

LYNWOOD SHOPPING CENTER

14431 Jefferson Davis Highway, Woodbridge, VA 22191

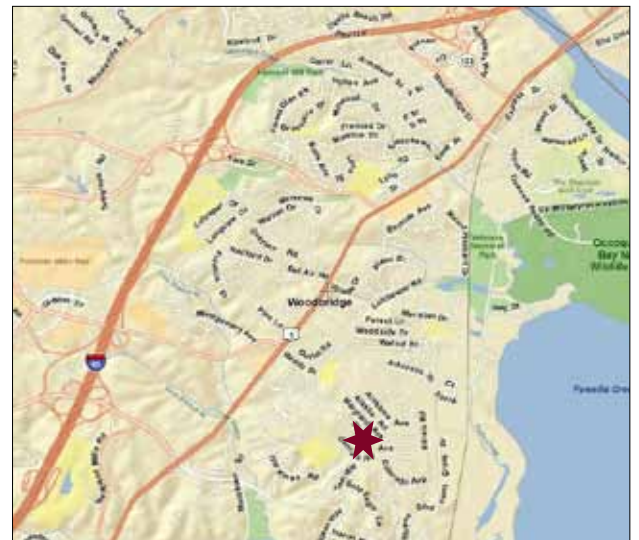
FULLY LEASED!



Lynwood Shopping Center is located southwest of Washington DC on Jefferson Davis Highway (Route 1) near I-95 in Woodbridge, Prince William County, Virginia. This 63,000 SF neighborhood shopping center offers both excellent access and visibility from the busy Route 1.

Traffic Counts : up to 44,000 cars per day

Demographics	1 Mile	3 Mile	5 Mile
Population	20,155	79,286	187,299
Households	6,6080	25,586	62,959
Avg HH Income	\$71,506	\$91,519	\$103,884
Total Businesses	932	4,362	8,592
Daytime Population	5,249	28,083	48,631

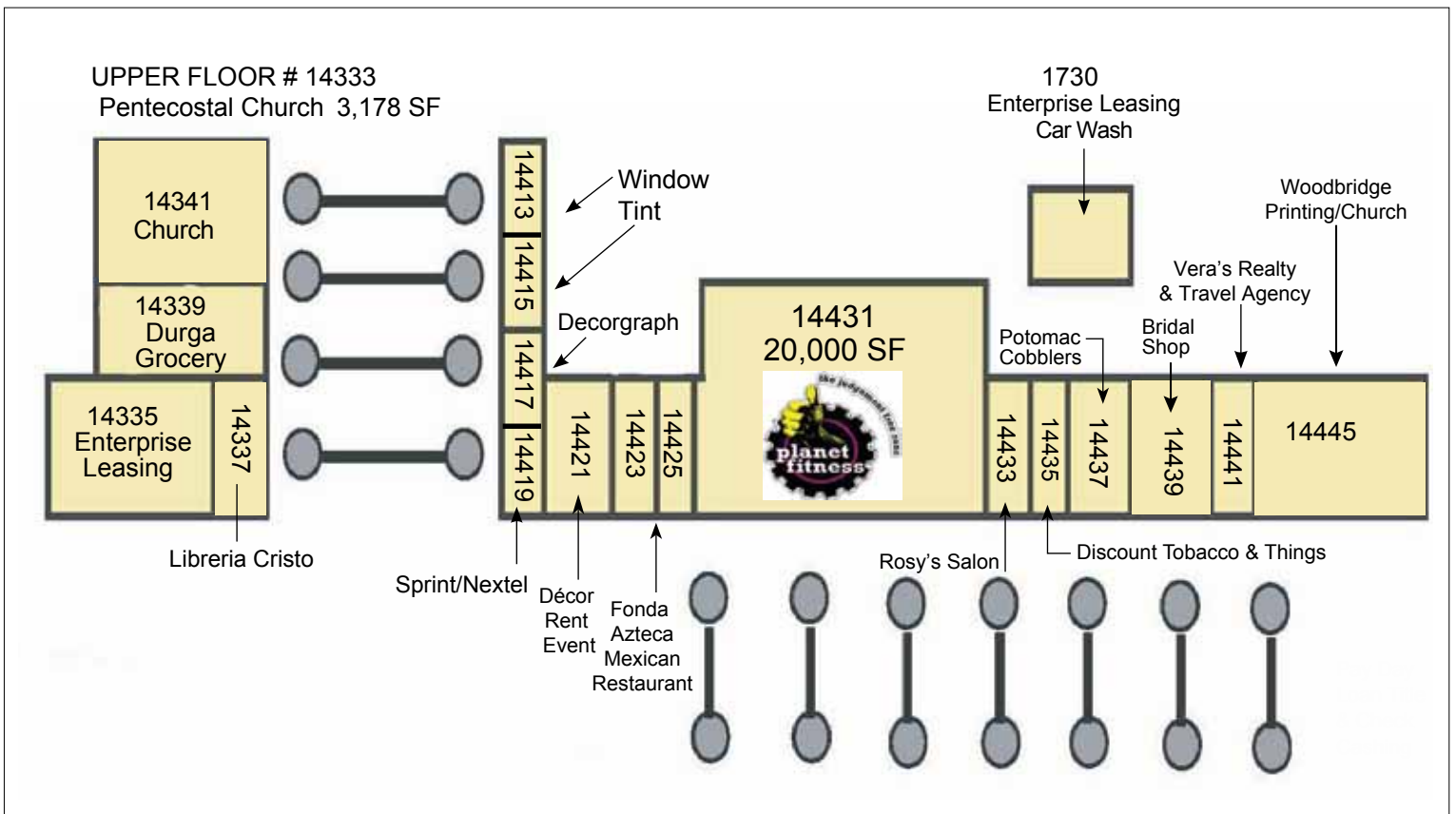


For more information, please contact :

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 2-15-16





Unit #	Tenant	Category	Square Footage
14333	Iglesia Pentecostal	Church	3,178
14335	Enterprise Leasing	Car Rental	2,211
14337	Libreria Cristo	Library	906
14339	Durga Grocery	Grocery	1,765
14341	Church	Church	2,425
14413-15	Window Tint	Window Tint	1,200
14417	Decorgraph	Signs & Wraps	760
14419	Sprint/Nextel	Cellular	500
14421	Décor Rent Event	Event Rental	1,260
14423-25	Fonda Azteca	Mexican Restaurant	2,520
14431	Planet Fitness	Gym	20,000
14433	Rosy's Salon	Hair and Nail Salon	1,400
14435	Discount Tobacco & Things	Tobacco	1,260
14437	Potomac Cobblers	Shoes	2,600
14439	Bridal Shop	Women's Formal Wear	4,475
14441	Vera's Realty and Travel Agency	Realty Office/Travel Store	1,260
14443	Storage (Back Entrance)	Storage	1,260
14445	Woodbridge Printing/Church	Printing/Church	12,000
1730	Enterprise Leasing Carwash	Carwash	1,690
	Total GLA:		62,670

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14431 Jefferson Davis Highway, Woodbridge, VA 22191





Demographic and Income Profile

Lynwood Center
 14431 Jefferson Davis Hwy, Woodbridge, VA, 22191, 14431 J...
 Ring: 1 mile radius

Prepared by Shary Thur
 Latitude: 38.640440344
 Longitude: -77.26693030

Summary	Census 2010	2013	2018
Population	19,371	20,155	22,726
Households	5,864	6,080	6,807
Families	4,091	4,226	4,710
Average Household Size	3.30	3.31	3.33
Owner Occupied Housing Units	2,687	2,607	2,998
Renter Occupied Housing Units	3,177	3,473	3,809
Median Age	29.8	30.3	31.2
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	2.43%	0.96%	0.71%
Households	2.28%	0.97%	0.74%
Families	2.19%	0.87%	0.63%
Owner HHs	2.83%	1.30%	0.94%
Median Household Income	2.69%	3.58%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	248	4.1%	264	3.9%
\$15,000 - \$24,999	627	10.3%	557	8.2%
\$25,000 - \$34,999	570	9.4%	498	7.3%
\$35,000 - \$49,999	1,394	22.9%	1,554	22.8%
\$50,000 - \$74,999	1,037	17.1%	1,002	14.7%
\$75,000 - \$99,999	949	15.6%	1,070	15.7%
\$100,000 - \$149,999	837	13.8%	1,195	17.6%
\$150,000 - \$199,999	275	4.5%	486	7.1%
\$200,000+	143	2.4%	182	2.7%
Median Household Income	\$53,482		\$61,070	
Average Household Income	\$71,506		\$81,838	
Per Capita Income	\$22,507		\$25,613	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,895	9.8%	1,882	9.3%	2,073	9.1%
5 - 9	1,562	8.1%	1,692	8.4%	1,841	8.1%
10 - 14	1,327	6.9%	1,453	7.2%	1,714	7.5%
15 - 19	1,325	6.8%	1,348	6.7%	1,534	6.7%
20 - 24	1,610	8.3%	1,688	8.4%	1,701	7.5%
25 - 34	3,882	20.0%	3,794	18.8%	4,024	17.7%
35 - 44	2,903	15.0%	3,020	15.0%	3,461	15.2%
45 - 54	2,383	12.3%	2,452	12.2%	2,625	11.6%
55 - 64	1,280	6.6%	1,555	7.7%	2,057	9.1%
65 - 74	660	3.4%	708	3.5%	1,020	4.5%
75 - 84	415	2.1%	424	2.1%	484	2.1%
85+	129	0.7%	142	0.7%	193	0.8%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,097	41.8%	8,155	40.5%	8,793	38.7%
Black Alone	4,219	21.8%	4,300	21.3%	4,491	19.8%
American Indian Alone	175	0.9%	170	0.8%	187	0.8%
Asian Alone	1,130	5.8%	1,125	5.6%	1,246	5.5%
Pacific Islander Alone	22	0.1%	23	0.1%	23	0.1%
Some Other Race Alone	4,543	23.5%	5,117	25.4%	6,520	28.7%
Two or More Races	1,184	6.1%	1,266	6.3%	1,465	6.4%
Hispanic Origin (Any Race)	8,875	45.8%	10,029	49.8%	12,791	56.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

Lynwood Center
 14431 Jefferson Davis Hwy, Woodbridge, VA, 22191, 14431 J...
 Ring: 3 mile radius

Prepared by Shary Thur
 Latitude: 38.640440344
 Longitude: -77.26693030

Summary	Census 2010	2013	2018
Population	75,616	79,286	89,258
Households	25,317	26,586	29,759
Families	17,638	18,425	20,530
Average Household Size	2.98	2.97	2.99
Owner Occupied Housing Units	15,711	15,879	18,245
Renter Occupied Housing Units	9,606	10,707	11,514
Median Age	32.0	32.6	33.5
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	2.40%	0.96%	0.71%
Households	2.28%	0.97%	0.74%
Families	2.19%	0.87%	0.63%
Owner HHs	2.82%	1.30%	0.94%
Median Household Income	3.00%	3.58%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,206	4.5%	1,192	4.0%
\$15,000 - \$24,999	1,598	6.0%	1,380	4.6%
\$25,000 - \$34,999	1,917	7.2%	1,479	5.0%
\$35,000 - \$49,999	4,189	15.8%	4,392	14.8%
\$50,000 - \$74,999	4,846	18.2%	4,661	15.7%
\$75,000 - \$99,999	3,979	15.0%	4,494	15.1%
\$100,000 - \$149,999	5,037	18.9%	6,481	21.8%
\$150,000 - \$199,999	2,358	8.9%	3,809	12.8%
\$200,000+	1,456	5.5%	1,870	6.3%
Median Household Income	\$71,710		\$83,144	
Average Household Income	\$91,519		\$106,603	
Per Capita Income	\$30,661		\$35,492	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,706	8.9%	6,717	8.5%	7,451	8.3%
5 - 9	5,956	7.9%	6,358	8.0%	6,991	7.8%
10 - 14	5,281	7.0%	5,673	7.2%	6,672	7.5%
15 - 19	4,944	6.5%	4,974	6.3%	5,568	6.2%
20 - 24	5,213	6.9%	5,582	7.0%	5,584	6.3%
25 - 34	13,765	18.2%	13,776	17.4%	14,703	16.5%
35 - 44	12,002	15.9%	12,354	15.6%	14,085	15.8%
45 - 54	10,659	14.1%	10,823	13.7%	11,291	12.6%
55 - 64	6,450	8.5%	7,603	9.6%	9,357	10.5%
65 - 74	2,878	3.8%	3,470	4.4%	4,990	5.6%
75 - 84	1,345	1.8%	1,473	1.9%	1,934	2.2%
85+	417	0.6%	482	0.6%	632	0.7%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	34,047	45.0%	34,608	43.7%	37,036	41.5%
Black Alone	19,601	25.9%	20,502	25.9%	22,325	25.0%
American Indian Alone	672	0.9%	671	0.8%	760	0.9%
Asian Alone	5,972	7.9%	6,183	7.8%	7,164	8.0%
Pacific Islander Alone	95	0.1%	102	0.1%	110	0.1%
Some Other Race Alone	10,751	14.2%	12,373	15.6%	16,186	18.1%
Two or More Races	4,478	5.9%	4,846	6.1%	5,676	6.4%
Hispanic Origin (Any Race)	23,223	30.7%	26,867	33.9%	35,324	39.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

Lynwood Center
 14431 Jefferson Davis Hwy, Woodbridge, VA, 22191, 14431 J...
 Ring: 5 mile radius

Prepared by Shary Thur
 Latitude: 38.640440344
 Longitude: -77.26693030

Summary	Census 2010	2013	2018
Population	179,422	187,299	210,236
Households	60,250	62,959	70,356
Families	44,301	46,138	51,347
Average Household Size	2.97	2.97	2.98
Owner Occupied Housing Units	41,467	41,897	47,934
Renter Occupied Housing Units	18,783	21,062	22,421
Median Age	33.2	33.7	34.6
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	2.34%	0.96%	0.71%
Households	2.25%	0.97%	0.74%
Families	2.16%	0.87%	0.63%
Owner HHs	2.73%	1.30%	0.94%
Median Household Income	3.00%	3.58%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	2,628	4.2%	2,554	3.6%
\$15,000 - \$24,999	2,663	4.2%	2,257	3.2%
\$25,000 - \$34,999	3,972	6.3%	2,945	4.2%
\$35,000 - \$49,999	7,588	12.1%	7,679	10.9%
\$50,000 - \$74,999	10,921	17.3%	10,241	14.6%
\$75,000 - \$99,999	9,936	15.8%	10,960	15.6%
\$100,000 - \$149,999	13,198	21.0%	15,874	22.6%
\$150,000 - \$199,999	7,174	11.4%	11,444	16.3%
\$200,000+	4,880	7.8%	6,400	9.1%
Median Household Income	\$82,602		\$95,763	
Average Household Income	\$103,884		\$122,366	
Per Capita Income	\$34,920		\$40,948	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,872	8.3%	14,931	8.0%	16,619	7.9%
5 - 9	13,977	7.8%	14,621	7.8%	16,184	7.7%
10 - 14	13,268	7.4%	13,796	7.4%	15,896	7.6%
15 - 19	12,555	7.0%	12,271	6.6%	13,204	6.3%
20 - 24	11,301	6.3%	12,423	6.6%	12,282	5.8%
25 - 34	28,942	16.1%	29,565	15.8%	32,364	15.4%
35 - 44	27,903	15.6%	28,265	15.1%	32,268	15.3%
45 - 54	26,743	14.9%	26,663	14.2%	27,253	13.0%
55 - 64	17,757	9.9%	20,238	10.8%	23,939	11.4%
65 - 74	7,876	4.4%	9,732	5.2%	13,713	6.5%
75 - 84	3,133	1.7%	3,561	1.9%	4,949	2.4%
85+	1,095	0.6%	1,231	0.7%	1,563	0.7%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,137	49.1%	89,128	47.6%	95,054	45.2%
Black Alone	47,456	26.4%	49,957	26.7%	55,440	26.4%
American Indian Alone	1,235	0.7%	1,238	0.7%	1,419	0.7%
Asian Alone	14,081	7.8%	14,697	7.8%	17,093	8.1%
Pacific Islander Alone	256	0.1%	283	0.2%	316	0.2%
Some Other Race Alone	18,422	10.3%	21,345	11.4%	28,291	13.5%
Two or More Races	9,835	5.5%	10,649	5.7%	12,623	6.0%
Hispanic Origin (Any Race)	42,390	23.6%	49,427	26.4%	66,101	31.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.