

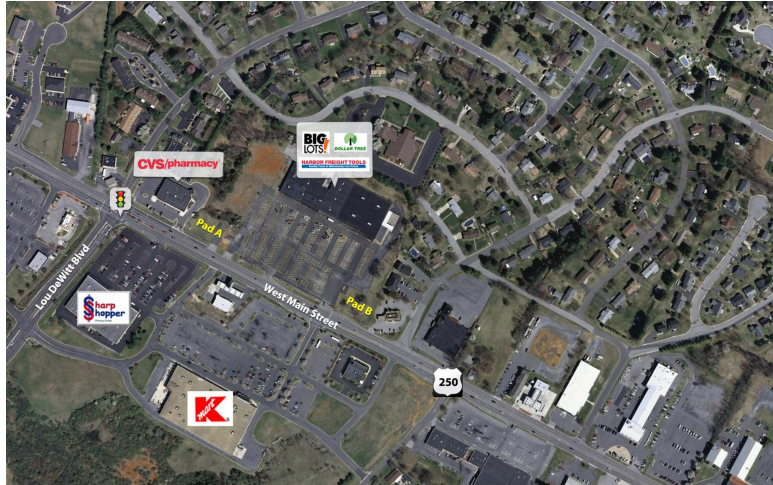
# Waynesboro Plaza

2715 West Main Street  
Waynesboro, VA 22980



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GROSS LEASABLE AREA  
76,520 sf

PARKING  
459

PARKING RATIO  
6/1,000

Demographics	3 miles	5 miles	10 miles
Population	23,059	36,441	79,934
Households	9,822	15,227	33,357
Avg HH Income	\$58,208	\$61,747	\$64,019
Med HH Income	\$48,576	\$51,509	\$51,884



## Details

- New facade renovations underway.
- Located at the heavily-trafficked intersection of West Main Street (US 250) & Lou Dewitt Blvd.
- Traffic counts of **21,131 vehicles per day** on West Main Street (US 250).
- Pad sites available for build-to-suit or ground lease.

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## Space Available

- 2 4,000 sf
- 5 1,905 sf
- A Pad A
- B Pad B

## Current Tenants

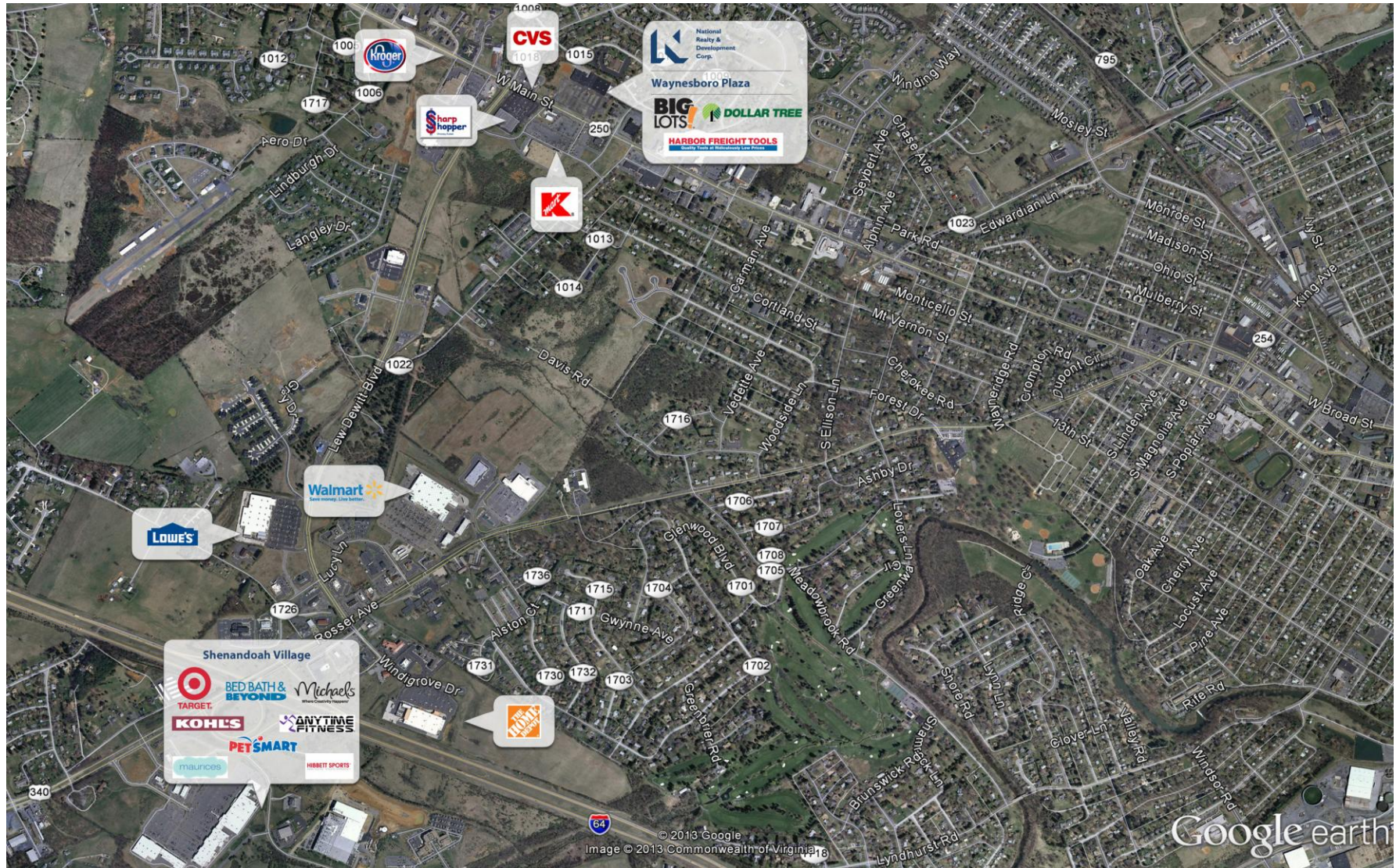
- 1 Harbor Freight Tools
- 3 Dollar Tree
- 4 Big Lots



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## Trade Area



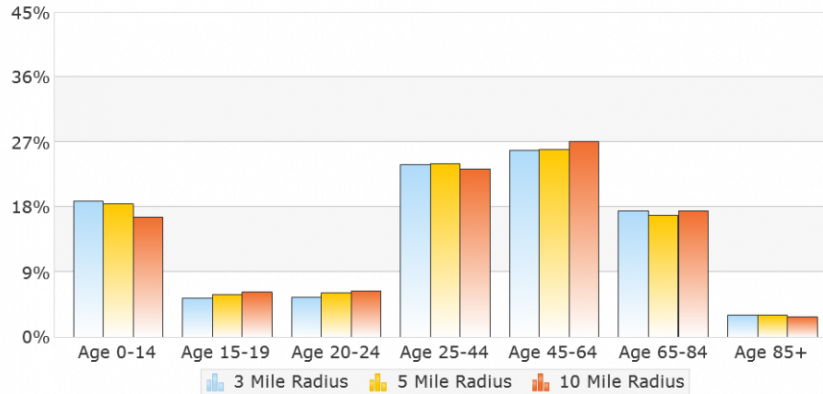
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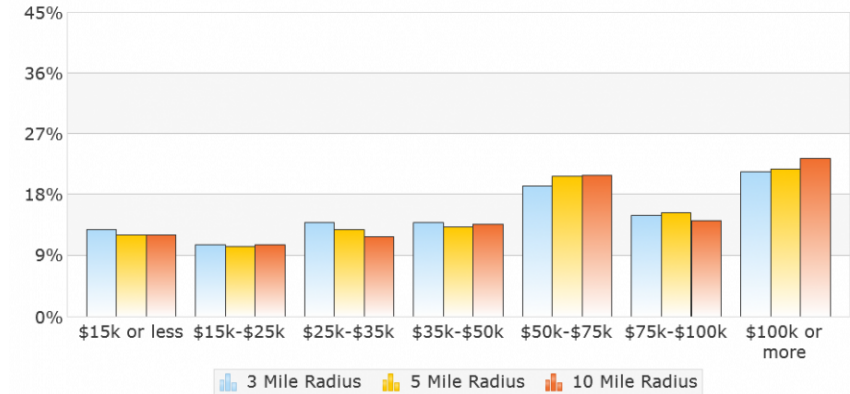
## Demographic Summary Report

TOTAL POPULATION (2016)

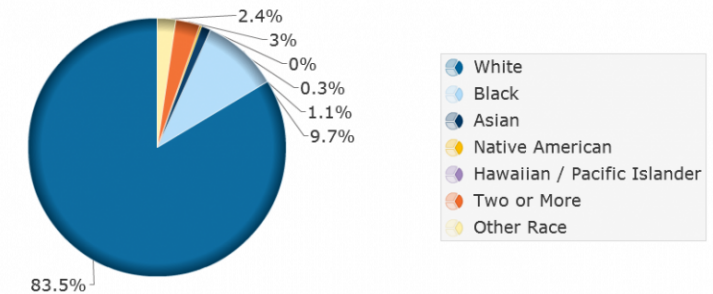


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	20,244	31,518	70,432
2010 Census	22,155	35,329	77,070
2016 Projection	23,059	36,441	79,934
2021 Projection	24,360	38,026	82,194
Growth 2000-2010	9.40%	12.10%	9.40%
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$58,208	\$61,747	\$64,019
Median Household Income	\$48,576	\$51,509	\$51,884
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2016 Projection	9,822	15,227	33,357
2021 Projection	10,508	16,193	35,072
HOUSEHOLDS BY TENURE (2016)	3 MILES	5 MILES	10 MILES
Owner Occupied	6,472	10,270	23,054
Renter Occupied	3,351	4,957	10,303
Vacant	1,078	1,419	2,701
Total	10,901	16,646	36,058

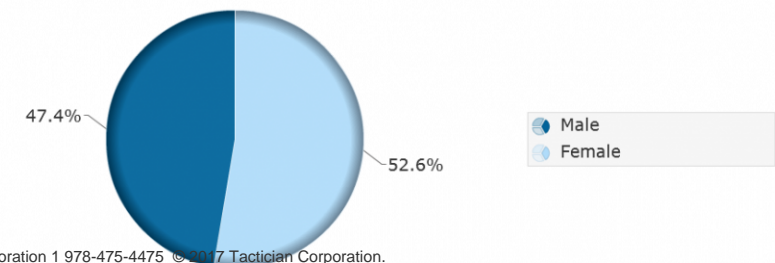
HOUSEHOLDS BY INCOME (2016)



3-MILE POPULATION BY ETHNICITY



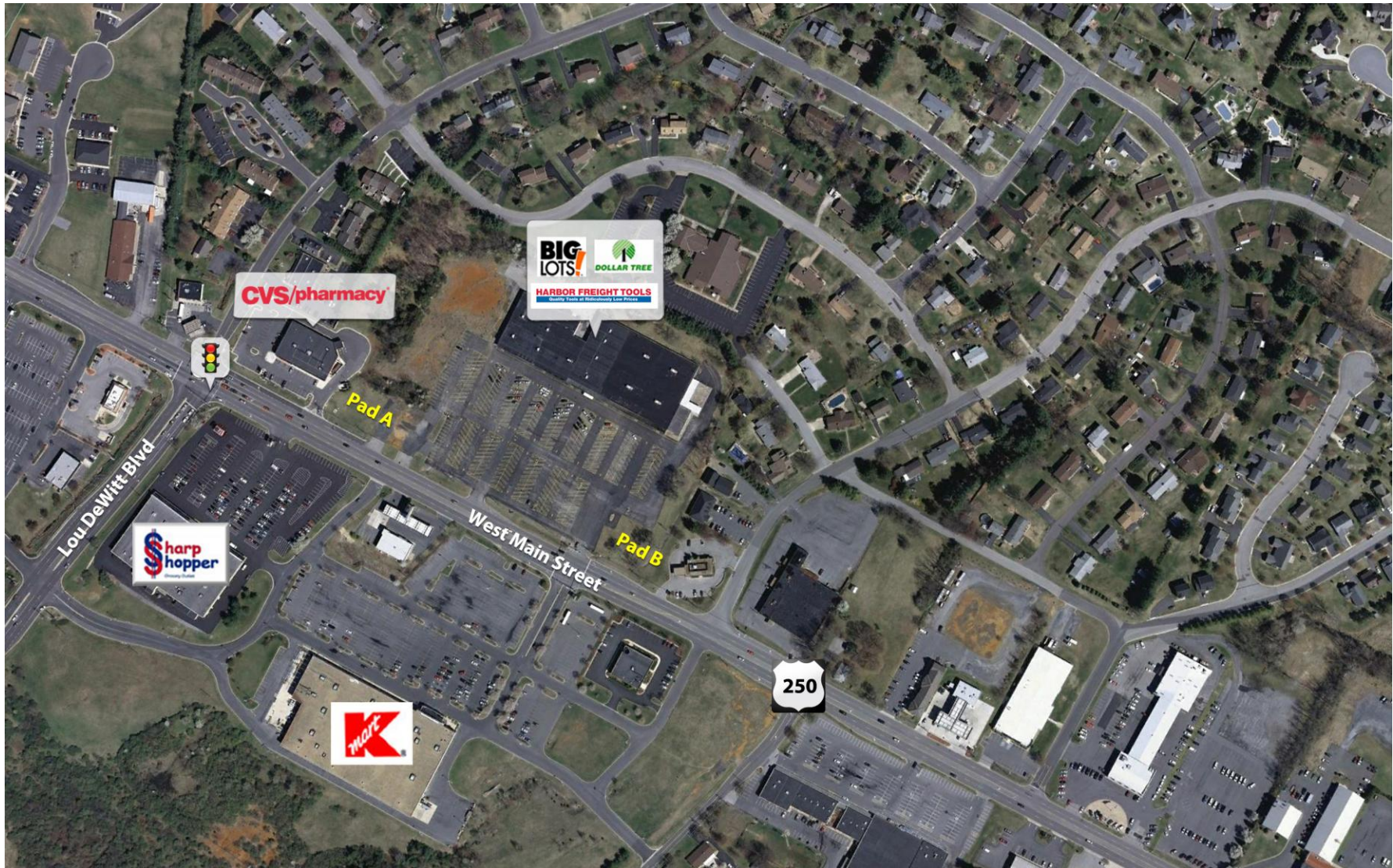
3-MILE BREAKDOWN BY GENDER



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## About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

### Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

