

**FOR IMMEDIATE RELEASE**

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**FOR MORE INFORMATION**

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**JUST SOLD: IHOP GROUND LEASE**  
**\$1.4 MILLION**  
**MIDLOTHIAN, VIRGINIA**

**Midlothian, Virginia** – November 2020 – Upland Real Estate Group, Inc.'s Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM, and Amanda Leathers brokered the sale of the IHOP Ground Lease investment property located in Midlothian, Virginia for approximately \$1.4 Million. The 5,000 square-foot building is located as an out parcel to the Chesterfield Crossing shopping center with over 350,000 square feet of retail space anchored by Home Depot and Wal-Mart. Additional nearby tenants include Chick-Fil-A, Chili's, O'Charley's, PetSmart, Five Guys, Verizon Wireless to name a few.

This property is in 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 over 77,000 vehicles per day. Midlothian, Virginia is located just 14 miles west of Richmond and is known for its proud coal mining and railroad history, old churches, and unique shops. Midlothian is a close-knit community that suits everyone from young professionals to families and retirees. Today, the Midlothian neighborhood is a burgeoning commercial and residential community that combines historical ambiance with modern amenities, and what makes it a desirable choice for many residents and visitors is known for its history, old churches, and unique shops.

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: IHOP, 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 in excess of 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.*

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