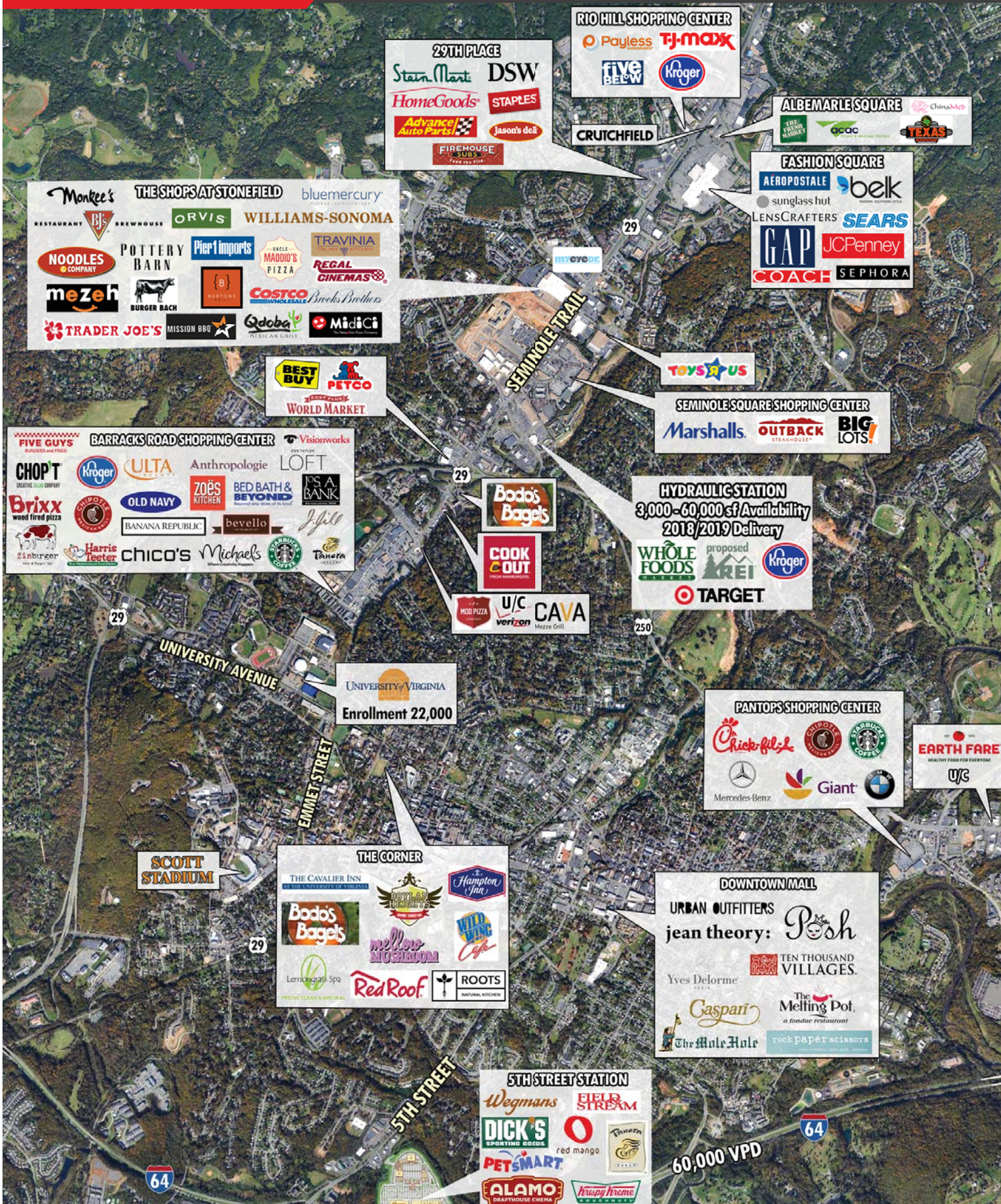


MARKET MAP

Charlottesville, VA

5th ST. STATION

WELCOME TO CHARLOTTESVILLE'S NEWEST SHOPPING DISTRICT



Join the only Wegmans store in Central Virginia and 325,000 SF of additional anchor, junior anchor and small shops developed on 73 acres of land.

Strategically positioned on 5th Street, directly off I-64 at exit 120 in southern Charlottesville, Virginia. Close to the University of Virginia and the affluent counties of Albemarle, Orange, Fluvanna, Madison, Buckingham, Louisa, Augusta and Rockingham.

DAYTIME POPULATION:

- 2 Miles: 35,481 employees
 - 3 Miles: 63,257 employees
- ### TRAFFIC COUNTS:
- 17,000 VPD on 5th Street Station Parkway
 - 38,000 VPD on 5th Street north of I-64
 - 60,000 VPD on I-64 between Avon and 5th Streets

SITE DEMOGRAPHICS	5 MILES	15 MILES	30 MILES	TRADE AREA
Population	86,481	169,615	336,850	786,827
Households	34,764	66,568	132,920	304,812
Average Household Income	\$80,974	\$93,705	\$80,073	\$69,334

FOR FURTHER INFORMATION, PLEASE CONTACT:
 Larry Agnew · lagnew@divaris.com · 804.643.4700





1	ALAMO DRAFTHOUSE CINEMA	20	Bank of The James	39	HAND & STONE MASSAGE AND FACIAL SPA
2	CHICKIES & PETS	21	4,222 SF	40	Select PHYSICAL THERAPY
3	ASIAN FUSION	22	TIMBERWOOD GRILL	41	GNC
4	PEI WEI	23	red mango	42	verizon
5	Auntie Anne's	24	PRIMARY EYECARE	43	Wegmans
6	Carvel	25	1,212 SF	44	DICK'S SPORTING GOODS
7	Caribou COFFEE	26	Sprint	45	FIELD STREAM
8	BURGERFI	27	Jersey Mike's SUBS	46	HAVERTY'S
9	WingStreet	28	Panera BREAD	47	planet fitness
10	4,500 SF	29	MATTRESS WAREHOUSE		
11	SHIPPING CONTAINER	30	ABC		
12	BASIL	31	PET SMART		
13	X	32	hair cuttery Cuts • Color • Style		
14	TEASE	33	iFixt Mobile Device Repair Pros		
15	5,464 SF	34	MAILBOX EXPRESS		
16	DOLLAR TREE	35	SENTARA		
17	A.C. MOORE NO ONE DOES ANY. CRAFTS & DECORALS BETTER	36	NAILS		
18	SALLY BEAUTY SUPPLIES	37	FUZZY'S TACO SHOP		
19	Great Clips	38	Krispy Kreme DOUGHNUTS		

CHARLOTTESVILLE MARKET FACTS

UNIVERSITY OF VIRGINIA

- Residents: 34,515 students, faculty and staff and 79,377 alumni residing in VA
- Area Employment: UVA residents: 13,458; UVA Hospital: 7,100 residents
- Access to Campus from I-64: A 65,000-seat stadium and prestigious Division I athletics program boasts a large following that fills a weekend. 5th Street is one of the main arteries from I-64 to the campus.

LOCALS

- Trade area projected population: 786,827
- Well-educated consumers: 51.5% educational attainment
- Spending power: \$8.8 billion annual retail expenditures
- Under-retailed: 14.4 sf/resident (US average: 23 sf/resident)

TOURISTS

- Over 2 million visiting tourists (89% of whom are repeat visitors)
- Draws \$443 million in annual tourism expenditures (*includes Charlottesville and Albemarle County)

