

SIZE 77,315 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile				
Population 7,181 40,488 101,166						
Households 3,069 15,190 36,000						
Median HH Income (\$) 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

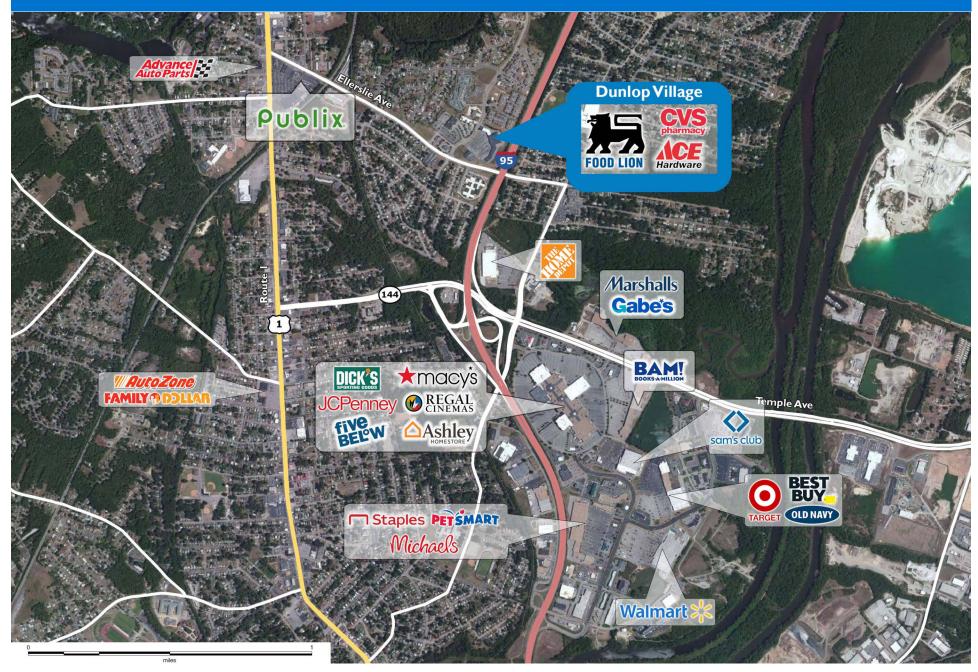
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SPACE	TENANT	SQ. FT.			
OUTI	CVS	8,775 SF			
SHAD	Comm I Yesk				
00010	Marco's Pizza	1,250 SF			
00020	No I New China	1,172 SF			
00030	Ocean Nails	1,178 SF			
00040	CH Tech Repair	1,200 SF			
00050	Mattress and Furniture Near Me	1,945 SF			
00060	Naturally Kinky Hair Salon	1,945 SF			
00070	Republic Finance	1,200 SF			
08000	Focus Massage Therapy	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					







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%
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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%		2028 Projected Households			
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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 \$80,675 \$61,536 \$61,723 \$30,036 Elementary \$3.8% 4.1% 4.7% \$50me High School \$6,075 \$6,075 \$6,075 \$6,075 \$61,536 \$61,723 \$76,861 \$78,800 \$30,036	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%
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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 7.3% Capi		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			
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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%
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	tior (5+)	High School Graduate	31.5%	31.2%	31.7%
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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%
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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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