

NORDAN SHOPPING CENTER

DANVILLE, VA



SIZE

154,377 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,994	24,271	48,068
Households	3,159	10,475	20,599
Median HH Income (\$)	40,612	34,509	34,973

MAJOR TENANT(S)

Big Lots
It's Fashion Metro



LOCATION

211 Nordan Drive | Danville, VA 24540

PROPERTY HIGHLIGHTS

- Anchored by Walmart Neighborhood Market (coming soon), Big Lots and It's Fashion Metro
- Population exceeds 48,700 within a five-mile trade area.
- Located at the intersection of Nor Dan Drive and Rt. 29 (Piney Forest Road), the main traffic artery in Danville
- Average household income exceeds \$47,600 within a five-mile radius.

LEASING CONTACT

Eric Penney
Office (678) 222-3821
Mobile (267) 408-9898
epenney@phillipsedison.com



MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

NORDAN SHOPPING CENTER

211 Nordan Drive | Danville, VA 24540

SPACE	TENANT	SQ. FT.
FUEL	Walmart Fuel	
01010	Walmart Neighborhood Market	43,101 SF
01020	World of Pets	8,450 SF
01030	AVAILABLE	1,480 SF
01035	Nordan Barber	300 SF
01040	Virginia Dept. of Health	4,809 SF
01055	One Stop	12,442 SF
01080	Dept. of Social Services	10,959 SF
01090	It's Fashion Metro	14,400 SF
01100	Visions Beauty Salon	2,000 SF
01102	AVAILABLE	1,000 SF
01110	Great Wall II	2,000 SF
01120	ABC Package Store	3,520 SF
01130	Mega Bounce Indoor Playground	16,969 SF
01140	AVAILABLE	2,000 SF
01150	AVAILABLE	1,809 SF
01160	Big Lots	25,138 SF
01164	AVAILABLE	1,750 SF
01165	Jackson Hewitt	1,200 SF
1166	AVAILABLE	1,050 SF
TOTAL SQ. FT.		154,377

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

NORDAN SHOPPING CENTER

211 Nordan Drive | Danville, VA 24540



NORDAN SHOPPING CENTER

211 Nordan Drive | Danville, VA 24540



Demographic Summary Report

1990 - 2000 Census, 2015 Estimates & 2020 Projections

Calculated using TAS Retrieval Retrieval



Apr 26, 2016

Latitude: 36.627558 Longitude: -79.398234

Nordan Shopping Center Danville, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2015 Estimated Population	6,994	24,271	48,068	73,999
	2020 Projected Population	6,670	23,573	46,834	72,264
	2010 Census Population	7,180	24,789	48,874	75,082
	2000 Census Population	7,444	27,223	53,344	78,895
	1990 Census Population	7,808	28,141	55,958	79,709
	Historical Annual Growth 1990 to 2000	-0.48%	-0.33%	-0.48%	-0.10%
	Historical Annual Growth 2000 to 2010	-0.36%	-0.93%	-0.87%	-0.49%
	Estimated Annual Growth 2010 to 2015	-0.45%	-0.37%	-0.29%	-0.25%
	Projected Annual Growth 2015 to 2020	-0.95%	-0.58%	-0.52%	-0.47%
	Median Age	42.4	42.7	42.5	43.1
Households	Q4 2015 Estimated Households	3,159	10,475	20,599	31,388
	2020 Projected Households	3,011	10,159	20,043	30,618
	2010 Census Households	3,241	10,693	20,936	31,838
	2000 Census Households	3,276	11,436	22,228	32,576
	1990 Census Households	3,223	11,439	22,437	31,568
	Historical Annual Growth 1990 to 2000	0.16%	0.00%	-0.09%	0.31%
	Historical Annual Growth 2000 to 2015	-0.11%	-0.67%	-0.60%	-0.23%
	Estimated Annual Growth 2000 to 2015	-0.45%	-0.36%	-0.28%	-0.25%
	Projected Annual Growth 2015 to 2020	-0.96%	-0.61%	-0.55%	-0.50%
	Population per Household	2.21	2.24	2.26	2.31
Population by Race	White	47.9%	47.5%	52.0%	59.8%
	Black or African American	47.7%	48.0%	43.2%	35.3%
	Asian & Pacific Islander	1.3%	0.7%	0.8%	0.7%
	Other Races	1.5%	1.4%	1.4%	1.5%
	Hispanic Population	1.6%	2.3%	2.7%	2.6%
Income	Average Household Income	\$47,894	\$44,758	\$47,923	\$49,953
	Median Household Income	\$40,612	\$34,509	\$34,973	\$37,897
	Per Capita Income	\$21,687	\$19,840	\$21,041	\$21,534
Education (Age 25+)	Elementary	4.0%	8.0%	7.8%	7.4%
	Some High School	10.7%	14.0%	12.6%	11.9%
	High School Graduate	29.5%	29.9%	29.5%	30.7%
	Some College	25.0%	24.7%	23.5%	23.7%
	Associates Degree Only	15.1%	10.6%	9.9%	10.0%
	Bachelors Degree Only	11.8%	8.5%	10.3%	10.2%
	Graduate Degree	4.0%	4.4%	6.4%	6.1%
Business	Number of Businesses	174	930	1,702	2,054
	Total Number of Employees	2,569	13,998	26,536	31,159
	Employees per Business	14.77	15.05	15.59	15.17
	Residential Population per Business	40.19	26.09	28.24	36.03

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.