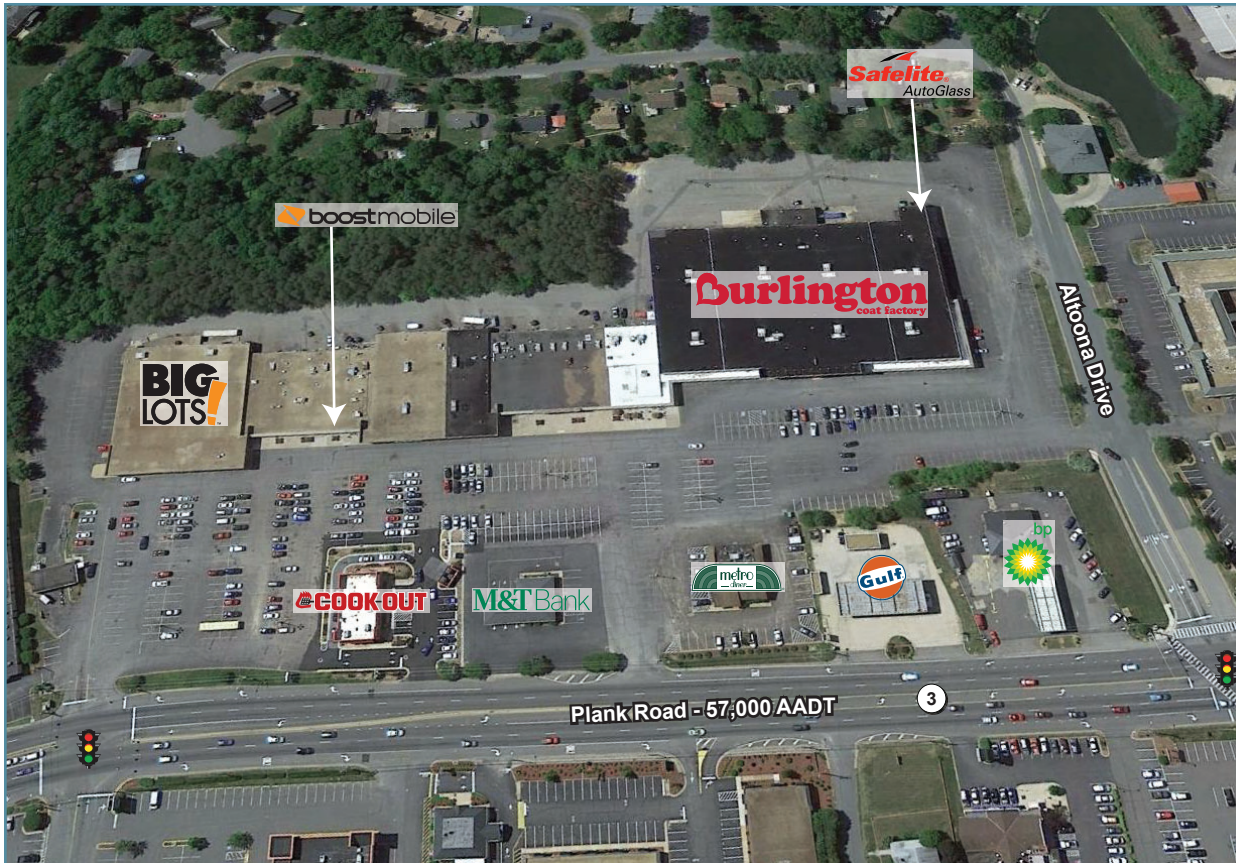


GREENBRIER SHOPPING CENTER

2000 - 2220 Plank Road, Fredericksburg, VA 22401



Greenbrier Shopping Center is strategically located at the signalized intersection of Plank Road (Route 3) and Altoona Drive, just to the east of I-95. Anchored by Burlington Coat Factory and Big Lots, Greenbrier Shopping Center is well positioned within the Fredericksburg retail corridor and also benefits from strong demographics, with an estimated annual growth rate of 1.34% within 3 miles over the next 5 years.

Retail Space Available:

6,000 SF | 6,000 SF

Center Type: Community Center
Retail GLA: 160,202 SF
Features: Signalized Intersection
 Dedicated Turn Lane
 Pylon Sign
 Drive Thru

Parking: 655 Surface Spaces

Traffic Counts: 57,000 AADT on Plank Road

Anchor Tenants:



National/Regional Tenants:



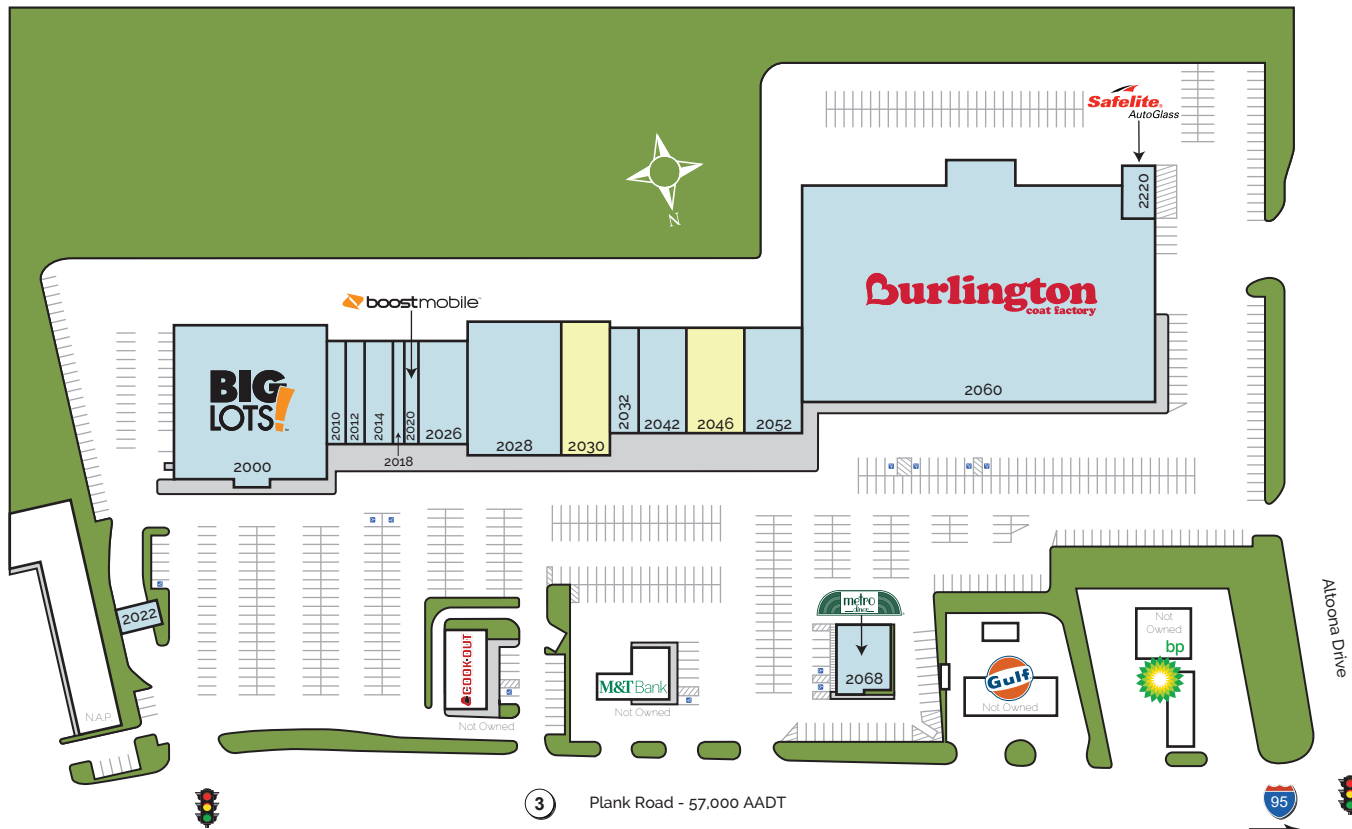
Neighboring Tenants:



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|-----------|-----------|
| Population 2019 | 7,302 | 53,029 | 127,751 |
| Population 2024 | 7,723 | 56,688 | 135,922 |
| Total Households | 3,384 | 19,651 | 46,101 |
| Average HH Income | \$97,031 | \$100,219 | \$106,921 |

GREENBRIER SHOPPING CENTER

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| Space | Tenant |
|-------|-------------------------|
| 2000 | Big Lots |
| 2010 | Latin Beauty Salon |
| 2012 | Sandy's Beauty Supply |
| 2014 | Greenbrier Laundromat |
| 2018 | Nail Connection |
| 2020 | Boost Mobile |
| 2022 | Decatur's Crabs |
| 2026 | Latino Market & Jewelry |
| 2028 | Two Times New |
| 2030 | Available - 6,000 SF |
| 2032 | Taj Indian Cuisine |
| 2042 | Rent-n-Roll |
| 2046 | Available - 6,000 SF |
| 2052 | Aladin Inc. |
| 2060 | Burlington Coat Factory |
| 2068 | Metro Diner |
| 2220 | Safelite AutoGlass |

GREENBRIER SHOPPING CENTER

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