

NORDAN SHOPPING CENTER

DANVILLE, VA



SIZE

135,358 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,022	24,541	48,097
Households	3,187	10,629	20,665
Median HH Income (\$)	40,840	38,714	41,025

MAJOR TENANT(S)

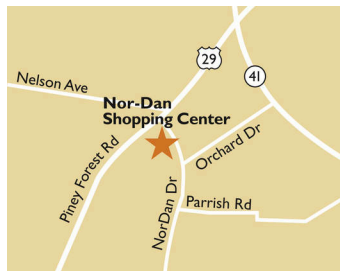
Walmart Neighborhood Market
It's Fashion Metro

LEASING CONTACT

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

MORE INFO

www.phillipsedison.com



LOCATION

211 Nordan Drive | Danville, VA 24540

PROPERTY HIGHLIGHTS

- Anchored by Walmart Neighborhood Market and It's Fashion Metro
- Population exceeds 47,600 within a five-mile trade area
- Located at the intersection of Nordan Drive and Rt. 29 (Piney Forest Road), the main traffic artery in Danville
- Average household income exceeds \$63,600 within a five-mile radius



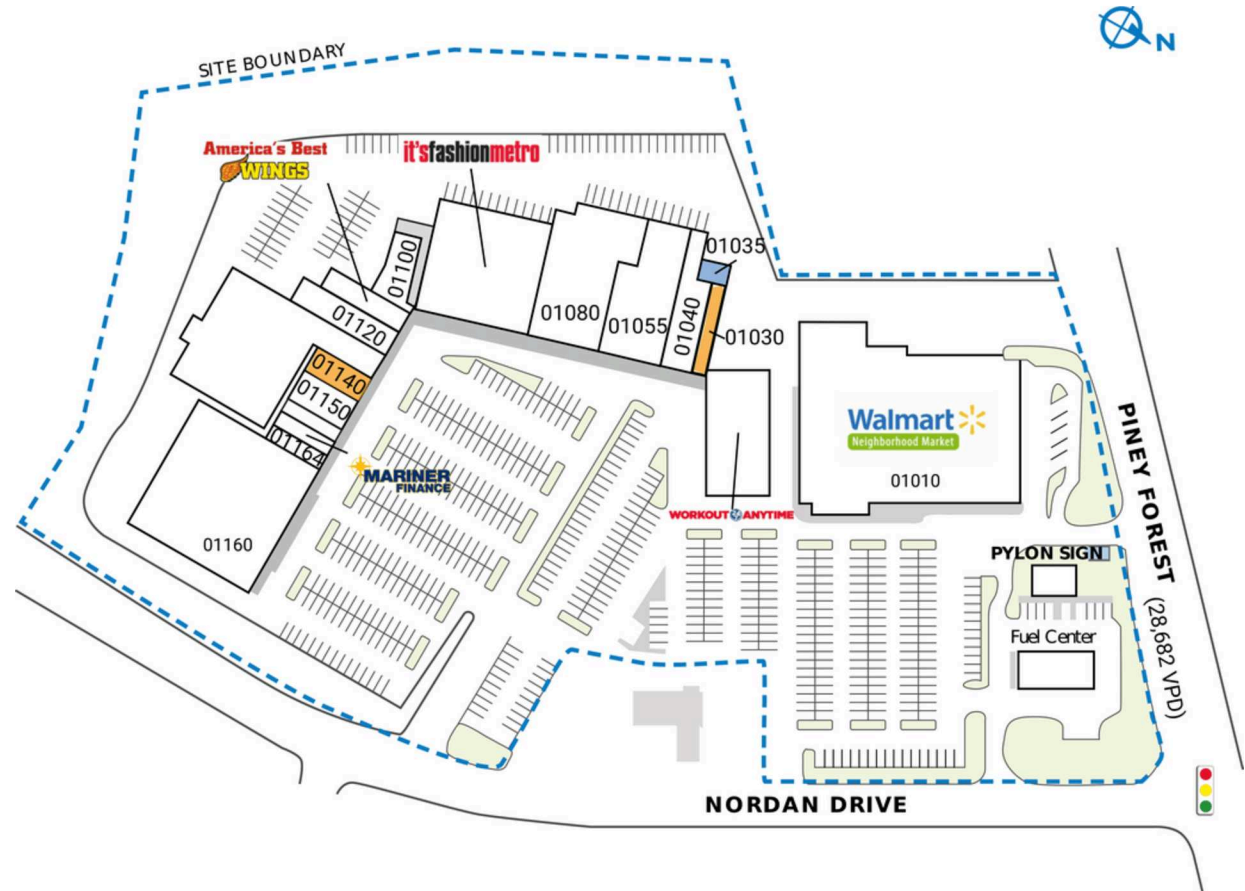
PHILLIPS EDISON & COMPANY®

NORDAN SHOPPING CENTER

211 Nordan Drive | Danville, VA 24540

SPACE	TENANT	SQ. FT.
01010	Walmart Neighborhood Market	43,101 SF
01020	Workout Anytime	8,450 SF
01030	AVAILABLE	1,480 SF
01035	COMING AVAILABLE	300 SF
01040	Virginia Dept. of Drinking Water	4,809 SF
01055	Dept. of Social Services	12,442 SF
01080	Virginia Dept. of Corrections	10,959 SF
01090	It's Fashion Metro	14,400 SF
01100	Visions Beauty Salon	2,000 SF
01110	America's Best Wings	2,000 SF
01120	ABC Package Store	3,520 SF
01140	AVAILABLE	2,000 SF
01150	Express Nails & Spa	1,809 SF
01160	Caesars Virginia	25,138 SF
01164	Tobacco & Vape	1,750 SF
01165	Mariner Finance	1,200 SF
TOTAL SQ. FT.		135,358

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

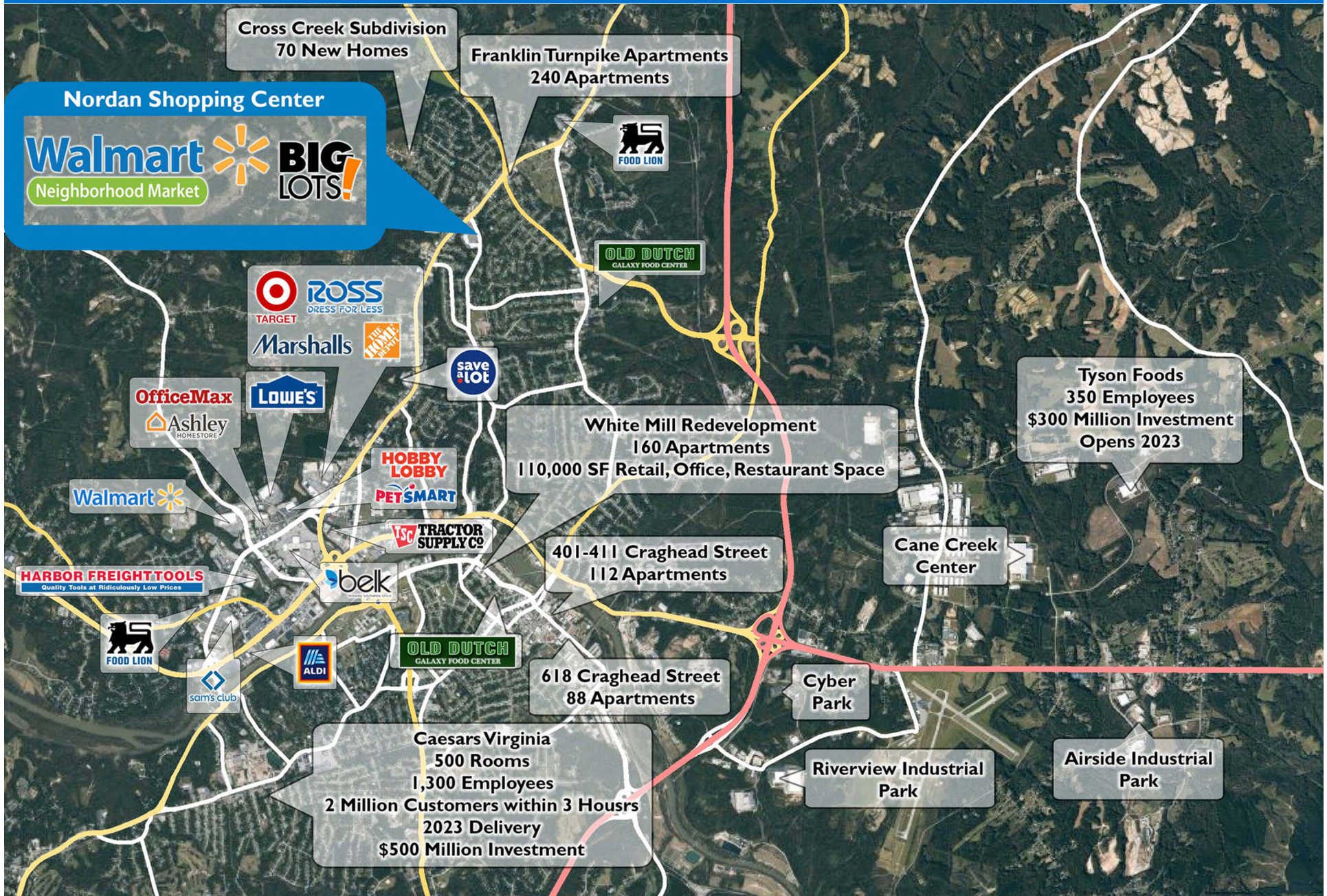
NORDAN SHOPPING CENTER

211 Nordan Drive | Danville, VA 24540



NORDAN SHOPPING CENTER

211 Nordan Drive | Danville, VA 24540



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Nordan Shopping Center Danville, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	7,022	24,541	48,097
	2027 Projected Population	7,044	24,674	48,314
	2010 Census Population	7,073	24,850	48,845
	2000 Census Population	7,340	27,285	53,354
	1990 Census Population	7,688	28,180	55,950
	Historical Annual Growth 1990 to 2000	-0.46%	-0.32%	-0.47%
	Historical Annual Growth 2000 to 2010	-0.37%	-0.93%	-0.88%
	Estimated Annual Growth 2010 to 2022	-0.06%	-0.10%	-0.12%
	Projected Annual Growth 2022 to 2027	0.06%	0.11%	0.09%
	Median Age	41.7	42.3	42.0
Households	Q2 2022 Estimated Households	3,187	10,629	20,665
	2027 Projected Households	3,197	10,695	20,772
	2010 Census Households	3,203	10,717	20,925
	2000 Census Households	3,241	11,455	22,230
	1990 Census Households	3,194	11,446	22,432
	Historical Annual Growth 1990 to 2000	0.15%	0.01%	-0.09%
	Historical Annual Growth 2000 to 2010	-0.12%	-0.66%	-0.60%
	Estimated Annual Growth 2010 to 2022	-0.04%	-0.06%	-0.10%
	Projected Annual Growth 2022 to 2027	0.07%	0.12%	0.10%
	Population per Household	2.20	2.23	2.25
Population by Race	White	45.1%	45.4%	49.9%
	Black or African American	48.9%	48.7%	43.5%
	Asian & Pacific Islander	1.2%	0.7%	1.0%
	Other Races	2.3%	2.3%	2.6%
	Hispanic Population	2.5%	2.9%	3.0%
Income	Average Household Income	\$55,206	\$53,622	\$57,871
	Median Household Income	\$40,840	\$38,714	\$41,025
	Per Capita Income	\$25,115	\$23,817	\$25,511
Education (Age 25+)	Elementary	5.3%	5.7%	5.4%
	Some High School	8.2%	10.8%	10.0%
	High School Graduate	36.3%	38.2%	36.6%
	Some College	25.8%	21.9%	21.3%
	Associates Degree Only	9.8%	9.1%	9.2%
	Bachelors Degree Only	9.3%	9.2%	10.6%
	Graduate Degree	5.3%	5.0%	6.9%
Business	Number of Businesses	171	941	1,688
	Total Number of Employees	1,833	10,435	19,577
	Employees per Business	10.70	11.09	11.60
	Residential Population per Business	41.02	26.07	28.49

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.