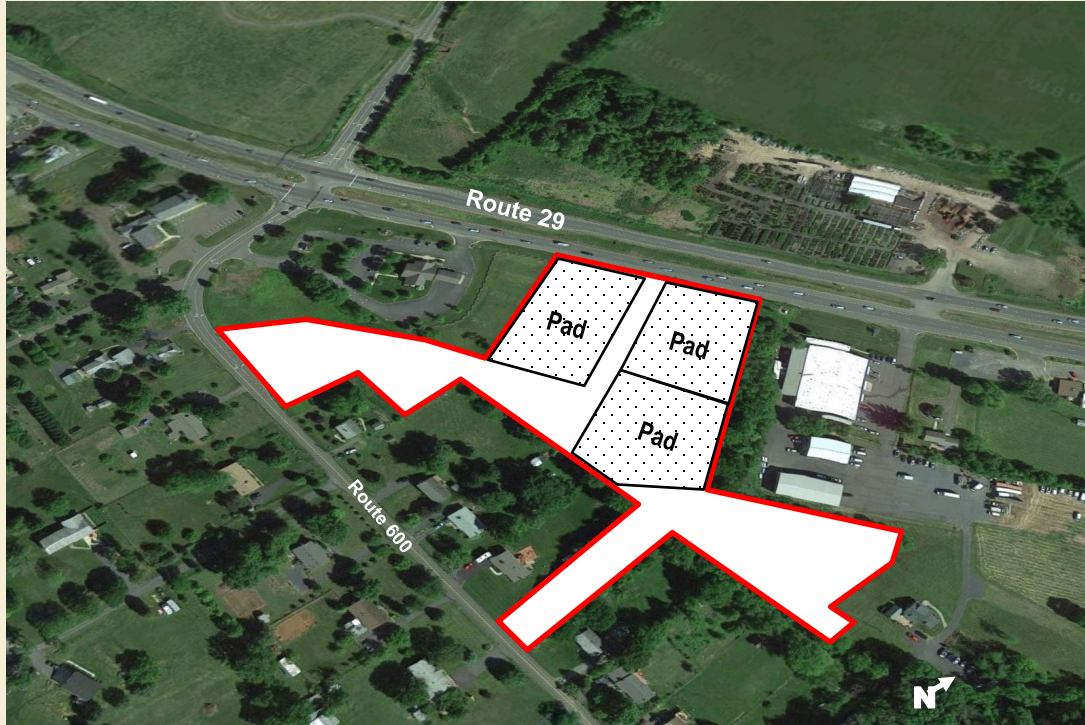


Pad Sites Available Planned Retail Development Fauquier Crossing

New Baltimore (Fauquier County), Virginia 20187



Future
15,000^{+/-} SF GLA
Retail Center
and Pads

Prime Pads, Endcaps,
and In-line Space
Available

Retail Development Project Profile

Fauquier Crossing is an approximately 8+ acre planned shopping center site along Route 29 at the Southeast quadrant of its intersection with Broad Run Church Road (Route 600) in New Baltimore, VA. The C-2 zoned site abuts the existing Fauquier Bank building at this lighted intersection. The site offers excellent access: one right in/right out curb cut from the turning lane along eastbound Route 29; one curb cut from Route 600 and a proposed second curb cut along Route 29. The project's preliminary site plan features three pad sites and a multi-tenant retail building. Public water and sewer delivered in 2007. Retail development is a "by right" use in C-2 zoning.

Site Highlights

- **Excellent location:** Fauquier Crossing is the largest and best remaining retail site between Warrenton and Gainesville, two of the fastest growing submarkets in northern Virginia. The site has 550 linear feet fronting along Route 29.
- **Strong household growth:** 3,500 new homes under development by major home builders in New Baltimore.
- **Affluent households:** \$106,000+ median household income; \$400,000 - \$750,000 average new home sale price.
- **Strong and growing traffic counts:** Over 47,000 CPD travel on Route 29 at this lighted intersection.
- Co-tenancy and crossed easement with the existing Fauquier Bank Unit.

For leasing information contact:

Marc Geffroy

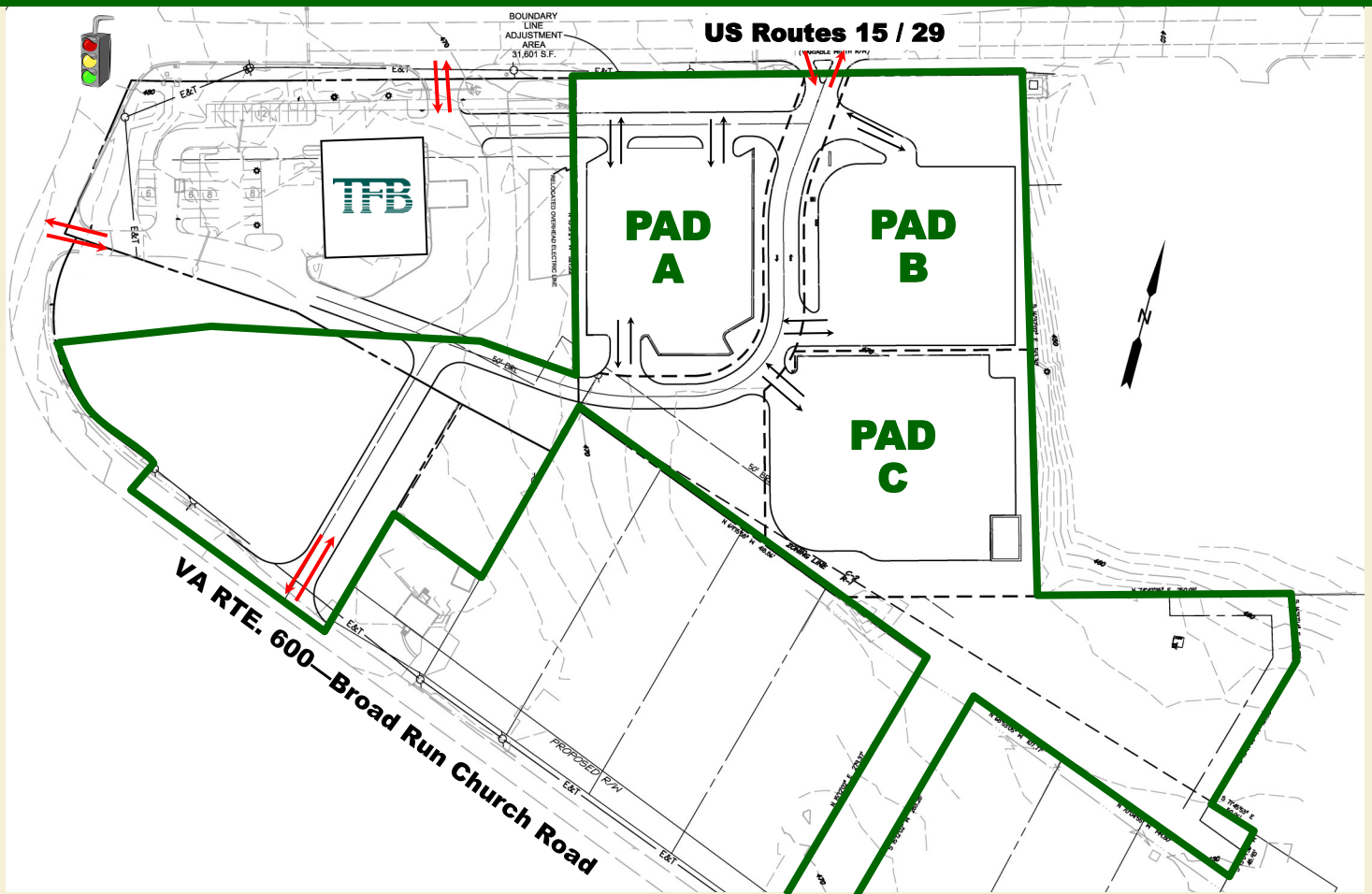
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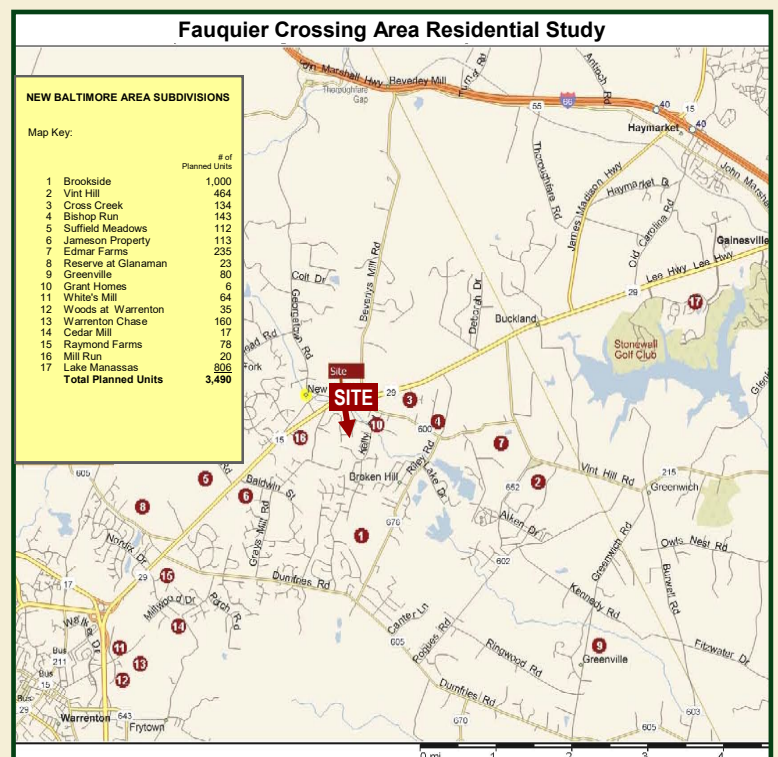
The information contained herein was furnished to us by sources we deem to be reliable. However, no representations or warranties are made as to the accuracy of this information. This information is subject to correction or errors or omissions or withdrawal from the market without notice.

Fauquier Crossing



2014 DEMOGRAPHICS

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	10,340	25,270	121,162
Annual Population Growth Rate Est.	3.3%	4.1%	12.3%
Median HH Income	\$144,060	\$135,492	\$136,879
# of Households	3,507	8,810	40,641
Office Population	2,603	8,095	44,288
Traffic Counts (2015, VDOT) On Rte. 29 at Broad Run Church Road			46,000 CPD



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PROPERTIES