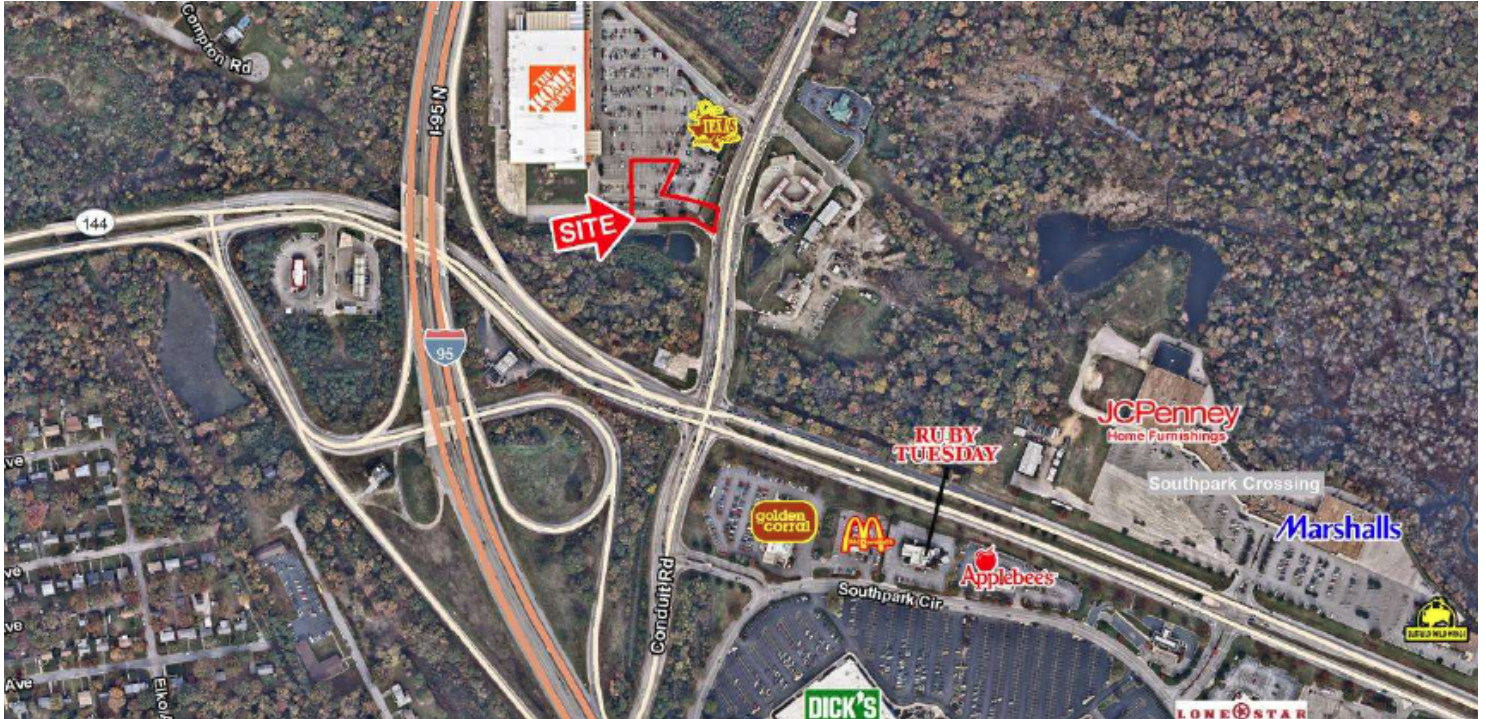


.79 AC COLONIAL HEIGHTS, VA

2600 Conduit Rd., Colonial Heights, VA 23834



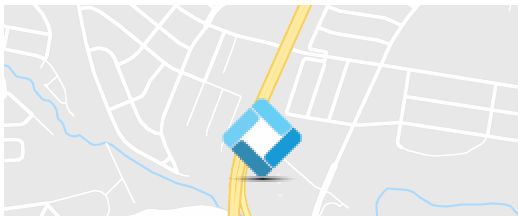
Executive Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	93,000
STREET	I-95
COUNT 2	34,000
STREET 2	Temple Ave
COUNT 3	20,000
STREET 3	Conduit Rd

* Figures shown represent estimates



DEMOGRAPHICS - 2017

	1 MILE	3 MILE	5 MILE
Estimated Population	6,913	39,489	92,934
Average HH Income	\$62,147	\$56,754	\$58,580
Households	2,863	15,133	33,690

PROPERTY HIGHLIGHTS

- Located at the intersection of Temple Ave & Conduit Rd, just off of I-95
- Interstate visibility
- Anchored by Home Depot and Texas Roadhouse
- Approximately 1.8 million square feet within 1.5 miles to include JCPenney, Sears, Macy's, Dicks Sporting Goods, Ashley Furniture, Sam's Club

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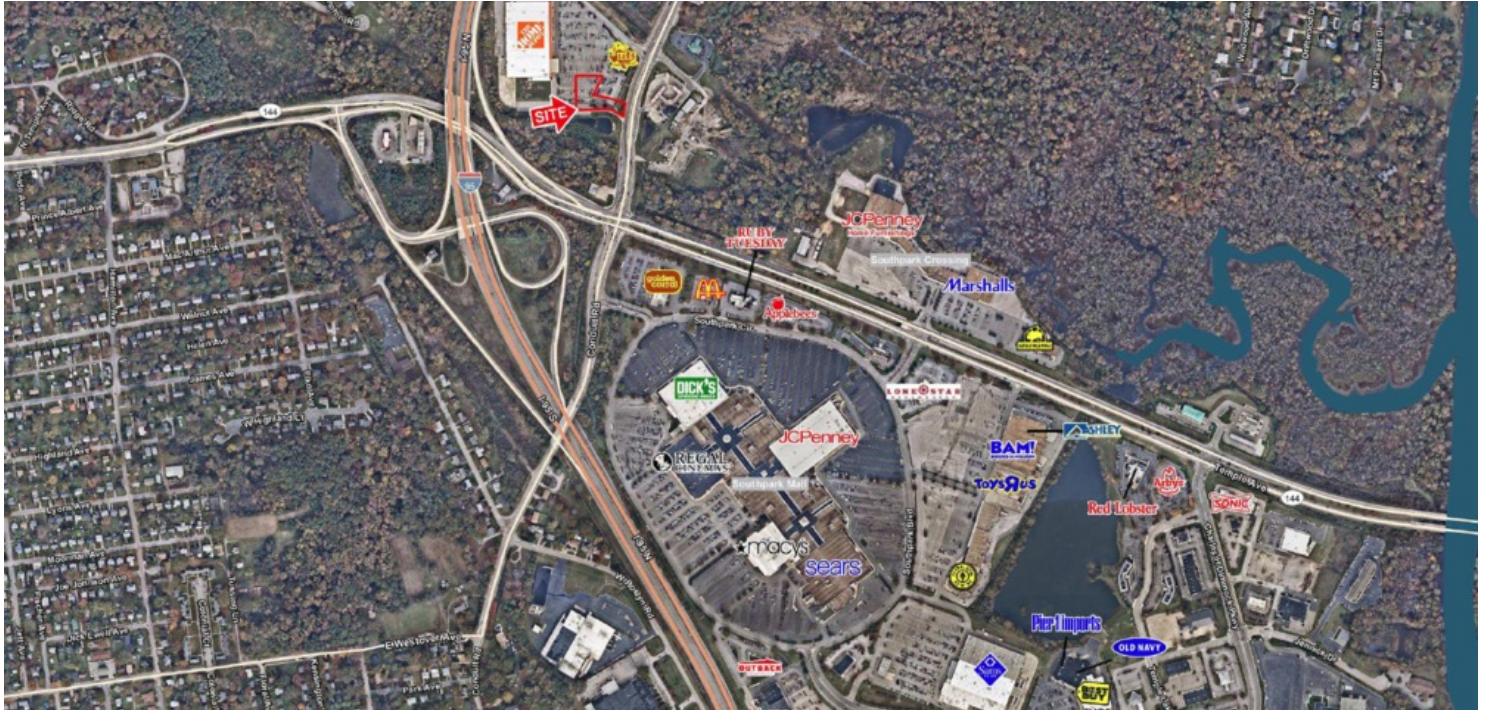
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Location Maps



Option 1



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