DUNLOP VILLAGE

COLONIAL HEIGHTS, VA

SIZE

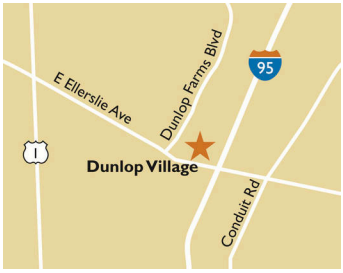
77,315 square feet

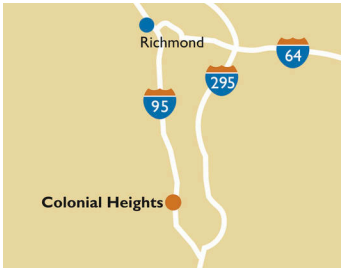
DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,181	40,488	101,166
Households	3,069	15,190	36,000
Median HH Income ($)	60,675	61,536	61,723

MAJOR TENANT(S)

Food Lion
Ace Hardware
CVS





LOCATION

1 Dunlop Village Circle | Colonial Heights, VA 23834

PROPERTY HIGHLIGHTS

- Anchored by Food Lion and CVS
- Population exceeds 94,100 within a five-mile trade area with an average household income over $71,400
- Located off of I-95 (99,300 VPD) and Ellerslie Ave (12,400 VPD)
- Ft. Lee, in nearby Hopewell, is expanding from 3,000 to 30,000 troops

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

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SPACE	TENANT	SQ. FT.
OUT1	CVS	8,775 SF
SHAD	Comm 1 Yesk	
00010	Marco's Pizza	1,250 SF
00020	No 1 New China	1,172 SF
00030	Ocean Nails	1,178 SF
00040	CH Tech Repair	1,200 SF
00050	AVAILABLE	1,945 SF
00060	Naturally Kinky Hair Salon	1,945 SF
00070	Republic Finance	1,200 SF
00080	Miami Vibes Nutrition	1,200 SF
00110	Food Lion	36,440 SF
00130	Napier Real Estate	3,145 SF
00140	Total Exchange Hair Design	1,945 SF
00150	COMING AVAILABLE	1,200 SF
00160	Synergy P. T. & Athletic Performance	1,695 SF
00170	Tokyo Express	1,695 SF
00180	Tobacco & Vape	1,200 SF
00260	Ace Hardware	10,130 SF
TOTAL SQ. FT.		77,315

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.

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval
Apr 17, 2024

PHILLIPS EDISON & COMPANY

Latitude: 37.266367 Longitude: -77.39964

	Dunlop Village Colonial Heights, VA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	7,181	40,488	101,166
	2028 Projected Population	7,352	41,292	102,987
	2010 Census Population	6,795	36,290	90,170
	2000 Census Population	6,338	33,901	83,401
	1990 Census Population	5,561	35,102	84,457
	Historical Annual Growth 1990 to 2000	1.32%	-0.35%	-0.13%
	Historical Annual Growth 2000 to 2010	0.70%	0.68%	0.78%
	Estimated Annual Growth 2010 to2023	0.40%	0.80%	0.84%
	Projected Annual Growth 2023 to 2028	0.47%	0.39%	0.36%
	Median Age	42.3	35.1	35.8
Households	Q4 2023 Estimated Households	3,069	15,190	36,000
	2028 Projected Households	3,143	15,542	36,731
	2010 Census Households	2,898	13,473	32,366
	2000 Census Households	2,636	12,876	30,927
	1990 Census Households	2,156	12,039	29,838
	Historical Annual Growth 1990 to 2000	2.03%	0.67%	0.36%
	Historical Annual Growth 2000 to 2010	0.95%	0.45%	0.46%
	Estimated Annual Growth 2010 to 2023	0.42%	0.88%	0.78%
	Projected Annual Growth 2023 to 2028	0.48%	0.46%	0.40%
	Population per Household	2.28	2.35	2.44
Population by Race	White	63.3%	49.4%	38.7%
	Black or African American	19.8%	36.8%	45.1%
	Asian & Pacific Islander	3.9%	2.2%	1.9%
	Other Races	4.4%	4.6%	4.5%
	Hispanic Population	8.7%	7.0%	9.7%
Income	Average Household Income	$81,773	$76,861	$78,800
	Median Household Income	$60,675	$61,536	$61,723
	Per Capita Income	$35,796	$30,260	$30,036
Education (Age 25+)	Elementary	3.8%	4.1%	4.7%
	Some High School	5.9%	6.4%	7.3%
	High School Graduate	31.5%	31.2%	31.7%
	Some College	24.7%	24.4%	23.8%
	Associates Degree Only	8.4%	8.4%	8.5%
	Bachelors Degree Only	14.5%	15.3%	14.6%
	Graduate Degree	11.1%	10.2%	9.4%
Business	Number of Businesses	360	1,440	2,314
	Total Number of Employees	3,599	19,887	41,505
	Employees per Business	10.00	13.81	17.94
	Residential Population per Business	19.96	28.12	43.72

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

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Data Source: Synergos Technologies Inc Austin, TX