

# LIBERTY MARKET

## LORTON, VA



**RETAIL, OFFICE, AND FLEX SPACE  
NOW AVAILABLE FOR LEASE!**



**Small Shops**  
NOW OPEN

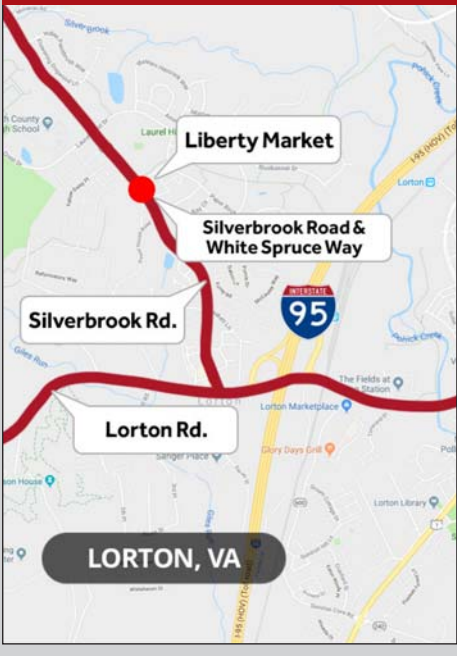
- TACO ROCK
- petite smiles  
Boutique Pediatric Dentistry
- yafa GRILLE
- KOKEE TEA
- ALWAYS POLISHED
- ANGRY JOE'S  
Hot Chicken
- LePapa

### ADDRESS

**Intersection of Silverbrook Rd.  
and White Spruce Way**

**9101 Power House Road  
Lorton, VA 22079**

### WHERE WE ARE



### HIGHLIGHTS

- Liberty Market (LM) is a one-of-a-kind "adaptive re-use" commercial development – a unique fusion of historic property "re-use" and new Class A construction.
- Elm Street Development is actively transforming the former Lorton Prison into a brilliant shopping/dining destination serving the Lorton and greater Fairfax County communities.
- LM features approximately **50,000 SF of Class A Retail Space** (Grocery/Restaurant/Small Shop) and **35,000 SF of Office/Flex Space** for lease.
- The commercial development is surrounded by **352 new upscale residential units** (sales have concluded and construction is complete).
- LM is conveniently situated **within 1 mile of I-95 (Exit 163)** and the newly opened Express Lanes.
- The surrounding area boasts an established **population of 67,000+** and high **average household incomes of \$160,600+** within a three (3) mile radius.
- LM is located at the intersection of **Silverbrook Rd. and White Spruce Way**, and will feature a **new traffic signal** and additional entrance off of Silverbrook Rd.

### 2024 PROJECTED DEMOGRAPHICS

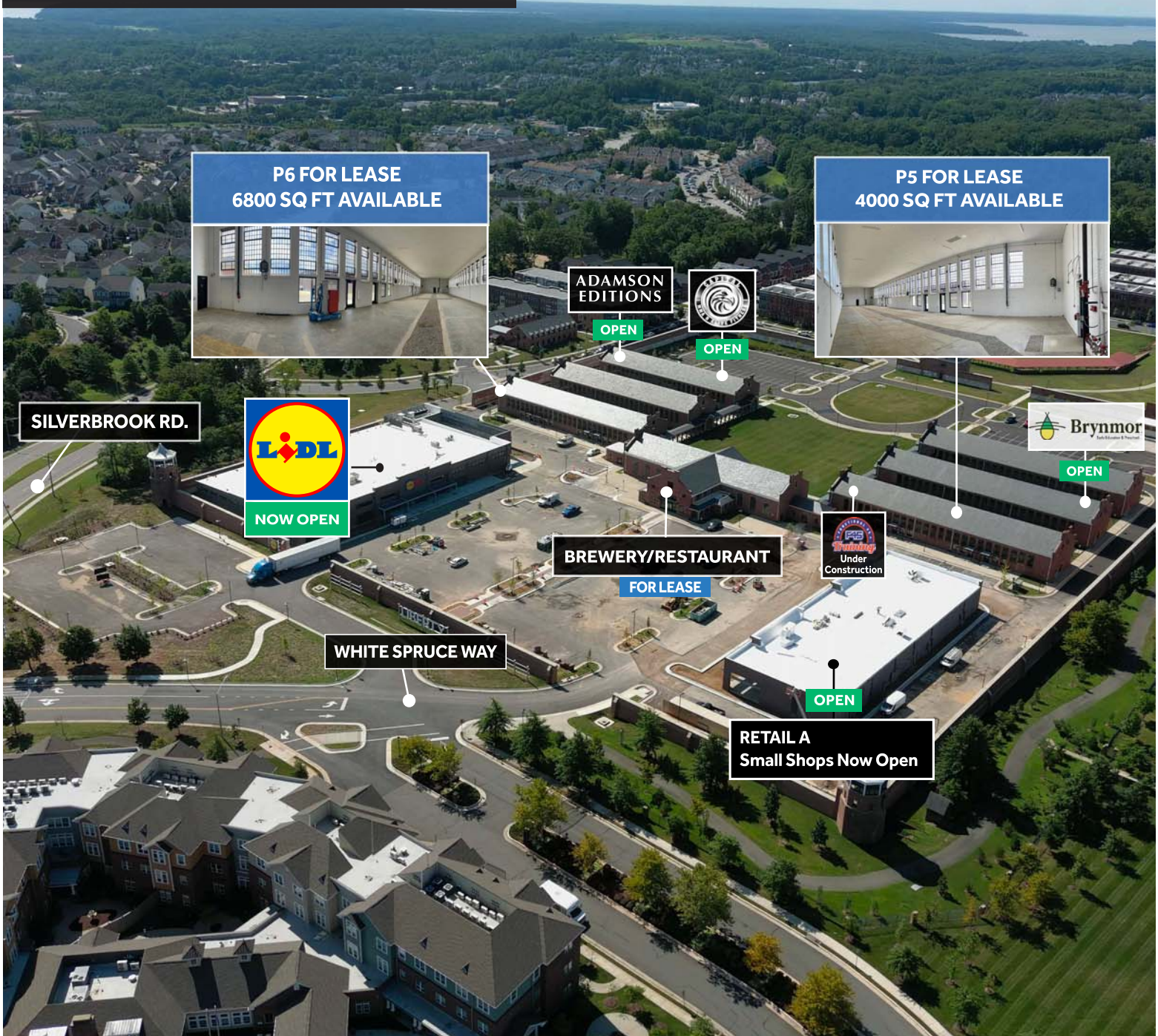
DISTANCE RING	1 Miles	3 Miles	5 Miles
Population	11,091	67,403	180,377
Households	3,650	22,919	62,420
Avg. HH Income	\$155,350	\$160,666	\$149,490

### JOIN:



**AERIAL PHOTOS**

**LIBERTY MARKET - LATE Q3 2022**



## SITE PLAN & AVAILABILITIES



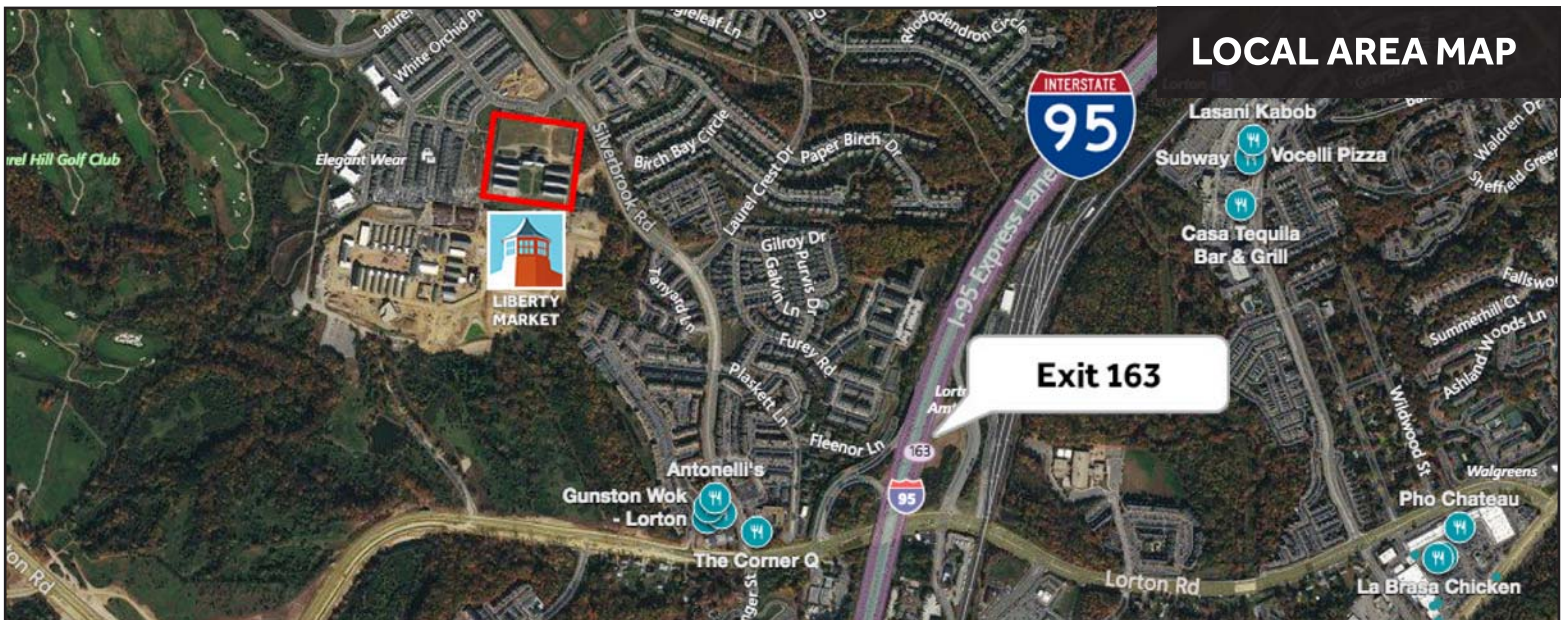
**GROCERY ANCHOR**  
 +/- 30,000 SF

**HISTORICAL BREWERY/RESTAURANT SPACE (SPACE P-12):** +/- 9,300 SF

**RETAIL A SMALL SHOPS**  
 +/- 13,825SF

**HISTORICAL RETAIL, OFFICE, FLEX SPACE (SPACES P-1 THRU P-6):** +/- 35,000 SF

## GROCERY COMPETITION MAP



## COUNTY-APPROVED CONCEPTUAL RENDERINGS

30,000 SF Grocery Anchor Space



LIDL & Brewery/Restaurant View



Brewery/Restaurant Space (Front)



Retail A Small Shops



Pylon/Monument Signage



CONTACT  
INFORMATION:

**JUDD BOSTIAN**  
jbostian@nvretail.com  
**703.448.4312**

**PATRICK HAYDEN**  
phayden@nvretail.com  
**703.448.4307**

## RETAIL A ELEVATIONS AND LEASING PLAN



## FLEX SPACE PANORAMIC AND LEASING PLAN

