

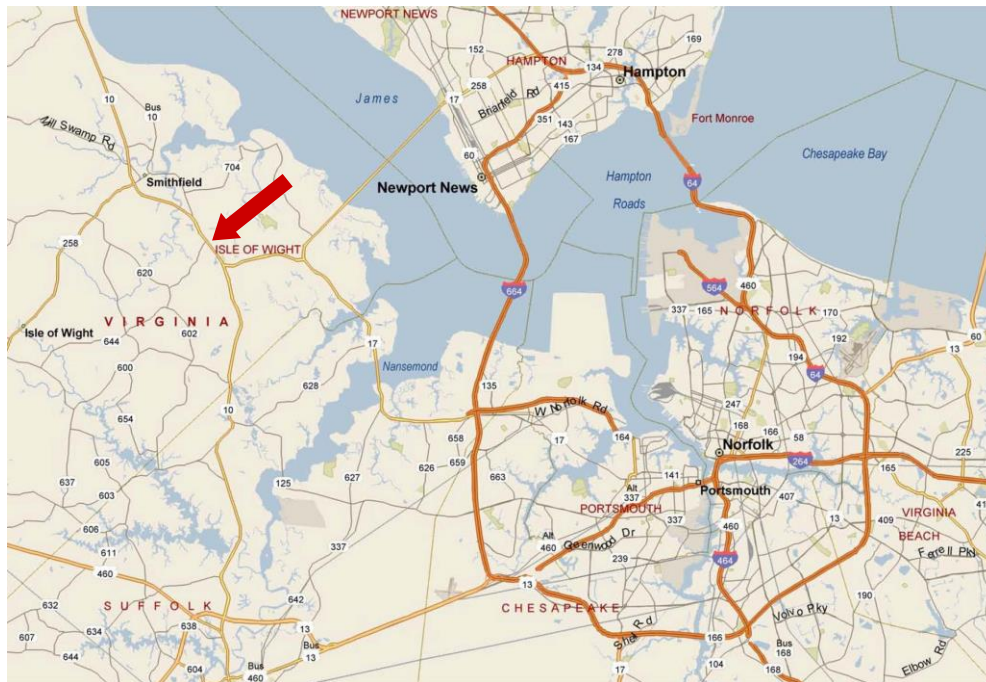
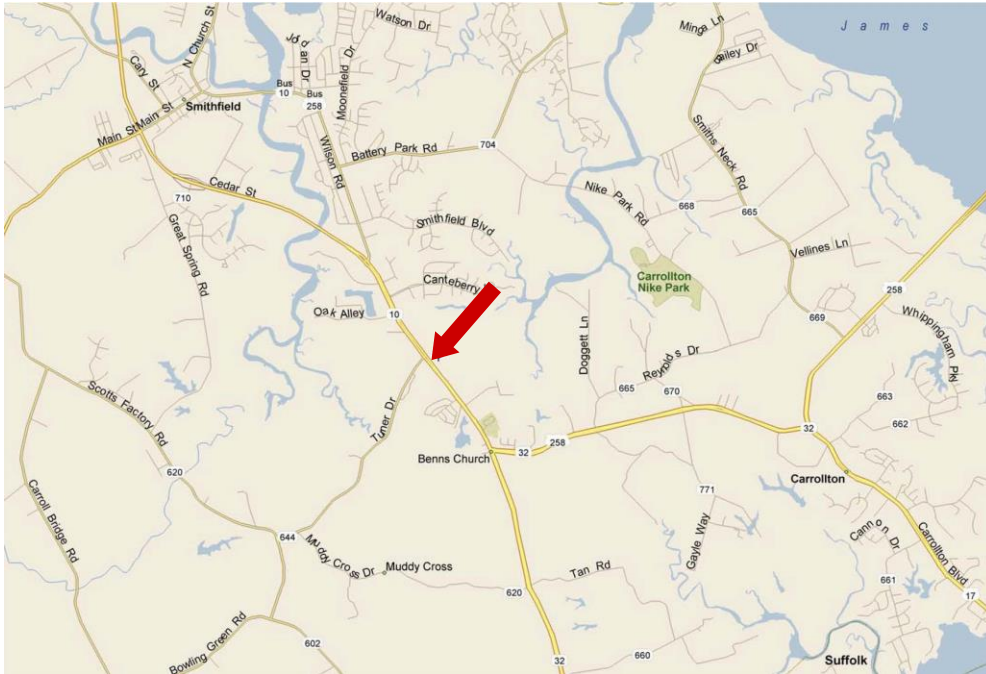
### Property Features

- Targeted in comprehensive plan for commercial and residential uses
- All utilities along the roads bordering the property
- 25,000 VPD
- Average Household Income (3 miles): \$91,941
- Parcel 1: +/-20 acre office/retail site
  - \$2,500,000 (\$125,000/acre) Price Negotiable
  - +/-1,350' road frontage
- Parcel 2: +/-251 acre mixed-use site
  - \$6,500,000 – Price Negotiable
  - +/-2,200' road frontage
- Parcel 3: +/-3.9 acre retail site
  - \$1,500,000 (\$375,000/acre)
  - +/-319' frontage on Route 10
- Parcel 4: 2-6 acres
  - \$450,000/acre
  - Adjacent to Tractor Supply
  - Frontage on Route 10
- Parcel 5: 1-3 acres
  - \$600,000/acre
  - NW corner Rt. 10 & Turner Drive
  - Frontage on Route 10 & Turner Drive

For more information, contact:

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Virginia Department of Transportation  
Traffic Engineering Division  
2012  
Annual Average Daily Traffic Volume Estimates By Section of Route  
Isle of Wight Maintenance Area

Route	Jurisdiction	Length	AADT	QA	4Tire	Bus	Truck				QC	K Factor	QK	Dir Factor	AAWDT	QW
							2Axle	3+Axle	1Trail	2Trail						
10 Old Stage Hwy	Isle of Wight County	4.12	7100	G	93%	0%	1%	1%	5%	0%	F	0.102	F	0.501	7200	G
10	Isle of Wight County	2.96	7500	G	96%	1%	1%	1%	2%	0%	C	0.12	F	0.577	7600	G
10	Town of Smithfield (Maint: 46)	0.78	9600	G	96%	1%	1%	1%	2%	0%	F	0.088	F	0.512	9800	G
10 258	Town of Smithfield (Maint: 46)	2.30	19000	G	96%	1%	1%	1%	2%	0%	C	0.087	F	0.516	19000	G
10 258 Benns Church Blvd	Town of Smithfield (Maint: 46)	0.31	28000	G	95%	1%	1%	2%	2%	0%	F	0.089	F	0.544	28000	G
10 258 Benns Church Blvd	Town of Smithfield (Maint: 46)	0.65	23000	G	95%	1%	1%	2%	2%	0%	F	0.085	F	0.558	24000	G
10 258 Benns Church Blvd	Isle of Wight County	1.00	25000	G	95%	1%	1%	2%	2%	0%	F	0.091	F	0.549	26000	G
10 32 Benns Church Blvd	Isle of Wight County	4.15	11000	G	93%	1%	1%	3%	2%	0%	C	0.101	F	0.64	11000	G
Bus 10 258 South Church St	Town of Smithfield (Maint: 46)	0.85	14000	G	99%	0%	0%	0%	0%	0%	F	0.108	F	0.551	14000	G
Bus 10 258 South Church St	Town of Smithfield (Maint: 46)	0.79	10000	G	99%	0%	0%	0%	0%	0%	C	0.121	F	0.503	11000	G
Bus 10 258 Church St	Town of Smithfield (Maint: 46)	0.79	13000	G	99%	0%	0%	0%	0%	0%	F	NA		14000	G	
Bus 10 North Church St	Town of Smithfield (Maint: 46)	0.85	6400	G	99%	0%	0%	0%	0%	0%	C	0.123	F	0.513	6500	G
Bus 10 North Church St	Town of Smithfield (Maint: 46)	0.43	5600	G	99%	0%	0%	0%	0%	0%	F	0.116	F	0.650	5700	G
Bus 10 West Main St	Isle of Wight County	0.76	3800	G	97%	1%	1%	0%	0%	0%	F	0.112	F	0.546	3800	G
Bus 10 West Main St	Isle of Wight County	2.16	1500	G	97%	1%	1%	0%	0%	0%	C	0.110	F	0.63	1500	G
17 Carrolton Blvd	Isle of Wight County	2.43	15000	G	98%	0%	0%	1%	1%	0%	F	0.092	F	0.518	16000	G

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**FULL PROFILE**

2000-2010 Census, 2013 Estimates with 2018 Projections  
Calculated using Proportional Block Groups

Lat/Lon: 36.94971-76.5977



Route 10 & Turner Drive		1 mi radius	3 mi radius	5 mi radius
Smithfield, VA 23430				
POPULATION	2013 Estimated Population	1,006	10,922	19,936
	2018 Projected Population	1,070	11,611	21,199
	2010 Census Population	978	10,613	19,371
	2000 Census Population	761	8,227	15,211
	Projected Annual Growth 2013 to 2018	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2013	2.5%	2.5%	2.4%
HOUSEHOLDS	2013 Estimated Households	381	4,227	7,844
	2018 Projected Households	408	4,531	8,407
	2010 Census Households	365	4,059	7,532
	2000 Census Households	277	3,064	5,752
	Projected Annual Growth 2013 to 2018	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2013	2.9%	2.9%	2.8%
AGE	2013 Est. Population Under 10 Years	12.1%	11.1%	11.0%
	2013 Est. Population 10 to 19 Years	14.2%	13.3%	13.1%
	2013 Est. Population 20 to 29 Years	9.1%	9.7%	10.2%
	2013 Est. Population 30 to 44 Years	17.8%	16.8%	16.6%
	2013 Est. Population 45 to 59 Years	24.8%	25.3%	25.3%
	2013 Est. Population 60 to 74 Years	16.9%	16.8%	17.0%
	2013 Est. Population 75 Years or Over	5.1%	7.0%	6.7%
	2013 Est. Median Age	41.9	43.2	43.1
MARITAL STATUS & GENDER	2013 Est. Male Population	48.6%	48.5%	48.6%
	2013 Est. Female Population	51.4%	51.5%	51.4%
	2013 Est. Never Married	22.5%	20.6%	21.4%
	2013 Est. Now Married	64.7%	63.0%	60.5%
	2013 Est. Separated or Divorced	9.8%	11.1%	12.1%
	2013 Est. Widowed	3.1%	5.4%	6.0%
INCOME	2013 Est. HH Income \$200,000 or More	4.7%	6.7%	6.2%
	2013 Est. HH Income \$150,000 to \$199,999	13.9%	11.2%	9.8%
	2013 Est. HH Income \$100,000 to \$149,999	22.0%	19.7%	18.1%
	2013 Est. HH Income \$75,000 to \$99,999	17.4%	14.3%	13.6%
	2013 Est. HH Income \$50,000 to \$74,999	19.0%	19.7%	20.2%
	2013 Est. HH Income \$35,000 to \$49,999	4.6%	7.9%	9.0%
	2013 Est. HH Income \$25,000 to \$34,999	4.3%	5.0%	6.4%
	2013 Est. HH Income \$15,000 to \$24,999	1.9%	5.1%	6.3%
	2013 Est. HH Income Under \$15,000	12.2%	10.3%	10.3%
	2013 Est. Average Household Income	\$94,055	\$91,941	\$86,414
	2013 Est. Median Household Income	\$82,872	\$80,980	\$75,979
	2013 Est. Per Capita Income	\$35,603	\$35,673	\$34,063
2013 Est. Total Businesses	44	373	680	
2013 Est. Total Employees	734	4,536	6,648	

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RF1

Route 10 & Turner Drive		1 mi radius	3 mi radius	5 mi radius
Smithfield, VA 23430				
<b>RACE</b>	2013 Est. White	66.2%	75.0%	72.1%
	2013 Est. Black	28.7%	20.8%	24.0%
	2013 Est. Asian or Pacific Islander	1.4%	1.1%	1.1%
	2013 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
	2013 Est. Other Races	3.3%	2.7%	2.5%
<b>HISPANIC</b>	2013 Est. Hispanic Population	33	295	487
	2013 Est. Hispanic Population	3.3%	2.7%	2.4%
	2018 Proj. Hispanic Population	3.6%	3.0%	2.7%
	2010 Hispanic Population	2.8%	2.3%	2.1%
<b>EDUCATION (Adults 25 or Older)</b>	2013 Est. Adult Population (25 Years or Over)	694	7,589	13,910
	2013 Est. Elementary (Grade Level 0 to 8)	3.6%	3.9%	4.2%
	2013 Est. Some High School (Grade Level 9 to 11)	5.9%	6.2%	7.7%
	2013 Est. High School Graduate	19.7%	23.0%	25.2%
	2013 Est. Some College	21.9%	23.8%	23.5%
	2013 Est. Associate Degree Only	15.0%	10.8%	9.6%
	2013 Est. Bachelor Degree Only	22.9%	21.1%	19.5%
	2013 Est. Graduate Degree	11.0%	11.2%	10.2%
<b>HOUSING</b>	2013 Est. Total Housing Units	391	4,373	8,180
	2013 Est. Owner-Occupied	82.0%	79.6%	76.0%
	2013 Est. Renter-Occupied	15.3%	17.1%	19.8%
	2013 Est. Vacant Housing	2.7%	3.3%	4.1%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	15.6%	11.3%	12.9%
	2010 Homes Built 2000 to 2004	8.1%	12.1%	11.3%
	2010 Homes Built 1990 to 1999	24.8%	23.9%	20.4%
	2010 Homes Built 1980 to 1989	19.2%	17.1%	17.7%
	2010 Homes Built 1970 to 1979	15.3%	12.8%	13.1%
	2010 Homes Built 1960 to 1969	5.4%	8.5%	8.5%
	2010 Homes Built 1950 to 1959	5.1%	6.9%	7.6%
	2010 Homes Built Before 1949	6.4%	7.5%	8.5%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.8%	1.0%	1.2%
	2010 Home Value \$500,000 to \$999,999	11.7%	12.4%	12.4%
	2010 Home Value \$400,000 to \$499,999	8.8%	9.4%	9.4%
	2010 Home Value \$300,000 to \$399,999	27.1%	26.5%	23.3%
	2010 Home Value \$200,000 to \$299,999	22.4%	25.6%	27.6%
	2010 Home Value \$150,000 to \$199,999	5.9%	7.9%	7.6%
	2010 Home Value \$100,000 to \$149,999	8.5%	6.6%	6.7%
	2010 Home Value \$50,000 to \$99,999	5.2%	3.8%	3.7%
	2010 Home Value \$25,000 to \$49,999	2.5%	1.9%	2.0%
	2010 Home Value Under \$25,000	7.1%	4.9%	6.1%
	2010 Median Home Value	\$275,608	\$286,130	\$279,695
	2010 Median Rent	\$618	\$685	\$635

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LABOR FORCE	2013 Est. Labor Population Age 16 Years or Over	792	8,682	15,957
	2013 Est. Civilian Employed	63.5%	64.7%	62.8%
	2013 Est. Civilian Unemployed	2.5%	3.0%	3.1%
	2013 Est. in Armed Forces	1.4%	1.6%	1.9%
	2013 Est. not in Labor Force	32.6%	30.8%	32.2%
	2013 Labor Force Males	47.6%	48.2%	48.1%
	2013 Labor Force Females	52.4%	51.8%	51.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	480	5,191	9,400
	2010 Mgmt, Business, & Financial Operations	14.6%	17.1%	17.0%
	2010 Professional, Related	32.8%	28.1%	25.3%
	2010 Service	13.7%	15.6%	15.9%
	2010 Sales, Office	25.8%	21.9%	22.1%
	2010 Farming, Fishing, Forestry	1.5%	0.4%	0.3%
	2010 Construction, Extraction, Maintenance	4.9%	8.3%	9.4%
	2010 Production, Transport, Material Moving	6.7%	8.5%	10.0%
	2010 White Collar Workers	73.2%	67.2%	64.4%
	2010 Blue Collar Workers	26.8%	32.8%	35.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	87.5%	87.0%	84.8%
	2010 Drive to Work in Carpool	6.7%	5.8%	6.9%
	2010 Travel to Work by Public Transportation	0.7%	0.9%	0.9%
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	2.4%	2.1%	2.9%
	2010 Other Means	0.1%	0.9%	0.7%
	2010 Work at Home	2.6%	3.4%	3.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	21.8%	21.2%	22.4%
	2010 Travel to Work in 15 to 29 Minutes	32.1%	30.1%	31.8%
	2010 Travel to Work in 30 to 59 Minutes	43.1%	43.0%	40.2%
	2010 Travel to Work in 60 Minutes or More	3.1%	5.6%	5.7%
	2010 Average Travel Time to Work	27.9	28.0	25.9
CONSUMER EXPENDITURE	2013 Est. Total Household Expenditure	\$25.9 M	\$282 M	\$500 M
	2013 Est. Apparel	\$1.26 M	\$13.6 M	\$24.1 M
	2013 Est. Contributions, Gifts	\$1.84 M	\$20.0 M	\$34.9 M
	2013 Est. Education, Reading	\$800 K	\$8.57 M	\$14.9 M
	2013 Est. Entertainment	\$1.47 M	\$15.9 M	\$28.2 M
	2013 Est. Food, Beverages, Tobacco	\$3.99 M	\$43.4 M	\$77.4 M
	2013 Est. Furnishings, Equipment	\$1.19 M	\$12.8 M	\$22.6 M
	2013 Est. Health Care, Insurance	\$1.77 M	\$19.4 M	\$34.6 M
	2013 Est. Household Operations, Shelter, Utilities	\$7.77 M	\$84.4 M	\$150 M
	2013 Est. Miscellaneous Expenses	\$417 K	\$4.54 M	\$8.08 M
	2013 Est. Personal Care	\$371 K	\$4.03 M	\$7.16 M
	2013 Est. Transportation	\$5.08 M	\$55.1 M	\$98.0 M

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