



**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
Suite 148:	1,452 SF	\$25/ psf NNN

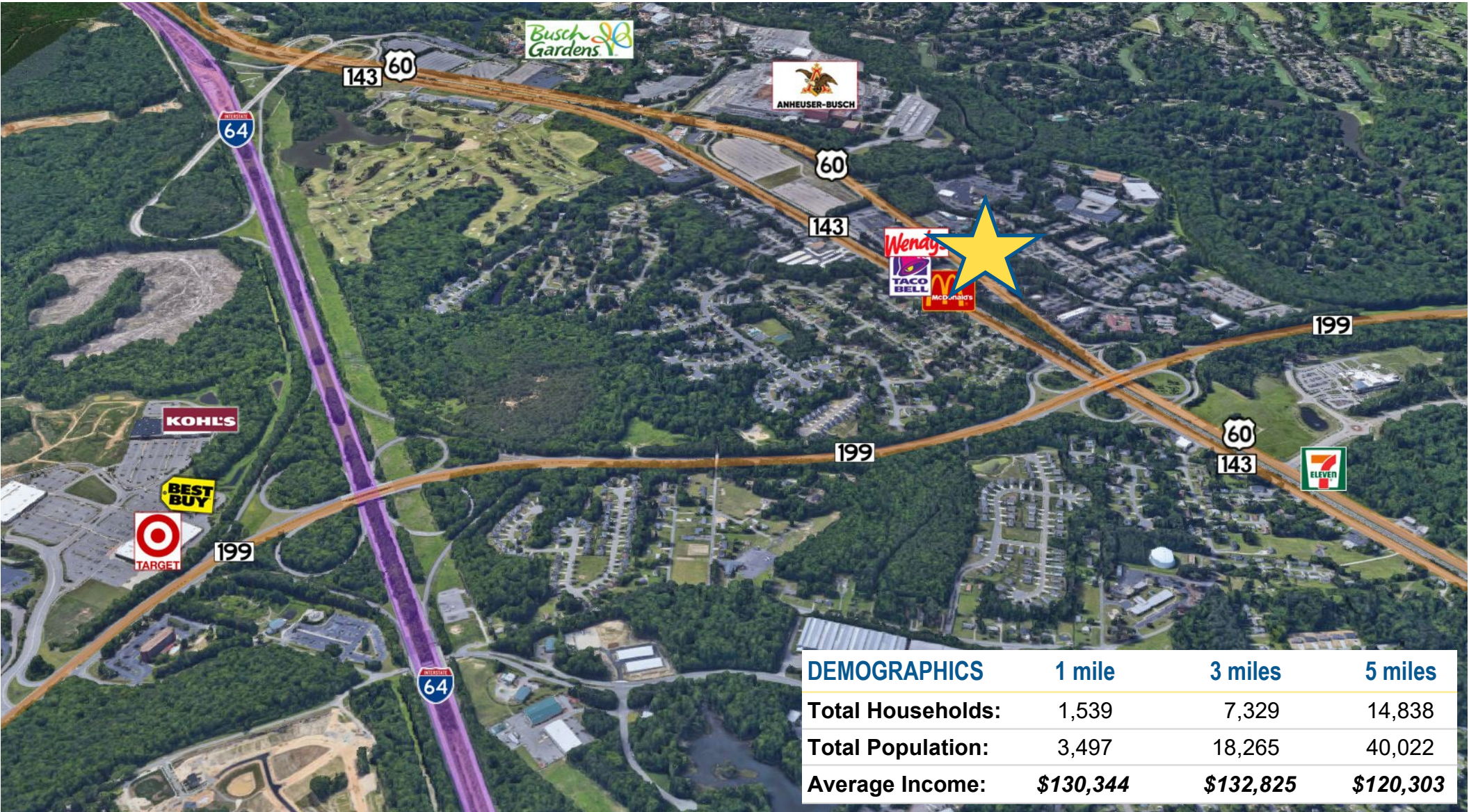
The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase.

Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at [jguion@midatlanticcommercial.com](mailto:jguion@midatlanticcommercial.com).

**Robert Duckett**

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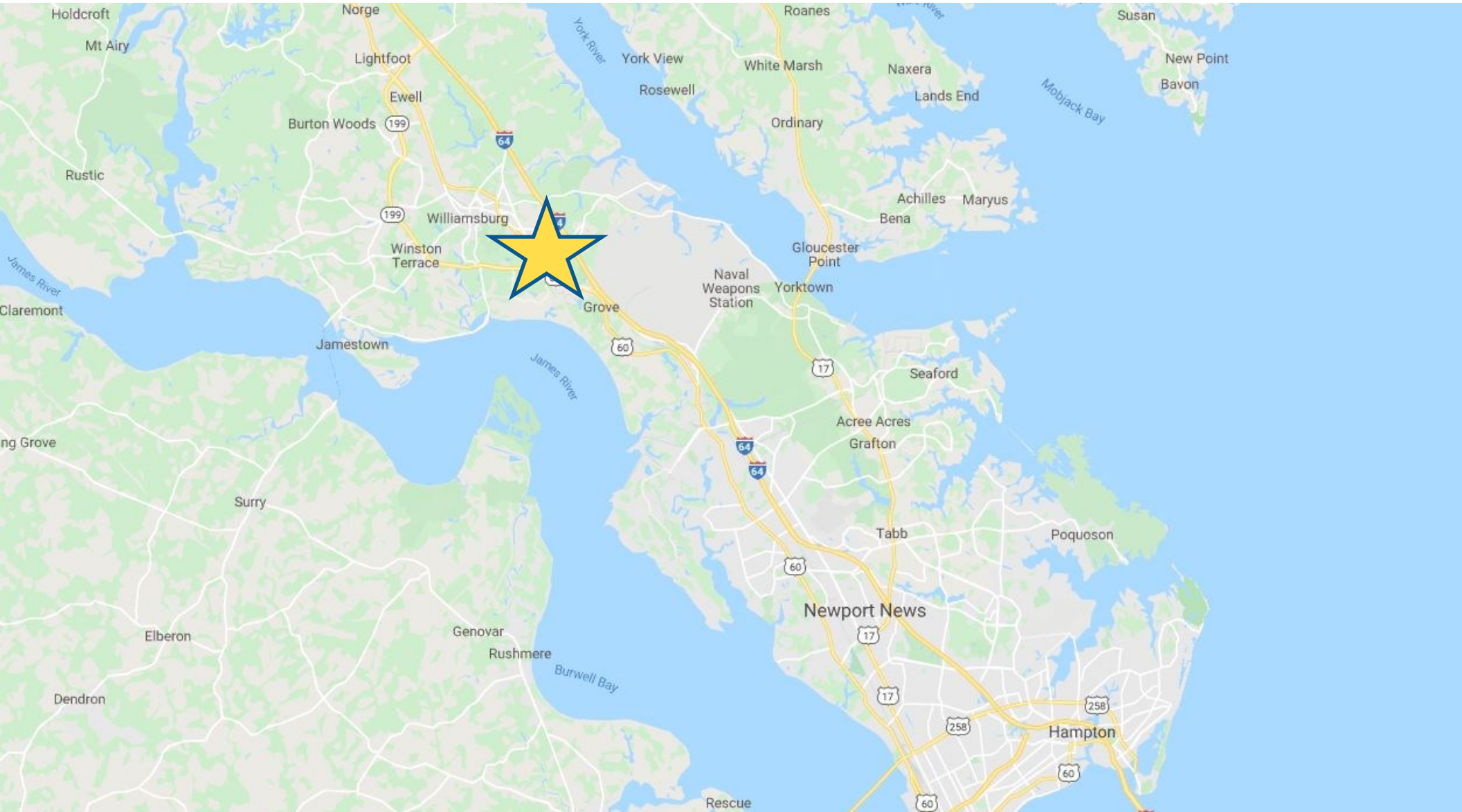
DEMOGRAPHICS	1 mile	3 miles	5 miles
<b>Total Households:</b>	1,539	7,329	14,838
<b>Total Population:</b>	3,497	18,265	40,022
<b>Average Income:</b>	<b>\$130,344</b>	<b>\$132,825</b>	<b>\$120,303</b>

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