

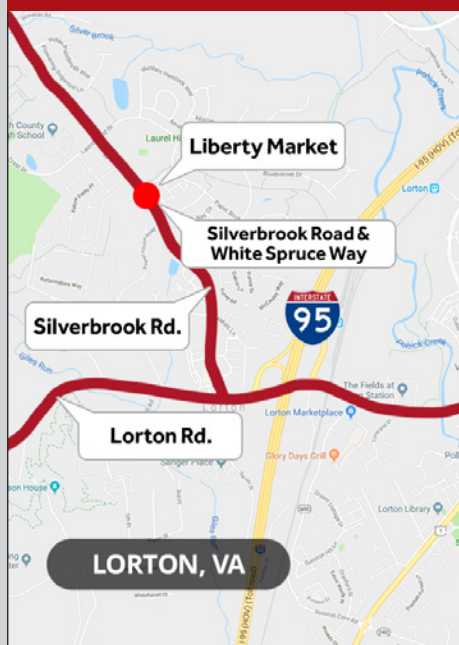


ADDRESS

**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 is complete).
- LM is conveniently situated **within 1 mile of I-95 (Exit 163)** and the newly opened Express Lanes.
- The surrounding area boasts an established **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.

2021 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



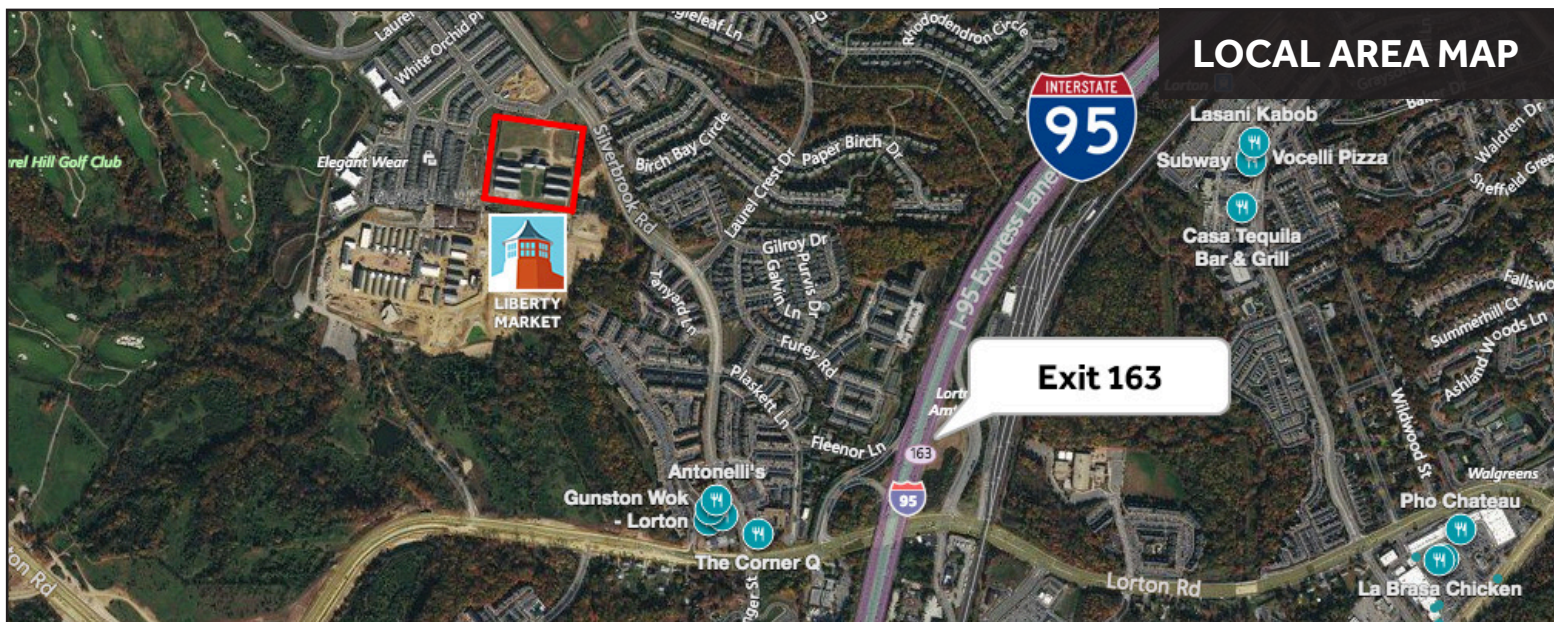
GROCERY ANCHOR
+/- 30,000 SF

**HISTORICAL BREWERY/RESTAURANT
SPACE (SPACE P-12): +/- 9,300 SF**

RETAIL A SMALL SHOPS
+/- 13,825SF

**HISTORICAL RETAIL, OFFICE, FLEX SPACE
(SPACES P-1 THRU P-6): +/- 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

