

**FOR IMMEDIATE RELEASE**

December | 21 | 2020

**FOR MORE INFORMATION**

Keith A. Sturm, CCIM  
*Principal*  
(612) 332-6600  
keith@upland.com

Deborah K. Vannelli, CCIM  
*Director of Net Lease Sales*  
(612) 376-4475  
deb@upland.com

Amanda C. Leathers  
*Investment Sales Associate*  
(612) 436-0045  
amanda@upland.com

**JUST SOLD: O'CHARLEY'S  
MIDLOTHIAN, VIRGINIA**

**Midlothian, Virginia** – December 2020 – Upland Real Estate Group, Inc.'s Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM, and Amanda Leathers, represented the owner in their sale of the O'Charley's Ground Lease Restaurant located in Midlothian, Virginia. O'Charley's is a leading full-service restaurant company that currently has over 200 locations within 17 states. The O'Charley's is ideally located as an out parcel to the Chesterfield Crossing anchored by The Home Depot, Walmart, PetSmart, Chick-Fil-A, Chili's and IHOP. There are excellent demographics with nearly 122,000 residents in a 5-mile radius along with an average household income of \$111,474. This property is one of the strongest retail submarkets in the Richmond MSA, Chesterfield Crossing which offers excellent access and visibility from Hull Street Road where traffic counts average 77,000 vehicles per day. Midlothian, Virginia is a burgeoning commercial and residential community that combines historical ambiance with modern amenities, and a desirable choice for many residents and visitors.

Please visit our website at [www.nnnsales.com](http://www.nnnsales.com) to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



(Pictured: O'Charley's Midlothian, Virginia)

**About Upland Real Estate Group, Inc:**

**Upland Real Estate Group, Inc.** is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed more than 825 net lease sales transactions totaling over \$2.1 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

[www.nnnsales.com](http://www.nnnsales.com)

**Look Upland. Where Properties and People Unite.**

*Certain matters discussed within this press release may be deemed to be forward looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.*

**50 South 6th Street | Suite  
1418 Minneapolis, MN |  
55402  
(612) 332-6600 | (612) 376-4489 Fax**

