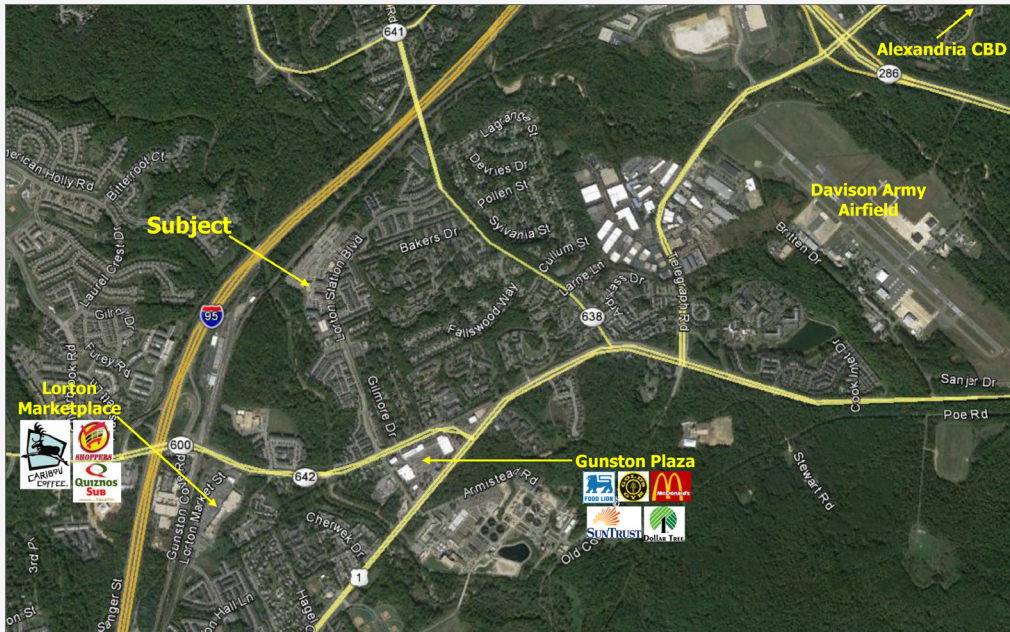




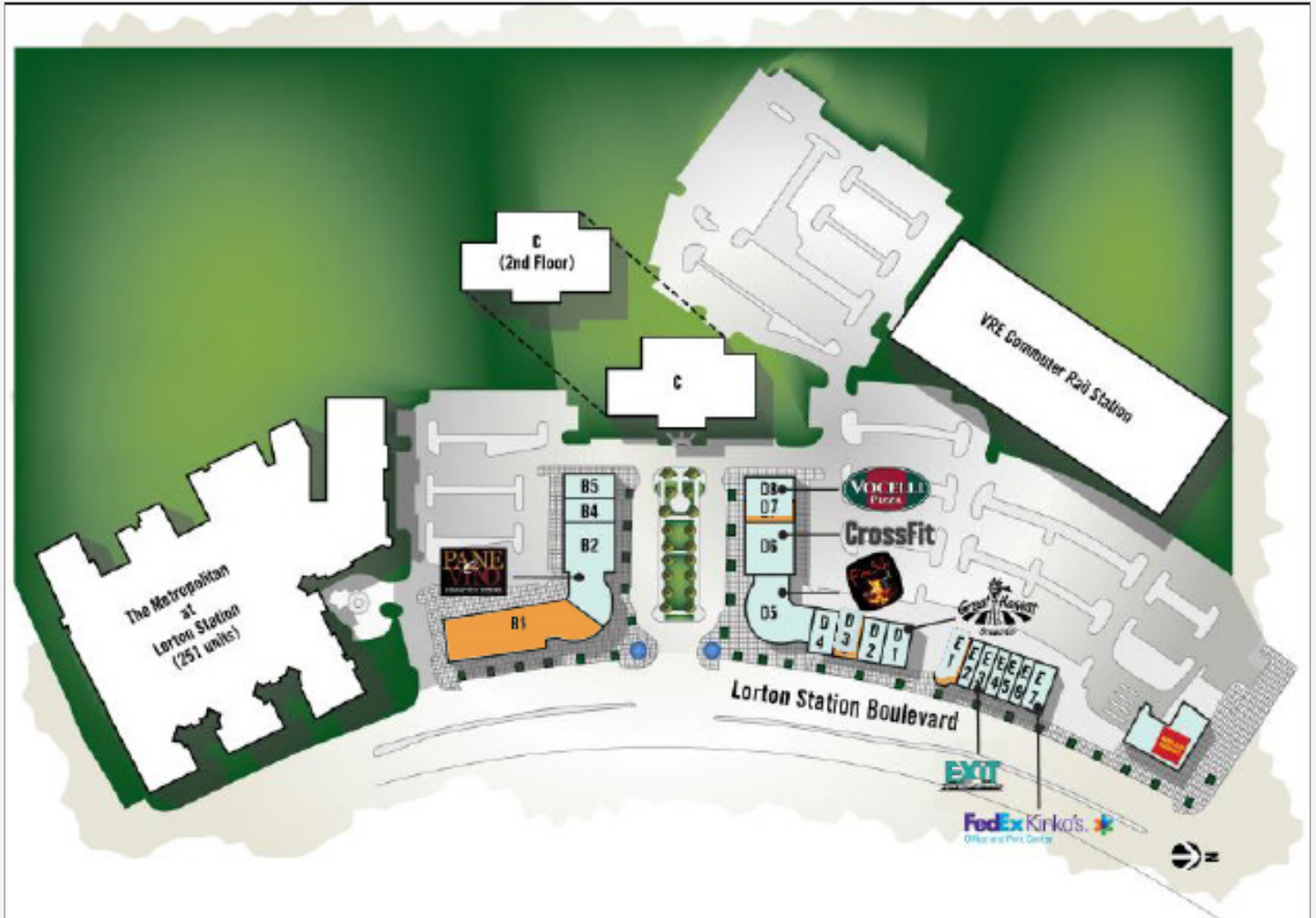
Lorton Station Town Center

9020 Lorton Station Blvd., Lorton, Virginia 22079



- 8,000 SF of street front divisible retail space available
- Centrally located in a master planned community and adjacent to VRE station with an average daily ridership of 19,500
- Daytime population of 29,000+ within a 3-mile trade area expected to grow with the projected addition of 21,000 new jobs to Fort Belvoir
- Adjacent to Lorton Professional Center, which opened in 2009 and features 36,000 SF of medical office space

SITE PLAN



DEMOGRAPHICS - 2013 ESTIMATES

	0-1 MILE	0-3 MILES	0-5 MILES
Population	18,807	59,811	174,470
Households	6,447	20,286	61,614
Average Income	\$111,823	\$130,727	\$131,814