

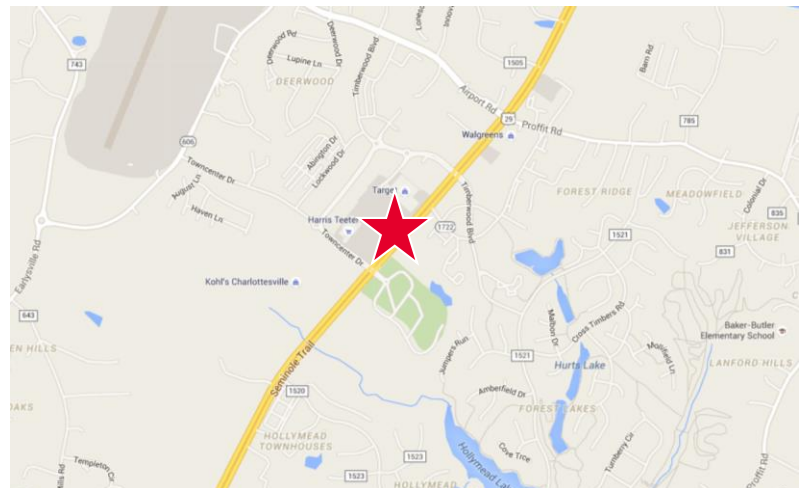


Property Features

- Great restaurant opportunity
- 1,635 – 5,085 SF available
- 296,237 SF Target and Harris Teeter Anchored Center
- Only Target within 30 miles
- Harris Teeter draws over 16,400 customers per week
- Strong restaurant sales
- Strong traffic counts - 39,000 VPD

Demographics

	3 Miles	5 Miles	10 Miles
Population	14,507	37,886	138,884
Avg. Household Income	\$107,293	\$98,248	\$91,009
Daytime Population	15,820	41,367	169,237



Join Tenants



For more information, contact:

JOHN PRITZLAFF
Senior Vice President
434 234 8416
john.pritzlaff@thalhimer.com

JENNY STONER
Associate
434 234 8417
jenny.stoner@thalhimer.com

Owned & Operated by

NEW MARKET

www.newmarketprop.com

600 E. Water Street, Suite G
Charlottesville, VA 22902
www.thalhimer.com



Tenant List		
Space	Tenant	SF
1	Starbucks	2,000
2	Harris Teeter	60,607
3	Hair Cuttery	1,200
4	AT&T	2,000
5	Sweet Frog	1,550
6	Kelly Services	1,365
7	Which Wich	1,830
8	VA ABC Store	3,205
10	Five Guys Burger & Fries	2,100
11	Bubbles	1,200
13	Primary Eyecare Associates	3,237

Tenant List		
Space	Tenant	SF
14	Sprint	1,680
15	AVAILABLE	1,800
16A	Pivot Physical Therapy	2,000
16B	Sakura Steakhouse	6,000
18	Vinny's Italian Grill	3,000
19	VA Nails	1,635
20	AVAILABLE	1,635
20A	Luxury Pools & Spas	3,164
20B	Blue Ridge Cycles	3,166
20C	Bonefish Grill	5,400

Tenant List		
Space	Tenant	SF
21	AVAILABLE	4,814
21A	Mattress Warehouse	5,000
22	Target	142,500
25	AVAILABLE	2,945
26	Cleaners	1,705
27	GameStop	1,600
28	Panera Bread	4,935
100	AVAILABLE	5,085
200	PetSmart	22,964
300	Fulton Bank	Pad

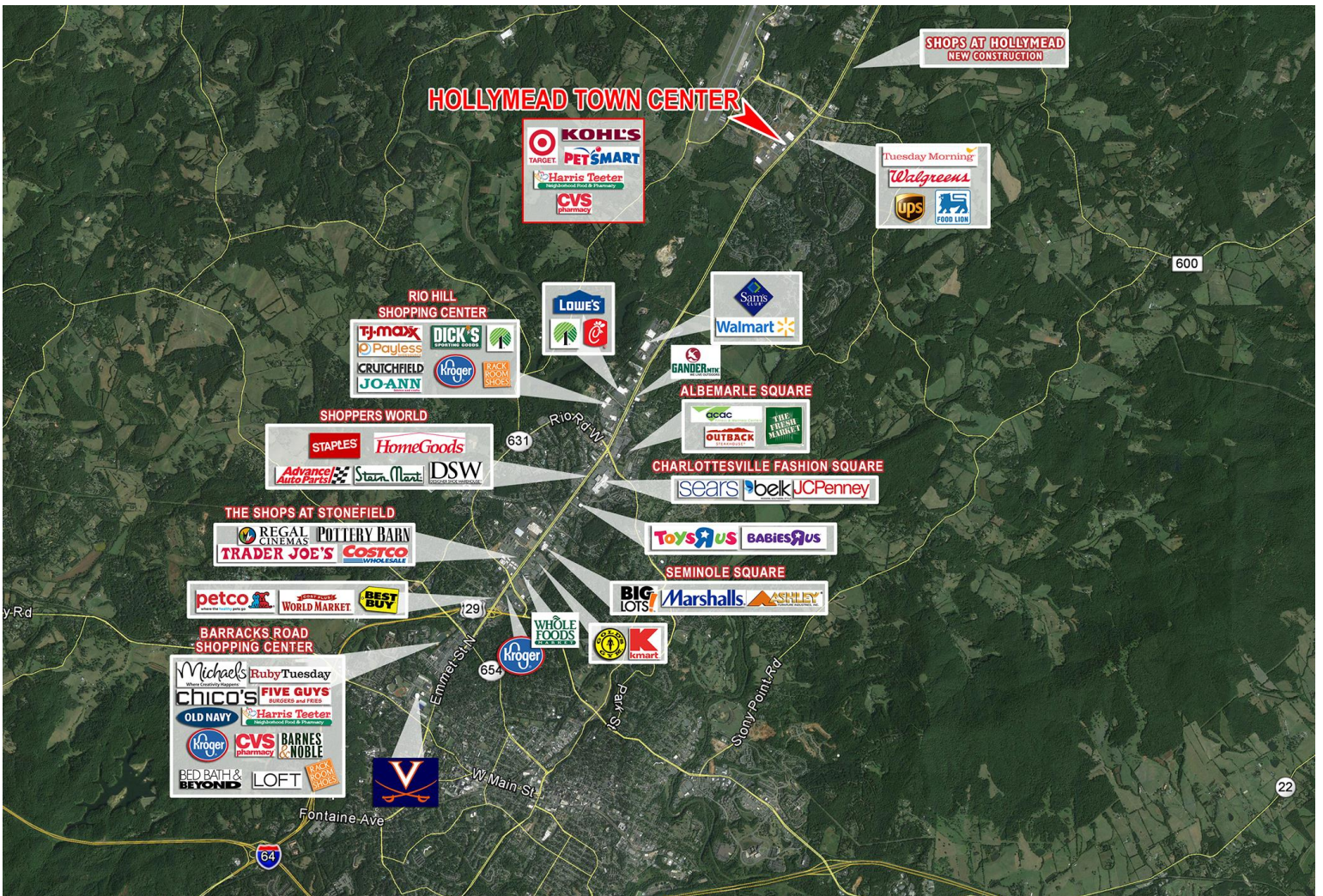
For more information, contact:

JOHN PRITZLAFF
 Senior Vice President
 434 234 8416
john.pritzlaff@thalhimer.com

JENNY STONER
 Associate
 434 234 8417
jenny.stoner@thalhimer.com

Owned & Operated by
NEW MARKET
www.newmarketprop.com

600 E. Water Street, Suite G
 Charlottesville, VA 22902
www.thalhimer.com



For more information, contact:

JOHN PRITZLAFF
 Senior Vice President
 434 234 8416
john.pritzlaff@thalhimer.com

JENNY STONER
 Associate
 434 234 8417
jenny.stoner@thalhimer.com

Owned & Operated by

NEW MARKET

www.newmarketprop.com

600 E. Water Street, Suite G
 Charlottesville, VA 22902
www.thalhimer.com



For more information, contact:

JOHN PRITZLAFF
Senior Vice President
434 234 8416
john.pritzlaff@thalhimer.com

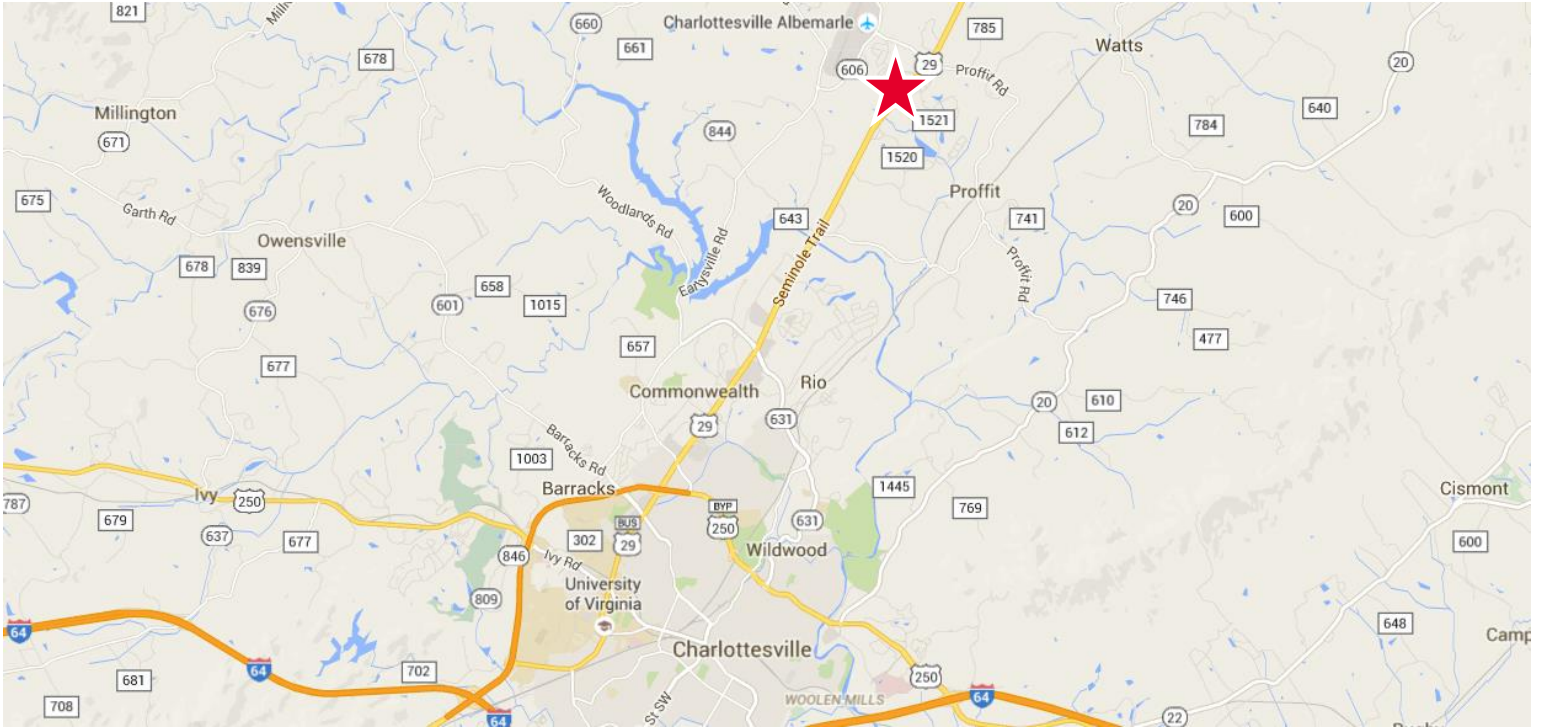
JENNY STONER
Associate
434 234 8417
jenny.stoner@thalhimer.com

Owned & Operated by
**NEW
MARKET**
www.newmarketprop.com

600 E. Water Street, Suite G
Charlottesville, VA 22902
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



For more information, contact:

JOHN PRITZLAFF
 Senior Vice President
 434 234 8416
john.pritzlaff@thalhimer.com

JENNY STONER
 Associate
 434 234 8417
jenny.stoner@thalhimer.com

Owned & Operated by
NEW MARKET
www.newmarketprop.com

600 E. Water Street, Suite G
 Charlottesville, VA 22902
www.thalhimer.com