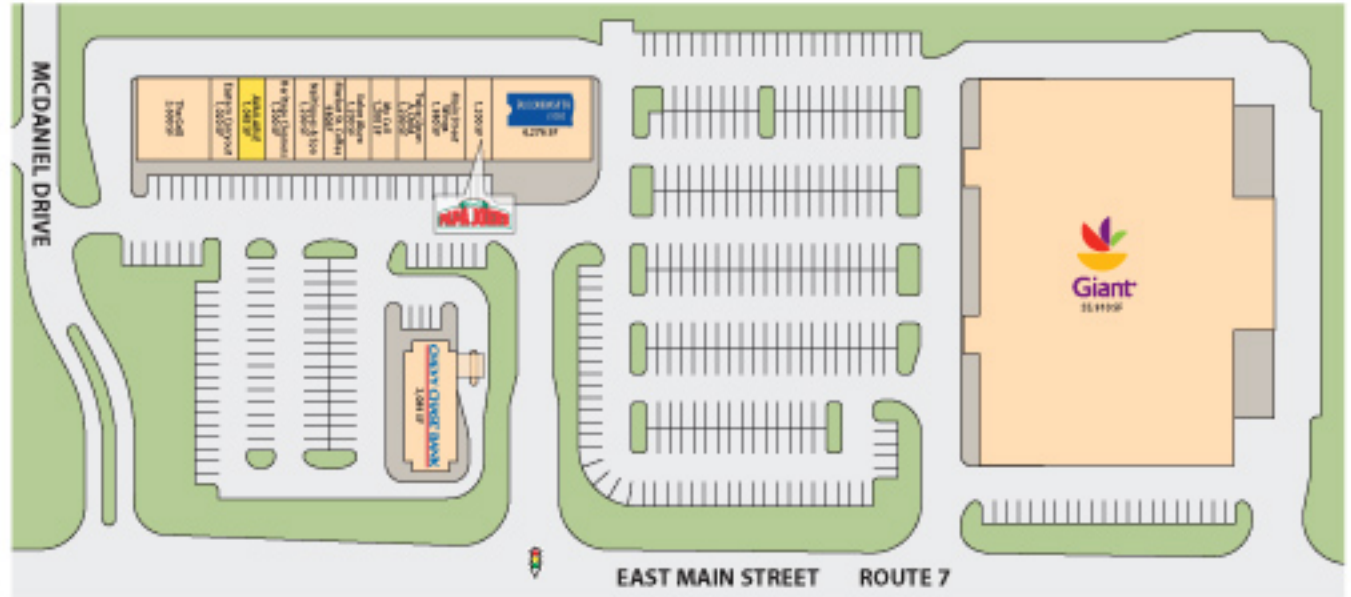


### INVESTMENT HIGHLIGHTS

- Opportunity to acquire a grocery anchored shopping center in affluent Loudoun County, Virginia
- Anchored by Giant, the leading supermarket in the Washington, DC metropolitan area
- Assumable debt available
- 98.5% occupancy
- Excellent visibility along the Route 7 Bypass, Purcellville's main thoroughfare
- Average household incomes of over \$120,000 within a five mile radius



### PLEASE CONTACT

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### DEMOGRAPHICS

(2008 Estimates)	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	2,438	11,405	18,778	90,758
HOUSEHOLDS	694	3,315	5,493	27,416
AVERAGE HH INCOME	\$ 93,783	\$ 109,403	\$ 120,685	\$ 118,618