

WHITEHOUSE COVE MARINA

Poquoson, Virginia

Colliers
INTERNATIONAL

FOR SALE
\$3,550,000

INVESTMENT HIGHLIGHTS

- 156-SLIP MARINA AND POPULAR WATERFRONT RESTAURANT LOCATED NEAR NEWPORT NEWS, VIRGINIA
- SIMPLE, PASSIVE OPERATION GENERATING \$305,000 IN NOI FROM SLIP RENTAL AND RESTAURANT LEASE
- SEASONED RESTAURANT LEASE WITH PROVEN OPERATOR AND PERSONAL GUARANTEE
- SEVERAL OPPORTUNITIES EXIST FOR A NEW OWNER TO INCREASE CASH FLOW



WHITEHOUSE COVE MARINA

Whitehouse Cove is located in Poquoson, an independent city that is part of the Hampton Roads Metropolitan Area on Virginia's Lower Peninsula. Major cities within Hampton Roads include Newport News, Norfolk, Williamsburg, Hampton, Portsmouth and Virginia Beach. Approximately 1.7 million people live in the Hampton Roads area.

The presence of the Chesapeake Bay, numerous rivers, and proximity to Atlantic Ocean has made the area strategically important to the nation since colonial times from a military perspective, as well as for shipping and commercial fishing. During the latter part of the 20th century, as recreation became more available to the general public, fishing and boating took off and a strong boating culture developed in this area that continues to this day. Currently, there are 233,000 registered boats in Virginia with a significant concentration in the Hampton Roads area.

The road network is excellent because I-64 runs through the middle, connecting the various cities. As a result, a significant number of people from more inland cities, such as Richmond and Charlottesville, store their boats in the area. Over 1.8 million people live within 50 miles.

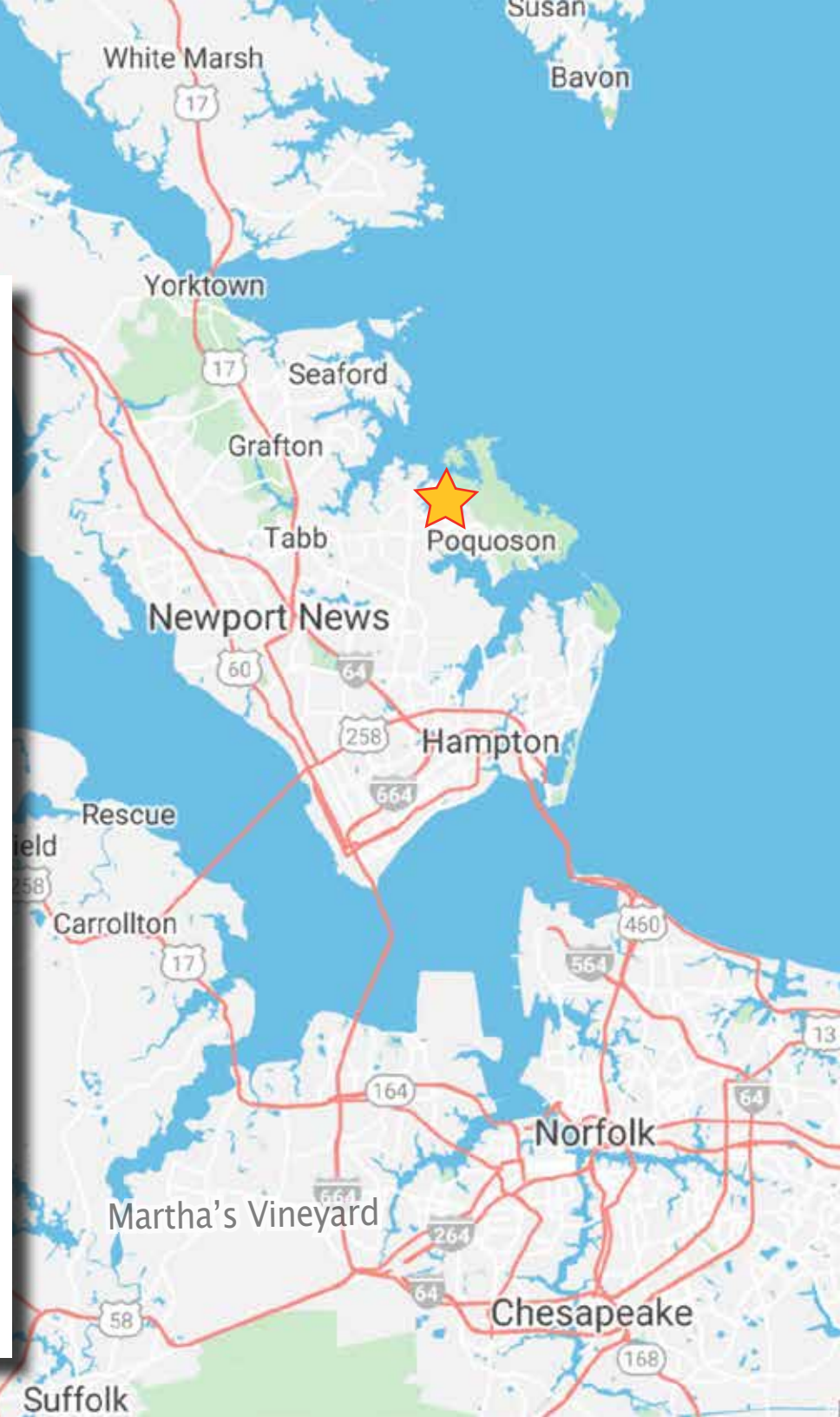
Drive Times to Nearby Cities:

5 minutes to Hampton

10 minutes to Newport News

25 minutes to Williamsburg

25 minutes to Norfolk



CONTACT INFORMATION

Andrew Cantor

Managing Director
Leisure Property Advisors
Colliers International | Atlanta
1230 Peachtree Street NE
Promenade, Suite 800
Atlanta, GA 30309
Direct: +1 404 978 2347
Mobile: +1 404 217 8898
andrew.cantor@colliers.com
GA License #: BKR 287104

Dan Grovatt

Managing Director
Leisure Property Advisors
Colliers International | Tampa Bay
One Urban Centre
4830 West Kennedy Blvd, Suite 300
Tampa, FL 33609
Direct: +1 813 871 8509
Mobile: +1 856 397 9677
dan.grovatt@colliers.com
FL License #: SL3302080

Matt Putnam

Managing Director
Leisure Property Advisors
Colliers International | Tampa Bay
One Urban Centre
4830 West Kennedy Blvd, Suite 300
Tampa, FL 33609
Direct: +1 813 871 8538
Mobile: +1 727 687 3257
matt.putnam@colliers.com
FL License #: SL3199957

Broker of Record:

Scott Adams
Colliers International Virginia, LLC

