

Stuart's Crossing at Virginia Center

South East Corner of Brook Road Rt. 1 & Virginia Center Parkway, Glen Allen, VA



Now Pre Leasing 125,000 sq ft the Main Phase of Center with Multiple Anchor Tenants and Shops to be Developed on the 18 Remaining Acres in 2020 - 2021



- We have anchor space of up to 85,000 sq ft and will have shop space available
- Join Starbucks, Five Guys, Verizon, Sherwin Williams and Bliss Nail & Spa in the 12,747 sq ft center opened in 2017
- Main Center Phase can accommodate up to 125,000 sq ft
- The 21 acre site, which includes the 18 acre expansion area, is zoned B-3 for retail
- There will be 2 monument signs located in front of the center, one on the corner and the other at the main stop light, with large sign panels for the anchor tenants that locate this new expansion area and main phase on the center
- 2 new stoplights have been added on to Virginia Center Pkwy one at the main entrance & the other at Virginia Center Pkwy
- Widening and extension of the southbound lane in front of the center on Virginia Center Pkwy has been completed with an expanded the left turn lane for cars heading to the Rt 1(Brook Rd) south traffic that travel through the existing stop light
- Route 1, Brook Rd, frontage and just ¼ mile north of I-295. Brook Rd facing +44,000 CPD. Virginia Center Pkwy has 11,000 CPD in front of the center
- More than 1000 homes planned for new housing coming soon... *see page 6*

DEMOGRAPHIC

Population

- 101,398 within 5 miles
- 423,212 within 10 miles

Avg. Household Income

- \$76,456 within 5 miles
- \$80,331 within 10 miles

Traffic Count

- 44,000 VPD / Brook Road
- 11,000 VPD / VA Center Pkwy

FOR MORE INFORMATION

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Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing.

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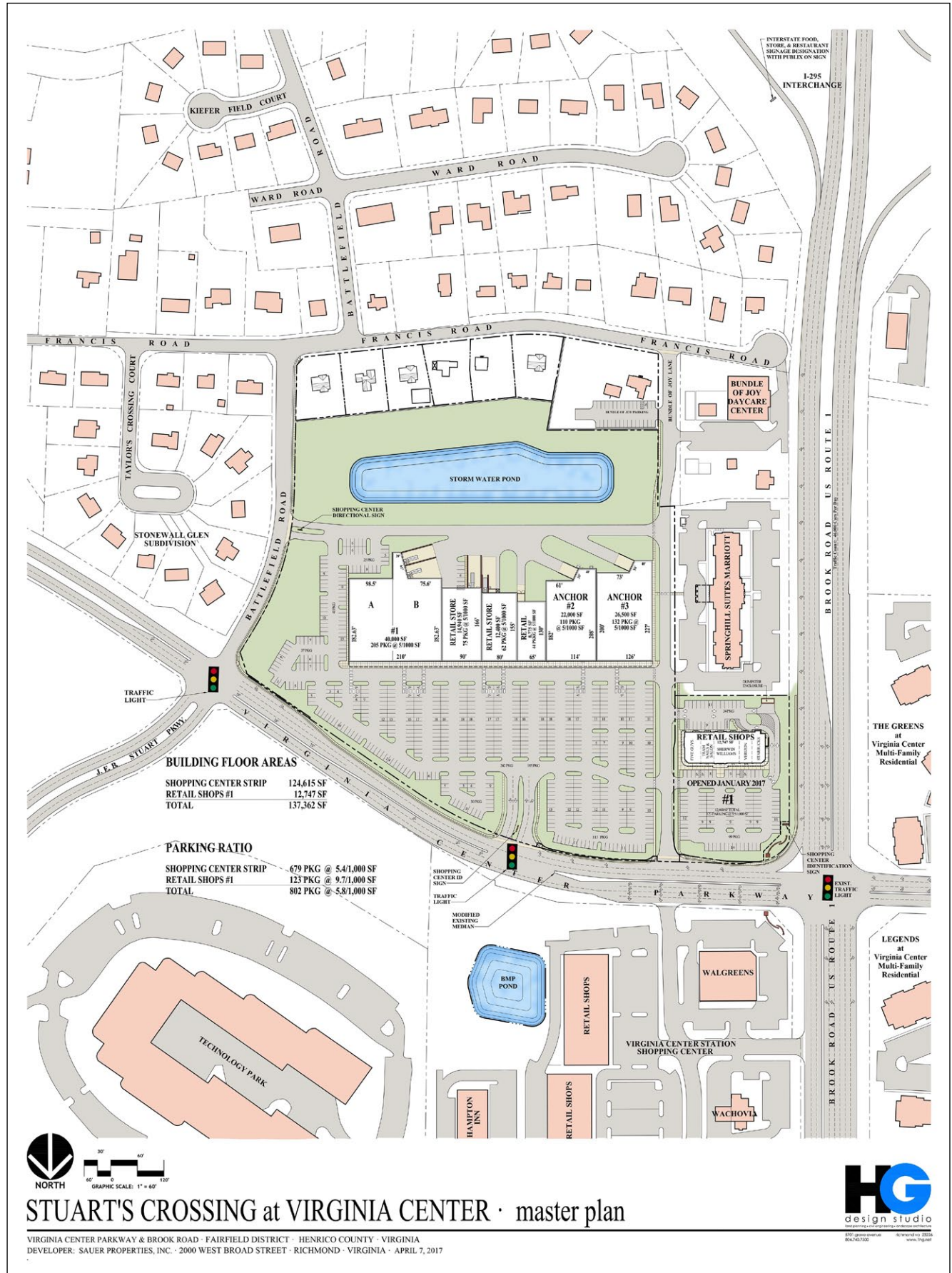
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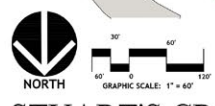


BUILDING FLOOR AREAS

SHOPPING CENTER STRIP	124,615 SF
RETAIL SHOPS #1	12,747 SF
TOTAL	137,362 SF

PARKING RATIO

SHOPPING CENTER STRIP	679 PKG @ 5,41,000 SF
RETAIL SHOPS #1	123 PKG @ 9,71,000 SF
TOTAL	802 PKG @ 5,81,000 SF



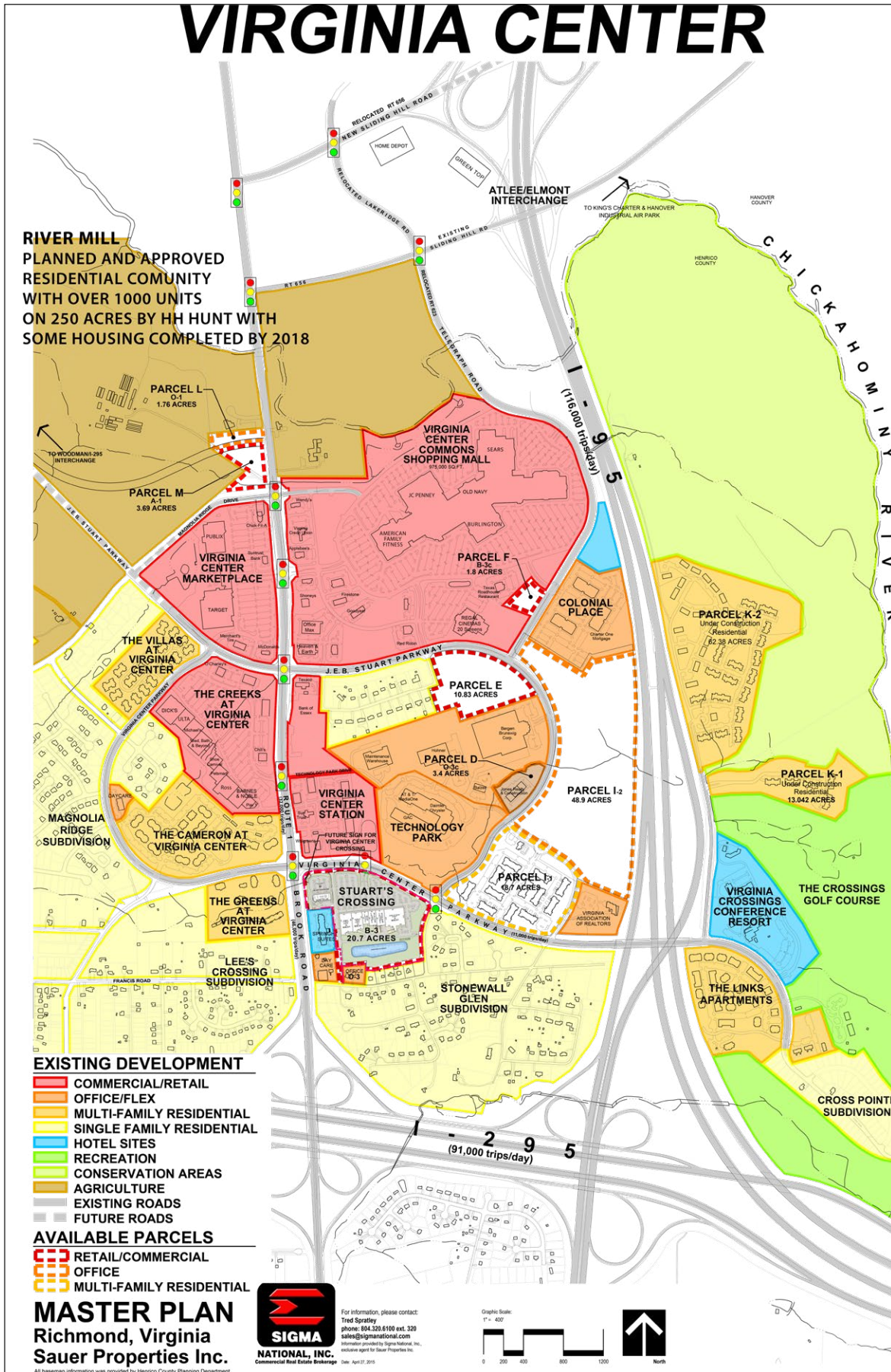
STUART'S CROSSING at VIRGINIA CENTER · master plan

VIRGINIA CENTER PARKWAY & BROOK ROAD · FAIRFIELD DISTRICT · HENRICO COUNTY · VIRGINIA
 DEVELOPER: SAUER PROPERTIES, INC. · 2000 WEST BROAD STREET · RICHMOND · VIRGINIA · APRIL 7, 2017



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Richmond Times Dispatch / February 28, 2016

More than 1,000 homes planned near Virginia Center Commons

BY CAROL HAZARD

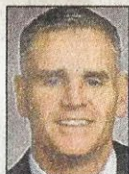
Richmond Times-Dispatch

A residential development with more than 1,000 homes is planned for a swath of land west of Virginia Center Commons in Henrico County.

The planned River Mill community would include 450 single-family homes, 300 town houses and 285 apartments.

HHHunt Communities, one of the largest residential builders in the Richmond area, is the developer for the proposed community on 250 acres west of Brook Road.

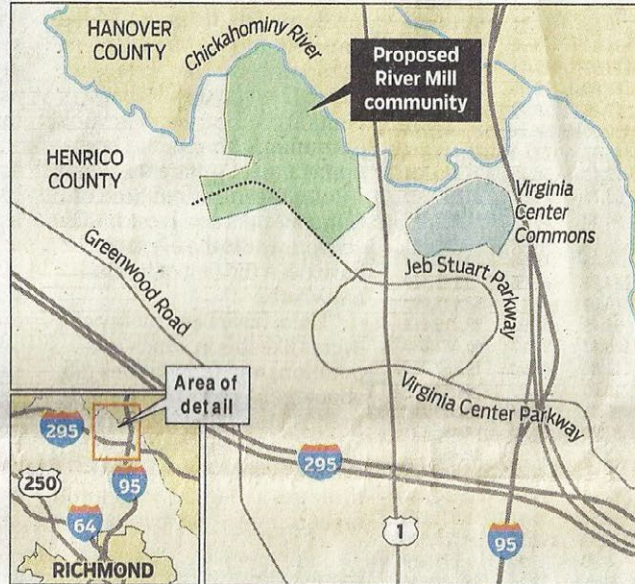
If approved, road construction is expected to start in spring 2017, apartment construction in the fall of 2017 and the first apartment residents would move into River Mill in the beginning of 2018.



Schmitt

"Our history has been developing large-scale, high-quality master planned community," said Daniel T. Schmitt, president and chief operating officer of HHHunt Corp., the parent company of HHHunt Communities.

"With the recession, we all experienced a diminished



JOHN G. OWNBY/TIMES-DISPATCH

ability to do that from a number of perspectives, primarily financial," he said. "We are excited to be back with the ability to develop large, upscale communities."

HHHunt, with regional headquarters in Henrico, is known for such key projects as The Villages of Charter Colony in Chesterfield County with 1,800 homes; Twin Hickory and Wyndham in Henrico with 2,400 and 3,000 homes respec-

tively; and Rutland in Hanover County with 500 homes.

"Our communities typically range from several hundred up to 3,000 homes," Schmitt said.

Rezoning applications for River Mill are slated to be considered by the Henrico County Planning Commission March 10. The Board of Supervisors is expected to discuss the project April 12.

R. Joseph Emerson, director
DEVELOPMENT, Page D6

River Mill

What: Proposed residential community on 250 acres

Where: 250 acres west of Brook Road and west of Virginia Center Commons in Henrico County

Housing types: 450 single-family homes, 300 town houses, 285 apartments

When: First residents expected to move in early 2018

HHHunt communities

Residential communities include the following:

- ◆ The Villages of Charter Colony in Chesterfield County
- ◆ Twin Hickory, Wellesley, Wyndham, Wyndham Forest, Holloway at Wyndham Forest, The Townes at Woodman, Ellington, Ellington Woods and Dominion Park at Wyndham and Westin Estates in Henrico County

◆ Rutland and Providence in Hanover County

◆ White Hall in James City County
Senior living communities include:

- ◆ Spring Arbor of Richmond in Henrico, Spring Arbor of Salisbury in Midlothian and Spring Arbor of Williamsburg

Apartment communities include:

- ◆ The Gardens at Twin Hickory in Henrico

More than 1000 homes planned for new housing coming soon on the west side of Brook Rd Rt 1 just a 2/10 of a mile north & west of the VCC names River Mill a planned residential community of 250 acres including 450 single family homes, 300 town homes and 285 apartments to be soon developed starting in 2107 they is being developed by HH Hunt who were founded in Richmond in 1992 and has developed communities in Richmond, Hampton Roads from Williamsburg to Chesapeake, Raleigh-Durham, NC.

Online Article: http://www.richmond.com/business/local/article_d7271319-0ec0-54d6-b248-f038730851de.html

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Photos taken spring 2016

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