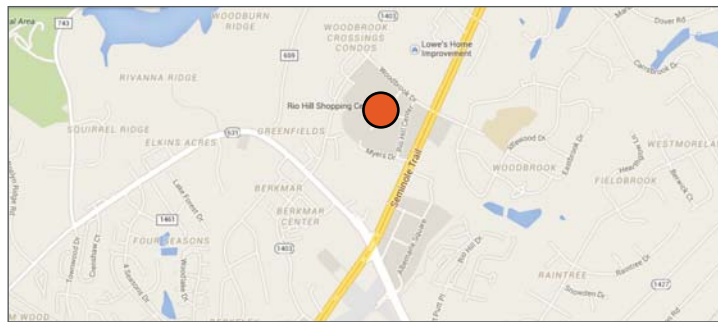


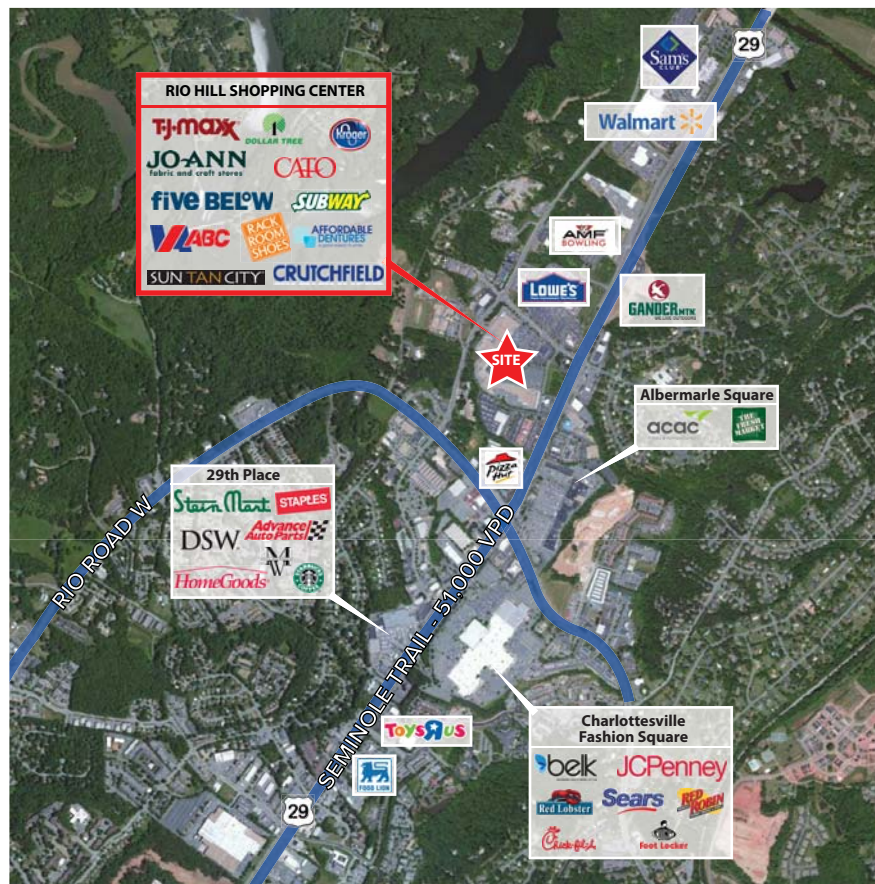


## PROPERTY FEATURES:

- 19,989 & 46,198 SF ANCHOR SPACES FOR LEASE
- 1,200 - 3,200 SF RETAIL SPACES FOR LEASE
- Grocery anchored regional shopping center
- Located at the corner of Route 29 (Seminole Trail) and Woodbrook Drive
- Minutes to downtown Charlottesville and University of Virginia



	Population	Avg HH Income	Daytime Population
1 Mile	5,894	\$89,021	9,451
3 Miles	34,639	\$89,952	24,659
5 Miles	94,128	\$86,662	115,310





UNIT	SQ FT	TENANT
1744	1,565	Crutchfield Installations
1746	1,450	Advance America
<b>1748</b>	<b>1,200</b>	<b>AVAILABLE</b>
1750	1,200	Atlas Comics
<b>1752</b>	<b>1,200</b>	<b>AVAILABLE</b>
1754	1,200	Nails Design
1756	1,200	MetroPCS
<b>1758</b>	<b>1,200</b>	<b>AVAILABLE</b>
1760	1,200	Tobacco 4 Less
1764	1,200	Subway
1766	1,200	H&R Block
1768	1,200	Hair Cuttery
1774	21,080	Jo-Ann Fabrics
<b>1784</b>	<b>19,989</b>	<b>AVAILABLE</b>
1788	4,040	Plato's Closet

UNIT	SQ FT	TENANT
1790	7,960	Five Below
1800	5,000	Rack Room Shoes
1808	2,500	Rio Hill Cleaners
1812	2,500	Chandler's Bakery
1816	1,600	Stacy's Music Shop
1818	1,600	Weight Watchers
<b>1820</b>	<b>3,200</b>	<b>AVAILABLE</b>
1832	4,993	Cato
1850	25,050	TJ Maxx
1860	1,600	Great Frame Up
1864	1,600	Kyoto Japanese Restaurant
1872	3,200	VA ABC Liquor
<b>1878</b>	<b>1,600</b>	<b>AVAILABLE</b>
1880	3,200	Sun Tan City
1900	1,600	Hertz

UNIT	SQ FT	TENANT
1904	1,600	Sally Beauty Supply
1908	1,600	Rio Hill Wine & Gourmet
<b>1912</b>	<b>1,600</b>	<b>AVAILABLE</b>
1920	3,200	Rent-A-Center
1928	3,200	Affordable Dentures
<b>1940</b>	<b>46,198</b>	<b>AVAILABLE</b>
<b>1950</b>	<b>2,000</b>	<b>AVAILABLE</b>
1954	2,000	Tropical Smoothie
1958	2,000	Siam Kitchen
1962	2,000	American General Finance
1966	2,000	Ferro's Brick Oven
<b>1970</b>	<b>2,000</b>	<b>AVAILABLE</b>
1980	78,823	Kroger
2020-34	12,996	Dollar Tree