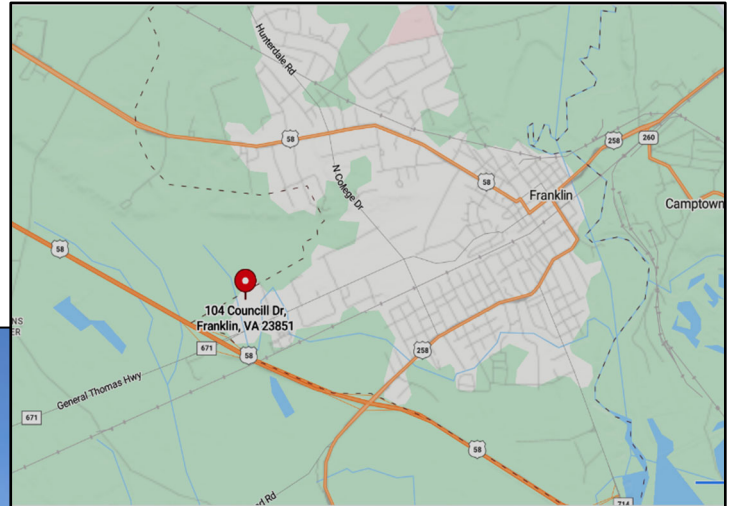


# FRANKLIN COMMONS SHOPPING CENTER

104 -176 Council Drive  
Franklin, Southampton  
County, Virginia

**Sale Price: \$15,500,000**



Exclusively Listed:  
Brookside Properties, Inc.  
2002 Richard Jones Road, Ste 200-C  
Nashville, TN 37215

Contact:  
Charlie Warfield  
615-330-9689 (cell)  
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All information is from sources deemed reliable. No representation is made as to its accuracy and it is provided subject to errors, omissions, prior sale or lease, or withdrawal without notice.

## Limiting Conditions

This Confidential Offering Memorandum (“Memorandum”) has been prepared by Brookside Properties, Inc. (“Brookside”) in cooperation with the Owner for informational purposes only and does not purport to contain all information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources considered reliable and, while not guaranteed as to completeness or accuracy, is believed to be correct as of this date.

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The projections set forth in this Memorandum do not constitute a representation, warranty or a guaranty by Brookside or the Owner of any of the numbers set forth herein or of any economic value attributable to the Property or income that may be derived there from. Prospective purchasers should develop their own independent estimates of pro forma income and expenses before making any decision on whether to acquire the Property. Neither Brookside nor the Owner makes any representation herein regarding the non-existence or existence of hazardous substances including asbestos. Prospective purchasers should make their own investigation.

Summaries or schedules of legal documents contained within this Memorandum are not intended to be comprehensive statements of the terms of such documents, but rather outlines of some of the major provisions therein.

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Brokers or finders shall not be entitled to any fee, commission or other compensation from Brookside or the Owner in connection with the sale of the Property described in this Memorandum in the absence of a specific written agreement, fully executed by all parties.

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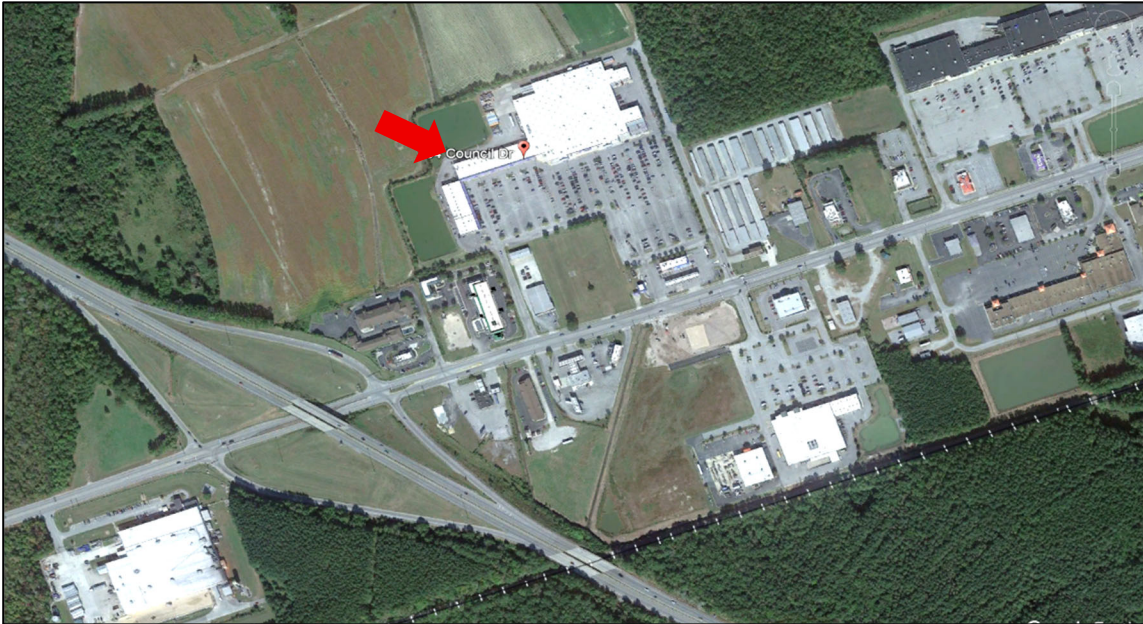
Photographs



# GENERAL OVERVIEW

## General Overview

Franklin Commons Shopping Center is located at 104-176 Council Drive in Franklin, Virginia. The property is located near the intersection of Southampton Parkway and Armory Drive. Franklin is situated in the southeastern area of Virginia and is approximately 40 miles west of Norfolk. Traffic count on Council Drive is 12,000 and 19,000 on Southampton Parkway.



Franklin Commons Shopping Center was constructed around 1999 and contains 197,572 square feet. Tenants in the center include Wal-Mart, Cato, Shoe Show, Hibbett Sports, Verizon (franchise), Kiki's Grill, Top Nails, El Rancho Mexican restaurant and more.

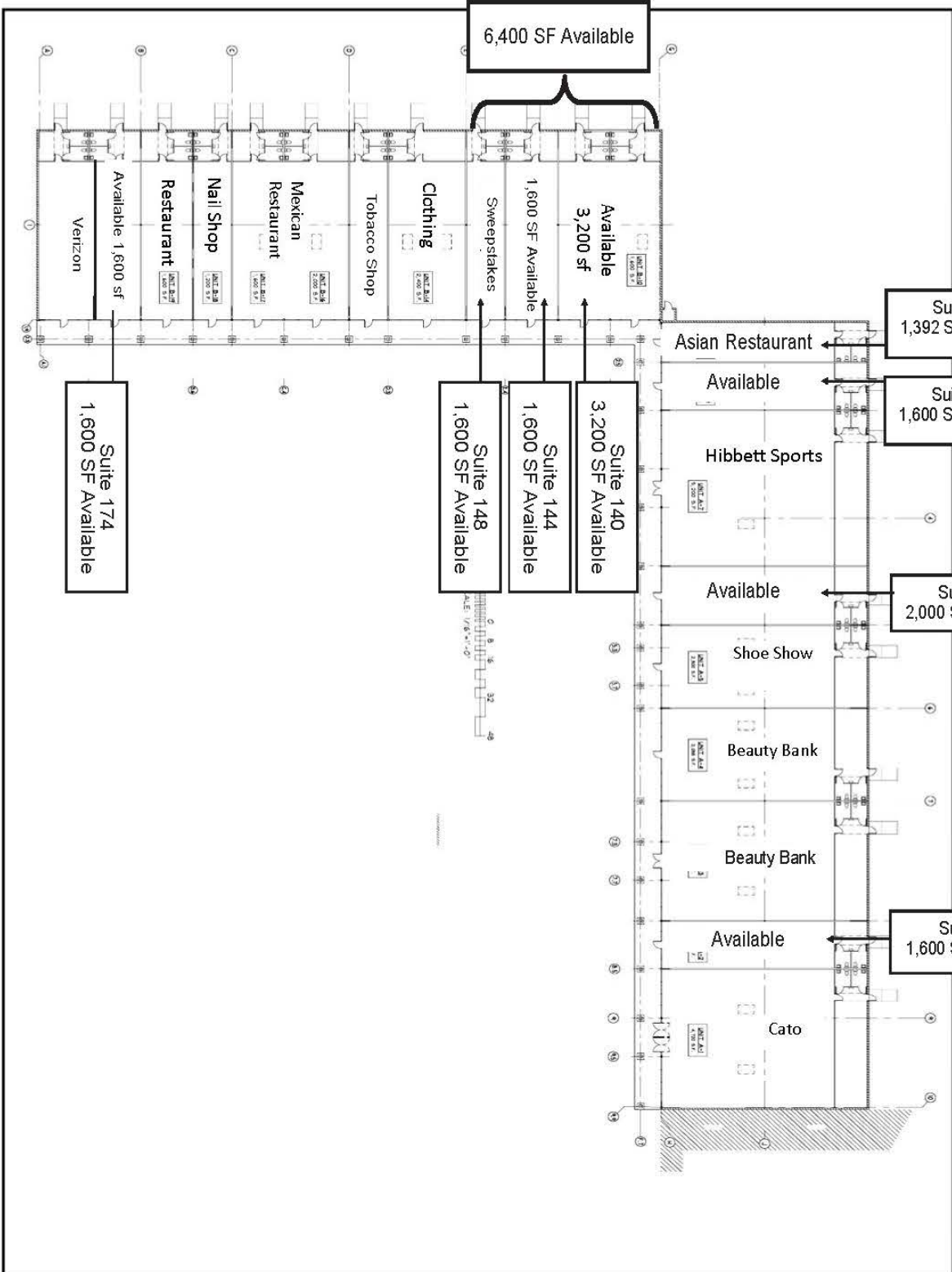
Franklin is located in Southampton County. The population of Southampton County is currently estimated at 17,865. The population of Franklin is 8,175 and Franklin's largest employers are Southampton Memorial Hospital and Paul D. Camp Community College.

## Summary

Location:	104 – 176 Council Drive Franklin, VA 23851																				
Type of Center:	Neighborhood Center																				
Site Size:	197,572 SF Walmart occupies 151,980 SF and the remaining space (45,592 SF) is lease or available to other tenants.																				
Available Space for Lease:	<table><thead><tr><th><u>Suite#</u></th><th><u>Size/SF</u></th></tr></thead><tbody><tr><td>108</td><td>1,600</td></tr><tr><td>124</td><td>2,000</td></tr><tr><td>132</td><td>1,600</td></tr><tr><td>136</td><td>1,392</td></tr><tr><td>140</td><td>3,200</td></tr><tr><td>144</td><td>1,600</td></tr><tr><td>148</td><td>1,600</td></tr><tr><td><u>174</u></td><td><u>1,600</u></td></tr><tr><td>Total</td><td>14,592</td></tr></tbody></table>	<u>Suite#</u>	<u>Size/SF</u>	108	1,600	124	2,000	132	1,600	136	1,392	140	3,200	144	1,600	148	1,600	<u>174</u>	<u>1,600</u>	Total	14,592
<u>Suite#</u>	<u>Size/SF</u>																				
108	1,600																				
124	2,000																				
132	1,600																				
136	1,392																				
140	3,200																				
144	1,600																				
148	1,600																				
<u>174</u>	<u>1,600</u>																				
Total	14,592																				
Leased Space:	92.61%																				
Year Built:	1999																				
Traffic Count:	Council Drive - 12,000 Southampton Pkwy – 19,000																				
Offering Price:	\$15,500,000 cash at closing																				
Recent Shopping Center Improvements:	The exterior of the property was painted in 2023. The roof was installed in 2020.																				
Walmart Lease Expiration:	1/26/35																				
Walmart Parcel:	Walmart is responsible for all repairs and replacement to the building it occupies. They Walmart tax parcel is separate, and Walmart pays its tax bill.																				

# SITE PLAN/SURVEY





DATE: 08/11/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]

**WAL-MART SHOPPING CENTER**  
 ARMORY DRIVE (VA SR 671) FRANKLIN, VIRGINIA

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 222 8th Ave., Nashville, TN 37203 E-mail: naramore@naramore.com



RENT ROLL  
◆  
LEASE INFORMATION

**Franklin Commons Shopping Center  
Rent Roll - 1/1/26**

Lease	Suite	Lease Type	SF	Lease Commencement	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
CATO CORPORATION #506\N(10000722)	104	Retail Net	4,720.00	4/14/1999	1/31/2028	3,933.33	0.83	47,199.96	10.00	2,400.00
<b>Charge Schedule (2)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area	
CAM	CAM		GLA	4,720.00	8/1/2025	1/31/2028	263.14	3,157.68	0.67	
RNT	Rent		GLA	4,720.00	2/1/2025	1/31/2028	3,933.33	47,199.96	10.00	
<b>Rent Steps (1)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area	
RNT	Rent	104	GLA	4,720	2/1/2025	1/31/2028	3,933	47,200	0	
<b>Amendments (1)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description	Notes		
Original Lease	Activated	4/14/1999	1/31/2028	4/14/1999	346.00	4,720.00				
<b>Options (1)</b>										
Type	Notes	Status	Who	Area	From	To	Date	Valid Till Date	Term	Description
Renewal	RENTAL LETTER TO EXTEND DATED JUNE 19, 2024, UPON EXPIRATION OF THE TERM OF THE LEASE ON JANUARY 31, 2028, THE LEASE SHALL BE AUTOMATICALLY EXTENDED AND RENEWED FOR 5 YEARS. 02/01/2028 to 01/31/2033 \$4916.67 Plus Percentage Rent payable within 90 days after the end of each Lease year equal to 3% of all completed gross retail sales in excess of base sales of \$1,966,667.00 unless at 90 days prior to January 31, 2028, Cato shall give written notice to Lessor that Cato does not intend to renew the Lease for the additional 5 year term.	Active	Tenant				1/31/2028		60	
Lease	Suite	Lease Type	SF	Lease Commencement	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
PYUNG YOON NAH(10000726)	116	Retail Net	7,080.00	12/21/2022	12/31/2031	7,522.50	1.06	90,270.00	12.75	17,545.02
<b>Charge Schedule (4)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area	
CAM	CAM		GLA	7,080.00	1/1/2025	12/31/2031	1,439.94	17,279.28	2.44	
INS	CAM		GLA	7,080.00	1/1/2025	12/31/2031	353.38	4,240.56	0.60	
RNT	Rent		GLA	7,080.00	1/1/2026	12/31/2030	7,522.50	90,270.00	12.75	
TAX	CAM		GLA	7,080.00	1/1/2025	12/31/2031	504.87	6,058.44	0.86	
<b>Rent Steps (2)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area	
RNT	Rent	116	GLA	7,080	1/1/2026	12/31/2030	7,523	90,270	0	
RNT	Rent	116	GLA	7,080	1/1/2031	12/31/2031	7,823	93,881	0	
<b>Amendments (1)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description	Notes		
Original Lease	Activated	12/21/2022	12/31/2031	12/21/2022	109.00	7,080.00				
<b>Options (1)</b>										
Type	Notes	Status	Who	Area	From	To	Date	Valid Till Date	Term	Description
Renewal		Active	Tenant				12/31/2031		60	

Lease	Suite	Lease Type	SF	Lease Commencement	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
SHOE SHOW INC #88(0000727)	120	Retail Net	2,800.00	6/15/1999	3/31/2028	2,750.00	0.98	33,000.00	11.79	0.00
<b>Charge Schedule (1)</b>										
Charge	Type	Area Label	Unit	From	To	Monthly Amt	Ant./Area	Annual	Annual/Area	
RNT	Rent	GLA	2,800.00	4/1/2025	3/31/2028	2,750.00	0.98	33,000.00	11.79	
<b>Rent Steps (1)</b>										
Charge	Type	Area Label	Unit	From	To	Monthly Amt	Ant./Area	Annual	Annual/Area	
RNT	Rent	GLA	120	4/1/2025	3/31/2028	2,750	1	33,000	0	
<b>Amendments (1)</b>										
Type(s)	Status	To	From	Area	Move In	Date	Valid Till Date	Term	Earliest	Description
Original Lease	Activated	3/31/2028	6/15/1999	2,800.00	6/15/1999	3/31/2028		60		
<b>Options (1)</b>										
Type	Status	Notes	Who	Status	Lease Expiration	Monthly Payment	Valid Till Date	Term	Earliest	Description
Renewal	Activated	7TH AMENDMENT SECTION 4. ONE 3-YEAR OPTION AS OUTLINED IN 6TH AMENDMENT DATED DECEMBER 15, 2021. Option shall be exercised by giving written notice to Landlord 90 days prior to the expiration. 04/01/2028 to 03/31/2031. \$3,025.00	Tenant	Active	4/30/2028	6,283.33		60		
Lease	Suite	Lease Type	SF	Lease Commencement	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
HIBBETT RETAIL, INC. #179(0000729)	128	Retail Net	5,200.00	4/28/1999	4/30/2028	6,283.33	1.21	75,399.96	14.30	0.00
<b>Charge Schedule (3)</b>										
Charge	Type	Area Label	Unit	From	To	Monthly Amt	Ant./Area	Annual	Annual/Area	
CAM	CAM	GLA	5,200.00	1/1/2025	4/30/2028	384.85	0.07	4,618.20	0.89	
RNT	Rent	GLA	5,200.00	5/1/2023	4/30/2028	6,283.33	1.21	75,399.96	14.50	
TAX	CAM	GLA	5,200.00	1/1/2025	4/30/2028	370.81	0.07	4,449.72	0.86	
<b>Rent Steps (1)</b>										
Charge	Type	Area Label	Unit	From	To	Monthly Amt	Ant./Area	Annual	Annual/Area	
RNT	Rent	GLA	128	5/1/2023	4/30/2028	6,283	1	75,400	0	
<b>Amendments (1)</b>										
Type(s)	Status	To	From	Area	Move In	Date	Valid Till Date	Term	Earliest	Description
Original Lease	Activated	4/30/2028	4/28/1999	5,200.00	4/28/1999			60		
<b>Options (1)</b>										
Type	Status	Notes	Who	Status	Lease Expiration	Monthly Payment	Valid Till Date	Term	Earliest	Description
Renewal	Activated	6TH AMENDMENT - C. ONE 5-YEAR OPTION. Tenant must notify Landlord in writing 180 days prior to the expiration of the prior Term. 05/01/2028 to 04/30/2033 \$6,500.00	Tenant	Active	4/30/2028	6,283		60		

Lease	Suite	Lease Type	SF	Lease Commencement	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
WAL-MARKT #2705(T0000736)	1500	Retail Gross	151,980.00	2/1/1999	1/26/2035	52,559.75	0.35	630,717.00	4.15	0.00
<b>Charge Schedule (2)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area	
RNT	Rent	1500	GLA	151,980.00	1/27/2024	1/26/2029	52,559.75	630,717.00	4.15	
* RNT	Rent	1500	GLA	151,980.00	1/27/2029	1/26/2035	55,187.74	662,252.85	4.36	
<b>Rent Steps (2)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area	
* RNT	Rent	1500	GLA	151,980	1/27/2029	1/26/2035	55,188	662,253	0	
RNT	Rent	1500	GLA	151,980	1/27/2024	1/26/2029	52,560	630,717	0	
<b>Amendments (2)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description	Notes		
Original Lease	Activated	2/1/1999	1/26/2029	2/1/1999	399.00	151,980.00				
* Renewal	Activated	1/27/2029	1/26/2035	1/27/2029	72.00		FIFTH AMENDMENT	SECTION 31(E), IF LESSEE REMAINS IN POSSESSION OF PREMISES AFTER EXPIRATION OF TERM WITHOUT EXTENDING THE TERM OR EXERCISING OPTIONS, LESSEE SHALL BE DEEMED TO BE OCCUPYING THE PREMISES AS A TENANT AT WILL FROM MONTH TO MONTH, SUBJECT TO ALL OF THE TERMS OF LEASE AND AT A RENT PROVIDED FOR LESSEE.		
<b>Options (10)</b>										
Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description		
Renewal	26. AND 4TH AMENDMENT - C. Tenant granted an additional options to extend the term. As a result Lessee has a total of five (5) remaining options Lessee to give Lessor 60 days written notice prior to each extension. OPTION 1.01/27/2029 TO 01/26/2034 \$ ??	Active	Tenant	1/26/2029		60				
Renewal	26. AND 4TH AMENDMENT - C. Tenant granted an additional options to extend the term. As a result Lessee has a total of five (5) remaining options Lessee to give Lessor 60 days written notice prior to each extension. OPTION 2.01/27/2034 TO 01/26/2039 \$ ??	Active	Tenant	1/26/2029		60				
Renewal	26. AND 4TH AMENDMENT - C. Tenant granted an additional options to extend the term. As a result Lessee has a total of five (5) remaining options Lessee to give Lessor 60 days written notice prior to each extension. OPTION 3.01/27/2039 TO 01/26/2044 \$ ??	Active	Tenant	1/26/2029		60				
Renewal	26. AND 4TH AMENDMENT - C. Tenant granted an additional options to extend the term. As a result Lessee has a total of five (5) remaining options Lessee to give Lessor 60 days written notice prior to each extension. OPTION 4.01/27/2044 TO 01/26/2049 \$ ??	Active	Tenant	1/26/2029		60				
Renewal	26. AND 4TH AMENDMENT - C. Tenant granted an additional options to extend the term. As a result Lessee has a total of five (5) remaining options Lessee to give Lessor 60 days written notice prior to each extension. OPTION 5.01/27/2049 TO 01/26/2054 \$ ??	Active	Tenant	1/26/2029		60				
* Renewal		Active	Tenant	1/26/2035		60		1ST OPTION		
* Renewal		Active	Tenant	1/26/2040		60		2ND OPTION		
* Renewal		Active	Tenant	1/26/2045		60		3RD OPTION		
* Renewal		Active	Tenant	1/26/2050		60		4TH OPTION		
* Renewal		Active	Tenant	1/26/2055		60		5TH OPTION		
<b>Options Rent Step (5)</b>										
Charge	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area	Management Fee	
* RNT	1500	GLA	151,980	1/27/2035	1/26/2040	57,947	695,365	5	0	
* RNT	1500	GLA	151,980	1/27/2040	1/26/2045	60,844	730,134	5	0	
* RNT	1500	GLA	151,980	1/27/2045	1/26/2050	63,887	766,640	5	0	
* RNT	1500	GLA	151,980	1/27/2050	1/26/2055	67,077	804,927	5	0	
* RNT	1500	GLA	151,980	1/27/2055	1/26/2060	70,495	845,221	6	0	

Lease	Suite	Lease Type	SF	Lease Commencement	Lease Expiration	From	To	Monthly Payment	Monthly Payment /SF	Annual Payment	Annual Payment /SF	Security Deposit Received
SUNDUK JANG HAN(T0000738)	152	Retail Net	2,400.00	10/1/2021	7/31/2027			2,600.00	1.08	31,200.00	13.00	2,400.00
<b>Charge Schedule (4)</b>												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	
	CAM	CAM		GLA	2,400.00	1/1/2025	7/31/2027	488.11	0.20	5,857.32	2.44	
	INS	CAM		GLA	2,400.00	1/1/2025	7/31/2027	119.79	0.05	1,437.48	0.60	
	RNT	Rent		GLA	2,400.00	8/1/2024	7/31/2027	2,600.00	1.08	31,200.00	13.00	
	TAX	CAM		GLA	2,400.00	1/1/2025	7/31/2027	171.14	0.07	2,053.68	0.86	
<b>Rent Steps (1)</b>												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	
	RNT	Rent	152	GLA	2,400	8/1/2024	7/31/2027	2,600	1	31,200	0	
<b>Amendments (1)</b>												
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes			
	Original Lease	Activated	10/1/2021	7/31/2027	10/1/2021	70/00	2,400.00					
<b>Options (1)</b>												
	Type	Notes						Valid Till Date	Term	Earliest	Description	
	Renewal	ONE 5-YEAR OPTION. Tenant must notify Landlord in writing 365 days prior to the expiration of the initial Term. 08/01/2027 to 07/31/2029 \$2,700.00 08/01/2029 to 07/31/2032 \$2,800.00						7/31/2027	60			
	Suite	Lease Type	SF	Lease Commencement	Lease Expiration			Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
ABDULLAH ALSALAMI(T0000739)	156	Retail Net	1,200.00	10/19/2019	10/31/2027			1,722.03	1.44	20,664.36	17.22	1,800.00
<b>Charge Schedule (4)</b>												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	
	CAM	CAM		GLA	1,200.00	1/1/2025	10/31/2027	244.06	0.20	2,928.72	2.44	
	INS	CAM		GLA	1,200.00	1/1/2025	10/31/2027	59.90	0.05	718.80	0.60	
	RNT	Rent		GLA	1,200.00	11/1/2025	10/31/2026	1,722.03	1.44	20,664.36	17.22	
	TAX	CAM		GLA	1,200.00	1/1/2025	10/31/2027	85.57	0.07	1,026.84	0.86	
<b>Rent Steps (2)</b>												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	
	RNT	Rent	156	GLA	1,200	11/1/2025	10/31/2026	1,722	1	20,664	0	
	RNT	Rent	156	GLA	1,200	11/1/2026	10/31/2027	1,774	1	21,284	0	
<b>Amendments (1)</b>												
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes			
	Original Lease	Activated	10/19/2019	10/31/2027	10/19/2019	97/00	1,200.00					
<b>Options (1)</b>												
	Type	Notes						Valid Till Date	Term	Earliest	Description	
	Renewal							10/31/2027	60			

Lease	Suite	Lease Type	SF	Lease Commencement	Lease Expiration	From	To	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
PEDRO RIOS MENDOZA & ISMAEL MA(10000740)	164	Retail Net	3,200.00	12/1/2011	8/31/2030			3,886.53	1.21	46,638.36	14.57	0.00
<b>Charge Schedule (4)</b>												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	
	CAM	CAM		GLA	3,200.00	9/1/2025	8/31/2030	650.62	0.20	7,809.84	2.44	
	INS	CAM		GLA	3,200.00	9/1/2025	8/31/2030	159.72	0.05	1,916.64	0.60	
	RNT	Rent		GLA	3,200.00	9/1/2025	8/31/2026	3,686.53	1.21	46,638.36	14.57	
	TAX	CAM		GLA	3,200.00	9/1/2025	8/31/2030	228.19	0.07	2,738.28	0.86	
<b>Rent Steps (5)</b>												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	
	RNT	Rent	164	GLA	3,200	9/1/2025	8/31/2026	3,887	1	46,638	0	
	RNT	Rent	164	GLA	3,200	9/1/2026	8/31/2027	4,003	1	48,038	0	
	RNT	Rent	164	GLA	3,200	9/1/2027	8/31/2028	4,003	1	48,038	0	
	RNT	Rent	164	GLA	3,200	9/1/2028	8/31/2029	4,127	1	49,527	0	
	RNT	Rent	164	GLA	3,200	9/1/2029	8/31/2030	4,127	1	49,527	0	
<b>Amendments (1)</b>												
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes			
	Renewal	Activated	9/1/2025	8/31/2030	9/1/2025	60.00	3,200.00					
	Suite	Lease Type	SF	Lease Commencement	Lease Expiration			Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
TAP D VAN RND DAWI MINH LE(0000742)	168	Retail Net	1,200.00	2/22/2018	9/30/2034			1,734.00	1.45	20,808.00	17.34	1,200.00
<b>Charge Schedule (4)</b>												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	
	CAM	CAM		GLA	1,200.00	1/1/2025	9/30/2034	244.06	0.20	2,928.72	2.44	
	INS	CAM		GLA	1,200.00	1/1/2025	9/30/2034	59.90	0.05	718.80	0.60	
	RNT	Rent		GLA	1,200.00	10/1/2024	9/30/2026	1,734.00	1.44	20,808.00	17.34	
	TAX	CAM		GLA	1,200.00	1/1/2025	9/30/2034	85.57	0.07	1,026.84	0.86	
<b>Rent Steps (5)</b>												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	
	RNT	Rent	168	GLA	1,200	10/1/2024	9/30/2026	1,734	1	20,808	0	
	RNT	Rent	168	GLA	1,200	10/1/2026	9/30/2028	1,769	1	21,228	0	
	RNT	Rent	168	GLA	1,200	10/1/2028	9/30/2030	1,805	2	21,660	0	
	RNT	Rent	168	GLA	1,200	10/1/2030	9/30/2032	1,840	2	22,080	0	
	RNT	Rent	168	GLA	1,200	10/1/2032	9/30/2034	1,877	2	22,524	0	
<b>Amendments (1)</b>												
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes			
	Original Lease	Activated	2/22/2018	9/30/2034	2/22/2018	200.00	1,200.00					
<b>Options (1)</b>												
	Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description			
	Renewal		Active	Tenant	9/30/2034		60					

Lease	Suite	Lease Type	SF	Lease Commencement	Lease Expiration	From	To	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
KLIAN DONG ZHENG & KIKI CHEN(10000743)	172	Retail Net	1,600.00	4/1/2016	4/30/2028			1,983.88	1.24	23,806.56	14.88	2,200.00
<b>Charge Schedule (4)</b>												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	
	CAM	CAM		GLA	1,600.00	1/1/2025	4/30/2028	325.41	0.20	3,904.92	2.44	
	INS	CAM		GLA	1,600.00	1/1/2025	4/30/2028	79.86	0.05	958.32	0.60	
	RNT	Rent		GLA	1,600.00	5/1/2025	4/30/2028	1,983.88	1.24	23,806.56	14.88	
	TAX	CAM		GLA	1,600.00	1/1/2025	4/30/2028	114.09	0.07	1,369.08	0.86	
<b>Rent Steps (1)</b>												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	
	RNT	Rent	172	GLA	1,600	5/1/2025	4/30/2028	1,984	1	23,807	0	
<b>Amendments (1)</b>												
	Type(s)	Status	From	To	Area	Term	Area	Description		Notes		
	Original Lease	Activated	4/1/2016	4/30/2028	1,600.00	145.00	1,600.00					
<b>Options (1)</b>												
	Type	Notes										
	Renewal	Status	Who	Date	Valid Till Date	Term	Earliest	Description				
		Active	Tenant	4/30/2028		60						

Lease	Suite	Lease Type	SF	Lease Commencement	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
ABC PHONES OF NORTH CAROLINA, INC.(10000744)	176	Retail Net	1,600.00	7/15/2020	7/31/2030	2,400.00	1.50	28,800.00	18.00	0.00
<b>Charge Schedule (4)</b>										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
	CAM	CAM		GLA	1,600.00	1/1/2025	7/31/2030	325.41	3,904.92	2.44
	INS	CAM		GLA	1,600.00	1/1/2025	7/31/2030	79.86	958.32	0.60
	RNT	Rent		GLA	1,600.00	8/1/2025	7/31/2027	2,400.00	28,800.00	18.00
	TAX	CAM		GLA	1,600.00	1/1/2025	7/31/2030	114.09	1,369.08	0.86
<b>Rent Steps (4)</b>										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
	RNT	Rent	176	GLA	1,600	8/1/2025	7/31/2027	2,400	28,800	0
	RNT	Rent	176	GLA	1,600	8/1/2027	7/31/2028	2,448	29,376	0
	RNT	Rent	176	GLA	1,600	8/1/2028	7/31/2029	2,497	29,964	0
	RNT	Rent	176	GLA	1,600	8/1/2029	7/31/2030	2,547	30,563	0
<b>Amendments (1)</b>										
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes	
	Original Lease	Activated	7/15/2020	7/31/2030	7/15/2020	121.00	1,600.00			
<b>Options (2)</b>										
	Type	Notes								
	Renewal	1ST AMENDMENT - C. TWO 5-YEAR OPTIONS. Tenant must notify Landlord in writing 90 days prior to the expiration of the First Extension Term and Option Period #1, as the case may be. OPTION PERIOD #1 08/01/2030 to 07/31/2031 \$2,597.84 08/01/2031 to 07/31/2032 \$2,649.80 08/01/2032 to 07/31/2033 \$2,702.79 08/01/2033 to 07/31/2034 \$2,756.84 08/01/2034 to 07/31/2035 \$2,811.98								
	Renewal	1ST AMENDMENT - C. TWO 5-YEAR OPTIONS. Tenant must notify Landlord in writing 90 days prior to the expiration of the First Extension Term and Option Period #1, as the case may be. OPTION PERIOD #2 08/01/2035 to 07/31/2036 \$2,868.22 08/01/2036 to 07/31/2037 \$2,925.58 08/01/2037 to 07/31/2038 \$2,984.09 08/01/2038 to 07/31/2039 \$3,043.77 08/01/2039 to 07/31/2040 \$3,104.64								
Vacants	Suite									
VACANT	108									
VACANT	112									
VACANT	124									
VACANT	132									
VACANT	136									
VACANT	140									
VACANT	144									
VACANT	148									
VACANT	174									

## Existing Leases

### 1. Wal-Mart

Size:	151,980 SF
Use:	Any lawful purpose
Existing Rent:	\$630,717.00/year or \$52,559.75/month (\$4.15/SF)
Rent Increases:	None
Lease Expiration:	1/26/35
Additional Options:	Five 5-year options 1/27/35 – 1/26/40 \$695,365.49/year \$4.58/SF 1/27/40 – 1/26/45 \$730,133.77/year \$4.80/SF 1/27/45 – 1/26/50 \$756,640.46/year \$4.98/SF 1/27/50 – 1/26/55 \$804,927.48/year \$5.30/SF 1/27/55 – 1/26/60 \$845,221.10/year \$5.56/SF
Security Deposit:	None
Tenant pays gross rent and does not reimburse Landlord for real estate taxes, insurance or common area maintenance. Wal-Mart is responsible for all repairs and replacement to their building and parking field. Wal-Mart pays for real estate taxes on its parcel directly.	

### 2. Cato (Suite 104)

Size:	4,720 SF
Use:	Display and sale of ladies' and girls' apparel, accessories and allied lines commonly sold from time to time in The Cato Corporation affiliated stores.
Existing Rent:	\$3,933.33/month (\$10.01/SF)
Rent Increases:	None
Lease Expiration:	1/31/28
Additional Options:	One 5-year option 2/1/28 – 1/31/33 \$4,916.67/month \$12.50/SF
Security Deposit:	\$2,400.00
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

3. Pyung Kyoon Nah (Suite 116)

Size:	7,080 SF
Use:	Sale of beauty supplies and hair
Existing Rent:	\$7,522.50/month (\$12.75/SF)
Rent Increases:	1/1/31 – 12/31/31 \$7,823.40/month
Lease Expiration:	12/31/31
Additional Options:	None
Security Deposit:	\$17,545.02
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

4. Shoe Show (Suite 120)

Size:	2,800 SF
Use:	Operation of a shoe store
Existing Rent:	\$2,750/month (\$11.78/SF)
Rent Increases:	None
Lease Expiration:	3/31/28
Additional Options:	One 3-year option with 90 days' notice 4/1/28 – 3/31/31 \$3,025.00/month \$12.97/SF
Security Deposit:	None
Tenant does not pay NNN through 3/31/28.	

5. Hibbett Sports (Suite 128)

Size:	5,200 SF
Use:	Sale of sporting goods, athletic apparel, athletic footwear, sports fan licensed product, and related accessories.
Existing Rent:	\$6,283.33/month (\$14.49/SF)
Lease Expiration:	4/30/28
Additional Options:	One 5-year option 5/1/28 – 4/30/33 \$6,500.00/month \$15.00/SF
Security Deposit:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

6. Sunduk Jang Han (Suite 152)

Size:	2,400 SF
Use:	Men's clothing store
Existing Rent:	\$2,600/month (\$13.00/SF)
Lease Expiration:	7/31/27
Additional Options:	One 5-year option 8/1/27 – 7/31/29 \$2,700.00/month \$13.50/SF 8/1/29 – 7/31/32 \$2,800.00/month \$14.00/SF
Security Deposit:	\$2,400.00
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

7. Abdullah Alsalami (Suite 156)

Size:	1,200 SF
Use:	Operation of a smoke shop and vape shop
Existing Rent:	\$1,722.03/month (\$17.22/SF)
Rent Increases:	11/1/26 – 10/31/27 \$1,773.69/month \$17.74/SF
Lease Expiration:	10/31/27
Additional Options:	None
Security Deposit:	\$1,800.00
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

8. Pedro Rios Mendoza & Chris Rodriguez (Suite 164)

Size:	3,200 SF
Use:	Mexican restaurant
Existing Rent:	\$3,886.53/month (\$14.57/SF)
Rent Increases:	9/1/26 – 8/31/27 \$4,003.13/month \$15.01/SF 9/1/27 – 8/31/28 \$4,003.13/month \$15.01/SF 9/1/28 – 8/31/29 \$4,127.22/month \$15.48/SF 9/1/29 – 8/31/30 \$4,127.22/month \$15.48/SF
Lease Expiration:	8/31/30
Additional Options:	None
Security Deposit:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

9. Tap D. Van and Dam Minh Le (Suite 168)

Size:	1,200 SF
Use:	Nail salon
Existing Rent:	\$1,734.00/month (\$17.34/SF)
Rent Increases:	10/1/26 – 9/30/28 \$1,769.00/month \$17.69/SF 10/1/28 – 9/30/30 \$1,805.00/month \$18.05/SF 10/1/30 – 9/30/32 \$1,840.00/month \$18.40/SF 10/1/32 – 9/30/34 \$1,877.00/month \$18.77/SF
Lease Expiration:	9/30/34
Additional Options:	None
Security Deposit:	\$1,200.00
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

10. Kuan Dong Zheng & Kiki Chen (Suite 172)

Size:	1,600 SF
Use:	American style restaurant
Existing Rent:	\$1,983.88/month (\$14.88/SF)
Rent Increases:	None
Lease Expiration:	4/30/28
Additional Options:	None
Security Deposit:	\$2,200.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

11. ABC Phones of North Carolina, Inc. (Suite 176)

Size:	1,600 SF
Use:	Retail sale, service, marketing, repair, and storage of wireless telecommunications services and associated products (specifically including, but not limited to, wireless telephone handsets, accessories, listening devices, handset repair or replacement insurance, extended warranty or other service plans, and the retail sale of information data, entertainment, communications, and other services, and related products) whether supplied by Verizon Wireless or other wireless telecommunications providers, specifically including, but not limited to, tablets, mobile broadband modems and other products, FIOS data, internet, entertainment or other services, Time-Warner/Spectrum, Cox, or other cable services, Direct TV or other satellite television service, home telephone services, any products or services which are evolutions of (or replacements for) any of the foregoing, and any and all such other services or products as Verizon Wireless now sells or may hereafter sell at its own corporate locations or any other lawful retail, restaurant or office use which does not conflict with any written exclusive use granted to another tenant in the Shopping Center prior to the date of the Lease.
Existing Rent:	\$2,400/month (\$18.00/SF)
Rent Increases:	8/1/27 – 7/31/28 \$2,448.00 \$18.36/SF 8/1/28 – 7/31/29 \$2,496.96 \$18.73/SF 8/1/29 – 7/31/30 \$2,546.90 \$19.10/SF
Lease Expiration:	7/31/30
Additional Options:	Two 5-year options with 90 days' notice 8/1/30 – 7/31/28 \$2,597.84 \$19.48/SF 8/1/31 – 7/31/29 \$2,649.80 \$19.87/SF 8/1/32 – 7/31/30 \$2,702.79 \$20.27/SF 8/1/33 – 7/31/28 \$2,756.84 \$20.67/SF 8/1/34 – 7/31/29 \$2,811.98 \$21.09/SF  8/1/35 – 7/31/36 \$2,868.22 \$21.51/SF 8/1/36 – 7/31/37 \$2,925.58 \$21.94/SF 8/1/37 – 7/31/38 \$2,984.09 \$22.38/SF 8/1/38 – 7/31/39 \$3,043.77 \$22.83/SF 8/1/39 – 7/31/40 \$3,104.64 \$23.28/SF
Security Deposit:	None
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

# PROFORMA

**FRANKLIN COMMONS SHOPPING CENTER**

Franklin, VA

**BASE RENT**

TENANT	SUITE #	LEASE EXPIRATION	SF	R/SF	ANNUAL RENT
Cato Corporation	104	1/31/2028	4,720	\$10.00	\$47,200.00
Available	108		1,600	\$0.00	\$0.00
Pyung Kyoon Nah/Beauty Bank	116	2/28/2031	7,080	\$12.25	\$86,730.00
Shoe Show	120	3/31/2028	2,800	\$11.78	\$33,000.00
Available	124		2,000	\$0.00	\$0.00
Hibbett Sporting Goods	128	4/30/2028	5,200	\$14.49	\$75,348.00
Available	132		1,600	\$0.00	\$0.00
Backstreet Crabs	136	10/31/2026	1,392	\$14.48	\$20,156.16
Available	140		3,200	\$0.00	\$0.00
Available	144		1,600	\$0.00	\$0.00
Available	148		1,600	\$0.00	\$0.00
Manhattan Men's/Sunduk Jang	152	7/31/2027	2,400	\$13.00	\$31,200.00
Abdulla Al-Salami (tobacco)	156	10/31/2027	1,200	\$16.72	\$20,064.00
Pedro Rios Mendoza	164	8/30/2030	3,200	\$14.00	\$44,799.96
Top Nails/San Van & Diep Pharr	168	9/30/2034	1,200	\$17.34	\$20,808.00
Kuan Dong Zheng & Kiki Chen	172	4/30/2028	1,600	\$14.88	\$23,808.00
Available	174		1,600		
ABC Phones	176	7/31/2030	1,600	\$18.00	\$28,800.00
Walmart	1500	1/26/2035	151,980	\$4.15	\$630,717.00
			197,572		\$1,062,631.12

**ADDITIONAL RENT REIMB**

CAM	\$52,878.52
Taxes	\$18,243.36
Insurance	\$10,278.33
Other	\$8,053.89
	\$89,454.10

**TOTAL INCOME (EXISTING)**

\$1,152,085.22

**TOTAL EXPENSES 2024**

(\$172,111.83)

Taxes	\$39,013.31
Insurance	\$27,307.60
Electricity	\$4,170.28
Utilities	\$7,819.63
Gen Repairs	\$12,419.87
Fire	\$2,502.27
Landscaping	\$8,400.00
Parking Lot	\$27,600.00
Trash	\$2,392.65
Snow	\$1,650.00
fee	\$38,836.22
Total	\$172,111.83

**NOI**

\$979,973.39

**CAP RATE**

CURRENT VALUE	6.50%	\$15,076,513.69
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\*ShoeShow: Pays \$33,000 annually and 5% gross sales above \$625,000

\*\* Expenses exclude management fees and non-reoccurring repairs

Walmart pays its own taxes and rent increases to \$662,252.85 on 2/1/29

Other is CAM reconciliation from previous year

Walmart Valuation	\$630,717.00
Cap rate	5.75%
Value	\$ 10,968,991.30

Shop Space Valuation	
Income and Expenses less Walmart income	\$349,256.39
Cap Rate	8.50%
Value	\$4,108,898.71

Total Value	\$15,077,890.01
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2024 & 2025  
INCOME & EXPENSES

**FRANKLIN COMMONS SHOPPING CENTER  
INCOME STATEMENT**

As of December 31, 2024

Reporting Book:

As of Date:

Location:

Year To Date

12/31/2024

Actual

**NET OPERATING INCOME**

INCOME

BASE RENT	1,061,052.85
CAM REIMBURSEMENT	52,878.52
TAX REIMBURSEMENT	18,243.36
INSURANCE REIMBURSEMENT	10,278.33
OTHER INCOME	8,053.89

Total INCOME

1,150,506.95

OPERATING EXPENSES

ELECTRICITY (CAM)	4,170.28
UTILITIES (NON-CAM)	7,819.63
GEN REPAIRS / MAINT (CAM)	12,419.87
FIRE SPRINKLER (CAM)	2,502.27
LANDSCAPING (CAM)	8,400.00
PARKING LOT SWEEPING (CAM)	27,600.00
TRASH/DUMPSTER REMOVAL (CAM)	2,392.65
PROPERTY INSURANCE (CAM)	27,307.60
PROPERTY TAXES (CAM)	39,013.31
MANAGEMENT FEES (CAM)	38,836.22

Total OPERATING EXPENSES

170,461.83

**Total NET OPERATING INCOME**

980,045.12

## Income Statement

Property = FRANKLIN COMMONS SHOPPING CENTER (507)

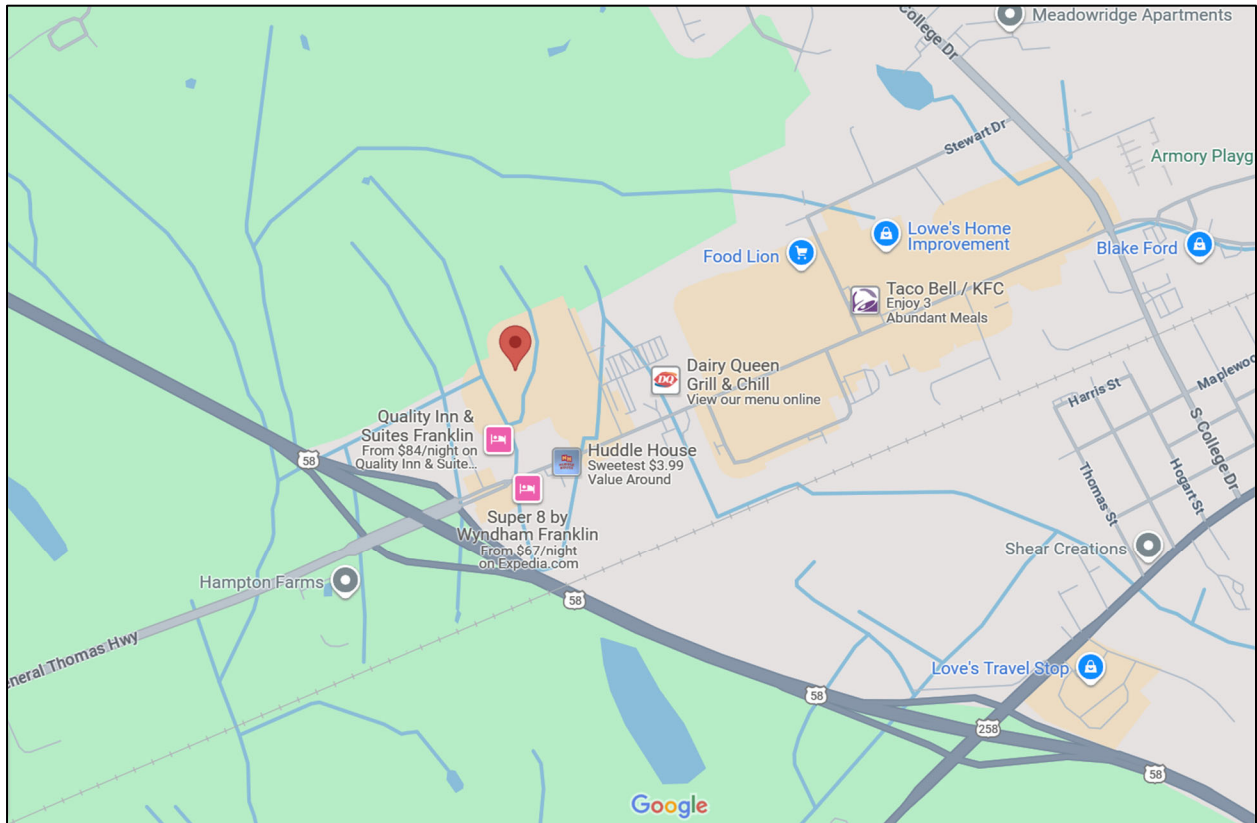
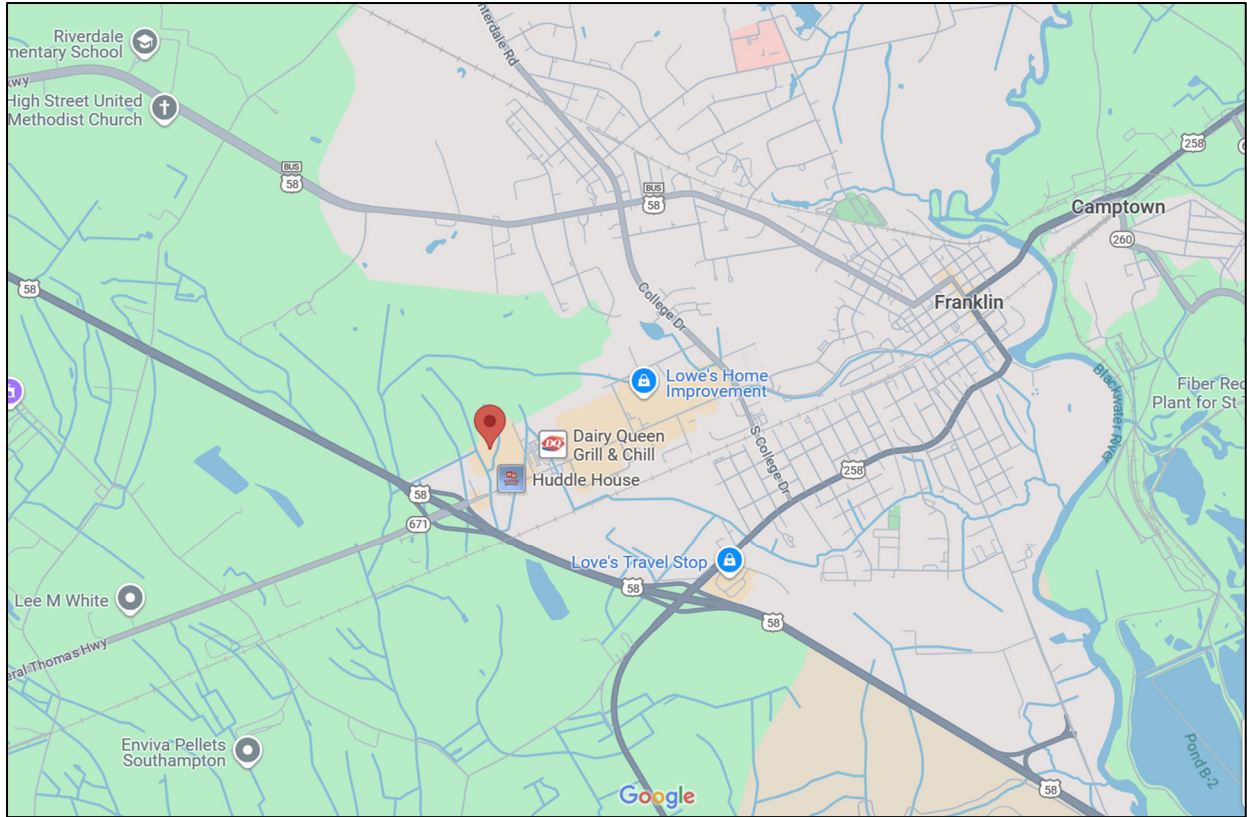
Period = 12/2025 - 12/2025

Book = Cash ; Tree = YSI Standard Income Statement (ysi\_iss)

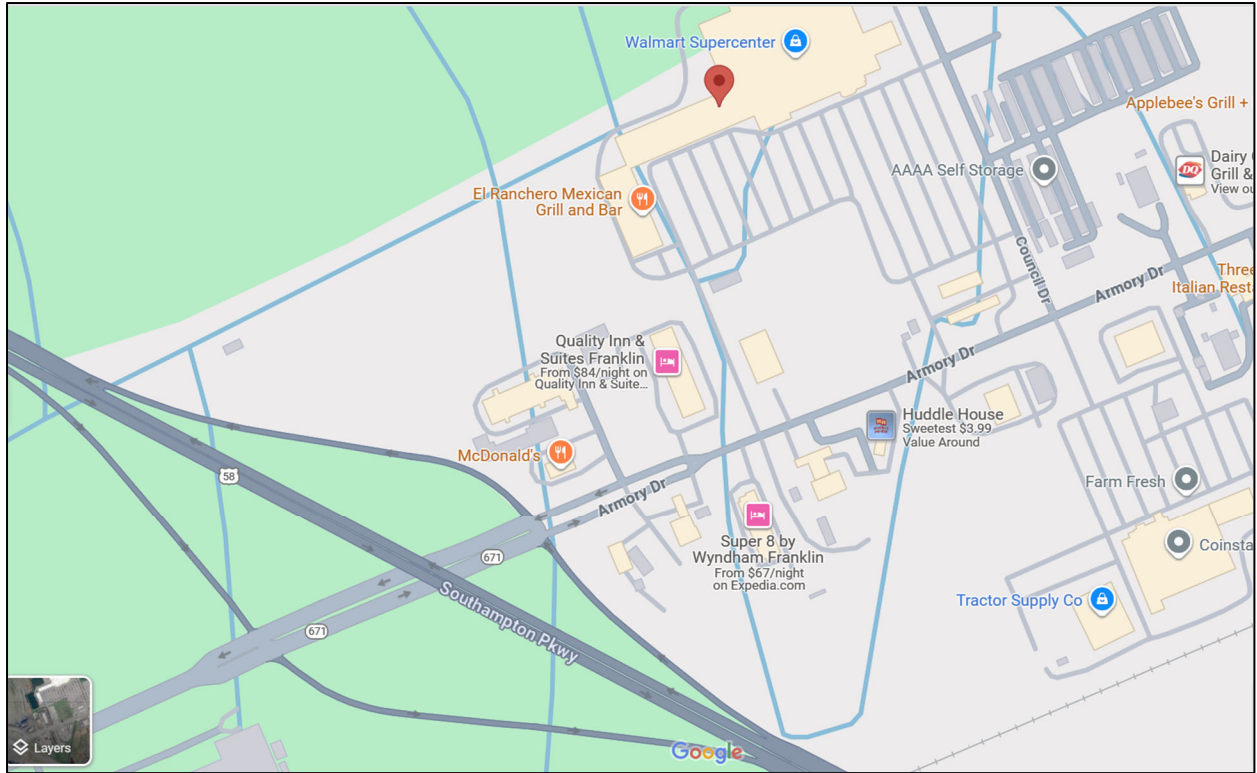
ACCOUNT	YEAR TO DATE
Revenues	
Commercial Income	
Commercial Base Rental Income	
Rental Income	1,035,677.96
Commercial Recovery Income	
CAM Recovery	53,899.81
Tax Reimbursements	19,976.88
Insurance Reimbursements	11,271.56
Prior Year - Recovery CAM	973.14
Prior Year - Recovery Tax	6,037.47
Prior Year - Recovery Insurance	3,360.03
Total Commercial Recovery Income	95,518.89
Total Commercial Income	1,131,196.85
Commercial Operating Expenses	
Recoverable Expenses	
Common Area Exterior Expenses	
R/M Exterior Common Area	2,800.00
Grounds Portering/Sweeping	30,300.00
Waste Removal	2,553.32
Total Common Area Exterior Expenses	35,653.32
Grounds and Landscaping	
Landscaping Contract	8,400.00
Landscaping Improvement	2,110.00
Total Grounds and Landscaping	10,510.00
Fire and Sprinkler Expenses	
R/M Fire Alarm Sprinkler	2,727.47
Total Fire and Sprinkler Expenses	2,727.47
Utilities	
Electricity-CAM	4,013.27
Total Utilities	4,013.27
Snow/Seasonal	
Snow Removal	3,725.00
Total Snow/Seasonal	3,725.00
Property Management Fee	
Management Fee	39,662.89
Total Property Management Fee	39,662.89
Property Taxes	
Real Estate Taxes 1	39,013.13
Total Property Taxes	39,013.13
Insurance Expenses	
Insurance General Liability	25,125.48
Total Insurance Expenses	25,125.48
Total Recoverable Expenses	160,430.56
Net Income	970,766.29

THE EXPENSES EXCLUDE \$65,687.77 FOR PARKING LIGHTING THAT IS A ONE TIME EXPENSE

# MAPS



Franklin Commons



# AERIAL PHOTOGRAPHS



Franklin Commons



# PHOTOGRAPHS







# DEMOGRAPHICS

# Pop-Facts® Demographic Snapshot | Summary



Trade Area: 176 Council Drive - 1 mi., 176 Council Drive - 3 mi., 176 Council Drive - 5 mi.

	176 Council Drive - 1 mi.	176 Council Drive - 3 mi.	176 Council Drive - 5 mi.
<b>Population</b>			
2010 Census	796	9,764	13,044
2020 Census	758	9,300	12,318
2025 Estimate	759	9,333	12,350
2030 Projection	747	9,244	12,270
<b>Population Growth</b>			
Percent Change: 2010 to 2020	-4.77	-4.75	-5.57
Percent Change: 2020 to 2025	0.13	0.35	0.26
Percent Change: 2025 to 2030	-1.58	-0.95	-0.65
<b>Households</b>			
2010 Census	325	4,003	5,295
2020 Census	315	3,880	5,129
2025 Estimate	317	3,919	5,202
2030 Projection	313	3,897	5,206
<b>Household Growth</b>			
Percent Change: 2010 to 2020	-3.08	-3.07	-3.13
Percent Change: 2020 to 2025	0.64	1.00	1.42
Percent Change: 2025 to 2030	-1.26	-0.56	0.08
<b>Family Households</b>			
2010 Census	214	2,670	3,594
2020 Census	188	2,450	3,288
2025 Estimate	190	2,474	3,334
2030 Projection	188	2,461	3,338
<b>Family Household Growth</b>			
Percent Change: 2010 to 2020	-12.15	-8.24	-8.51
Percent Change: 2020 to 2025	1.06	0.98	1.40
Percent Change: 2025 to 2030	-1.05	-0.53	0.12

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: 176 Council Drive - 1 mi., 176 Council Drive - 3 mi., 176 Council Drive - 5 mi.

Total Population: 759, 9,333, 12,350 | Total Households: 317, 3,919, 5,202

	176 Council Drive - 1 mi.		176 Council Drive - 3 mi.		176 Council Drive - 5 mi.	
	Count	%	Count	%	Count	%
<b>2025 Est. Population by Single-Classification Race</b>						
White Alone	164	21.61	3,738	40.05	5,736	46.45
Black/African American Alone	548	72.20	4,843	51.89	5,671	45.92
American Indian/Alaskan Native Alone	3	0.40	54	0.58	66	0.53
Asian Alone	3	0.40	80	0.86	96	0.78
Native Hawaiian/Pacific Islander Alone	1	0.13	7	0.07	8	0.07
Some Other Race Alone	8	1.05	120	1.29	152	1.23
Two or More Races	33	4.35	492	5.27	622	5.04
<b>2025 Est. Population by Hispanic or Latino Origin</b>						
Hispanic/Latino	26	3.43	345	3.70	398	3.22
Not Hispanic or Latino	733	96.57	8,988	96.30	11,952	96.78
Mexican Origin	18	69.23	268	77.68	292	73.37
Puerto Rican Origin	0	0.00	1	0.29	8	2.01
Cuban Origin	0	0.00	0	0.00	0	0.00
All Other Hispanic or Latino	8	30.77	76	22.03	98	24.62
<b>2025 Est. Pop by Race, Asian Alone, by Category</b>						
Chinese, except Taiwanese	0	0.00	0	0.00	1	1.04
Filipino	1	33.33	11	13.75	22	22.92
Japanese	0	0.00	0	0.00	0	0.00
Asian Indian	1	33.33	49	61.25	50	52.08
Korean	1	33.33	19	23.75	19	19.79
Vietnamese	0	0.00	0	0.00	0	0.00
Cambodian	0	0.00	0	0.00	0	0.00
Hmong	0	0.00	0	0.00	0	0.00
Laotian	0	0.00	0	0.00	0	0.00
Thai	0	0.00	0	0.00	0	0.00
All Other Asian Races Including 2+ Category	0	0.00	0	0.00	3	3.13
<b>2025 Est. Pop Age 5+ by Language Spoken At Home</b>						
Speak Only English at Home	672	96.14	8,225	94.92	11,009	95.36
Speak Asian/Pacific Isl. Lang. at Home	1	0.14	17	0.20	17	0.15
Speak Indo-European Language at Home	12	1.72	232	2.68	291	2.52
Speak Spanish at Home	15	2.15	187	2.16	218	1.89
Speak Other Language at Home	0	0.00	5	0.06	10	0.09
<b>2025 Est. Hisp. or Latino Pop by Single-Class. Race</b>						
White Alone	5	19.23	70	20.29	86	21.61
Black/African American Alone	4	15.38	43	12.46	46	11.56
American Indian/Alaskan Native Alone	0	0.00	14	4.06	14	3.52
Asian Alone	0	0.00	0	0.00	0	0.00
Native Hawaiian/Pacific Islander Alone	1	3.85	5	1.45	5	1.26
Some Other Race Alone	7	26.92	100	28.98	119	29.90
Two or More Races	9	34.62	112	32.46	128	32.16
<b>2025 Population by Ancestry</b>						
Arab	0	0.00	0	0.00	1	0.01
Czech	0	0.00	2	0.02	5	0.04
Danish	0	0.00	2	0.02	11	0.09
Dutch	3	0.40	67	0.72	69	0.56
English	48	6.32	809	8.67	1,351	10.94
French (Excluding Basque)	6	0.79	91	0.97	113	0.92
French Canadian	0	0.00	2	0.02	8	0.07
German	17	2.24	321	3.44	541	4.38
Greek	0	0.00	6	0.06	13	0.10
Hungarian	0	0.00	2	0.02	10	0.08
Irish	13	1.71	258	2.76	414	3.35
Italian	5	0.66	103	1.10	124	1.00
Lithuanian	2	0.26	23	0.25	72	0.58
Norwegian	0	0.00	10	0.11	33	0.27
Polish	0	0.00	3	0.03	15	0.12
Portuguese	0	0.00	0	0.00	0	0.00
Russian	0	0.00	0	0.00	1	0.01
Scotch-Irish	10	1.32	122	1.31	194	1.57
Scottish	3	0.40	66	0.71	85	0.69
Slovak	0	0.00	0	0.00	0	0.00
Subsaharan African	197	25.95	1,856	19.89	2,118	17.15
Swedish	0	0.00	0	0.00	0	0.00
Swiss	1	0.13	26	0.28	27	0.22
Ukrainian	1	0.13	18	0.19	30	0.24
United States or American	30	3.95	584	6.26	774	6.27
Welsh	1	0.13	20	0.21	21	0.17
West Indian (Excluding Hispanic groups)	8	1.05	59	0.63	59	0.48
Other Ancestry	237	31.23	2,451	26.26	3,060	24.78
Ancestry Unclassified	175	23.06	2,432	26.06	3,202	25.93

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: 176 Council Drive - 1 mi., 176 Council Drive - 3 mi., 176 Council Drive - 5 mi.

Total Population: 759, 9,333, 12,350 | Total Households: 317, 3,919, 5,202

	176 Council Drive - 1 mi.		176 Council Drive - 3 mi.		176 Council Drive - 5 mi.	
	Count	%	Count	%	Count	%
<b>2025 Est. Population by Sex</b>						
Male	352	46.38	4,272	45.77	5,740	46.48
Female	407	53.62	5,061	54.23	6,610	53.52
<b>2025 Est. Population by Age</b>						
Age 0 - 4	60	7.91	668	7.16	805	6.52
Age 5 - 9	59	7.77	619	6.63	774	6.27
Age 10 - 14	56	7.38	643	6.89	811	6.57
Age 15 - 17	34	4.48	369	3.95	475	3.85
Age 18 - 20	32	4.22	361	3.87	464	3.76
Age 21 - 24	36	4.74	444	4.76	573	4.64
Age 25 - 34	84	11.07	1,053	11.28	1,384	11.21
Age 35 - 44	87	11.46	1,056	11.31	1,392	11.27
Age 45 - 54	78	10.28	936	10.03	1,288	10.43
Age 55 - 64	100	13.18	1,191	12.76	1,636	13.25
Age 65 - 74	83	10.94	1,127	12.07	1,553	12.57
Age 75 - 84	41	5.40	649	6.95	893	7.23
Age 85 and over	11	1.45	218	2.34	302	2.44
Age 16 and over	574	75.63	7,281	78.01	9,802	79.37
Age 18 and over	551	72.60	7,034	75.37	9,485	76.80
Age 21 and over	520	68.51	6,674	71.51	9,021	73.05
Age 65 and over	135	17.79	1,993	21.35	2,748	22.25
Median Age	--	37.23	--	39.76	--	41.34
Average Age	--	38.46	--	40.64	--	41.62
<b>2025 Est. Pop Age 15+ by Marital Status</b>						
Total Never Married	247	42.22	2,288	30.91	3,010	30.22
Male, Never Married	91	15.56	1,057	14.28	1,428	14.34
Female, Never Married	156	26.67	1,231	16.63	1,583	15.89
Married, Spouse Present	219	37.44	3,160	42.69	4,217	42.34
Married, Spouse Absent	30	5.13	394	5.32	525	5.27
Widowed	35	5.98	623	8.42	764	7.67
Male, Widowed	11	1.88	111	1.50	139	1.40
Female, Widowed	24	4.10	512	6.92	624	6.26
Divorced	54	9.23	939	12.68	1,443	14.49
Male, Divorced	21	3.59	280	3.78	456	4.58
Female, Divorced	33	5.64	658	8.89	987	9.91
<b>2025 Est. Male Population by Age</b>						
Male: Age 0 - 4	30	8.52	341	7.98	410	7.14
Male: Age 5 - 9	32	9.09	318	7.44	398	6.93
Male: Age 10 - 14	31	8.81	327	7.66	419	7.30
Male: Age 15 - 17	17	4.83	189	4.42	247	4.30
Male: Age 18 - 20	16	4.55	185	4.33	242	4.22
Male: Age 21 - 24	17	4.83	232	5.43	301	5.24
Male: Age 25 - 34	36	10.23	490	11.47	652	11.36
Male: Age 35 - 44	37	10.51	476	11.14	634	11.04
Male: Age 45 - 54	36	10.23	416	9.74	595	10.37
Male: Age 55 - 64	41	11.65	498	11.66	703	12.25
Male: Age 65 - 74	37	10.51	469	10.98	671	11.69
Male: Age 75 - 84	18	5.11	272	6.37	377	6.57
Male: Age 85 and over	3	0.85	59	1.38	93	1.62
Median Age, Male	--	34.01	--	36.11	--	38.14
Average Age, Male	--	36.32	--	38.16	--	39.40
<b>2025 Est. Female Population by Age</b>						
Female: Age 0 - 4	29	7.13	327	6.46	395	5.98
Female: Age 5 - 9	27	6.63	301	5.95	376	5.69
Female: Age 10 - 14	25	6.14	316	6.24	393	5.95
Female: Age 15 - 17	17	4.18	180	3.56	228	3.45
Female: Age 18 - 20	16	3.93	175	3.46	222	3.36
Female: Age 21 - 24	19	4.67	212	4.19	272	4.12
Female: Age 25 - 34	47	11.55	563	11.12	732	11.07
Female: Age 35 - 44	50	12.29	580	11.46	758	11.47
Female: Age 45 - 54	42	10.32	519	10.26	693	10.48
Female: Age 55 - 64	59	14.50	693	13.69	934	14.13
Female: Age 65 - 74	46	11.30	658	13.00	882	13.34
Female: Age 75 - 84	23	5.65	377	7.45	515	7.79
Female: Age 85 and over	8	1.97	159	3.14	209	3.16
Median Age, Female	--	39.74	--	42.81	--	44.03
Average Age, Female	--	40.34	--	42.73	--	43.53

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households



Trade Area: 176 Council Drive - 1 mi., 176 Council Drive - 3 mi., 176 Council Drive - 5 mi.

Total Population: 759, 9,333, 12,350 | Total Households: 317, 3,919, 5,202

	176 Council Drive - 1 mi.		176 Council Drive - 3 mi.		176 Council Drive - 5 mi.	
	Count	%	Count	%	Count	%
<b>2025 Est. Households by Household Type</b>						
Total Households	317	100.00	3,919	100.00	5,202	100.00
Family Households	190	59.94	2,474	63.13	3,334	64.09
Other Households	127	--	1,445	--	1,868	--
<b>2025 Est. Group Quarters Population</b>						
2025 Est. Group Quarters Population	0	0.00	112	1.20	112	0.91
<b>2025 HHs By Ethnicity, Hispanic/Latino</b>						
2025 HHs By Ethnicity, Hispanic/Latino	9	2.84	93	2.37	109	2.10
<b>2025 Est. Households by Type and Presence of Own Children</b>						
Married Couple	120	37.85	1,642	41.90	2,217	42.62
With Own Kids < 18	59	18.61	700	17.86	792	15.22
Without Own Kids < 18	62	19.56	942	24.04	1,424	27.37
Cohabiting Couple	16	5.05	182	4.64	318	6.11
With Own Kids < 18	14	4.42	122	3.11	197	3.79
Without Own Kids < 18	2	0.63	60	1.53	120	2.31
Female Householder, No Spouse or Partner Present	129	40.69	1,550	39.55	1,958	37.64
Living Alone	41	12.93	858	21.89	1,007	19.36
With Own Kids < 18	28	8.83	217	5.54	278	5.34
Without Own Kids < 18	57	17.98	462	11.79	660	12.69
With Only Nonrelatives	3	0.95	12	0.31	13	0.25
Male Householder, No Spouse or Partner Present	51	16.09	546	13.93	710	13.65
Living Alone	45	14.20	364	9.29	483	9.29
With Own Kids < 18	0	0.00	4	0.10	17	0.33
Without Own Kids < 18	6	1.89	120	3.06	146	2.81
With Only Nonrelatives	0	0.00	58	1.48	64	1.23
With Own Kids < 18	101	31.86	1,042	26.59	1,285	24.70
Without Own Kids < 18	216	68.14	2,877	73.41	3,917	75.30
<b>2025 Est. Households by Household Size</b>						
1-Person Household	110	34.70	1,305	33.30	1,681	32.31
2-Person Household	87	27.45	1,270	32.41	1,737	33.39
3-Person Household	56	17.67	596	15.21	803	15.44
4-Person Household	34	10.73	397	10.13	532	10.23
5-Person Household	17	5.36	185	4.72	245	4.71
6-Person Household	7	2.21	95	2.42	120	2.31
7-or-more-person	6	1.89	71	1.81	83	1.60
2025 Est. Average Household Size	--	2.40	--	2.35	--	2.35
<b>2025 Est. Households by Number of Vehicles</b>						
No Vehicles	37	11.67	447	11.41	508	9.77
1 Vehicle	89	28.08	1,134	28.94	1,382	26.57
2 Vehicles	126	39.75	1,448	36.95	1,988	38.22
3 Vehicles	40	12.62	610	15.56	918	17.65
4 Vehicles	10	3.15	143	3.65	212	4.08
5 or more Vehicles	16	5.05	137	3.50	194	3.73
2025 Est. Average Number of Vehicles	--	1.85	--	1.85	--	1.94
<b>2025 Occupied Housing Units by Tenure</b>						
Housing Units, Owner-Occupied	141	44.48	2,035	51.93	2,995	57.57
Housing Units, Renter-Occupied	176	55.52	1,884	48.07	2,207	42.43
<b>2025 Owner Occ. HUs: Avg. Length of Residence</b>						
2025 Owner Occ. HUs: Avg. Length of Residence	--	21.77	--	21.03	--	20.88
<b>2025 Renter Occ. HUs: Avg. Length of Residence</b>						
2025 Renter Occ. HUs: Avg. Length of Residence	--	6.49	--	6.34	--	6.52
<b>2025 Est. Owner-Occupied Housing Units by Value</b>						
Value Less Than \$20,000	1	0.71	12	0.59	33	1.10
Value \$20,000 - \$39,999	0	0.00	22	1.08	49	1.64
Value \$40,000 - \$59,999	0	0.00	7	0.34	21	0.70
Value \$60,000 - \$79,999	20	14.18	102	5.01	130	4.34
Value \$80,000 - \$99,999	12	8.51	66	3.24	130	4.34
Value \$100,000 - \$149,999	12	8.51	122	6.00	224	7.48
Value \$150,000 - \$199,999	9	6.38	107	5.26	174	5.81
Value \$200,000 - \$299,999	32	22.70	776	38.13	1,022	34.12
Value \$300,000 - \$399,999	28	19.86	540	26.54	725	24.21
Value \$400,000 - \$499,999	12	8.51	133	6.54	228	7.61
Value \$500,000 - \$749,999	6	4.25	88	4.32	176	5.88
Value \$750,000 - \$999,999	6	4.25	43	2.11	62	2.07
Value \$1,000,000 - \$1,499,999	1	0.71	4	0.20	5	0.17
Value \$1,500,000 - \$1,999,999	2	1.42	14	0.69	15	0.50
Value \$2,000,000 or more	0	0.00	0	0.00	1	0.03
2025 Est. Median All Owner-Occupied Housing Value	--	254,300.30	--	275,975.64	--	273,306.58

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households



Trade Area: 176 Council Drive - 1 mi., 176 Council Drive - 3 mi., 176 Council Drive - 5 mi.

Total Population: 759, 9,333, 12,350 | Total Households: 317, 3,919, 5,202

	176 Council Drive - 1 mi.		176 Council Drive - 3 mi.		176 Council Drive - 5 mi.	
	Count	%	Count	%	Count	%
<b>2025 Est. Housing Units by Units in Structure</b>						
1 Unit Detached	250	67.75	3,107	69.62	4,183	71.28
1 Unit Attached	13	3.52	87	1.95	88	1.50
2 Units	54	14.63	340	7.62	340	5.79
3 to 4 Units	22	5.96	270	6.05	289	4.92
5 to 19 Units	16	4.34	386	8.65	386	6.58
20 to 49 Units	0	0.00	27	0.60	27	0.46
50 or More Units	0	0.00	100	2.24	100	1.70
Mobile Home or Trailer	13	3.52	146	3.27	454	7.74
Boat, RV, Van, etc.	0	0.00	0	0.00	0	0.00
<b>2025 Est. Housing Units by Year Structure Built</b>						
Built 2020 or Later	4	1.08	81	1.81	142	2.42
Built 2010 to 2019	10	2.71	145	3.25	219	3.73
Built 2000 to 2009	51	13.82	442	9.90	628	10.70
Built 1990 to 1999	30	8.13	591	13.24	731	12.46
Built 1980 to 1989	22	5.96	492	11.02	704	12.00
Built 1970 to 1979	39	10.57	495	11.09	783	13.34
Built 1960 to 1969	37	10.03	616	13.80	706	12.03
Built 1950 to 1959	92	24.93	886	19.85	1,122	19.12
Built 1940 to 1949	40	10.84	277	6.21	294	5.01
Built 1939 or Earlier	44	11.92	439	9.84	538	9.17
<b>2025 Housing Units by Year Structure Built</b>						
2025 Est. Median Year Structure Built	--	1,961.69	--	1,970.26	--	1,973.52

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 176 Council Drive - 1 mi., 176 Council Drive - 3 mi., 176 Council Drive - 5 mi.

Total Population: 759, 9,333, 12,350 | Total Households: 317, 3,919, 5,202

	176 Council Drive - 1 mi.		176 Council Drive - 3 mi.		176 Council Drive - 5 mi.	
	Count	%	Count	%	Count	%
<b>2025 Est. Pop Age 25+ by Edu. Attainment</b>						
Less than 9th Grade	23	4.75	226	3.63	263	3.11
Some High School, No Diploma	60	12.40	688	11.04	766	9.07
High School Graduate (or GED)	207	42.77	2,065	33.15	2,910	34.44
Some College, No Degree	97	20.04	1,327	21.30	2,005	23.73
Associate's Degree	20	4.13	509	8.17	656	7.76
Bachelor's Degree	44	9.09	806	12.94	1,082	12.81
Master's Degree	20	4.13	467	7.50	614	7.27
Professional Degree	2	0.41	59	0.95	65	0.77
Doctorate Degree	12	2.48	84	1.35	88	1.04
<b>2025 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.</b>						
Less than High School Diploma	4	30.77	72	40.45	73	35.61
High School Graduate	7	53.85	85	47.75	89	43.41
Some College or Associate's Degree	0	0.00	1	0.56	4	1.95
Bachelor's Degree or Higher	2	15.38	20	11.24	38	18.54
<b>2025 Est. Households by HH Income</b>						
Income < \$15,000	26	8.20	432	11.02	473	9.09
Income \$15,000 - \$24,999	17	5.36	254	6.48	323	6.21
Income \$25,000 - \$34,999	24	7.57	264	6.74	395	7.59
Income \$35,000 - \$49,999	52	16.40	503	12.84	630	12.11
Income \$50,000 - \$74,999	82	25.87	775	19.77	962	18.49
Income \$75,000 - \$99,999	40	12.62	510	13.01	732	14.07
Income \$100,000 - \$124,999	26	8.20	399	10.18	578	11.11
Income \$125,000 - \$149,999	22	6.94	301	7.68	406	7.80
Income \$150,000 - \$199,999	22	6.94	297	7.58	401	7.71
Income \$200,000 - \$249,999	4	1.26	101	2.58	160	3.08
Income \$250,000 - \$499,999	3	0.95	68	1.74	111	2.13
Income \$500,000+	1	0.32	17	0.43	29	0.56
2025 Est. Average Household Income	--	75,573.00	--	82,756.00	--	87,441.00
2025 Est. Median Household Income	--	61,446.09	--	65,627.97	--	69,828.08
<b>2025 Median HH Inc. by Single-Class, Race or Eth.</b>						
White Alone	--	68,039.34	--	86,869.92	--	90,991.49
Black or African American Alone	--	61,488.05	--	54,107.56	--	54,977.47
American Indian and Alaskan Native Alone	--	172,855.47	--	46,899.74	--	46,688.01
Asian Alone	--	--	--	90,935.15	--	92,035.27
Native Hawaiian and Other Pacific Islander Alone	--	--	--	200,000.50	--	200,000.50
Some Other Race Alone	--	30,125.63	--	30,344.31	--	31,384.29
Two or More Races	--	59,815.12	--	63,475.85	--	62,072.10
Hispanic or Latino	--	31,718.07	--	53,665.16	--	52,683.24
Not Hispanic or Latino	--	62,293.51	--	66,571.30	--	71,019.53
<b>2025 Est. Families by Poverty Status</b>						
Families at or Above Poverty	169	88.95	2,256	91.19	3,073	92.17
Families at or Above Poverty with children	79	41.58	982	39.69	1,291	38.72
Families Below Poverty	21	11.05	217	8.77	260	7.80
Families Below Poverty, with children	14	7.37	152	6.14	177	5.31

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Employment & Occupation



Trade Area: 176 Council Drive - 1 mi., 176 Council Drive - 3 mi., 176 Council Drive - 5 mi.

Total Population: 759, 9,333, 12,350 | Total Households: 317, 3,919, 5,202

	176 Council Drive - 1 mi.		176 Council Drive - 3 mi.		176 Council Drive - 5 mi.	
	Count	%	Count	%	Count	%
<b>2025 Est. Employed Civilian Population 16+ by Occupation Classification</b>						
White Collar	132	34.65	1,962	49.85	2,715	51.54
Blue Collar	148	38.84	1,124	28.56	1,488	28.25
Service and Farming	102	26.77	850	21.60	1,064	20.20
<b>2025 Est. Workers Age 16+ by Travel Time to Work</b>						
Less than 15 Minutes	175	47.30	1,701	46.03	1,991	40.28
15 - 29 Minutes	70	18.92	650	17.59	935	18.92
30 - 44 Minutes	35	9.46	496	13.42	736	14.89
45 - 59 Minutes	23	6.22	290	7.85	506	10.24
60 or more Minutes	67	18.11	557	15.07	775	15.68
2025 Est. Avg Travel Time to Work in Minutes	--	29.00	--	27.00	--	30.00
<b>2025 Est. Workers Age 16+ by Transp. to Work</b>						
2025 Est. Workers Age 16+ by Transp. to Work	377	100.00	3,843	100.00	5,168	100.00
Drove Alone	305	80.90	3,236	84.20	4,320	83.59
Carpooled	7	1.86	128	3.33	248	4.80
Public Transport	1	0.27	8	0.21	25	0.48
Walked	17	4.51	140	3.64	143	2.77
Bicycle	0	0.00	0	0.00	0	0.00
Other Means	39	10.35	185	4.81	207	4.00
Worked at Home	8	2.12	146	3.80	226	4.37
<b>2025 Est. Civ. Employed Pop 16+ by Class of Worker</b>						
2025 Est. Civ. Employed Pop 16+ by Class of Worker	381	100.00	3,936	100.00	5,268	100.00
For-Profit Private Workers	290	76.12	2,589	65.78	3,339	63.38
Non-Profit Private Workers	24	6.30	379	9.63	458	8.69
Local Government Workers	27	7.09	390	9.91	552	10.48
State Government Workers	4	1.05	130	3.30	186	3.53
Federal Government Workers	14	3.67	186	4.73	393	7.46
Self-Employed Workers	22	5.77	262	6.66	336	6.38
Unpaid Family Workers	0	0.00	0	0.00	3	0.06
<b>2025 Est. Civ. Employed Pop 16+ by Occupation</b>						
Architecture/Engineering	0	0.00	53	1.35	59	1.12
Arts/Design/Entertainment/Sports/Media	0	0.00	1	0.03	3	0.06
Building/Grounds Cleaning/Maintenance	24	6.30	314	7.98	367	6.97
Business/Financial Operations	7	1.84	115	2.92	180	3.42
Community/Social Services	7	1.84	67	1.70	100	1.90
Computer/Mathematical	2	0.53	20	0.51	59	1.12
Construction/Extraction	19	4.99	148	3.76	207	3.93
Education/Training/Library	15	3.94	186	4.73	239	4.54
Farming/Fishing/Forestry	0	0.00	0	0.00	1	0.02
Food Preparation/Serving Related	7	1.84	67	1.70	114	2.16
Healthcare Practitioner/Technician	14	3.67	228	5.79	373	7.08
Healthcare Support	58	15.22	272	6.91	306	5.81
Installation/Maintenance/Repair	47	12.34	265	6.73	335	6.36
Legal	0	0.00	0	0.00	0	0.00
Life/Physical/Social Science	1	0.26	33	0.84	51	0.97
Management	21	5.51	493	12.53	634	12.04
Office/Administrative Support	34	8.92	475	12.07	625	11.86
Production	34	8.92	279	7.09	341	6.47
Protective Services	13	3.41	126	3.20	199	3.78
Sales/Related	31	8.14	291	7.39	391	7.42
Personal Care/Service	0	0.00	70	1.78	76	1.44
Transportation/Material Moving	47	12.34	431	10.95	606	11.50
<b>2025 Est. Pop Age 16+ by Employment Status</b>						
In Armed Forces	0	0.00	2	0.03	9	0.09
Civilian - Employed	307	53.48	3,973	54.57	5,298	54.05
Civilian - Unemployed	17	2.96	206	2.83	274	2.79
Not in Labor Force	249	43.38	3,100	42.58	4,221	43.06

Benchmark: USA

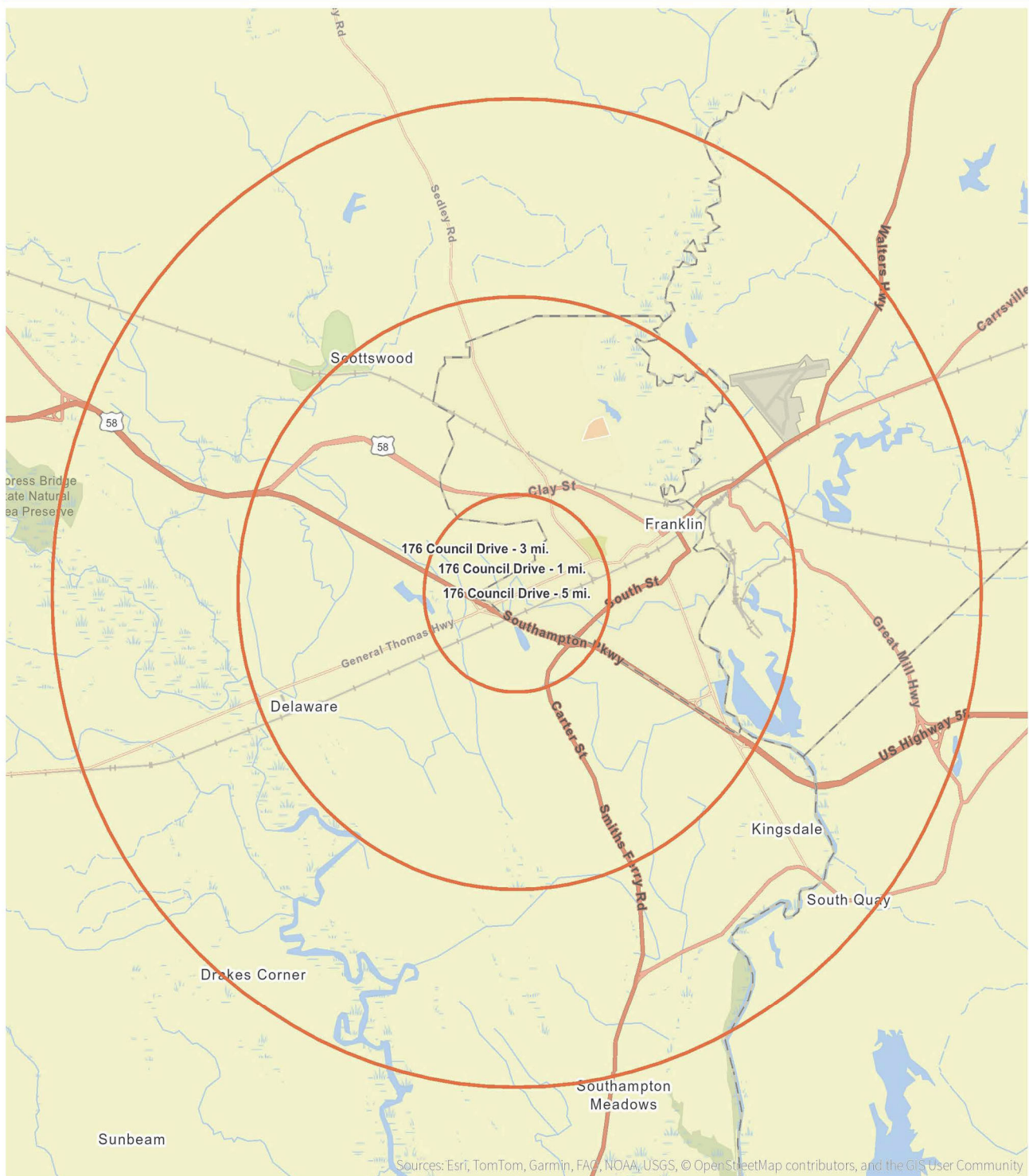
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# Pop-Facts® Demographic Snapshot | Map



Trade Area: 176 Council Drive - 1 mi., 176 Council Drive - 3 mi., 176 Council Drive - 5 mi.

Total Population: 759, 9,333, 12,350 | Total Households: 317, 3,919, 5,202



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community  
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