



SIZE

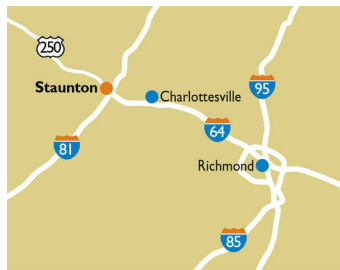
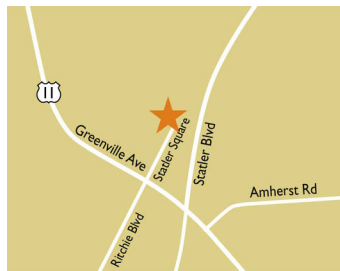
134,660 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,578	28,582	36,260
Households	3,028	12,671	15,697
Median HH Income (\$)	56,850	60,570	61,903

MAJOR TENANT(S)

Kroger
Staples
Petco



LOCATION

850 Statler Boulevard | Staunton, VA 24401

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the number two grocer in the market
- Additional national tenants include Staples, Hair Cuttery, Verizon Wireless, Tropical Smoothie Cafe, Petco, and H&R Block
- Ranked #1 in annual visits among all grocery-anchored centers within 15 miles (1.3M)
- The center is located in the heart of Staunton's retail section along Statler Boulevard, a major corridor that connects two major retail thoroughfares, Highway 11 and Highway 250

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



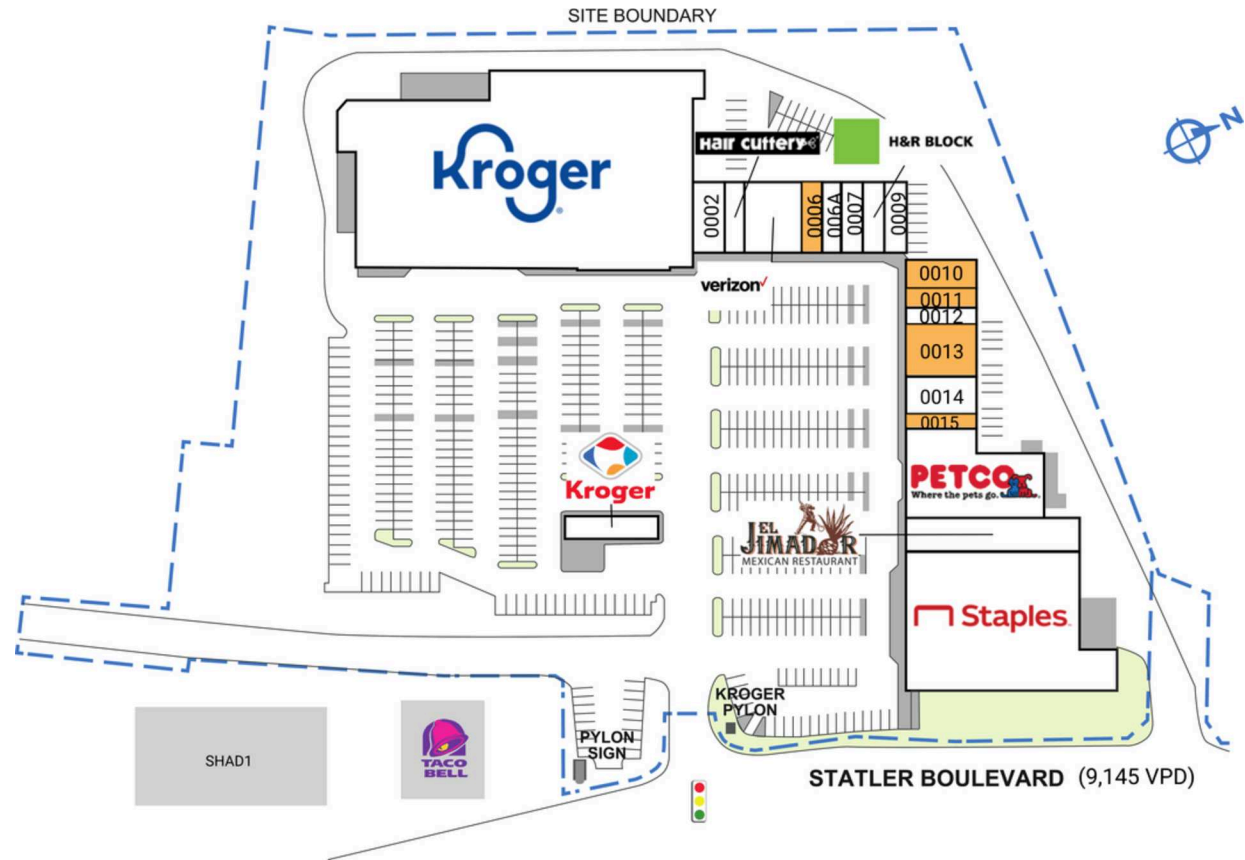
STATLER SQUARE

850 Statler Boulevard | Staunton, VA 24401

SPACE	TENANT	SQ. FT.
FUEL	Kroger Fuel	1,000 SF
SHAD1	XR Properties	
SHAD2	Taco Bell	
0001	Kroger	65,003 SF
0002	Sun Tan City	2,240 SF
0003	Hair Cuttery	1,400 SF
0005	Verizon	4,200 SF
0006	AVAILABLE	1,476 SF
006A	Sweetheart Nails and Spa	1,324 SF
0007	OneMain Financial	1,400 SF
0008	H&R Block	1,400 SF
0009	Vinyl Asylum	1,680 SF
0010	AVAILABLE	1,855 SF
0011	AVAILABLE	980 SF
0012	T & M Smoke Shop	1,400 SF
0013	AVAILABLE	3,500 SF
0014	Great Wall Chinese Restaurant	2,800 SF
0015	AVAILABLE	840 SF
0017	Petco	10,992 SF
0018A	El Jimador Mexican Restaurant	7,000 SF
0019	Staples	24,170 SF
TOTAL SQ. FT.		134,660

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.

STATLER SQUARE

850 Statler Boulevard | Staunton, VA 24401



STATLER SQUARE

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.14018

Longitude: -79.06776

Statler Square Staunton, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,578	28,582	36,260
	2028 Projected Population	6,725	29,246	37,342
	2010 Census Population	5,842	25,820	32,706
	2000 Census Population	6,086	25,394	31,411
	1990 Census Population	6,671	25,885	31,319
	Historical Annual Growth 1990 to 2000	-0.91%	-0.19%	0.03%
	Historical Annual Growth 2000 to 2010	-0.41%	0.17%	0.40%
	Estimated Annual Growth 2010 to 2023	0.87%	0.74%	0.75%
	Projected Annual Growth 2023 to 2028	0.45%	0.46%	0.59%
	Median Age	39.9	42.1	42.4
Households	Q4 2023 Estimated Households	3,028	12,671	15,697
	2028 Projected Households	3,103	12,983	16,189
	2010 Census Households	2,608	11,375	14,077
	2000 Census Households	2,342	10,389	12,738
	1990 Census Households	2,402	10,099	12,074
	Historical Annual Growth 1990 to 2000	-0.25%	0.28%	0.54%
	Historical Annual Growth 2000 to 2010	1.08%	0.91%	1.00%
	Estimated Annual Growth 2010 to 2023	1.09%	0.79%	0.80%
	Projected Annual Growth 2023 to 2028	0.49%	0.49%	0.62%
	Population per Household	2.05	2.15	2.18
Population by Race	White	76.1%	80.3%	81.7%
	Black or African American	12.1%	9.6%	8.9%
	Asian & Pacific Islander	2.1%	1.3%	1.2%
	Other Races	4.7%	5.0%	4.6%
	Hispanic Population	5.0%	3.8%	3.6%
Income	Average Household Income	\$76,091	\$80,010	\$81,827
	Median Household Income	\$56,850	\$60,570	\$61,903
	Per Capita Income	\$36,639	\$36,836	\$36,816
Education (Age 25+)	Elementary	2.5%	2.0%	2.4%
	Some High School	5.4%	4.9%	5.3%
	High School Graduate	29.7%	32.0%	32.5%
	Some College	20.8%	21.2%	21.4%
	Associates Degree Only	7.7%	7.0%	7.1%
	Bachelors Degree Only	17.8%	18.1%	17.8%
	Graduate Degree	16.1%	14.9%	13.6%
Business	Number of Businesses	411	1,028	1,394
	Total Number of Employees	3,862	10,364	14,711
	Employees per Business	9.40	10.08	10.55
	Residential Population per Business	16.00	27.80	26.01

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