

# LYNWOOD SHOPPING CENTER

14431 Jefferson Davis Highway, Woodbridge, VA 22191

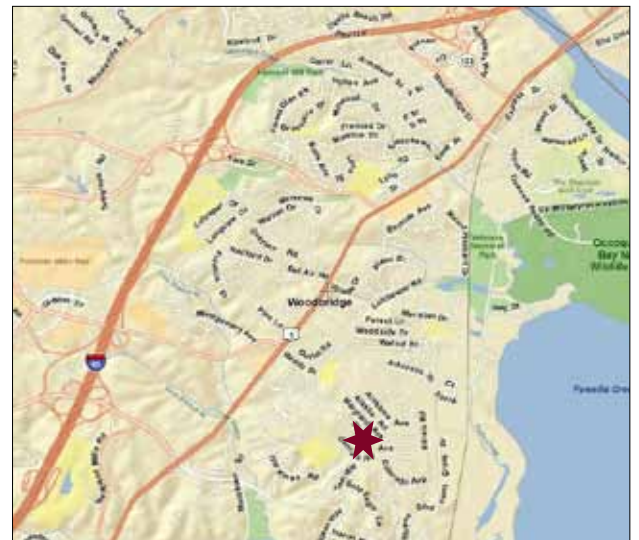
**FULLY LEASED!**



Lynwood Shopping Center is located southwest of Washington DC on Jefferson Davis Highway (Route 1) near I-95 in Woodbridge, Prince William County, Virginia. This 63,000 SF neighborhood shopping center offers both excellent access and visibility from the busy Route 1.

Traffic Counts : up to 44,000 cars per day

| Demographics       | 1 Mile   | 3 Mile   | 5 Mile    |
|--------------------|----------|----------|-----------|
| Population         | 20,155   | 79,286   | 187,299   |
| Households         | 6,6080   | 25,586   | 62,959    |
| Avg HH Income      | \$71,506 | \$91,519 | \$103,884 |
| Total Businesses   | 932      | 4,362    | 8,592     |
| Daytime Population | 5,249    | 28,083   | 48,631    |



For more information, please contact :

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 2-15-16



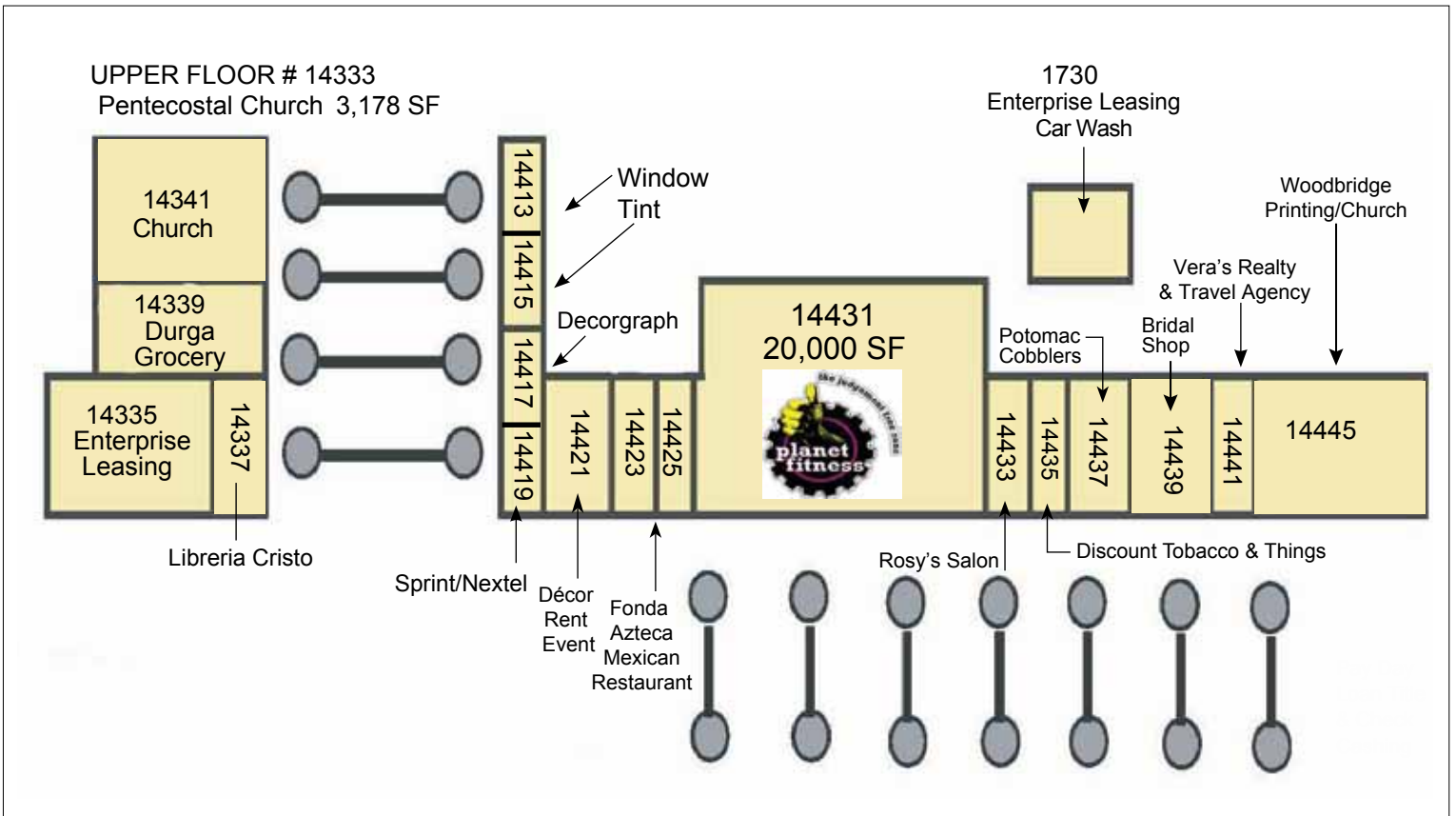


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| Unit #   | Tenant                          | Category                   | Square Footage |
|----------|---------------------------------|----------------------------|----------------|
| 14333    | Iglesia Pentecostal             | Church                     | 3,178          |
| 14335    | Enterprise Leasing              | Car Rental                 | 2,211          |
| 14337    | Libreria Cristo                 | Library                    | 906            |
| 14339    | Durga Grocery                   | Grocery                    | 1,765          |
| 14341    | Church                          | Church                     | 2,425          |
| 14413-15 | Window Tint                     | Window Tint                | 1,200          |
| 14417    | Decorgraph                      | Signs & Wraps              | 760            |
| 14419    | Sprint/Nextel                   | Cellular                   | 500            |
| 14421    | Décor Rent Event                | Event Rental               | 1,260          |
| 14423-25 | Fonda Azteca                    | Mexican Restaurant         | 2,520          |
| 14431    | Planet Fitness                  | Gym                        | 20,000         |
| 14433    | Rosy's Salon                    | Hair and Nail Salon        | 1,400          |
| 14435    | Discount Tobacco & Things       | Tobacco                    | 1,260          |
| 14437    | Potomac Cobblers                | Shoes                      | 2,600          |
| 14439    | Bridal Shop                     | Women's Formal Wear        | 4,475          |
| 14441    | Vera's Realty and Travel Agency | Realty Office/Travel Store | 1,260          |
| 14443    | Storage (Back Entrance)         | Storage                    | 1,260          |
| 14445    | Woodbridge Printing/Church      | Printing/Church            | 12,000         |
| 1730     | Enterprise Leasing Carwash      | Carwash                    | 1,690          |
|          | Total GLA:                      |                            | 62,670         |

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# Demographic and Income Profile

Lynwood Center  
 14431 Jefferson Davis Hwy, Woodbridge, VA, 22191, 14431 J...  
 Ring: 1 mile radius

Prepared by Shary Thur  
 Latitude: 38.640440344  
 Longitude: -77.26693030

| Summary                         | Census 2010 | 2013   | 2018     |
|---------------------------------|-------------|--------|----------|
| Population                      | 19,371      | 20,155 | 22,726   |
| Households                      | 5,864       | 6,080  | 6,807    |
| Families                        | 4,091       | 4,226  | 4,710    |
| Average Household Size          | 3.30        | 3.31   | 3.33     |
| Owner Occupied Housing Units    | 2,687       | 2,607  | 2,998    |
| Renter Occupied Housing Units   | 3,177       | 3,473  | 3,809    |
| Median Age                      | 29.8        | 30.3   | 31.2     |
| Trends: 2013 - 2018 Annual Rate | Area        | State  | National |
| Population                      | 2.43%       | 0.96%  | 0.71%    |
| Households                      | 2.28%       | 0.97%  | 0.74%    |
| Families                        | 2.19%       | 0.87%  | 0.63%    |
| Owner HHs                       | 2.83%       | 1.30%  | 0.94%    |
| Median Household Income         | 2.69%       | 3.58%  | 3.03%    |

| Households by Income     | 2013     |         | 2018     |         |
|--------------------------|----------|---------|----------|---------|
|                          | Number   | Percent | Number   | Percent |
| <\$15,000                | 248      | 4.1%    | 264      | 3.9%    |
| \$15,000 - \$24,999      | 627      | 10.3%   | 557      | 8.2%    |
| \$25,000 - \$34,999      | 570      | 9.4%    | 498      | 7.3%    |
| \$35,000 - \$49,999      | 1,394    | 22.9%   | 1,554    | 22.8%   |
| \$50,000 - \$74,999      | 1,037    | 17.1%   | 1,002    | 14.7%   |
| \$75,000 - \$99,999      | 949      | 15.6%   | 1,070    | 15.7%   |
| \$100,000 - \$149,999    | 837      | 13.8%   | 1,195    | 17.6%   |
| \$150,000 - \$199,999    | 275      | 4.5%    | 486      | 7.1%    |
| \$200,000+               | 143      | 2.4%    | 182      | 2.7%    |
| Median Household Income  | \$53,482 |         | \$61,070 |         |
| Average Household Income | \$71,506 |         | \$81,838 |         |
| Per Capita Income        | \$22,507 |         | \$25,613 |         |

| Population by Age | Census 2010 |         | 2013   |         | 2018   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 1,895       | 9.8%    | 1,882  | 9.3%    | 2,073  | 9.1%    |
| 5 - 9             | 1,562       | 8.1%    | 1,692  | 8.4%    | 1,841  | 8.1%    |
| 10 - 14           | 1,327       | 6.9%    | 1,453  | 7.2%    | 1,714  | 7.5%    |
| 15 - 19           | 1,325       | 6.8%    | 1,348  | 6.7%    | 1,534  | 6.7%    |
| 20 - 24           | 1,610       | 8.3%    | 1,688  | 8.4%    | 1,701  | 7.5%    |
| 25 - 34           | 3,882       | 20.0%   | 3,794  | 18.8%   | 4,024  | 17.7%   |
| 35 - 44           | 2,903       | 15.0%   | 3,020  | 15.0%   | 3,461  | 15.2%   |
| 45 - 54           | 2,383       | 12.3%   | 2,452  | 12.2%   | 2,625  | 11.6%   |
| 55 - 64           | 1,280       | 6.6%    | 1,555  | 7.7%    | 2,057  | 9.1%    |
| 65 - 74           | 660         | 3.4%    | 708    | 3.5%    | 1,020  | 4.5%    |
| 75 - 84           | 415         | 2.1%    | 424    | 2.1%    | 484    | 2.1%    |
| 85+               | 129         | 0.7%    | 142    | 0.7%    | 193    | 0.8%    |

| Race and Ethnicity         | Census 2010 |         | 2013   |         | 2018   |         |
|----------------------------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 8,097       | 41.8%   | 8,155  | 40.5%   | 8,793  | 38.7%   |
| Black Alone                | 4,219       | 21.8%   | 4,300  | 21.3%   | 4,491  | 19.8%   |
| American Indian Alone      | 175         | 0.9%    | 170    | 0.8%    | 187    | 0.8%    |
| Asian Alone                | 1,130       | 5.8%    | 1,125  | 5.6%    | 1,246  | 5.5%    |
| Pacific Islander Alone     | 22          | 0.1%    | 23     | 0.1%    | 23     | 0.1%    |
| Some Other Race Alone      | 4,543       | 23.5%   | 5,117  | 25.4%   | 6,520  | 28.7%   |
| Two or More Races          | 1,184       | 6.1%    | 1,266  | 6.3%    | 1,465  | 6.4%    |
| Hispanic Origin (Any Race) | 8,875       | 45.8%   | 10,029 | 49.8%   | 12,791 | 56.3%   |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



# Demographic and Income Profile

Lynwood Center  
 14431 Jefferson Davis Hwy, Woodbridge, VA, 22191, 14431 J...  
 Ring: 3 mile radius

Prepared by Shary Thur  
 Latitude: 38.640440344  
 Longitude: -77.26693030

| Summary                         | Census 2010 | 2013   | 2018     |
|---------------------------------|-------------|--------|----------|
| Population                      | 75,616      | 79,286 | 89,258   |
| Households                      | 25,317      | 26,586 | 29,759   |
| Families                        | 17,638      | 18,425 | 20,530   |
| Average Household Size          | 2.98        | 2.97   | 2.99     |
| Owner Occupied Housing Units    | 15,711      | 15,879 | 18,245   |
| Renter Occupied Housing Units   | 9,606       | 10,707 | 11,514   |
| Median Age                      | 32.0        | 32.6   | 33.5     |
| Trends: 2013 - 2018 Annual Rate | Area        | State  | National |
| Population                      | 2.40%       | 0.96%  | 0.71%    |
| Households                      | 2.28%       | 0.97%  | 0.74%    |
| Families                        | 2.19%       | 0.87%  | 0.63%    |
| Owner HHs                       | 2.82%       | 1.30%  | 0.94%    |
| Median Household Income         | 3.00%       | 3.58%  | 3.03%    |

| Households by Income     | 2013     |         | 2018      |         |
|--------------------------|----------|---------|-----------|---------|
|                          | Number   | Percent | Number    | Percent |
| <\$15,000                | 1,206    | 4.5%    | 1,192     | 4.0%    |
| \$15,000 - \$24,999      | 1,598    | 6.0%    | 1,380     | 4.6%    |
| \$25,000 - \$34,999      | 1,917    | 7.2%    | 1,479     | 5.0%    |
| \$35,000 - \$49,999      | 4,189    | 15.8%   | 4,392     | 14.8%   |
| \$50,000 - \$74,999      | 4,846    | 18.2%   | 4,661     | 15.7%   |
| \$75,000 - \$99,999      | 3,979    | 15.0%   | 4,494     | 15.1%   |
| \$100,000 - \$149,999    | 5,037    | 18.9%   | 6,481     | 21.8%   |
| \$150,000 - \$199,999    | 2,358    | 8.9%    | 3,809     | 12.8%   |
| \$200,000+               | 1,456    | 5.5%    | 1,870     | 6.3%    |
| Median Household Income  | \$71,710 |         | \$83,144  |         |
| Average Household Income | \$91,519 |         | \$106,603 |         |
| Per Capita Income        | \$30,661 |         | \$35,492  |         |

| Population by Age | Census 2010 |         | 2013   |         | 2018   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 6,706       | 8.9%    | 6,717  | 8.5%    | 7,451  | 8.3%    |
| 5 - 9             | 5,956       | 7.9%    | 6,358  | 8.0%    | 6,991  | 7.8%    |
| 10 - 14           | 5,281       | 7.0%    | 5,673  | 7.2%    | 6,672  | 7.5%    |
| 15 - 19           | 4,944       | 6.5%    | 4,974  | 6.3%    | 5,568  | 6.2%    |
| 20 - 24           | 5,213       | 6.9%    | 5,582  | 7.0%    | 5,584  | 6.3%    |
| 25 - 34           | 13,765      | 18.2%   | 13,776 | 17.4%   | 14,703 | 16.5%   |
| 35 - 44           | 12,002      | 15.9%   | 12,354 | 15.6%   | 14,085 | 15.8%   |
| 45 - 54           | 10,659      | 14.1%   | 10,823 | 13.7%   | 11,291 | 12.6%   |
| 55 - 64           | 6,450       | 8.5%    | 7,603  | 9.6%    | 9,357  | 10.5%   |
| 65 - 74           | 2,878       | 3.8%    | 3,470  | 4.4%    | 4,990  | 5.6%    |
| 75 - 84           | 1,345       | 1.8%    | 1,473  | 1.9%    | 1,934  | 2.2%    |
| 85+               | 417         | 0.6%    | 482    | 0.6%    | 632    | 0.7%    |

| Race and Ethnicity         | Census 2010 |         | 2013   |         | 2018   |         |
|----------------------------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 34,047      | 45.0%   | 34,608 | 43.7%   | 37,036 | 41.5%   |
| Black Alone                | 19,601      | 25.9%   | 20,502 | 25.9%   | 22,325 | 25.0%   |
| American Indian Alone      | 672         | 0.9%    | 671    | 0.8%    | 760    | 0.9%    |
| Asian Alone                | 5,972       | 7.9%    | 6,183  | 7.8%    | 7,164  | 8.0%    |
| Pacific Islander Alone     | 95          | 0.1%    | 102    | 0.1%    | 110    | 0.1%    |
| Some Other Race Alone      | 10,751      | 14.2%   | 12,373 | 15.6%   | 16,186 | 18.1%   |
| Two or More Races          | 4,478       | 5.9%    | 4,846  | 6.1%    | 5,676  | 6.4%    |
| Hispanic Origin (Any Race) | 23,223      | 30.7%   | 26,867 | 33.9%   | 35,324 | 39.6%   |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.





# Demographic and Income Profile

Lynwood Center  
 14431 Jefferson Davis Hwy, Woodbridge, VA, 22191, 14431 J...  
 Ring: 5 mile radius

Prepared by Shary Thur  
 Latitude: 38.640440344  
 Longitude: -77.26693030

| Summary                         | Census 2010 | 2013    | 2018     |
|---------------------------------|-------------|---------|----------|
| Population                      | 179,422     | 187,299 | 210,236  |
| Households                      | 60,250      | 62,959  | 70,356   |
| Families                        | 44,301      | 46,138  | 51,347   |
| Average Household Size          | 2.97        | 2.97    | 2.98     |
| Owner Occupied Housing Units    | 41,467      | 41,897  | 47,934   |
| Renter Occupied Housing Units   | 18,783      | 21,062  | 22,421   |
| Median Age                      | 33.2        | 33.7    | 34.6     |
| Trends: 2013 - 2018 Annual Rate | Area        | State   | National |
| Population                      | 2.34%       | 0.96%   | 0.71%    |
| Households                      | 2.25%       | 0.97%   | 0.74%    |
| Families                        | 2.16%       | 0.87%   | 0.63%    |
| Owner HHs                       | 2.73%       | 1.30%   | 0.94%    |
| Median Household Income         | 3.00%       | 3.58%   | 3.03%    |

| Households by Income     | 2013      |         | 2018      |         |
|--------------------------|-----------|---------|-----------|---------|
|                          | Number    | Percent | Number    | Percent |
| <\$15,000                | 2,628     | 4.2%    | 2,554     | 3.6%    |
| \$15,000 - \$24,999      | 2,663     | 4.2%    | 2,257     | 3.2%    |
| \$25,000 - \$34,999      | 3,972     | 6.3%    | 2,945     | 4.2%    |
| \$35,000 - \$49,999      | 7,588     | 12.1%   | 7,679     | 10.9%   |
| \$50,000 - \$74,999      | 10,921    | 17.3%   | 10,241    | 14.6%   |
| \$75,000 - \$99,999      | 9,936     | 15.8%   | 10,960    | 15.6%   |
| \$100,000 - \$149,999    | 13,198    | 21.0%   | 15,874    | 22.6%   |
| \$150,000 - \$199,999    | 7,174     | 11.4%   | 11,444    | 16.3%   |
| \$200,000+               | 4,880     | 7.8%    | 6,400     | 9.1%    |
| Median Household Income  | \$82,602  |         | \$95,763  |         |
| Average Household Income | \$103,884 |         | \$122,366 |         |
| Per Capita Income        | \$34,920  |         | \$40,948  |         |

| Population by Age | Census 2010 |         | 2013   |         | 2018   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 14,872      | 8.3%    | 14,931 | 8.0%    | 16,619 | 7.9%    |
| 5 - 9             | 13,977      | 7.8%    | 14,621 | 7.8%    | 16,184 | 7.7%    |
| 10 - 14           | 13,268      | 7.4%    | 13,796 | 7.4%    | 15,896 | 7.6%    |
| 15 - 19           | 12,555      | 7.0%    | 12,271 | 6.6%    | 13,204 | 6.3%    |
| 20 - 24           | 11,301      | 6.3%    | 12,423 | 6.6%    | 12,282 | 5.8%    |
| 25 - 34           | 28,942      | 16.1%   | 29,565 | 15.8%   | 32,364 | 15.4%   |
| 35 - 44           | 27,903      | 15.6%   | 28,265 | 15.1%   | 32,268 | 15.3%   |
| 45 - 54           | 26,743      | 14.9%   | 26,663 | 14.2%   | 27,253 | 13.0%   |
| 55 - 64           | 17,757      | 9.9%    | 20,238 | 10.8%   | 23,939 | 11.4%   |
| 65 - 74           | 7,876       | 4.4%    | 9,732  | 5.2%    | 13,713 | 6.5%    |
| 75 - 84           | 3,133       | 1.7%    | 3,561  | 1.9%    | 4,949  | 2.4%    |
| 85+               | 1,095       | 0.6%    | 1,231  | 0.7%    | 1,563  | 0.7%    |

| Race and Ethnicity         | Census 2010 |         | 2013   |         | 2018   |         |
|----------------------------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 88,137      | 49.1%   | 89,128 | 47.6%   | 95,054 | 45.2%   |
| Black Alone                | 47,456      | 26.4%   | 49,957 | 26.7%   | 55,440 | 26.4%   |
| American Indian Alone      | 1,235       | 0.7%    | 1,238  | 0.7%    | 1,419  | 0.7%    |
| Asian Alone                | 14,081      | 7.8%    | 14,697 | 7.8%    | 17,093 | 8.1%    |
| Pacific Islander Alone     | 256         | 0.1%    | 283    | 0.2%    | 316    | 0.2%    |
| Some Other Race Alone      | 18,422      | 10.3%   | 21,345 | 11.4%   | 28,291 | 13.5%   |
| Two or More Races          | 9,835       | 5.5%    | 10,649 | 5.7%    | 12,623 | 6.0%    |
| Hispanic Origin (Any Race) | 42,390      | 23.6%   | 49,427 | 26.4%   | 66,101 | 31.4%   |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.