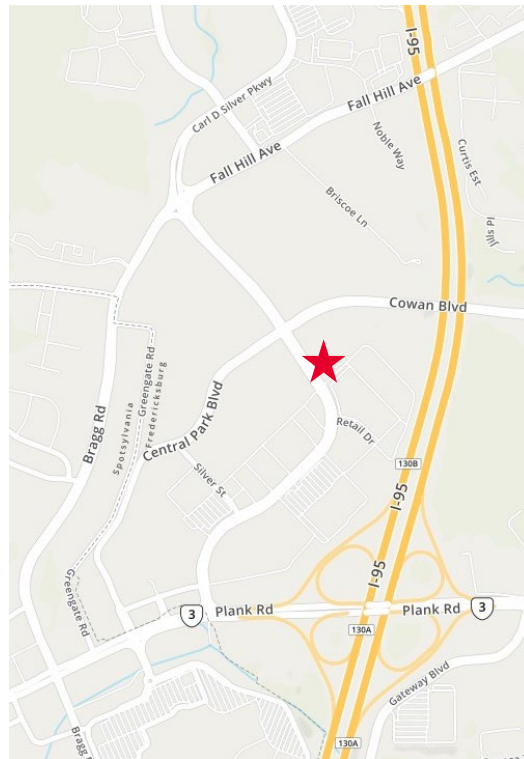




Property Features:

- 1,920 SF available
- Property is located within one of the largest power centers on the East Coast, benefiting from superior proximity to Walmart, Target, Wegman's, a wide range of retailers and several dynamic restaurants
- Easy access from Washington D.C. to Richmond, attracting shoppers from a wide trade area
- Established daytime population of more than 3,000 employees
- Direct access to Starbuck's, Tito's Diner and Total Wine Center through inter-parcel connections.



Specifications	
Total Size	13,117 SF
Available SF	1,920 SF
Timing	Available immediately
Rental Rate	\$20 PSF NNN

Join Nearby Retailers

For more information, contact:

JAMIE SCULLY, CCIM
 First Vice President
 540 322 4140
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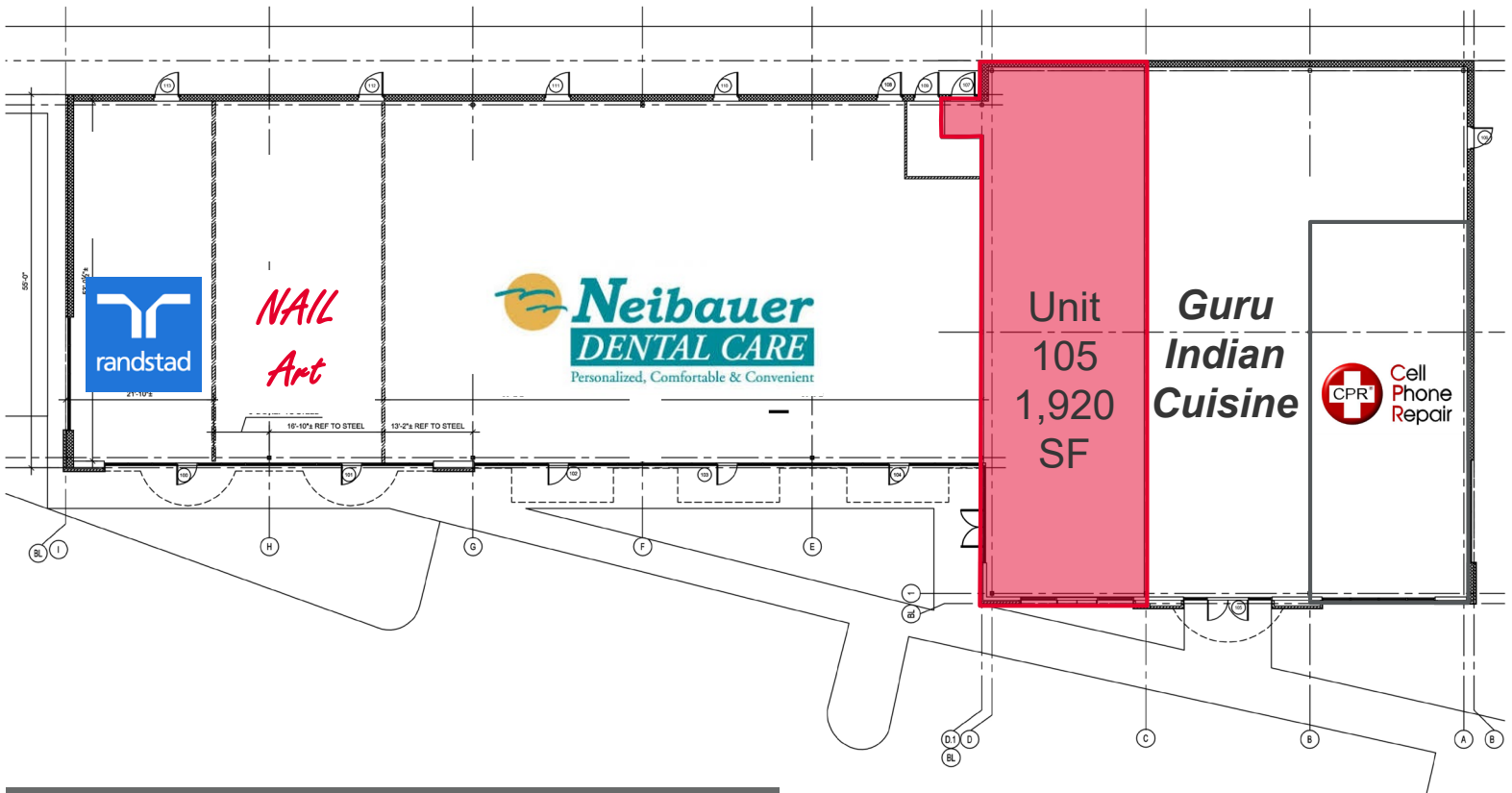
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Demographics

	1 Mile	3 Miles	5 Miles
Population	6,398	48,329	124,415
No. of Households	2,436	18,207	44,756
Avg. HH Income	\$59,101	\$87,667	\$96,722
Daytime Population	10,590	43,611	68,859

Traffic Counts

Cowan Blvd	21,000 VPD
Carl D Silver Pkwy/Plank Road	87,000 VPD



UNIT 105

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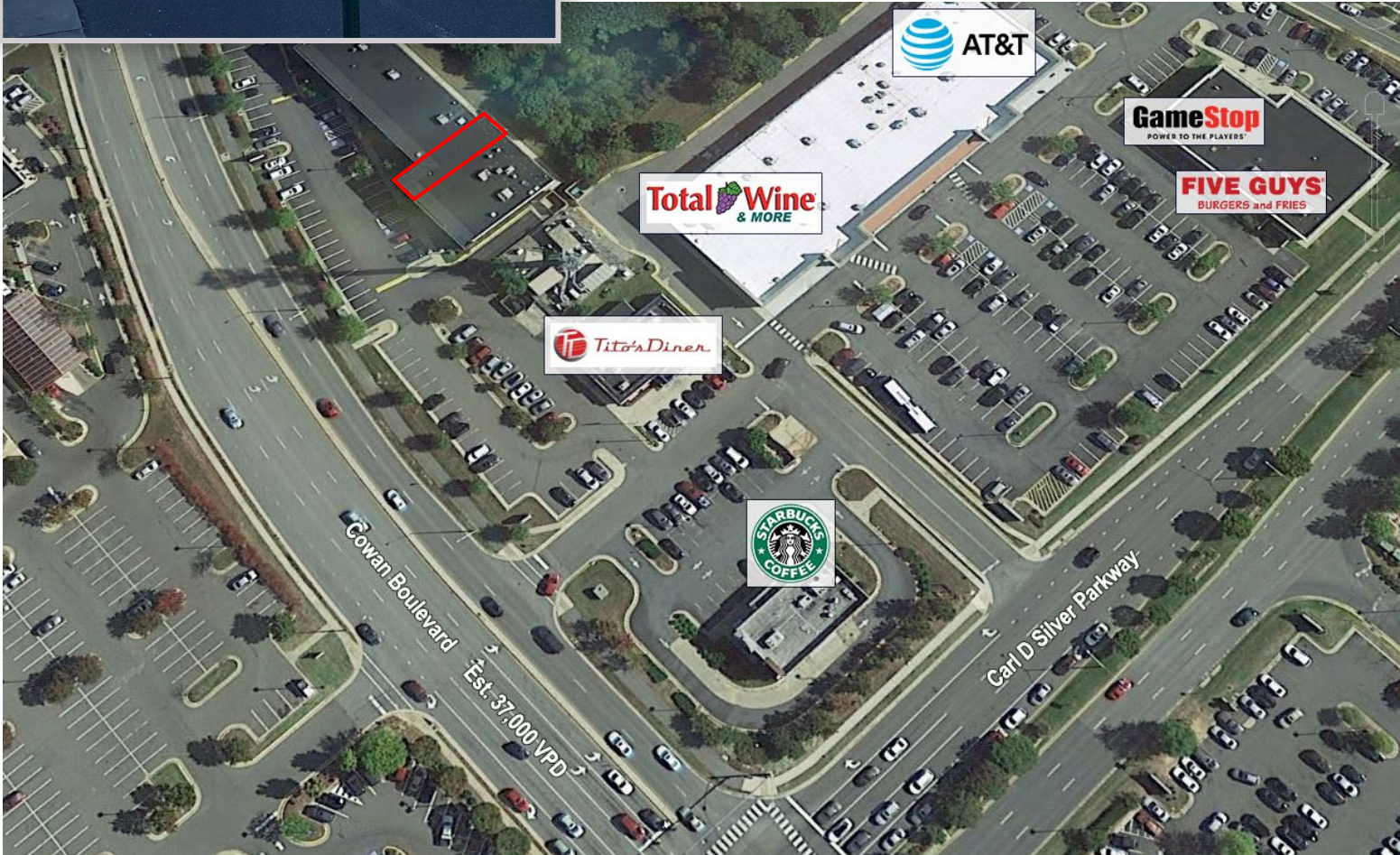
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- Direct access and line-of-sight from Starbucks
- High traffic area – approx. 37,000 VPD
- Great signage opportunity



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