

## SIZE 77,315 square feet

#### **DEMOGRAPHICS**

I mile	3 mile	5 mile				
<b>Population</b> 7,181 40,488 101,166						
<b>Households</b> 3,069 15,190 36,000						
<b>Median HH Income (\$)</b> 60,675 61,536 61,723						

## MAJOR TENANT(S)

Food Lion Ace Hardware CVS

#### LEASING CONTACT

Mark Porter
Mobile (803) 338-6004
mporter@phillipsedison.com





#### LOCATION

I Dunlop Village Circle | Colonial Heights, VA 23834

#### PROPERTY HIGHLIGHTS

- · Anchored by Food Lion and CVS
- Population exceeds 94,100 within a five-mile trade area with an average household income over \$71,400
- Located off of I-95 (99,300 VPD) and Ellerslie Ave (12,400 VPD)
- Ft. Lee, in nearby Hopewell, is expanding from 3,000 to 30,000 troops

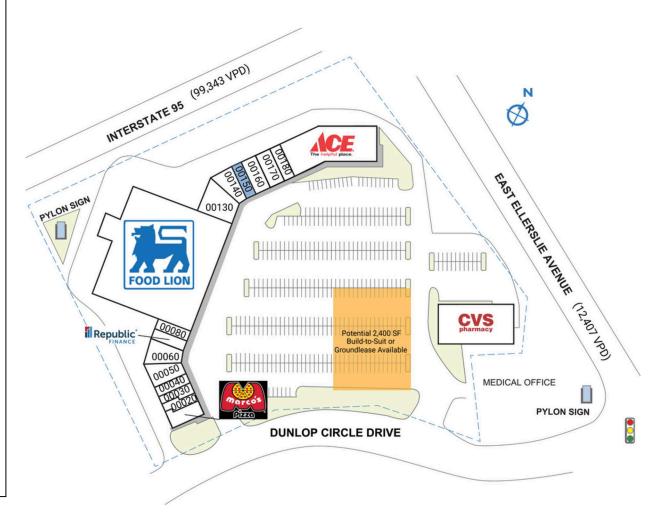


### MORE INFO

www.phillipsedison.com



SPACE	TENANT	SQ. FT.			
OUTI	CVS	8,775 SF			
SHAD	Comm I Yesk				
01000	Marco's Pizza	1,250 SF			
00020	No I New China	1,172 SF			
00030	Ocean Nails	1,178 SF			
00040	CH Tech Repair	1,200 SF			
00050	Mattress and Furniture Near Me	1,945 SF			
00060	Naturally Kinky Hair Salon	1,945 SF			
00070	Republic Finance	1,200 SF			
08000	Miami Vibes Nutrition	1,200 SF			
00110	Food Lion	36,440 SF			
00130	Napier Real Estate	3,145 SF			
00140	Total Exchange Hair Design	1,945 SF			
00150	COMING AVAILABLE	1,200 SF			
00160	Synergy P. T. & Athletic Performance	1,695 SF			
00170	Lokman's Best Wings	1,695 SF			
08100	Tobacco & Vape	1,200 SF			
00260	Ace Hardware	10,130 SF			
TOTAL	77,315				
SITE LEGEND					
Available Occupied Leased (not occupied) Owned by Others Site Boundary					







# **Demographic Summary Report**

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 37.266367 Longitude: -77.39964

Q4 2023 Estimated Population   7,181   40,488   101,166   2028 Projected Population   7,352   41,292   102,987   2010 Census Population   6,795   36,290   90,170   2010 Census Population   6,353   33,901   83,401   1990 Census Population   5,561   35,102   84,457   41,592   41,59	Dunlop Village Colonial Heights, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
2028 Projected Population   7,352   41,292   102,987   2010 Census Population   6,795   36,290   90,170   2000 Census Population   6,338   33,901   83,401   1990 Census Population   5,561   35,102   84,457   1990 Census Population   1,32%   -0,35%   -0,13%   1,35%   1,		Q4 2023 Estimated Population	7.181	40.488	101.166
2010 Census Population   6,795   36,290   90,170   2000 Census Population   6,338   33,901   83,401   1990 Census Population   5,561   35,102   84,457   Historical Annual Growth 1990 to 2000   1,32%   -0,35%   -0,13%   Historical Annual Growth 2000 to 2010   0,70%   0,68%   0,78%   Census Population   0,70%   0,68%   0,78%   Census Population   0,70%   0,68%   0,78%   Census Projected Annual Growth 2010 to 2023   0,40%   0,80%   0,84%   Projected Annual Growth 2023 to 2028   0,47%   0,39%   0,36%   Median Age   42.3   35.1   35.8   35.8   Census Projected Households   3,143   15,542   36,731   2010 Census Households   2,898   13,473   32,366   2000 Census Households   2,636   12,876   30,927   1990 Census Households   2,636   12,876   30,927   1990 Census Households   2,156   12,039   29,838   Historical Annual Growth 1990 to 2000   2,03%   0,67%   0,36%   Historical Annual Growth 2000 to 2010   0,95%   0,45%   0,46%   Estimated Annual Growth 2010 to 2023   0,42%   0,88%   0,78%   Projected Annual Growth 2010 to 2023   0,42%   0,88%   0,78%   Projected Annual Growth 2023 to 2028   0,48%   0,46%   0,40%   Population per Household   2,28   2,35   2,44		•		,	
1990 Census Population   5,561   35,102   84,457		-			
Estimated Annual Growth 2010 to2023		·			
Estimated Annual Growth 2010 to2023	tion	-	5,561	35,102	84,457
Estimated Annual Growth 2010 to2023	pula	Historical Annual Growth 1990 to 2000	1.32%	-0.35%	-0.13%
Projected Annual Growth 2023 to 2028	Po	Historical Annual Growth 2000 to 2010	0.70%	0.68%	0.78%
Median Age  Median Age  42.3  35.1  35.8   Q4 2023 Estimated Households 2028 Projected Households 3,143 15,542 36,731 2010 Census Households 2,898 13,473 32,366 2000 Census Households 2,636 12,876 30,927 1990 Census Households 2,156 12,039 29,838  Historical Annual Growth 1990 to 2000 2.03% 0.67% 0.36% Historical Annual Growth 2000 to 2010 0.95% 0.45% 0.45% 0.46% Estimated Annual Growth 2010 to 2023 0.42% 0.88% 0.78% Projected Annual Growth 2023 to 2028 0.48% 0.46% 0.46% 0.40%  Population per Household 2.28 2.35 2.44   White 63.3% 49.4% 38.7% Black or African American 19.8% 36.8% 45.1% Asian & Pacific Islander 0.0ther Races 4.4% 4.6% 4.5% Hispanic Population 8.7% 7.0% 9.7%  Average Household Income \$81,773 \$76,861 \$78,800 Median Household Income \$80,675 \$61,536 \$61,723 Per Capita Income \$35,796 \$30,260 \$30,036	l i	Estimated Annual Growth 2010 to2023	0.40%	0.80%	0.84%
Q4 2023 Estimated Households   3,069   15,190   36,000   2028 Projected Households   3,143   15,542   36,731   2010 Census Households   2,898   13,473   32,366   2000 Census Households   2,636   12,876   30,927   1990 Census Households   2,156   12,039   29,838   13,473   32,366   12,876   30,927   1990 Census Households   2,156   12,039   29,838   13,473   32,366   12,876   30,927   1990 Census Households   2,156   12,039   29,838   13,473   1990 Census Households   2,156   12,039   29,838   13,476   30,927   1990 Census Households   2,156   12,039   29,838   14,039   1		Projected Annual Growth 2023 to 2028	0.47%	0.39%	0.36%
2028 Projected Households   3,143   15,542   36,731		Median Age	42.3	35.1	35.8
2028 Projected Households   3,143   15,542   36,731		Q4 2023 Estimated Households	3.069	15.190	36.000
2010 Census Households   2,898   13,473   32,366   2000 Census Households   2,636   12,876   30,927   1990 Census Households   2,156   12,039   29,838   13,473   1990 Census Households   2,23%   0,67%   0,36%   0,67%   0,36%   0,45%   0,46%   0,45%   0,46%   0,45%   0,45%   0,46%   0,46%   0,46%   0,46%   0,48%   0,48%   0,46%   0,40%   0,48%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,46%   0,46%   0,40%   0,46%   0,40%   0,46%   0,46%   0,40%   0,40%   0,46%   0,46%   0,40%   0,46%   0,40%   0,40%   0,46%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,40%   0,46%   0,40%   0,46%   0,46%   0,40%   0,46%   0,40%   0,40%   0,46%   0,40%   0,46%   0,46%   0,46%   0,40%   0,40%   0,46%   0,40%   0,46%   0,40%   0,40%   0,46%   0,40%   0,46%   0,40%   0,46%   0,40%   0,40%   0,40%   0,46%   0,46%   0,40%   0,40%   0,40%   0,40%   0,40%   0,46%   0,40%   0,46%   0,40%		2028 Projected Households			
2000 Census Households   2,636   12,876   30,927   1990 Census Households   2,156   12,039   29,838		_			
Estimated Annual Growth 2010 to 2023 Projected Annual Growth 2023 to 2028  0.48%  0.46%  0.40%  Population per Household  2.28  2.35  2.44  White Black or African American Asian & Pacific Islander Other Races Hispanic Population  Average Household Income Median Household Income Per Capita Income  \$81,773  \$76,861  \$78,800  \$81,773  \$76,861  \$78,800  \$90,675  \$61,536  \$61,723  \$30,036  Elementary  \$3.8%  4.1%  4.7%  \$50me High School  \$5.9%  \$6.4%  \$7.3%		2000 Census Households			
Estimated Annual Growth 2010 to 2023 Projected Annual Growth 2023 to 2028  0.48%  0.46%  0.40%  Population per Household  2.28  2.35  2.44  White Black or African American Asian & Pacific Islander Other Races Hispanic Population  Average Household Income Median Household Income Per Capita Income  \$81,773  \$76,861  \$78,800  \$81,773  \$76,861  \$78,800  \$90,675  \$61,536  \$61,723  \$30,036  Elementary  \$3.8%  4.1%  4.7%  \$50me High School  \$5.9%  \$6.4%  \$7.3%	spic	1990 Census Households	2,156	12,039	29,838
Estimated Annual Growth 2010 to 2023 Projected Annual Growth 2023 to 2028  0.48%  0.46%  0.40%  Population per Household  2.28  2.35  2.44  White Black or African American Asian & Pacific Islander Other Races Hispanic Population  Average Household Income Median Household Income Per Capita Income  \$81,773  \$76,861  \$78,800  \$81,773  \$76,861  \$78,800  \$90,675  \$61,536  \$61,723  \$30,036  Elementary  \$3.8%  4.1%  4.7%  \$50me High School  \$6,075	ıseh	Historical Annual Growth 1990 to 2000	2.03%	0.67%	0.36%
Estimated Annual Growth 2010 to 2023 Projected Annual Growth 2023 to 2028  0.48%  0.46%  0.40%  Population per Household  2.28  2.35  2.44  White Black or African American Asian & Pacific Islander Other Races Hispanic Population  Average Household Income Median Household Income Per Capita Income  \$81,773  \$76,861  \$78,800  \$81,773  \$76,861  \$78,800  \$90,675  \$61,536  \$61,723  \$30,036  Elementary  \$3.8%  4.1%  4.7%  \$50me High School  \$5.9%  \$6.4%  \$7.3%	<u> 1</u>				
Population per Household 2.28 2.35 2.44  White 63.3% 49.4% 38.7% Black or African American 19.8% 36.8% 45.1% Asian & Pacific Islander 3.9% 2.2% 1.9% Other Races 4.4% 4.6% 4.5% Hispanic Population 8.7% 7.0% 9.7%  Average Household Income \$81,773 \$76,861 \$78,800 Median Household Income \$60,675 \$61,536 \$61,723 Per Capita Income \$35,796 \$30,260 \$30,036	_	Estimated Annual Growth 2010 to 2023	0.42%	0.88%	0.78%
White 63.3% 49.4% 38.7% Black or African American 19.8% 36.8% 45.1% Asian & Pacific Islander 3.9% 2.2% 1.9% Other Races 4.4% 4.6% 4.5% Hispanic Population 8.7% 7.0% 9.7%  Average Household Income \$81,773 \$76,861 \$78,800 Median Household Income \$60,675 \$61,536 \$61,723 Per Capita Income \$35,796 \$30,260 \$30,036		Projected Annual Growth 2023 to 2028	0.48%	0.46%	0.40%
Black or African American   19.8%   36.8%   45.1%     Asian & Pacific Islander   3.9%   2.2%   1.9%     Other Races   4.4%   4.6%   4.5%     Hispanic Population   8.7%   7.0%   9.7%      Average Household Income   \$81,773   \$76,861   \$78,800     Median Household Income   \$60,675   \$61,536   \$61,723     Per Capita Income   \$35,796   \$30,260   \$30,036      Elementary   3.8%   4.1%   4.7%     Some High School   5.0%   6.4%   7.3%     Some High School   5.0%   6.4%   7.3%     Capita Income   7.0%   7.3%     Capita Income   7.0%   7.3%     Capita Income   7.0%   7.0%     Capita I		Population per Household	2.28	2.35	2.44
Black or African American   19.8%   36.8%   45.1%     Asian & Pacific Islander   3.9%   2.2%   1.9%     Other Races   4.4%   4.6%   4.5%     Hispanic Population   8.7%   7.0%   9.7%      Average Household Income   \$81,773   \$76,861   \$78,800     Median Household Income   \$60,675   \$61,536   \$61,723     Per Capita Income   \$35,796   \$30,260   \$30,036      Elementary   3.8%   4.1%   4.7%     Some High School   5.0%   6.4%   7.3%     Some High School   5.0%   6.4%   7.3%     Capita Income   7.0%   7.3%     Capita Income   7.0%   7.3%     Capita Income   7.0%   7.0%     Capita I		White	63.3%	49.4%	38.7%
Hispanic Population 8.7% 7.0% 9.7%  Average Household Income \$81,773 \$76,861 \$78,800 Median Household Income \$60,675 \$61,536 \$61,723 Per Capita Income \$35,796 \$30,260 \$30,036  Elementary 3.8% 4.1% 4.7% Same High School	l ion	Black or African American			
Hispanic Population 8.7% 7.0% 9.7%  Average Household Income \$81,773 \$76,861 \$78,800 Median Household Income \$60,675 \$61,536 \$61,723 Per Capita Income \$35,796 \$30,260 \$30,036  Elementary 3.8% 4.1% 4.7% Same High School	ulat Ra	Asian & Pacific Islander			
Hispanic Population 8.7% 7.0% 9.7%  Average Household Income \$81,773 \$76,861 \$78,800 Median Household Income \$60,675 \$61,536 \$61,723 Per Capita Income \$35,796 \$30,260 \$30,036  Elementary 3.8% 4.1% 4.7% Same High School	l do d	Other Races	4.4%	4.6%	4.5%
Median Household Income \$60,675 \$61,536 \$61,723 Per Capita Income \$35,796 \$30,260 \$30,036  Elementary 3.8% 4.1% 4.7% Some High School 5.0% 6.4% 7.3%		Hispanic Population	8.7%	7.0%	9.7%
Median Household Income \$60,675 \$61,536 \$61,723 Per Capita Income \$35,796 \$30,260 \$30,036  Elementary 3.8% 4.1% 4.7% Some High School 5.0% 6.4% 7.3%		Average Have shald be a gree	<b>#04.77</b> 2	Ф7C 0C4	ф <b>7</b> 0,000
Elementary 3.8% 4.1% 4.7% Some High School 5.0% 6.4% 7.3%		5			
Elementary 3.8% 4.1% 4.7% Some High School 5.0% 6.4% 7.3%	ncc				
Some High School 5.0% 6.4% 7.3%		гет Сарка пісопіе	φ33,790	Ψ30,200	Ψ30,030
Some High School 5.9% 6.4% 7.3% High School Graduate 31.5% 31.2% 31.7%		Elementary	3.8%	4.1%	4.7%
5 未   High School Graduate 31.5% 31.2% 31.7%		Some High School	5.9%	6.4%	7.3%
	tior (5+)	High School Graduate	31.5%	31.2%	31.7%
Some College 24.7% 24.4% 23.8%	uca ye 2				
Associates Degree Only 8.4% 8.5%	œ [				8.5%
Bachelors Degree Only 14.5% 15.3% 14.6%				15.3%	14.6%
Graduate Degree 11.1% 10.2% 9.4%		Graduate Degree	11.1%	10.2%	9.4%
9 Number of Businesses 360 1,440 2,314	v	Number of Businesses	360	1 440	2 314
Total Number of Employees 3,599 19,887 41,505	səu				
Number of Businesses 360 1,440 2,314  Total Number of Employees 3,599 19,887 41,505  Employees per Business 10.00 13.81 17.94	usir				
Residential Population per Business 19.96 28.12 43.72	ā				

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