

SCOTTSVILLE SHOPPING CENTER

198 Scottsville Center
 Scottsville, VA 24590

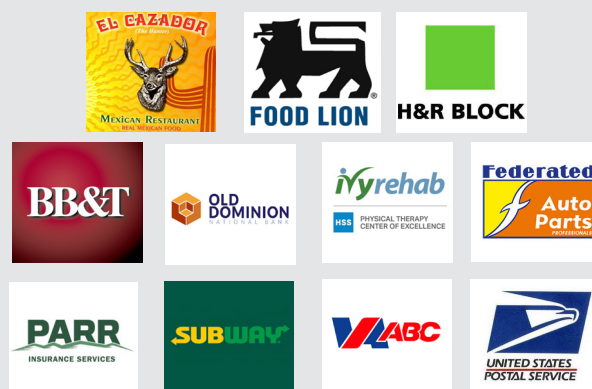
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PROPERTY FEATURES

- 2,500 SF - 12,000 SF of Retail, Restaurant, Office, or Medical Space
- Over 760,000 Annual Visits to the Shopping Center (6% increase over prior year)
- Prime outparcel, land available on a corner lot, fronting a high trafficked Food Lion anchored center
- Join this newly developed Food Lion center, the only grocery store in Scottsville (County of Albemarle) area
- Located just 19 miles south of Charlottesville and strategically located on the corner of Irish Rd (6) and James River Rd. (726)

CO-TENANTS

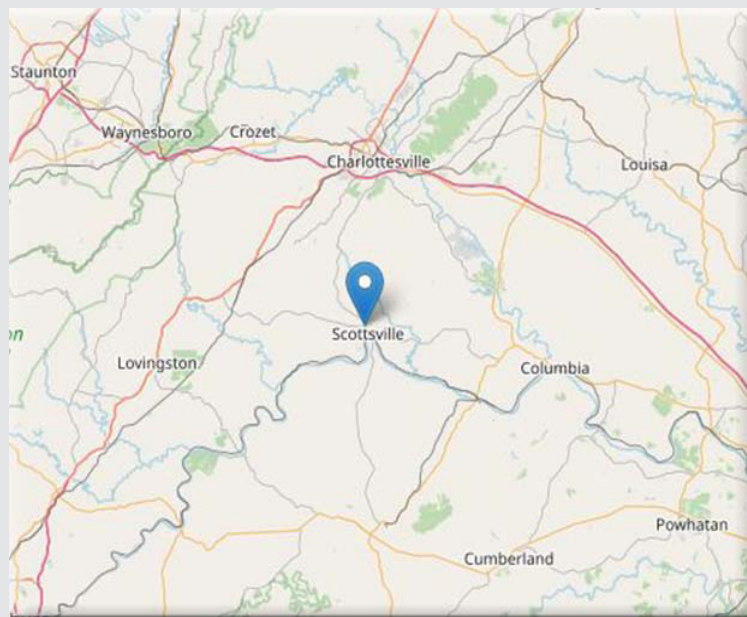
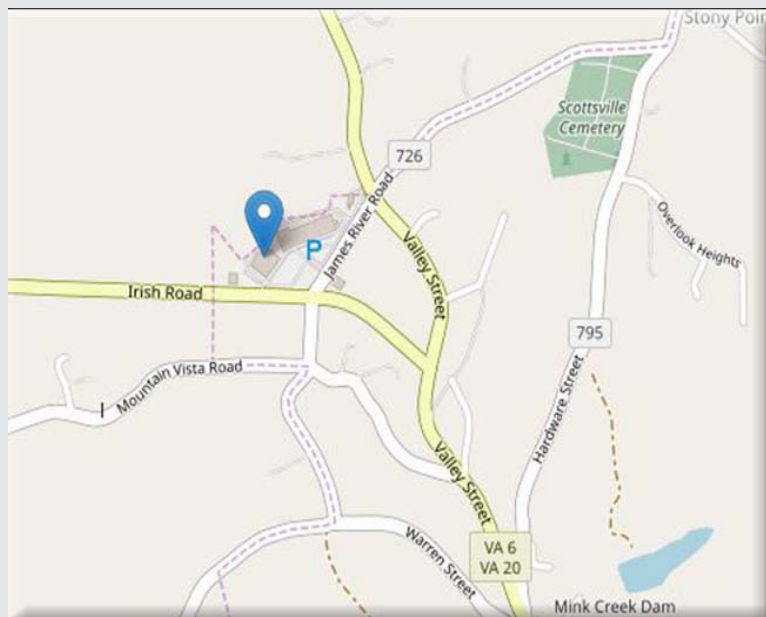


2024-2025 TRADE AREA DEMOGRAPHICS (RetailStat)

POLULATION: 86,510

HOUSEHOLDS: 35,790

MEDIAN HOUSEHOLDS INCOME: 85,300



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UNIT	TENANT	SF
110	Old Dominion Bank	2,191
110B	Ivy Rehab	2,500
110A	US Post Office	5,000
120	Fisher Auto Parts	2,500
126	Subway	1,250
134	Parr Insurance	2,000
138	VA ABC	3,000
144	AVAILABLE	2,366
150	AVAILABLE	2,634
156	AVAILABLE	2,500
162	El Cazador Mexican Rest.	2,500
168	Xpress Tobacco	2,500
180	H&R Block	2,500
190	AVAILABLE	12,000
198GL	Food Lion	25,018
OP	AVAILABLE	+/- 1 AC



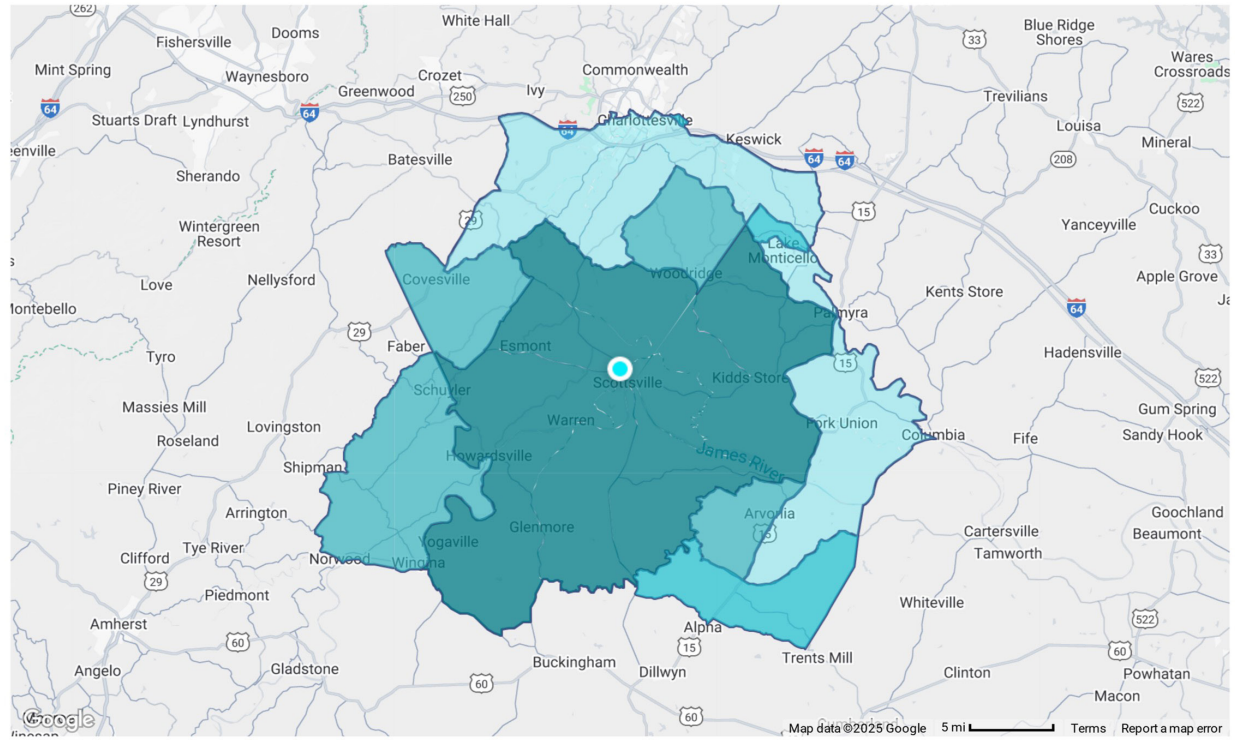
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Trade Area

■ Scottsville Center



TRADE AREA KEY



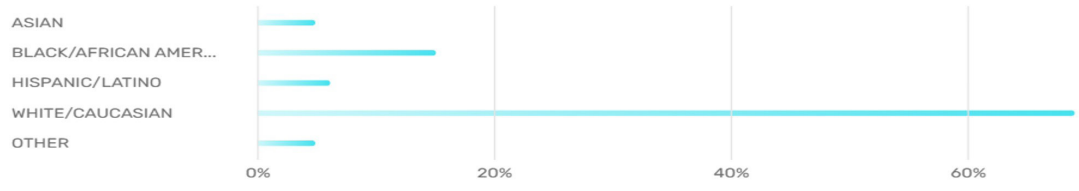
Demographics Trade Area Closest 70% (Combined)

■ Scottsville Center

SUMMARY

	NL Scottsville Cen...
TOTAL POPULATION	86.51K
TOTAL HOUSEHOLDS	35.79K
MEDIAN HOUSEHOLD INCOME	\$85.3K
BACHELOR'S DEGREE AND HIGHER	48%
AVERAGE WEEKLY GROCERY SPEND PER CAPITA	\$87.25

POPULATION BY RACE



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