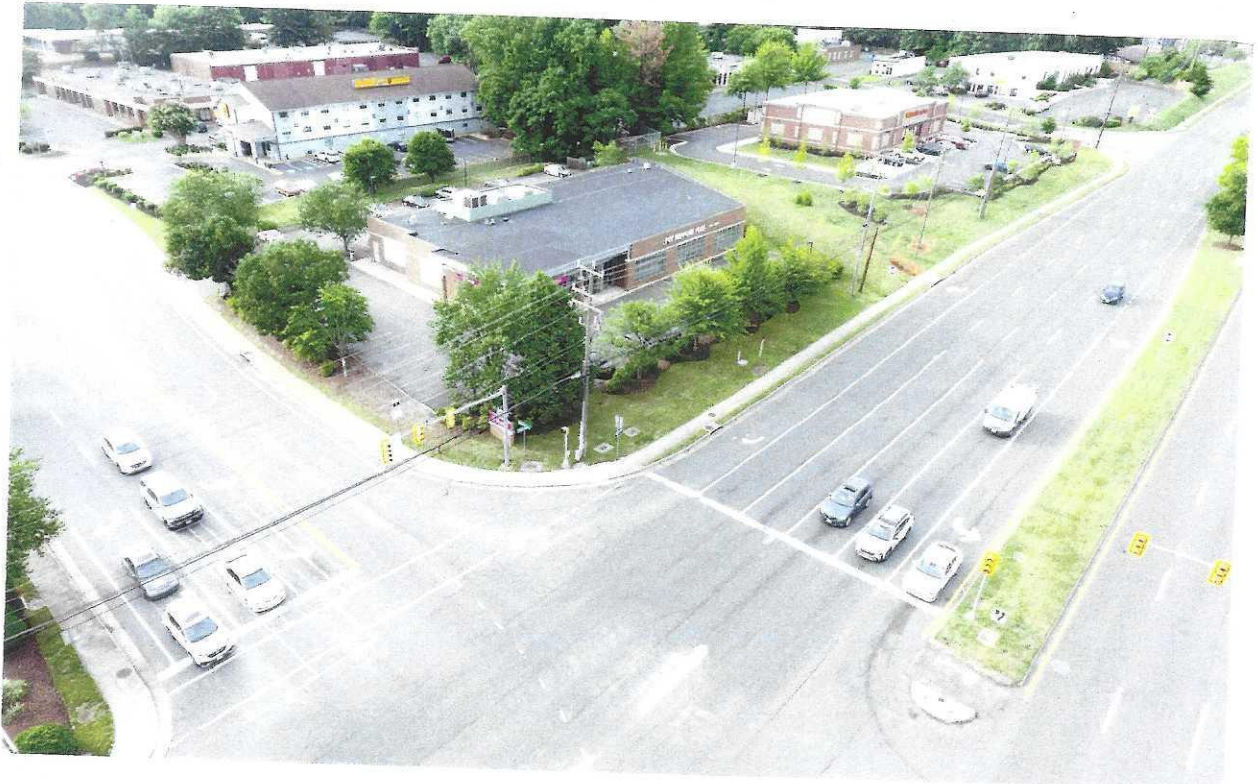


**FOR SALE
INVESTMENT OPPORTUNITY
FULLY LEASED**



**LOCATED AT GREENBRIER DRIVE AND ROUTE 29
SIGNALIZED 4-WAY INTERSECTION
CREDIT LONG TERM TENANTS**

LEASES AVAILABLE UPON REQUEST



LEBO COMMERCIAL
PROPERTIES, INC.

CHARLES T. LEBO

684 Berkmar Circle • Charlottesville, VA 22901
Office: 434-973-1977 • Cell: 434-760-0152
Email: chuck@leboproperties.com

**WHILE THE INFORMATION WITHIN IS BELIEVED ACCURATE
ITS VERIFICATION IS THE RESPONSIBILITY OF THE BUYER**

**Valuable Investment Building For Sale
1240 Seminole Trail, Charlottesville, VA
Corner Greenbrier Drive and Rt. 29 N**

FULLY LEASED

Spring Spectrum, LLC/T-Mobile Annual Rents:

| | |
|--------------------------------|----------|
| 7/1/22-6/30/25 | \$96,020 |
| 3-Three year Options | |
| 7/1/25-6/30/28 | 102,374 |
| 7/1/28-6/30/31 | 108,396 |
| 7/1/31-6/30/34 | 114,418 |
| NNN Lease available for review | |

AVMH Ventures of Charlottesville dba Pet Supplies Plus Annual Rents:

| | |
|--------------------------------|---------|
| 11/1/22-10/31/27 | 165,512 |
| 2-Five year options, First | 178,412 |
| Second Five year option | 191,408 |
| NNN Leaes available for review | |

Groundlease Annual Rents:

| | |
|---------------------|---------|
| 01/01/23-12/31/24 | 182,496 |
| 01/01/25-12/31/29 | 209,880 |
| 7-Five year options | TBD |

Marketing by

**Lebo Commercial Properties, Inc.
Charlottesville, VA
434 973-1977**

chuck@leboproperties.com