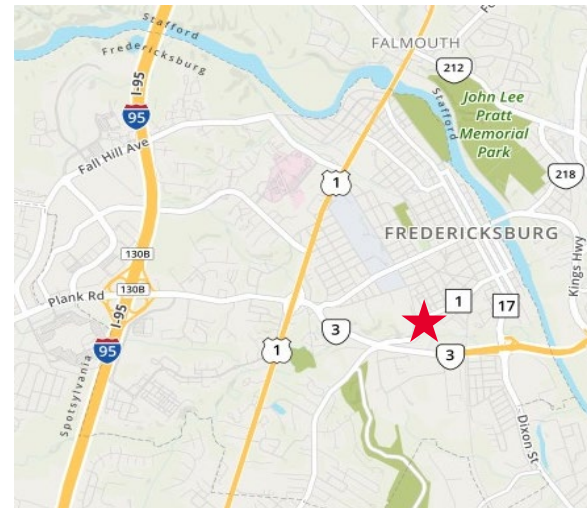




Property Features

- New Construction
- 1st Floor Retail
- 2nd Floor Office
- Private On-site parking
- 795 -1,590 SF Retail
- 905 SF Office
- \$20 PSF NNN

Demographics	1 Mile			3 Miles			5 Miles		
Population	9,549			52,229			111,687		
No. of Households	3,913			19,644			40,878		
Avg. HH Income	\$83,386			\$93,612			\$95,824		
Daytime Population	8,476			44,502			67,107		
Traffic Counts									
Lafayette Blvd @ Rt. 3				29,000 VPD					
Lafayette Blvd @ The VRE				12,000 VPD					

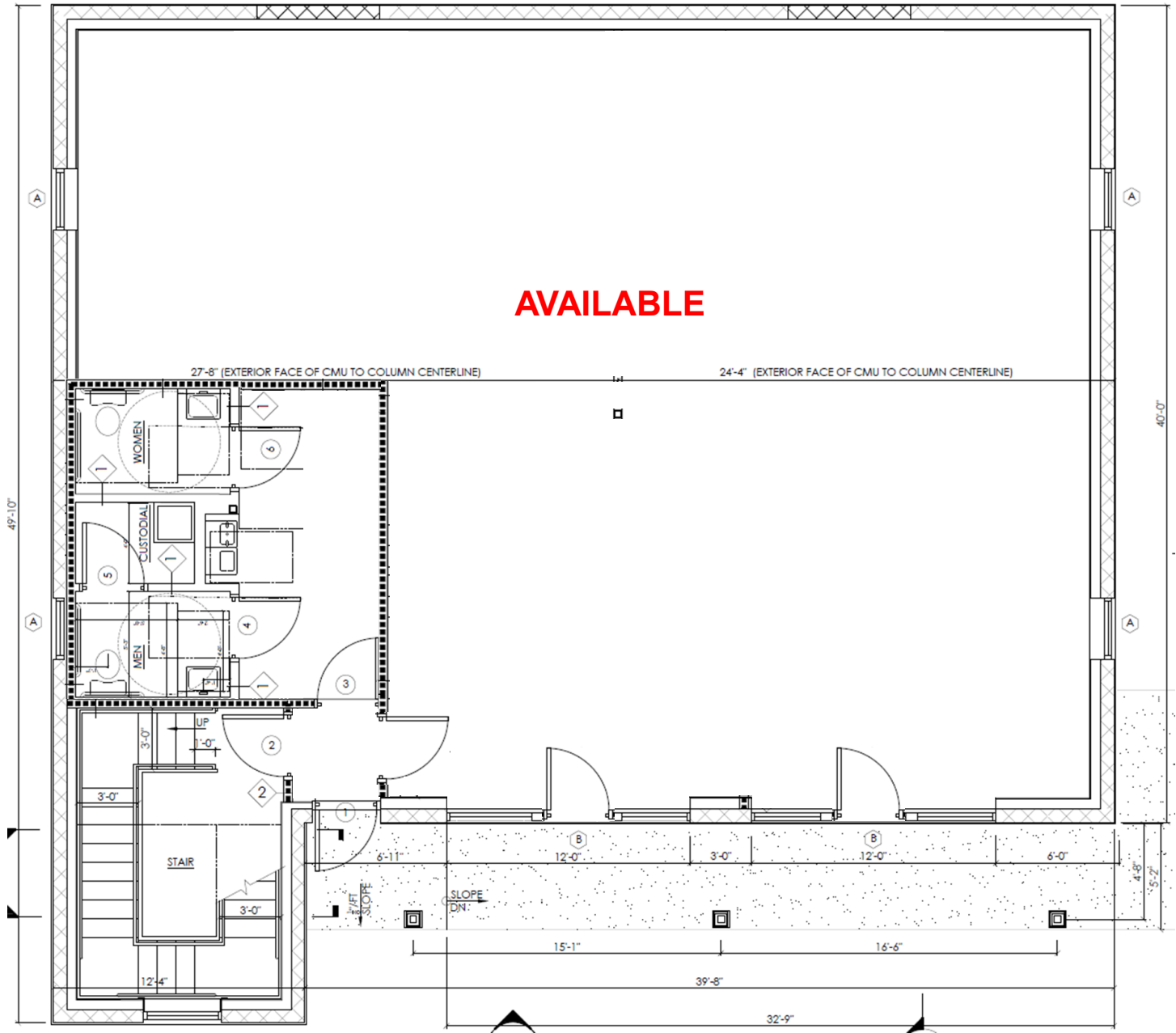


For more information, contact:

JAMIE SCULLY, CCIM
First Vice President
540 322 4140
jamie.scully@thalhimer.com

CHRIS RUSSOTTI
Associate
540 322 4153
chirs.russotti@thalhimer.com

Eagle Village
1125 Jefferson Davis Highway, Suite 350
Fredericksburg, VA 22401-8449
www.thalhimer.com



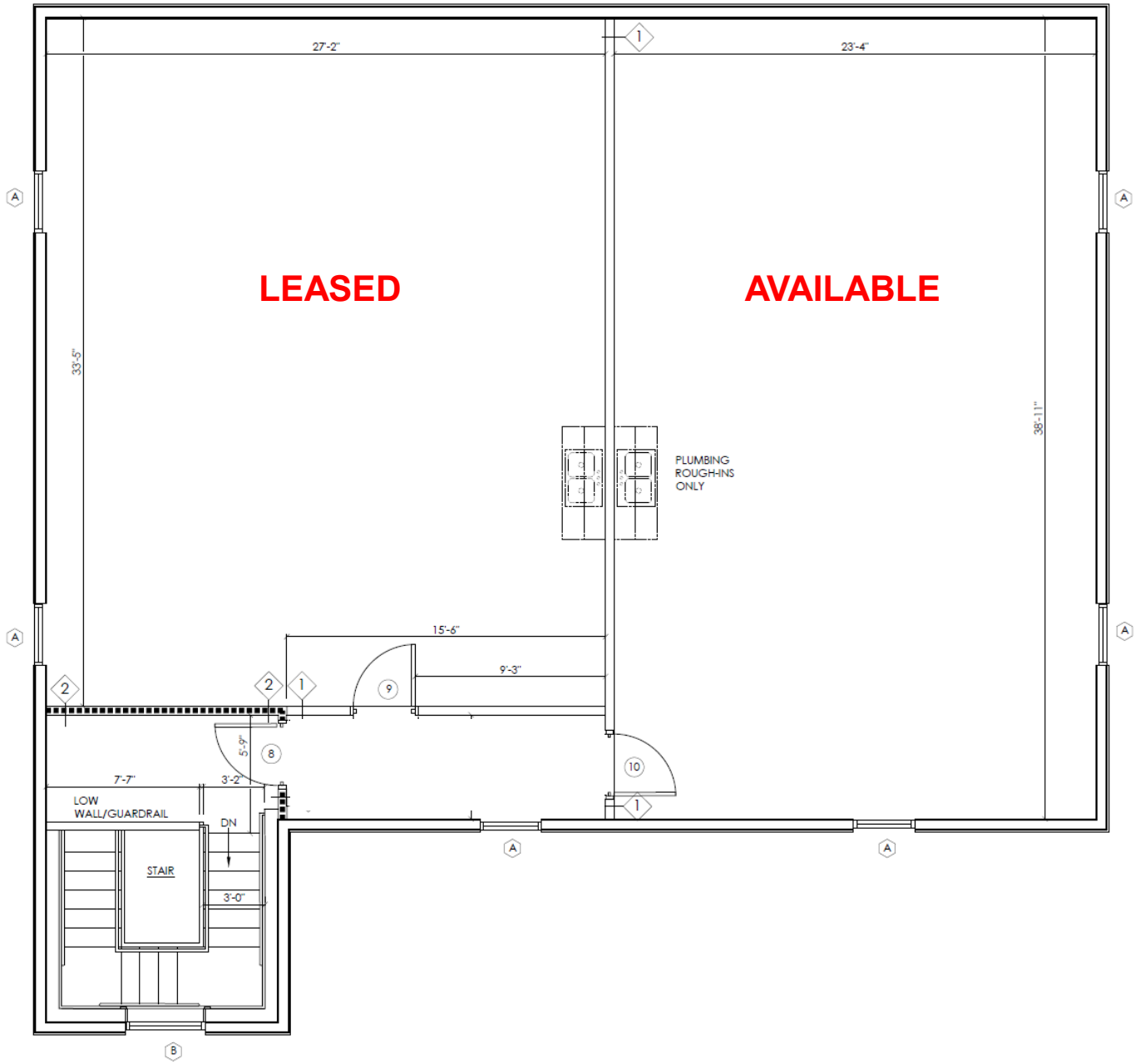
**First Floor
 Retail Space**

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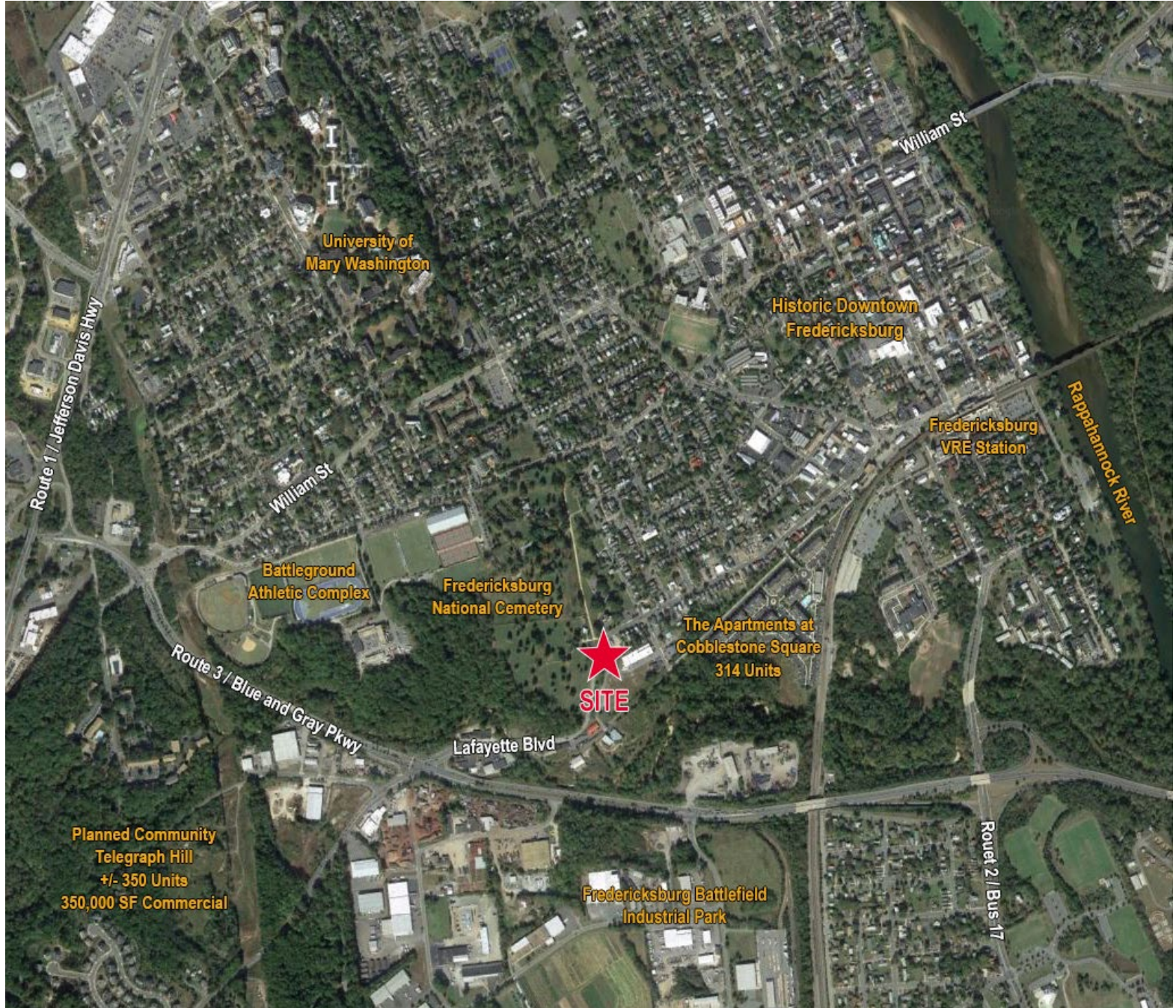
**Second Floor
 Office Spaces**

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