



Colliers



For Lease

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Former Rite Aid

1200 Benns Church Blvd | Smithfield, Virginia

- 13,813 sf
- Freestanding former drug store building with drive-thru

Accelerating success.

Property Overview:

The subject property is located at the intersection of Benns Church Boulevard and Cypress Crossing and is adjacent to and shares access with Smithfield Plaza Shopping Center. The property is surrounded by strong retail including Kroger, Food Lion, CVS, Dollar Tree, Family Dollar and an abundance of restaurants. The Smithfield market is a high-growth area with numerous residential communities, commercial developments and retail users slated to come online in the near future.

Property Address:	1200 Benns Church Blvd, Smithfield, VA
Building Size:	13,813 SF
Lot Size:	3.28 AC
Zoning:	HR-C (Highway Retail Commercial)
Signage:	Building sign & pylon signage
Lease Rate:	\$22.00 PSF
Real Estate Taxes:	\$1.89 PSF
Traffic Counts:	25,000 ADT
Loading:	Grade-level roll up door
Access:	Median break at Benns Church & Cypress Crossing Road. Access through Smithfield Plaza Shopping Center.

Demographics	1 Mile	3 Miles	5 Miles
Population	3,099	9,402	15,107
Average HH Income	\$109,716	\$98,311	\$95,774
Daytime Population	2,678	11,572	19,608

Property Summary

Site Plan

TH a non-exclusive easement for pedestrian and motor vehicle ingress as reserved in Special Warranty Deed recorded as a. 02-138, and in Quitclaim Deed recorded as Instrument No. assigned by Triangle V.I. Limited Partnership, a North Carolina corporation, to Smithfield Retail Investors, LLC, a North Carolina limited partnership, as Assignment of Easement Rights recorded as Instrument No.

N/F
HOWARD W. GWALTNEY, JR.
D.B. 377, PG. 736
TAX PARCEL NO. 22-01-005
USE: VACANT

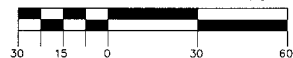
N/F
HOWARD W. GWALTNEY, JR.
D.B. 377, PG. 729
TAX PARCEL NO. 32-01-003B
USE: VACANT

N/F
HOWARD W. GWALTNEY, JR.
D.B. 377, PG. 736
TAX PARCEL NO. 22-01-005
USE: POND

N/F
RUN ASSOCIATES, INC.
D.B. 377, PG. 739
CEL NO. 32-01-003
USE: POND

1 Story Brick Building
RITE AID PHARMACY
Building Area = 14,524 S.F.
Building Height = 36'
N/F
ECKARD CORPORATION
INSTRUMENT NO. 20030009875
TAX PARCEL NO. 32-01-003A
142,645 S.F.
3.2747 AC.

N/F
SMITHFIELD PLAZA ASSOCIATES
INSTRUMENT NO. 020000139
TAX PARCEL NO. 32-09-002
USE: COMMERCIAL SHOPPING CENTER



Bennis Church Boulevard (S.R. 258/10)
(Public Street)
(Variable Width R.O.W.)

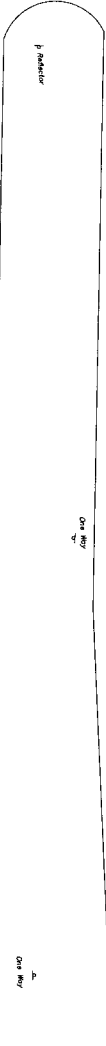
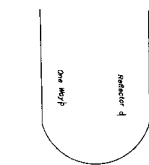


Photo Gallery



Aerial View



Smithfield Plaza



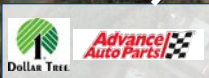
Smithfield Middle
& High School



Site

Benns Church Boulevard - 25,000 ADT

Cypress Crossing



Aerial View



Smithfield Plaza



Hope
Presbyterian
Church



Bennis Church Boulevard - 25,000 ADT



Gumwood Drive

Cypress Crossing

Site



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