

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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JUST SOLD SUNOCO'S \$11.5 Million

March 2022 – Upland Real Estate Group's Net Lease Team of Deborah Vannelli, CCIM, Keith Sturm, CCIM, and Amanda Leathers represented the seller in the sale of 2 Sunoco's net lease investment properties in Ashburn and Leesburg, Virginia for \$11.5 million. Both properties have over 18 years remaining on a Ground Lease that also includes 10% increases every 5 years and two 10-year options to renew. Sunoco has been the official fuel of NASCAR since 2004 and is the exclusive fuel provider for Monster Energy NASCAR Cup Series, NASCAR XFINITY Series, and NASCAR Camping World Truck Series.

The Ashburn property is located on Broad Overlook Dr, across from Harry Byrd Hwy where traffic counts average 93,000 vehicles per day. The Sunoco is located right by the Commonwealth Center, Stryer University, Top Golf and more. The Leesburg property is located right by Dulles Greenway where traffic counts average 29,000 vehicles per day. In this heavily retail area, nearby retailers include At Home, Walmart, Chipotle, Starbucks, Leesburg Premium Outlets and more. Leesburg Executive Airport is located adjacent to the property which offers flight training, private and corporate aircrafts supporting some of the largest corporations in the world

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



(Pictured: Sunoco, Ashburn, VA (left), Sunoco, Leesburg, VA (right))

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

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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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