

FOR LEASE:

NEW MIXED DEVELOPMENT STAUNTON, VA I-81 & WOODROW WILSON PARKWAY

ABOUT THIS PROPERTY FOR LEASE:

Conveniently situated on Interstate Route 81 at the intersection of Woodrow Wilson Parkway (Route 275) in Augusta County, Virginia. The property, on the northeast quadrant, features excellent visibility from both roads, with easy automobile access on Route 275.

Staunton is located in the center of the I-81 corridor in the Shenandoah Valley. The region has grown steadily and has received a Top 10 quality of life rating in the U.S.

The property encompasses approximately 118 acres and will offer approximately 900,000 square feet of mixed-use space. The development will service the Staunton, Virginia area with big box anchors, retail tenants, hotel and office uses. Anchor opportunities exist for department, home improvement, and grocery stores. The architecture of the Shopping Center will be equivalent to Pence-Friedel Developer's last two shopping centers: the 800,000 square foot Stafford Marketplace Shopping Center in Stafford, Virginia and the 450,000 square foot Potomac Run Shopping Center in Sterling, Virginia.

For leasing information, contact Geoff Pence at

(703) 827-8300 x 110 or geoffp@pencegroup.com.



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SUMMARY DEMOGRAPHIC PROFILE:

SOURCES: Applied Geographic Solutions - 2008

SITE-SPECIFIC DEMOGRAPHICS (2008)	5 MILE RADIUS	10 MILE RADIUS	20 MILE RADIUS
Adult Population	32,443	82,008	170,631
Median Adult Age	41	41	38
Total Households	13,651	33,355	66,710
Average Household Income	\$54,651	\$57,344	\$59,257

DEVELOPMENT USE ALLOCATION			
SUITE 1D		HOTEL	
Anchors (3)	356,000	4 Levels (180 Rooms)	100,000 SF
Majors (6)	142,000	OFFICE	
In-Line Retail	7,800	2 Buildings/5 Levels Each	200,000 SF
Power Center	505,800 SF	RESIDENTIAL	
LIFESTYLE CENTER		Apartments	200,000 SF/250 Units
Anchors (2)	128,000		
Majors (1)	30,000		
In-Line Retail & Restaurants	242,315	TOTAL PARKING	
Lifestyle center	400,315 SF	SPACES	7,663 (7,489 Required)

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