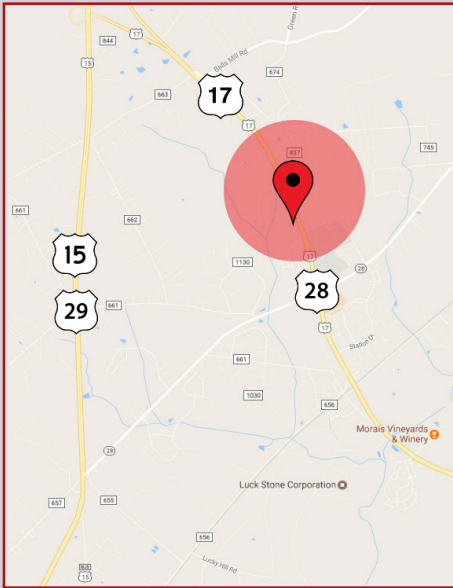


RETAIL SPACE AVAILABLE

Mintbrook Village
COMING SOON

WHERE WE ARE



ADDRESS

Bowers Run Drive
Bealeton, VA 22712

CONTACT INFO

Patrick Hayden
phayden@nvretail.com
703.448.4307

Judd Bostian
jbostian@nvretail.com
703.448.4312



HIGHLIGHTS

- Brand new retail development located conveniently on Route 17 across from Liberty High School in Fauquier County.
- High traffic visibility to 32,000 total VPD on Route 17
- Retail center of the newly constructed 550 unit planned community.
- 100 homes and 80 apartments built/occupied with 100 more coming in 2018
- Site located within 2 miles of James Madison Hwy. (US 15/29)

TRAFFIC COUNTS

- 32,000 total VPD on Route 17 fronting the site

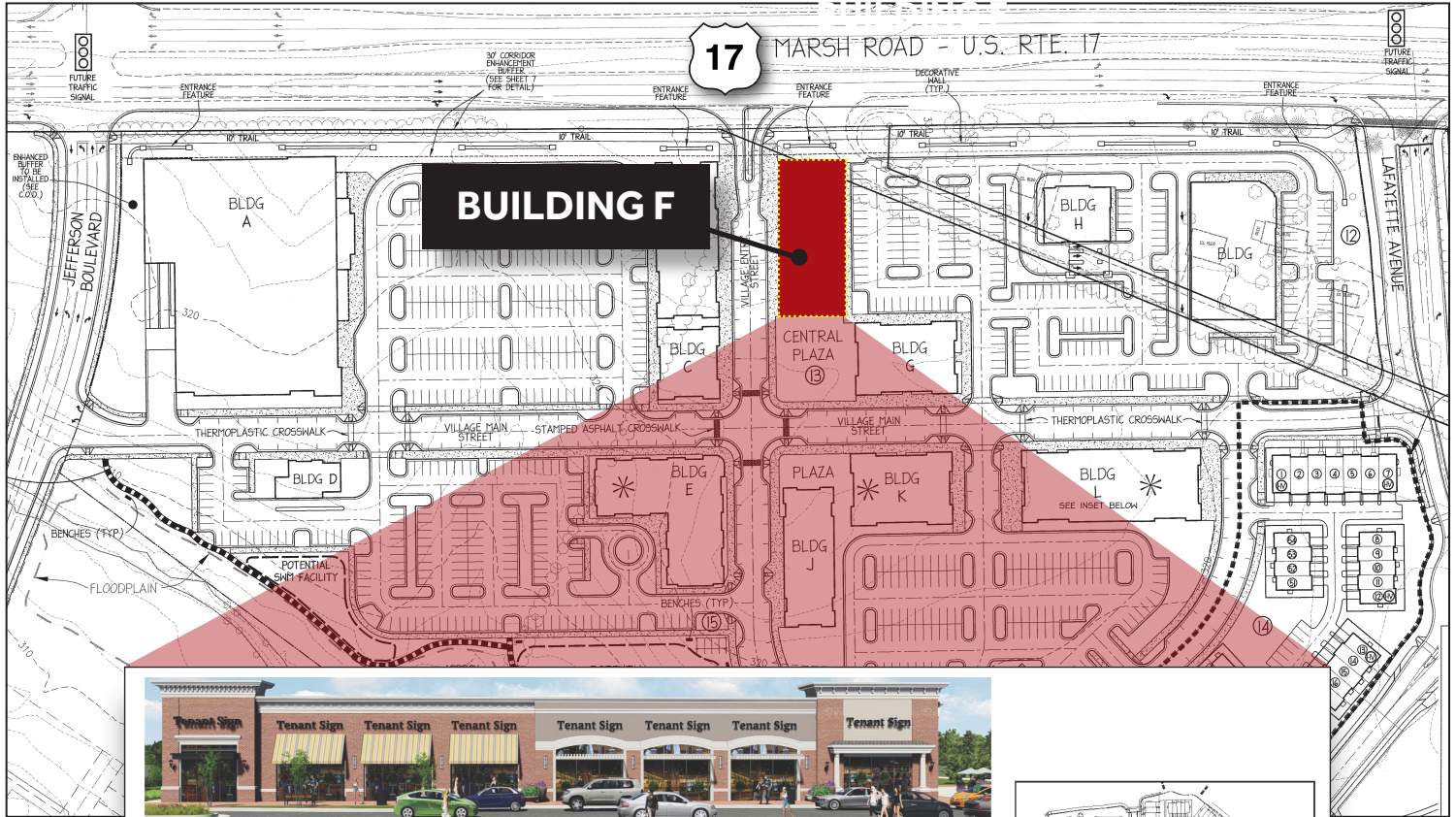
2016 DEMOGRAPHICS

DISTANCE RING	3 Miles	5 Miles	10 Miles
Population	8,002	13,805	40,285
Households	2,688	4,705	14,295
Avg. HH Income	\$79,084	\$80,152	\$86,648

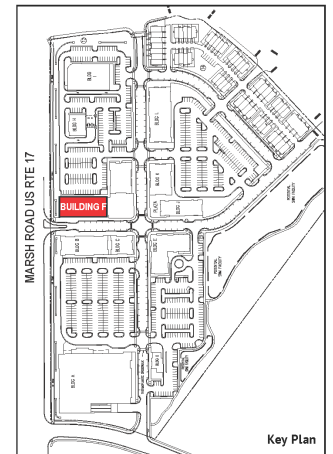
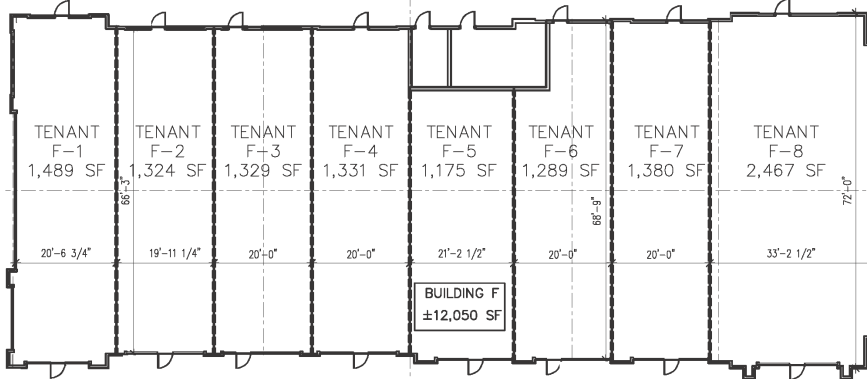
PROJECTED 2021 DEMOGRAPHICS

DISTANCE RING	3 Miles	5 Miles	10 Miles
Population	8,585	14,748	42,457
Households	2,894	5,043	15,100
Avg. HH Income	\$84,634	\$86,251	\$96,672

SITE PLAN



Front Elevation View



Key Plan

CONTACT INFO

PATRICK HAYDEN
 phayden@nvretail.com
703.448.4307

JUDD BOSTIAN
 jbstian@nvretail.com
703.448.4312