

FOR LEASE:

STAFFORD MARKETPLACE I-95 AND ROUTE 610

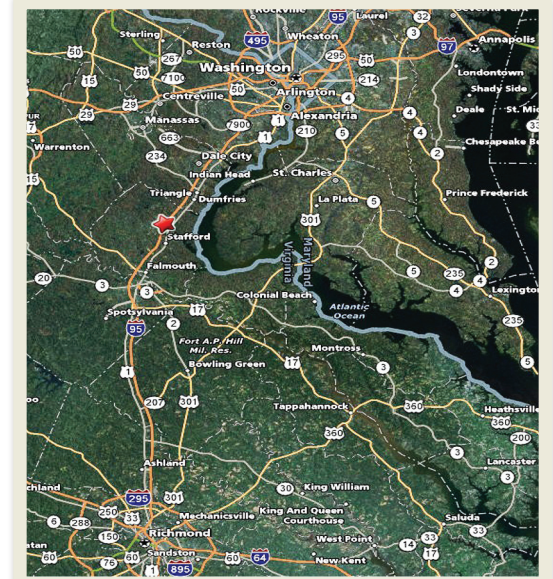
ABOUT THIS PROPERTY FOR LEASE:

Stafford, Virginia is located only 25 miles south of the Washington, DC capital beltway. Ideally situated between Washington, DC and Richmond, VA, Stafford offers multiple modes of access to lucrative markets. Interstate 95 bisects Stafford from North to South, as do US Route 1 and Route 3 providing easy east-west access throughout the market area.

With almost 800,000 square feet of retail space, Stafford Marketplace is home to Target, Lowes, Best Buy, Kohl's, Borders, Bed Bath & Beyond, Ross, Michaels, PetSmart, TJ Maxx, Shoppers Food Warehouse, Pier 1, Panera, Bob Evans, Applebees, Chili's, Starbucks, Chevy Chase Bank, Bank of America.

For leasing information, contact Denny Weiss at

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SUMMARY DEMOGRAPHIC PROFILE:

SOURCES: U.S. Census Bureau and
Stafford County websites

DEMOGRAPHICS

Total Population (2006)	120,170
Total Population (2000)	92,446
Median Household Income	\$79,590
High School Graduates	88.6%

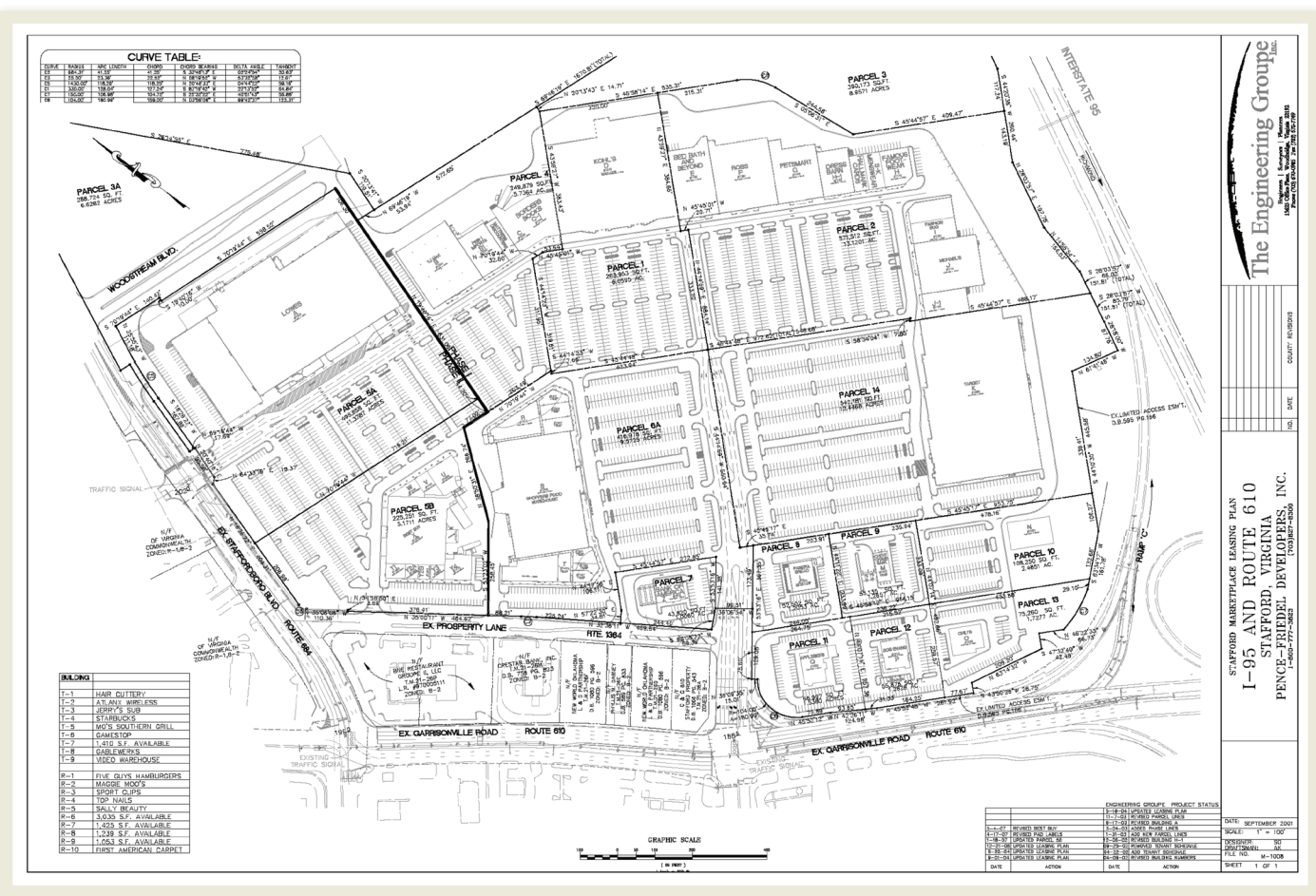
SITE-SPECIFIC DEMOGRAPHICS (2006)	1.00 MI RADIUS	3.00 MI RADIUS	5.00 MI RADIUS
Adult Population	8,187	37,204	47,219
Median Adult Age	39	42	42
Total Households	4,066	16,432	20,340
Average Household Income	\$72,410	\$81,333	\$82,294



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CURRENT VACANCIES:

SUITE A	2086 square feet	SUITE E	2617 square feet
SUITE F	2553 square feet	PARCEL 10	2.49 acre pad site



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