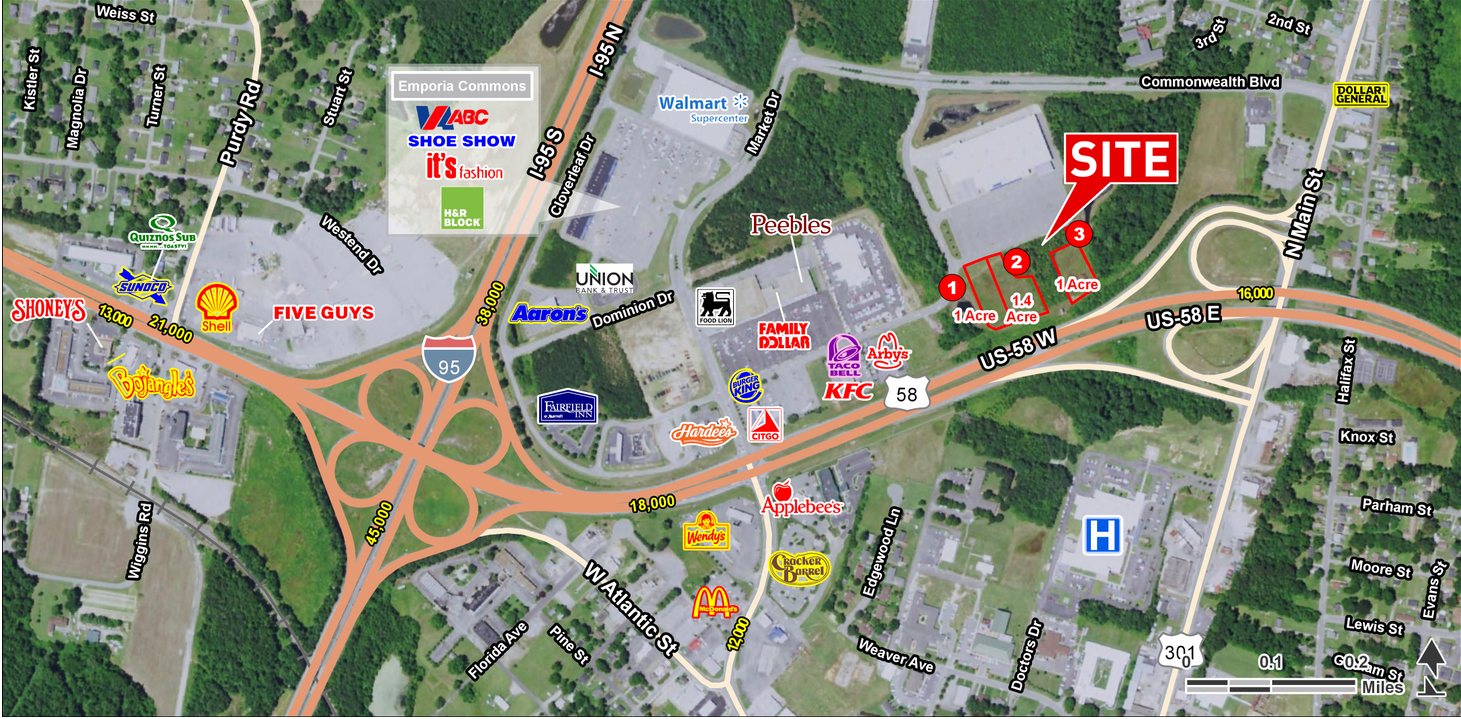


OUTPARCELS FOR SALE

113 E Cloverleaf Drive, Emporia, VA 23847



LOCATION OVERVIEW

Immediately located off I-95 and on US Route 58. Emporia ranked top five cities in the nation for retail sales per capita based on strong interstate location.

PROPERTY HIGHLIGHTS

- Outparcels for Sale:
 Outparcel 1 - 1 Acre
 Outparcel 2 - 1.4 Acres
 Can combine Outparcel 1 & 2 - 2.4 Acres
 Outparcel 3 - 1 Acre
- Traffic Counts:
 I-95: 38,000 AADT
 US 58: 18,000 AADT

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Population	10,164	18,954	26,508
Households	3,937	6,264	9,318
Average Household Income (\$)	51,474	52,210	51,224



EXCLUSIVE AGENT(S)

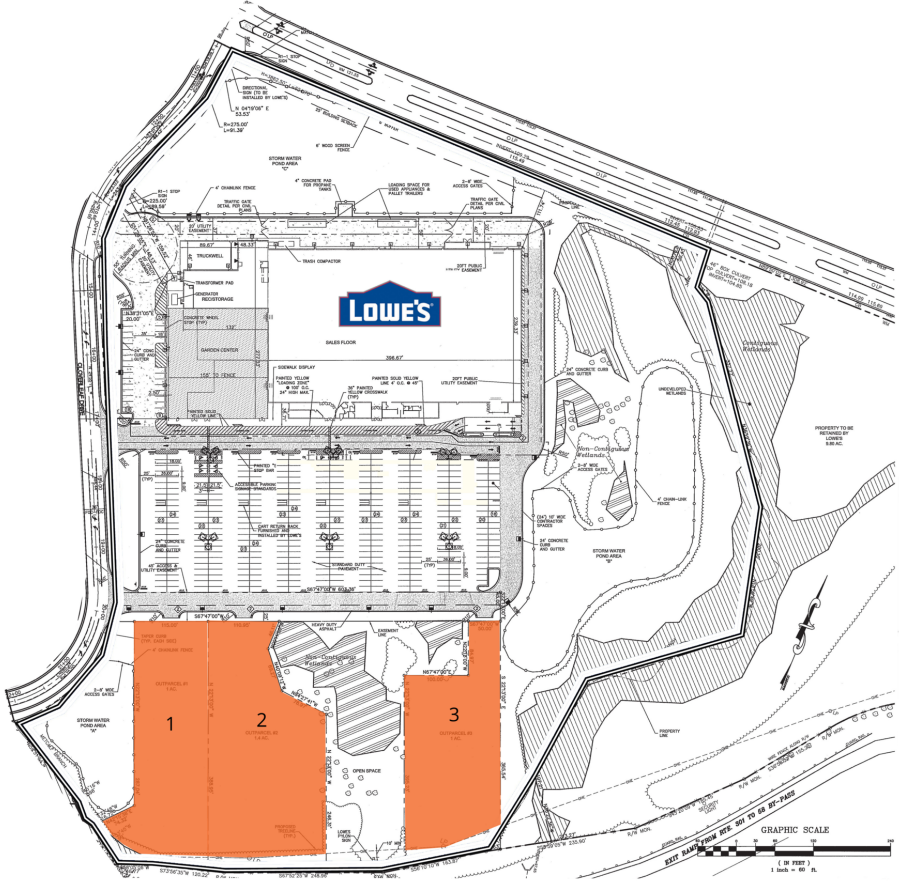
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OUTPARCELS FOR SALE

113 E Cloverleaf Drive, Emporia, VA 23847



SUITE	TENANT NAME	SPACE SIZE
Outparcel 1	Available	1 Acres
Outparcel 2	Available	1.4 Acres
Outparcel 3	Available	1 Acres

EXCLUSIVE AGENT(S)

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