

OFFERING SUMMARY

Sale Price: \$950,000

Lot Size: 0.975 Acres

Market: Washington MSA/
Northern Virginia

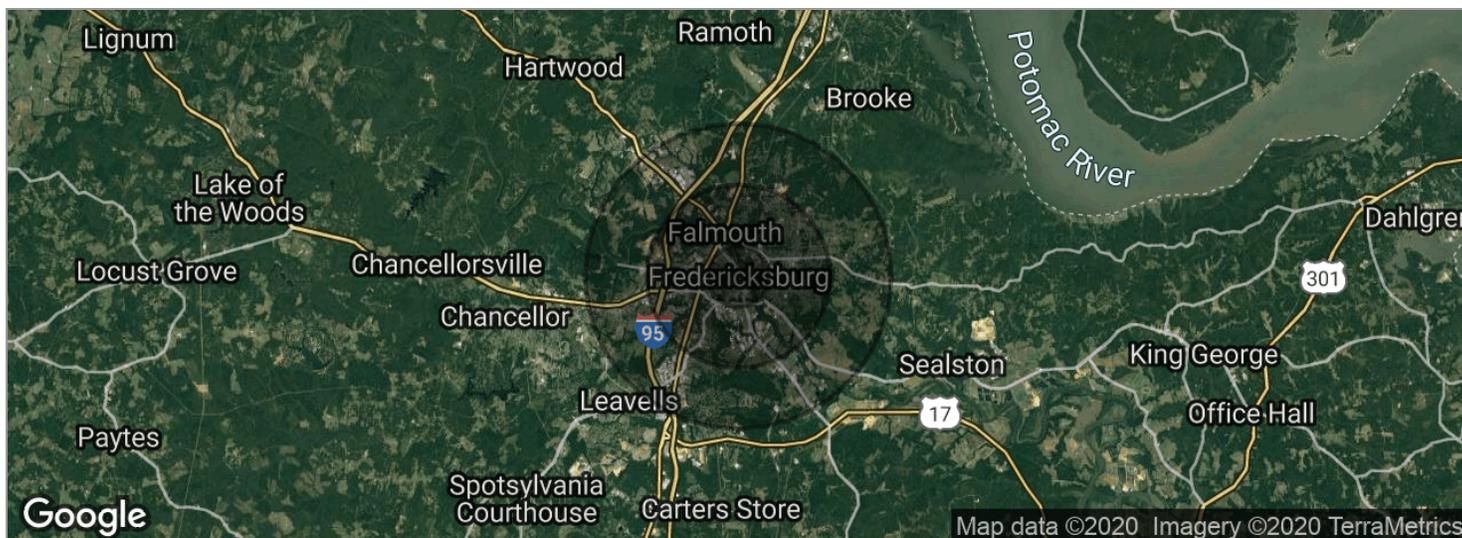
RETAIL PAD SITE

GREAT LOCATION IN BUSY FREDERICKSBURG, VA

HIGHLY VISIBLE CORNER PAD SITE

- Heavily Trafficked Warrenton Rd in S. Stafford County
- Adjacent to Celebrate Virginia North Shopping Center, giant anchored grocery center, Lowe's, age restricted residential area, golf courses and entertainment.
- 40 miles south of Washington, D.C.
- The Fredericksburg area is OVER 70% commuter with a strong employment base from the Federal Government and U.S. Military

Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 9,594 | 48,280 | 92,580 |
| Median age | 33.6 | 33.9 | 34.9 |
| Median age (Male) | 32.1 | 33.4 | 34.2 |
| Median age (Female) | 34.5 | 34.5 | 35.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 3,547 | 18,037 | 33,925 |
| # of persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH income | \$88,449 | \$79,215 | \$82,349 |
| Average house value | \$478,207 | \$373,857 | \$341,828 |

* Demographic data derived from 2010 US Census



Phillip J. Baxter

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CAREER SUMMARY

As Senior Vice President of SVN/Motleys, Phillip works closely with developers, lenders, landlords and investors, retailers, brokers and contractors in all aspects of the corporate real estate process to include National retailers, the GSA and various Fortune 500 defense contractors. He possesses an in-depth knowledge of commercial real estate finance, accounting and real estate law. He also has a thorough understanding of financial markets and models, as well as construction and property management practices.

Phillip comes to Richmond from Fredericksburg, where he was a Senior Vice President with Colliers International.

COMMUNITY INVOLVEMENT

CoreNet Global – Mid Atlantic Chapter
Military Affairs Council – Fredericksburg, Virginia
Quantico Growth Management Committee Member
National Association of Industrial and Office Professionals (NAIOP)
International Council of Shopping Centers (ICSC)
American Cancer Society – Northern Virginia Chapter Board Member
Boys and Girls Club Co-Chair 2012

EDUCATION

Old Dominion University, B.S., Mechanical Engineering, 1988