



PROJECT HIGHLIGHTS

- Neighborhood Shopping Center anchored by strong performing Food Lion located in the fastest growing region in Virginia
- Proposed 136-unit, multi-family development located adjacent to property with direct access to Deer Run Village
- Easy access from Powhite Parkway and Route 288
- 70,000 ADT directly in front of property on Hull Street
- Great visibility and pylon signage along Hull Street



TRAFFIC COUNTS

70,000 VPD – Hull Street
8,700 VPD – N Springs Run Rd

	1-Mile	3-Mile	5-Mile
Total Population:	6,321	50,448	96,193
Total Households:	2,342	17,880	34,257
Avg. HH Income:	\$132,377	\$127,199	\$124,553

DEER RUN VILLAGE

Property Aerials





SUITE	TENANT	SF
13961A	Food Lion	42,020
13961B	Apex Jiu Jitsu	7,680
13963	AVAILABLE	1,200
13965	Fine Line Barbershop	1,200
13967	AVAILABLE	1,200
13969	TJ Nails	1,200
13971	Pizza Hut	1,200
13973	Oasis Massage	1,200
TOTAL		56,900



