



Join Starbucks, Pizza Hut, Subway and others in this upscale and attractive shopping center!

- Prime frontage location at the front of the shopping center.
- Outstanding visibility along Route 60
- Adjacent to Starbucks, benefiting from strong daily customer activity.
- High foot traffic and excellent exposure
- Great location surrounded by residential properties, vacation homes & multi-family. 1/4 mile from the affluent and luxurious Kingsmill development & resort.
- Convenient to VA-199, VA-143, US-60 and I-64.

AVAILABLE SPACES

Suite 147:	1,257 SF	\$25/ psf NNN
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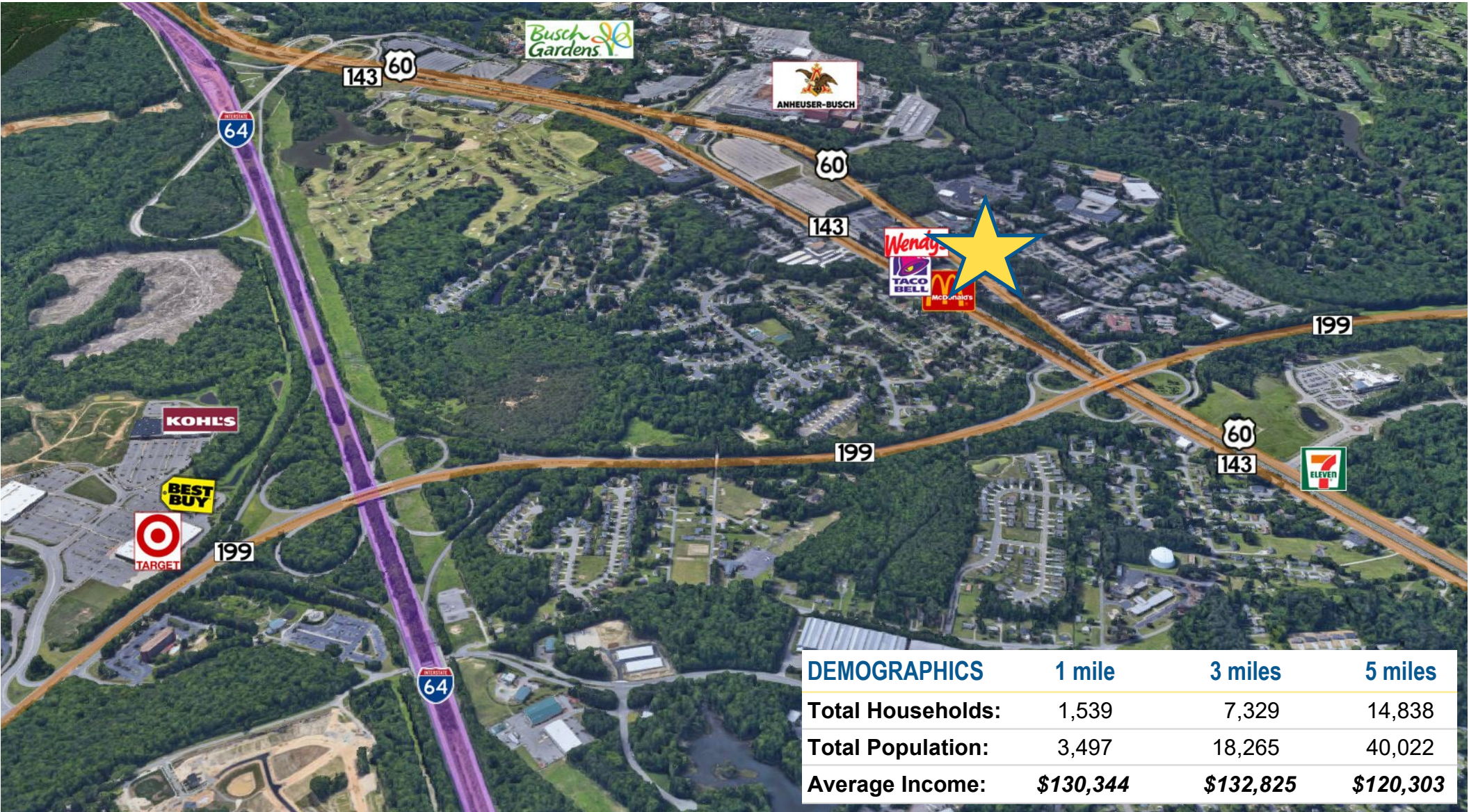
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Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at jguion@midatlanticcommercial.com.

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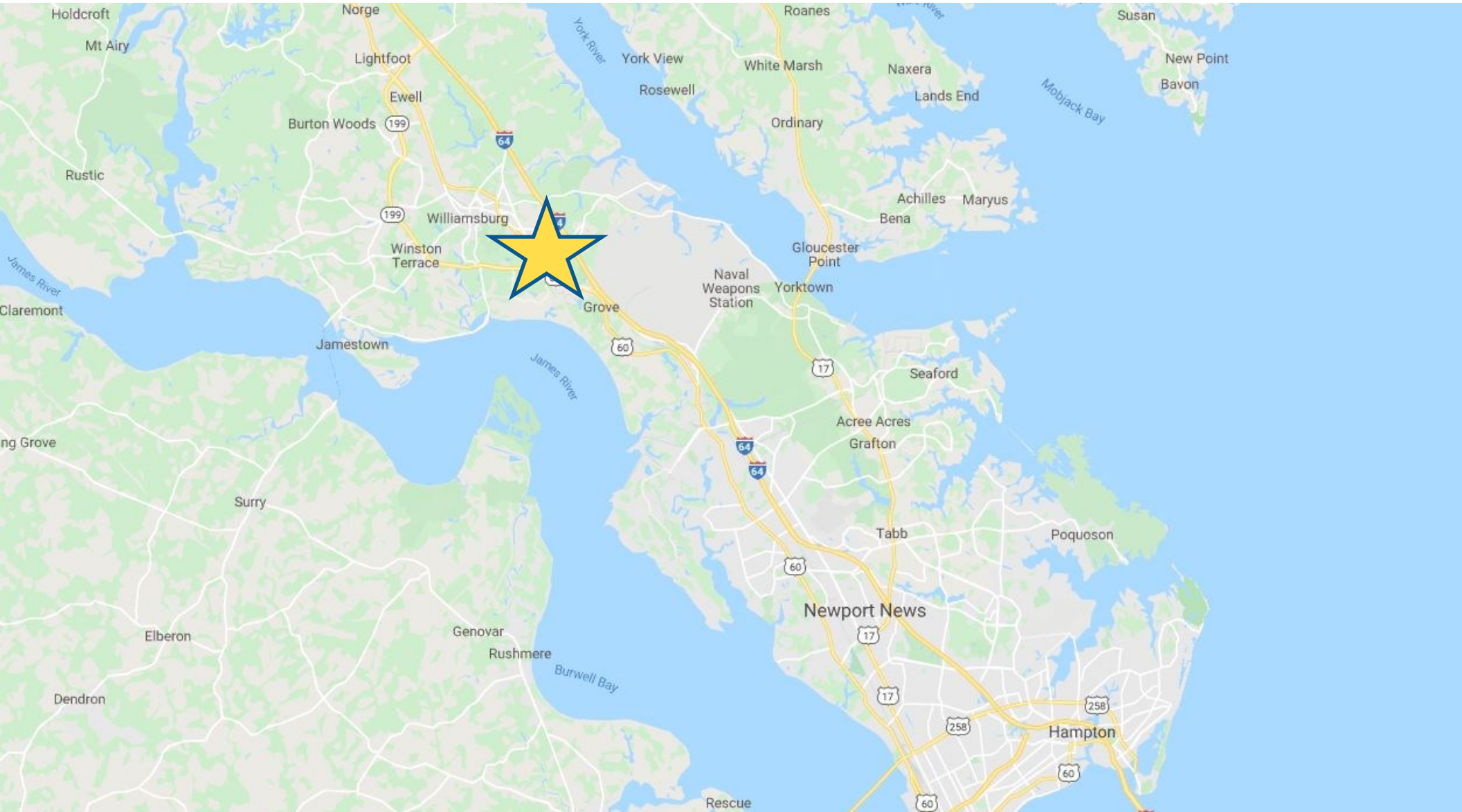
DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Households:	1,539	7,329	14,838
Total Population:	3,497	18,265	40,022
Average Income:	\$130,344	\$132,825	\$120,303

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