Retail Caroline County
Rogers Clark Blvd - Rt. 207
Caroline County, Virginia

Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing / sale.

THE MAN WITH SQUARE FEET
Celebrating 40 years with 40 million sq. ft.

John Jay Schwartz, MCR, RPA
phone (804) 740-1555
jjschwartz@havesitewilltravel.com
www.HaveSiteWillTravel.com

PROPERTY HIGHLIGHTS

• Site: 9± acres
• Zoned B-1
• Utilities, BMP
• Rt. 207/Rogers Clark Blvd. Curb Cut proposed
• Will divide

DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>3 Miles</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>1,024</td>
<td>5,699</td>
<td>23,082</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$58,546</td>
<td>$73,782</td>
<td>$85,630</td>
</tr>
</tbody>
</table>

TRAFFIC COUNTS

I-95 @ Rogers Clark Exit #104 94,000 VPD
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