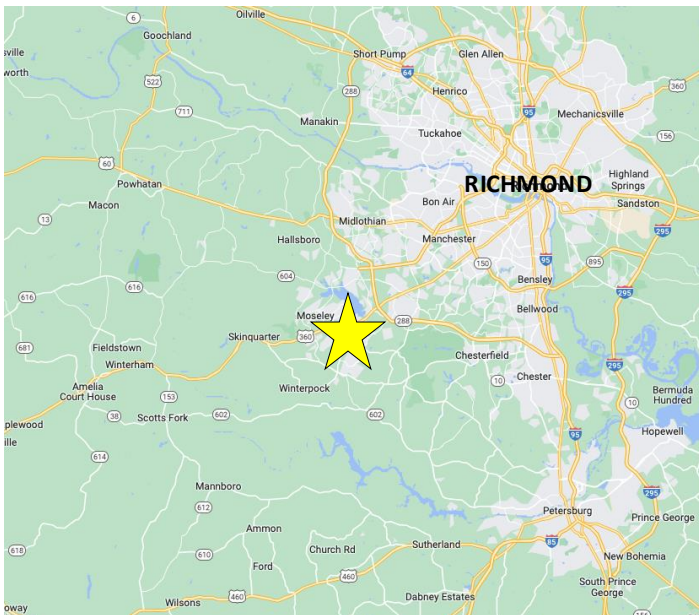


Redevelopment



PROJECT HIGHLIGHTS

- Redeveloped 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
- 1,200 SF spaces available (End-cap Available)



TRAFFIC COUNTS

70,000 VPD – Hull Street

8,700 VPD – N Springs Run Rd

Total Population:

Total Households:

Avg. HH Income:

	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



