

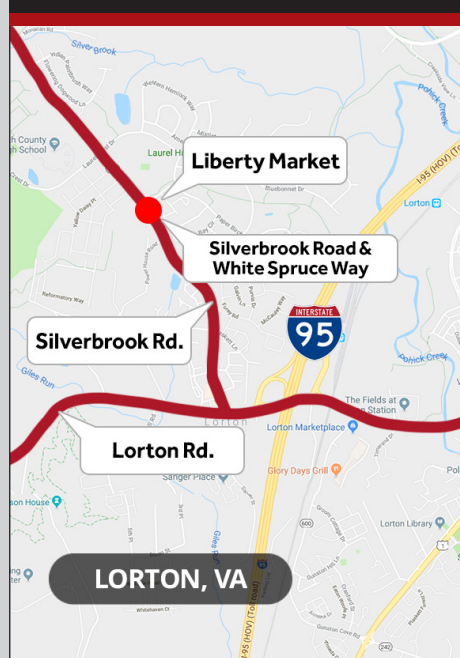


## ADDRESS

**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** (sales have concluded and construction will be complete mid-2021).
- 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**

+/- 9,300 SF

**SMALL SHOP RETAIL**

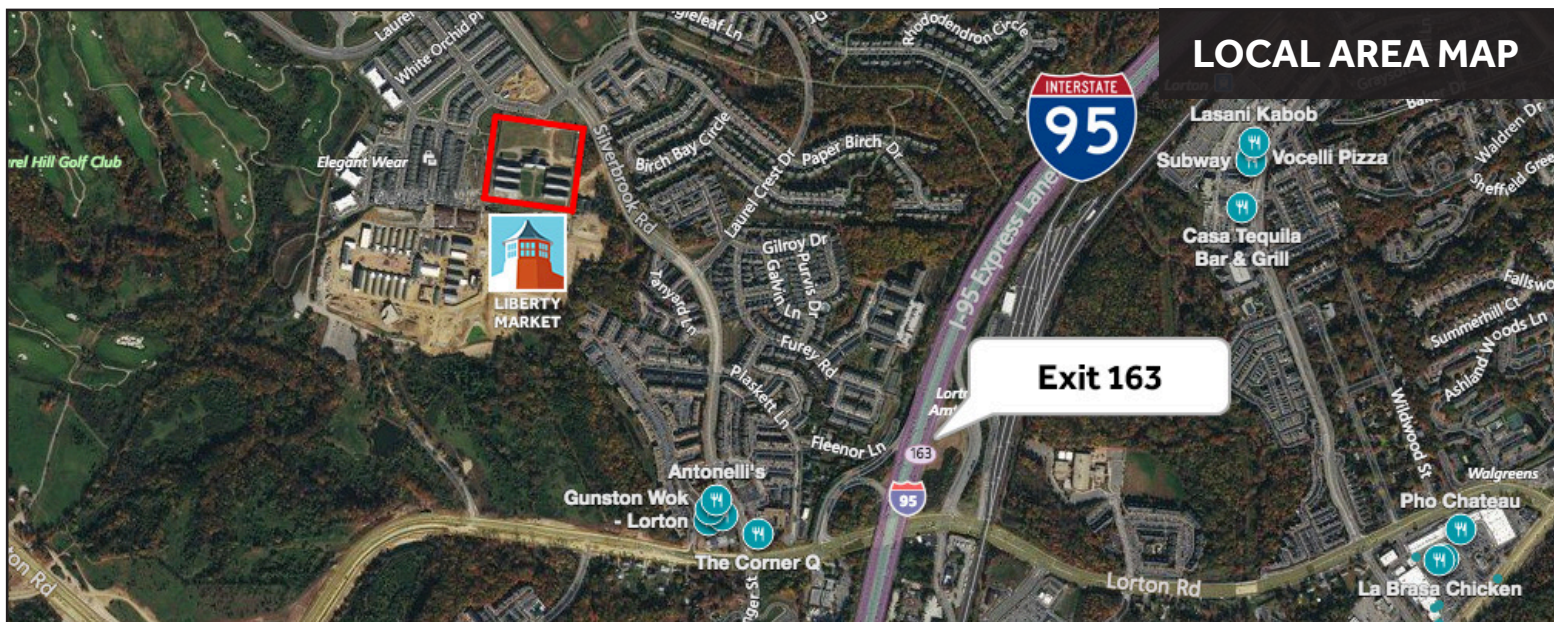
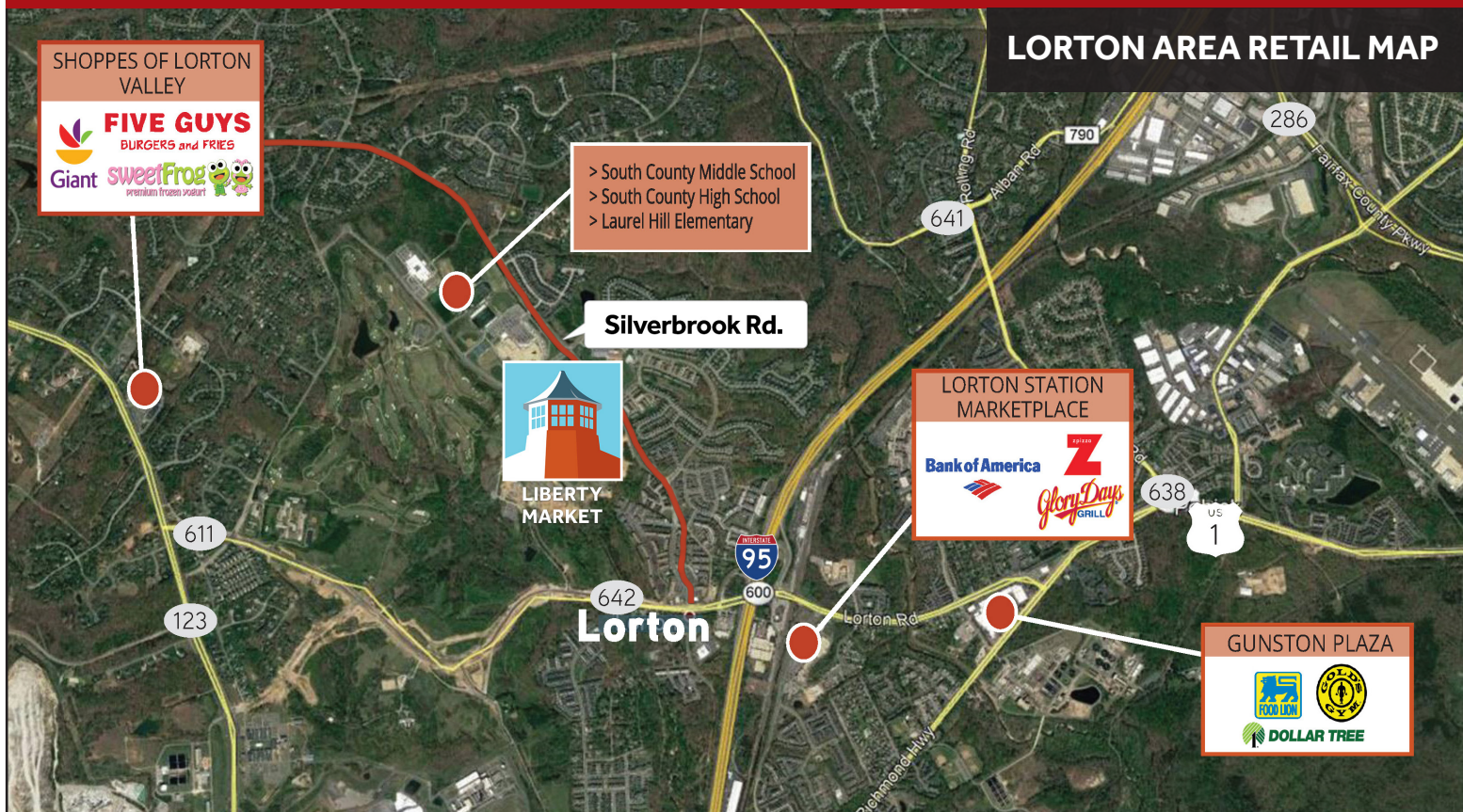
+/- 15,000 SF

**OFFICE SPACE /FLEX SPACE**

+/- 35,000 SF



## GROCERY COMPETITION MAP





## COUNTY-APPROVED CONCEPTUAL RENDERINGS

**30,000 SF Grocery Anchor Space**



**LIDL & Brewery/Restaurant View**



**Brewery/Restaurant Space (Front)**



**Retail A Small Shops**



**Pylon/Monument Signage**



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**RETAIL A ELEVATIONS AND LEASING PLAN**



**FLEX SPACE PANORAMIC AND LEASING PLAN**

