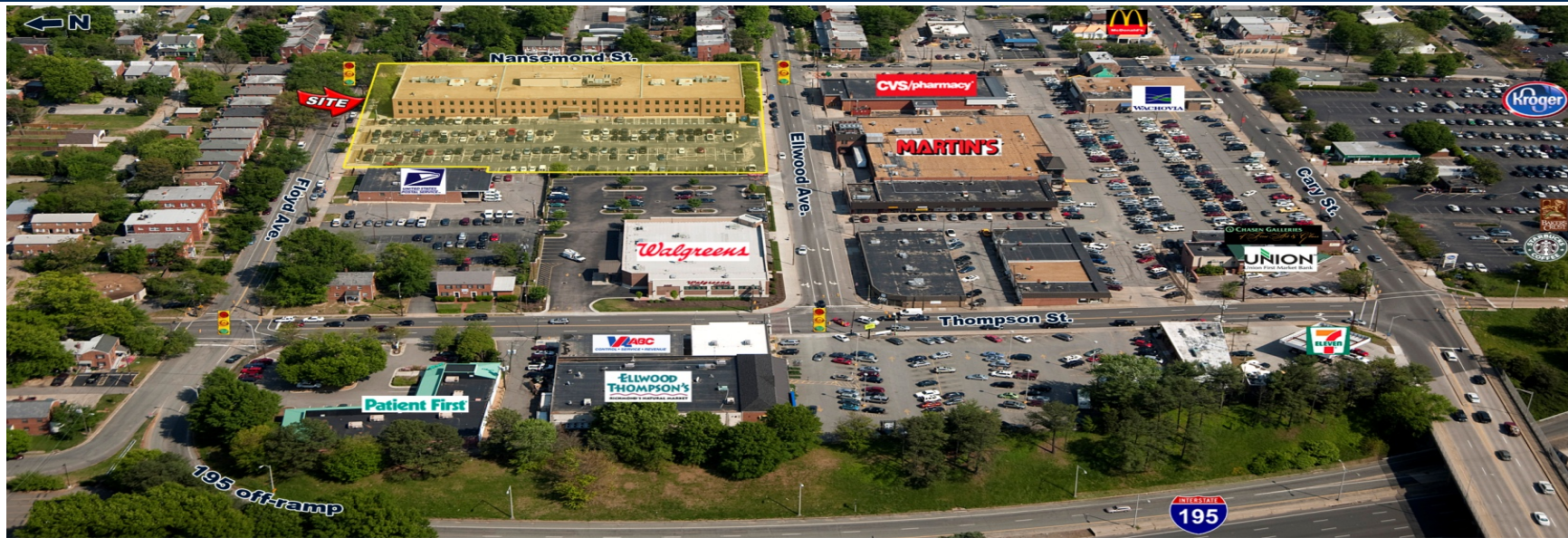


CarytownPlace

N. Nansemond Street at Elwood Avenue & Floyd Avenue
Richmond, VA



- Gateway to Carytown and the Fan District; in the heart of Westhampton and Near West End serving the immediate neighborhoods which include Windsor Farms, The Fan, The Museum District, Oregon Hill and Monument Avenue
- ½ city block bordered by three streets
- Over 40,000 vpd at the site
- Full access to freeway system via Floyd Ave. and Cary St. on/off-ramps
- Walking distance to major retail including Martin's, Kroger, Ellwood Thompson and Carytown as well as local and unique shops and restaurants
- 5 minutes from three college campuses: VCU (32,000 students), U of R (4,250 students) and VA Union (1,600 students)
- Planned redevelopment
 - ±41,000 sf / 3+ acres
 - Single or multi tenant user
 - Pad site potential
 - 200 + on-site parking spaces
- Landlord pursuing LEED certification



Although the information contained herein was provided by sources believed to be reliable, Thalhimer makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

DEMOGRAPHICS- MILES

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	15,589	102,983	264,869
Avg. HH Income	\$73,343	\$69,512	\$61,655
Education (4+yrs)	56.6%	44.7%	34.8%
Daytime Population	12,558	122,068	237,547

DEMOGRAPHICS- DRIVE TIME

	<u>5 min</u>	<u>7 min</u>	<u>12 min</u>
Population	109,776	217,116	493,894
Avg. HH Income	\$67,552	\$61,188	\$63,991
Education (4+yrs)	43.0%	35.7%	34.3%
Daytime Population	144,371	211,299	345,549

For more information please contact:

THALHIMER RETAIL SERVICES

CONNIE JORDAN NIELSEN

804.697.3569

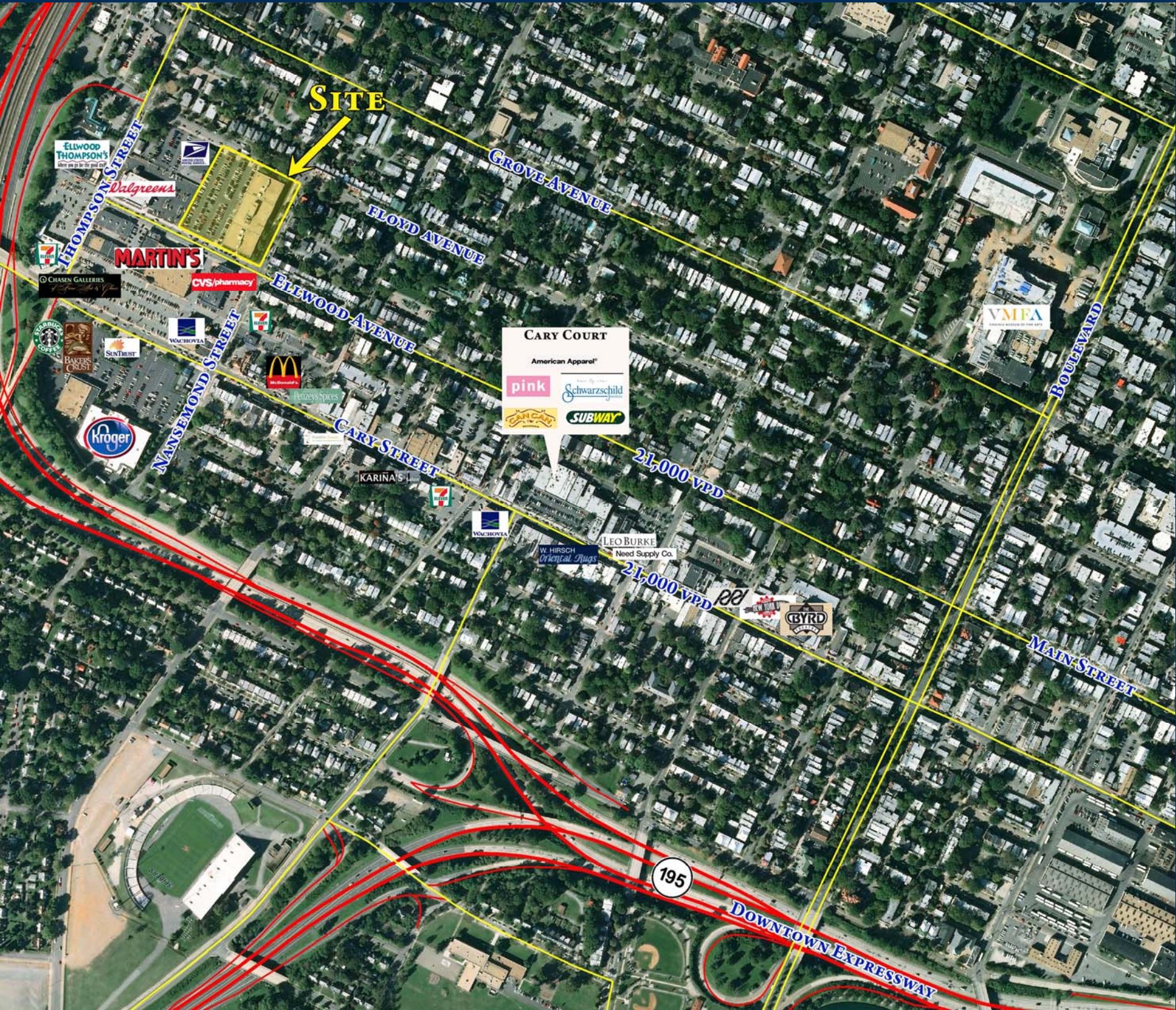
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CarytownPlace
Aerial - East





Carytown Place

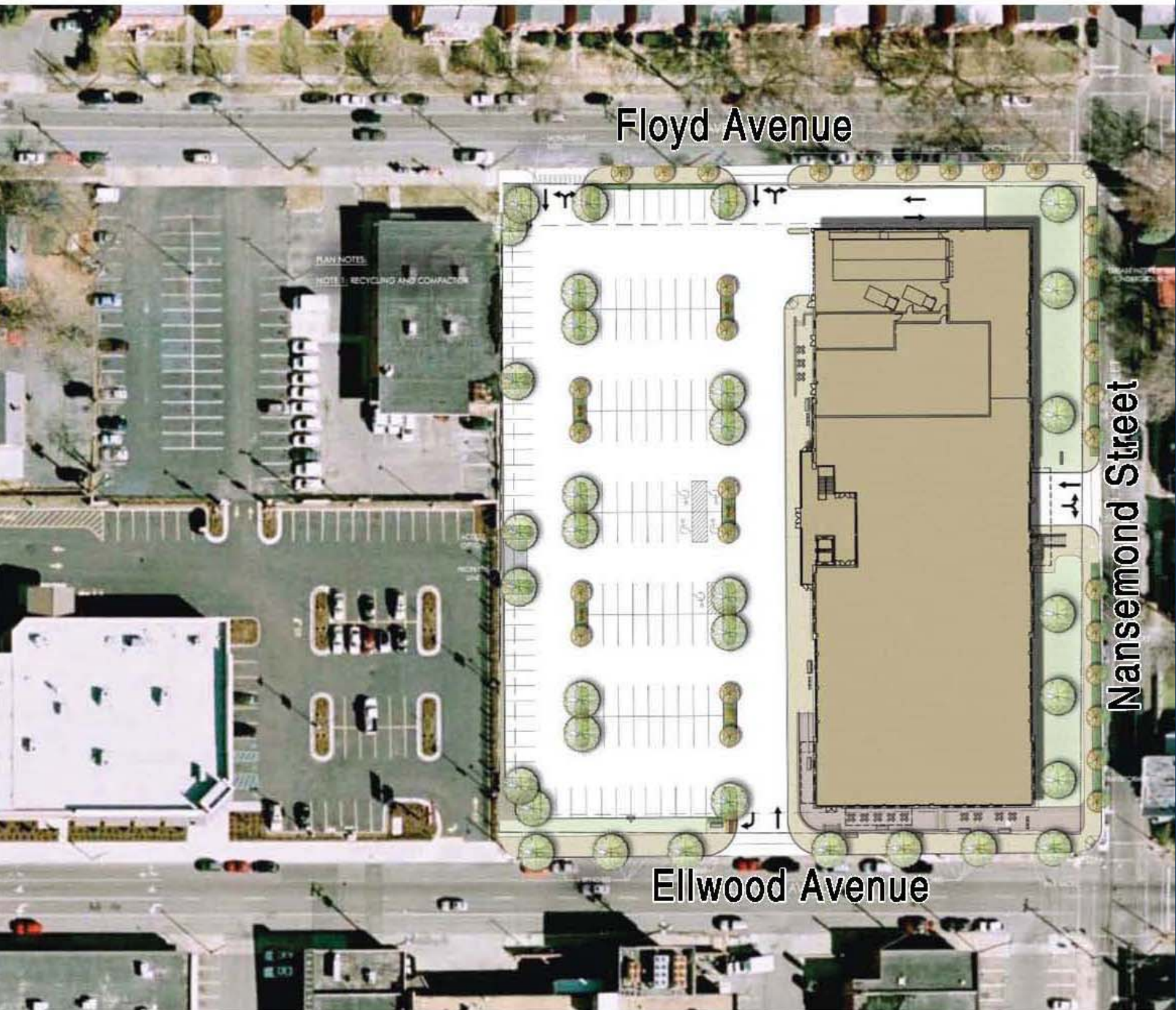


Carytown Place



Architectural elevation drawing of the proposed 1008 building facade. The drawing shows a three-story brick building with a central entrance and multiple windows. Key features include a new sign above the entrance, new decorative up lights, new brick parapet exterior, and new fabric awning. The drawing also shows the existing structure and the proposed changes. The building is situated on a street with a sidewalk and a parking lot. The drawing includes a north arrow and a scale bar.

Parking Field Elevation OPTION 'B'

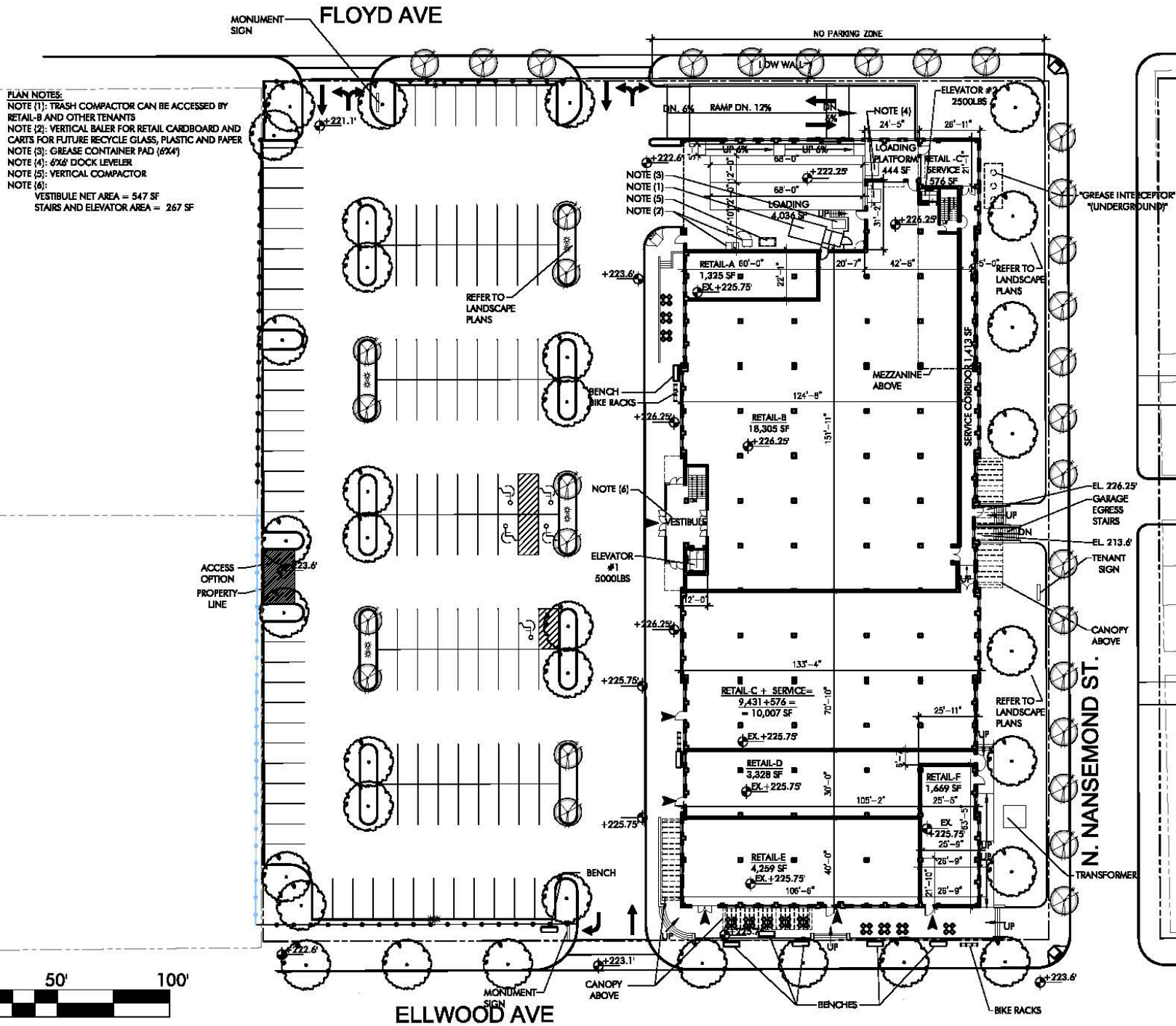


Floyd Avenue

Nansmond Street

Ellwood Avenue

PLAN NOTES
NOTE 1: RECYCLING AND COMPACTOR



CarytownPlace

Location Map

