



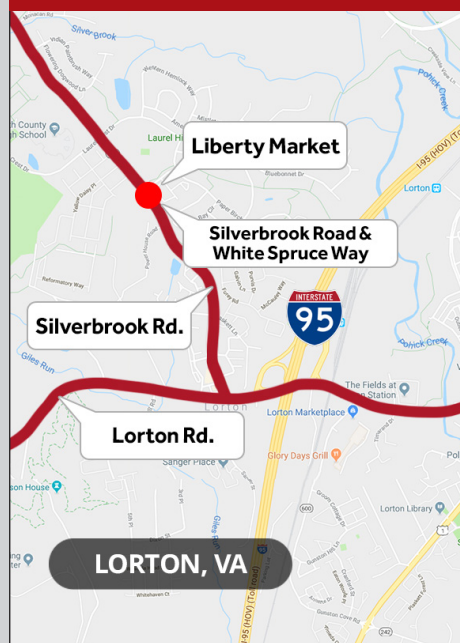
**GROCERY, RETAIL, AND OFFICE SPACE NOW AVAILABLE FOR LEASE!**

## ADDRESS

Intersection of Silverbrook Rd.  
and White Spruce Way

9101 Power House Road  
Lorton, VA 22079

## WHERE WE ARE



## HIGHLIGHTS

- Liberty Market (LM) is a one-of-a-kind "adaptive re-use" commercial development – a unique fusion of historic property "re-use" and new Class A construction.
- Elm Street Development is actively transforming the former Lorton Prison into a brilliant shopping/dining destination serving the Lorton and greater Fairfax County communities.
- LM features approximately **50,000 SF of Class A Retail Space** (Grocery/Restaurant/Small Shop) and **35,000 SF of Office/Flex Space** for lease.
- The commercial development is surrounded by **352 new upscale residential units** (residential construction is active and ongoing).
- LM is conveniently situated **within 1 mile of I-95 (Exit 163)** and the newly opened Express Lanes.
- The surrounding area boasts a mature **population of 67,000+** and high **average household incomes of \$160,600+** within a three (3) mile radius.
- LM is located at the intersection of **Silverbrook Rd. and White Spruce Way**, and will feature a **new traffic signal** and additional entrance off of Silverbrook Rd.

## 2020 PROJECTED DEMOGRAPHICS

DISTANCE RING	1 Miles	3 Miles	5 Miles
Population	11,091	67,403	180,377
Households	3,650	22,919	62,420
Avg. HH Income	\$155,350	\$160,666	\$149,490

## CONTACT INFO

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## SITE PLAN & AVAILABILITIES



### GROCERY ANCHOR

+/- 30,000 SF

### BREWERY/RESTAURANT SPACE

+/- 10,000 SF

### SMALL SHOP RETAIL

+/- 20,000 SF

### OFFICE SPACE / FLEX SPACE

+/- 35,000 SF



COUNTY-APPROVED CONCEPTUAL RENDERINGS



Front View (From Silverbrook Rd.)



Brewery/Restaurant Space



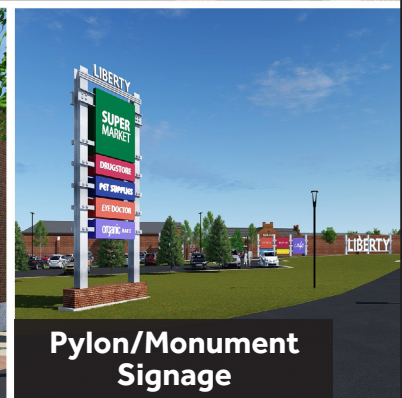
Grocery Anchor/Brewery View



Brewery/Small Shops View



Small Shop Spaces



Pylon/Monument Signage

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## ELEVATION RENDERINGS



### EAST RETAIL BUILDING

Front Elevation



### WEST RETAIL BUILDING

Front Elevation



**Pylon/Monument Signage**  
(Facing Silverbrook Rd.)