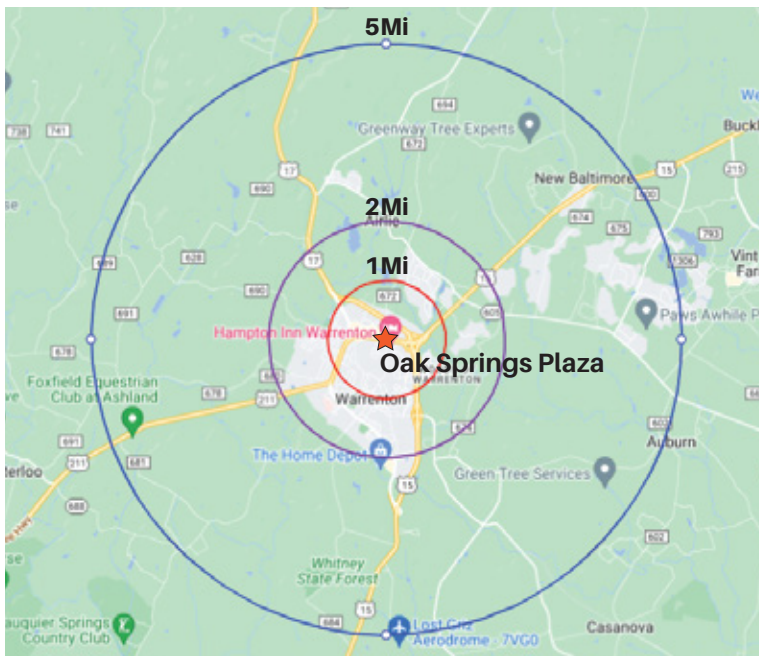


OAK SPRINGS PLAZA

41 W Lee Hwy | Warrenton, VA 20186



- 100% Leased & Occupied



DEMOGRAPHICS



Estimated Population:

1 MILE - 3,280

3 MILES - 10,733

5 MILES - 12,990



2028 Population Projections:

1 MILE - 6,224

3 MILES - 19,125

5 MILES - 28,743



Average Household Income:

1 MILE - \$128,560

3 MILES - \$133,630

5 MILES - \$138,267



Average Daily Traffic Counts:

Lee Highway (Route 29) - 32,000

PROPERTY OVERVIEW

Oak Springs Plaza is a well established shopping center located just off Route 29 in the retail hub of Warrenton, Virginia. Oak Springs is anchored by a high volume 63,000 square foot GIANT Food store and a 25,324 square foot Tractor Supply. This is a large trade area with high barriers to entry, as well as strong household incomes with high residential growth.

LEASING CONTACT

Joe Waters

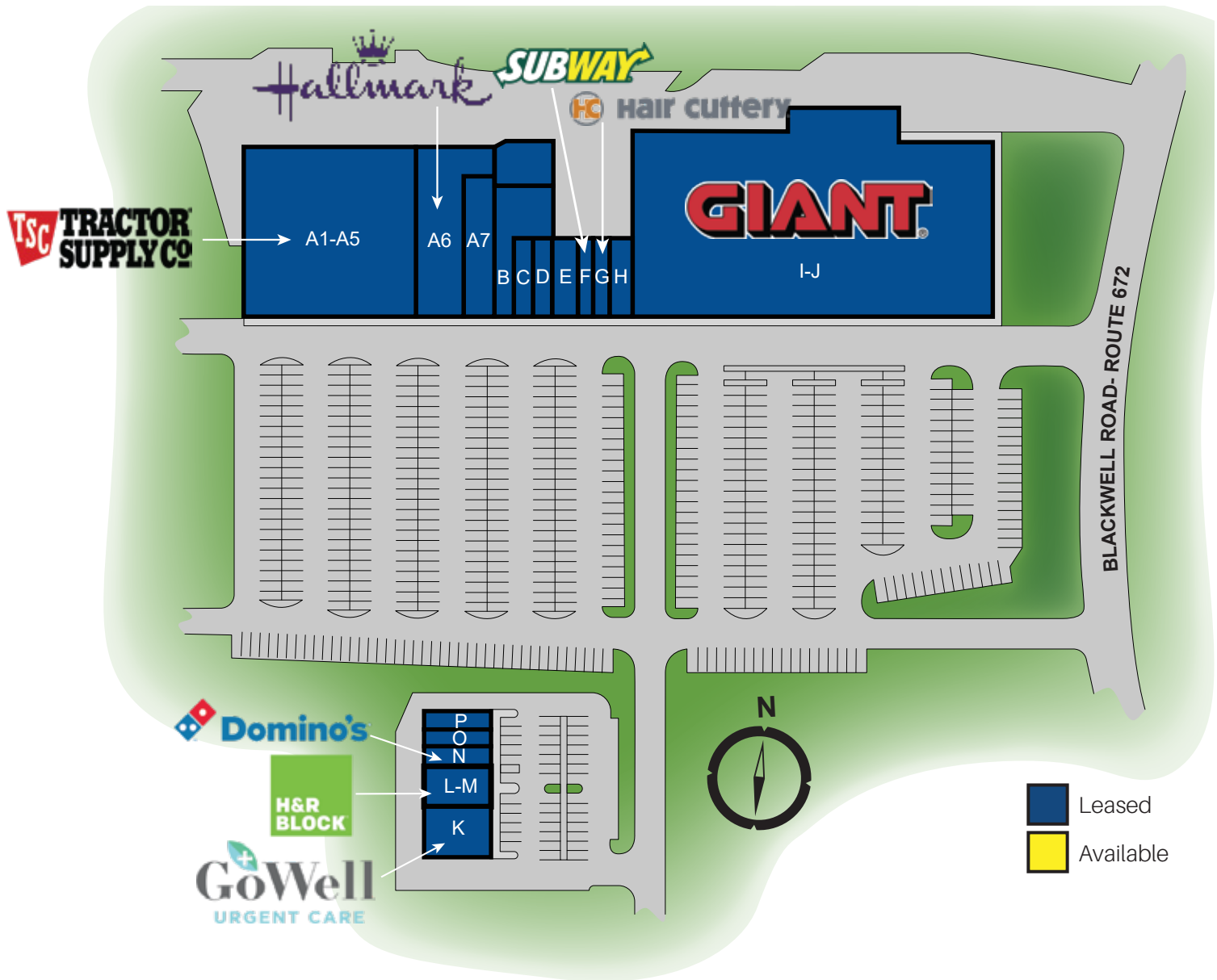
610-388-6600 x120

joewaters@watersretailgroup.com



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SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A1-5	Tractor Supply Company	25,324	G	Hair Cuttery	1,050
A6	Hallmark	7,650	H	Only Nails	1,400
A7	G. Whilikers Toys & Books	4,653	I-J	GIANT Food	63,008
B	Simple Comforts	5,575	K	Go Well Urgent Care	2,400
C	US Parcel Mailing, Etc.	975	L-M	H&R Block	2,400
D	Hunan Cafe	975	N	Domino's Pizza	1,500
E	Country Cleaners	1,400	O	Warrenton Wellness	900
F	Subway Sandwiches	1,050	P	Mati Beauty Studio	1,200

TOTAL 121,460 SF

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