

REA FARMS

RETAIL



TASTEFUL EATS

PREMIUM SERVICES

COMMUNITY CENTRIC

FOUNDRY
COMMERCIAL

MARKET OVERVIEW



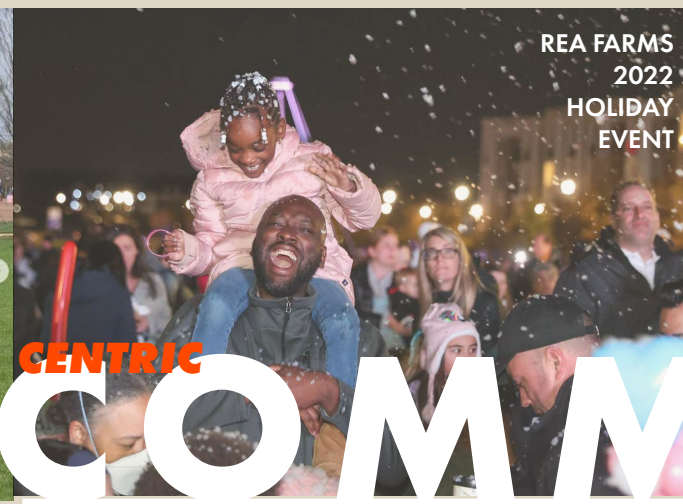
2nd most visited **Harris Teeter** out of 146 in the nation

**according to Placer Ai*



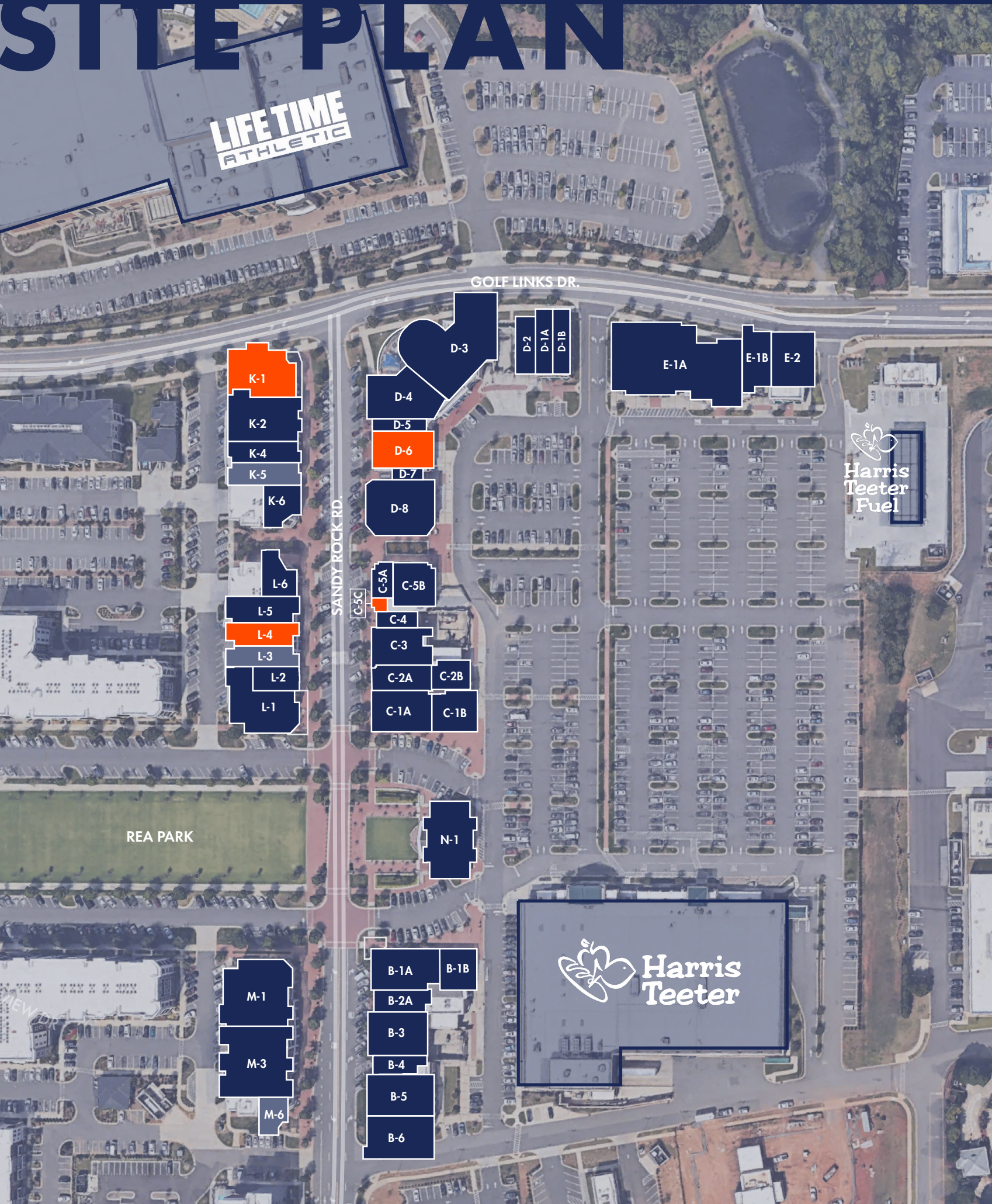
TASTEFUL
EATS

PREMIUM
SERVICES



CENTRIC
COMMUNITY

SITE PLAN



BUILDING B

UNIT	TENANT	SQ FT
B-1A	Space Hot Pot	±3,443
B-1B	Massage Envy	±2,561
B-2A	H2Blow Dry Bar	±1,310
B-3	Aloha Nails	±3,004
B-4	Rooster's Men's Grooming	±1,113
B-5	VIO Med Spa	±3,086
B-6	AT&T	±2,771

BUILDING C

C-1A	Little Mama's	±3,501
C-1B	Sharonview Federal CU	±1,553
C-2A	Best Brains	±1,561
C-2B	TLC Cleaners	±1,104
C-3	Restore Hyper Wellness	±2,796
C-4	Idolize Brow Bar	±1,231
C-5A	Duck Donuts	±1,064
C-5B	Salata	±2,711
C-5C	AVAILABLE	±441

BUILDING D

D-1A	Penn Station Subs	±1,400
D-1B	Papa John's	±1,433
D-2	The UPS Store	±1,149
D-3	Duckworth's	±7,028
D-4	Avance Care	±3,491
D-5	Nuspine	±930
D-6	AVAILABLE	±2,777
D-7	Unique Boutique	±473
D-8	Margaritas	±4,220

BUILDING E

E-1A	Miller Street Dance	±9,578
E-1B	Atrium Urgent Care	±1,975
E-2	Banfield Pet Hospital	±2,625

BUILDING K

K-1	AVAILABLE	±2,808
K-2	Tori Irvine Dentist	±3,360
K-4	Elite Martial Arts	±1,631
K-5	NEGOTIATING	±1,611
K-6	TCBY	±1,312

BUILDING L

L-1	Paris Baguette	±3,500
L-2	Milk Cha Cha	±975
L-3	NEGOTIATING	±1,574
L-4	AVAILABLE	±1,688
L-5	Flour Power	±1,607
L-6	Clean Juice	±1,312

BUILDING M

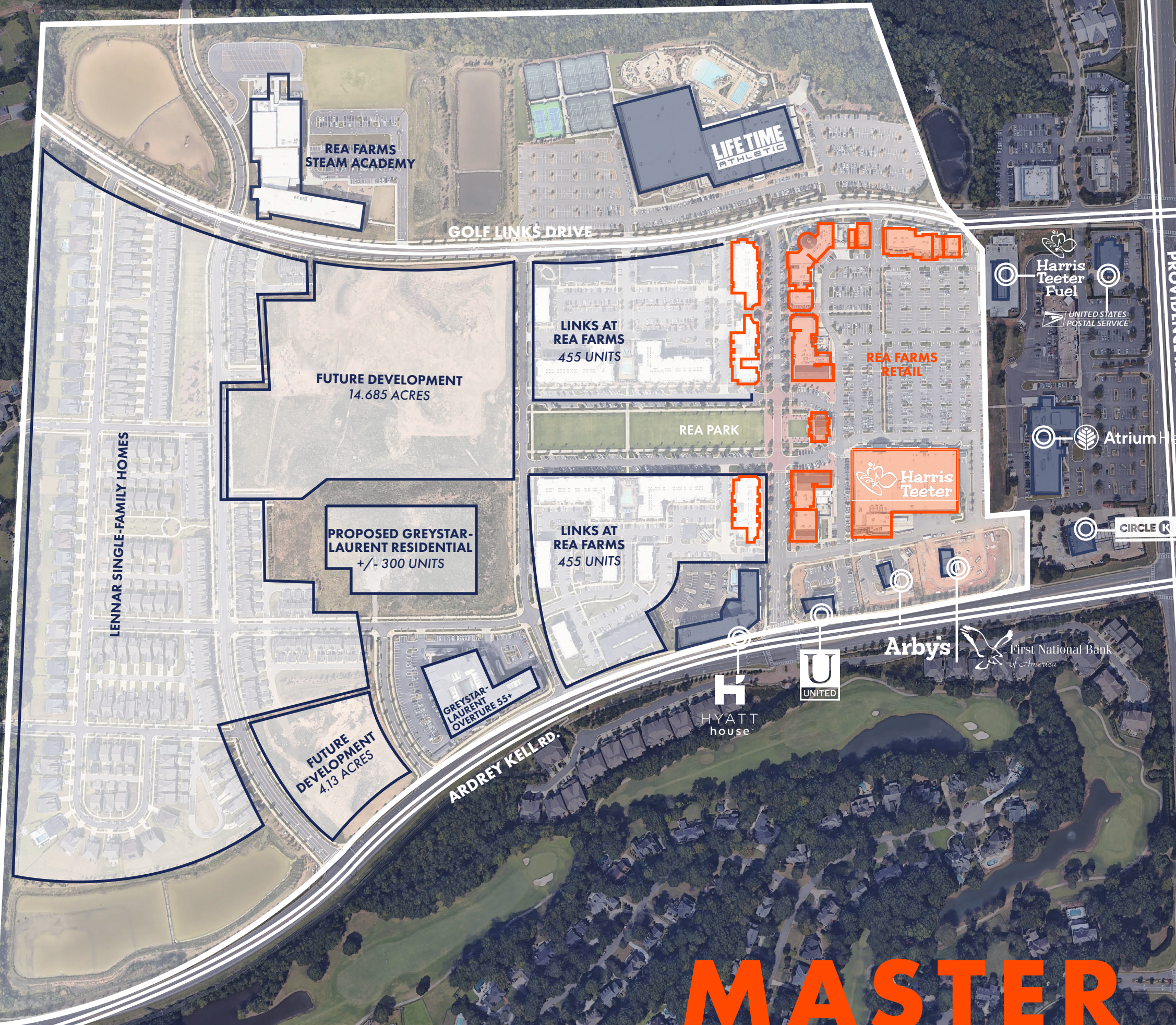
M-1	Salon Lofts	±4,475
M-3	Salon Lofts	±4,877
M-6	NEGOTIATING	±1,356

BUILDING N

N-1	Improper Pig	±3,535
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KEY

- AVAILABLE
- NEGOTIATING
- LEASED



LENNAR SINGLE-FAMILY HOMES

- KEY
- REAR FIELDS SHOPS
- MULTI FAMILY UNITS FIRST FLOOR RETAIL

MASTER PLAN

OVERVIEW

LIFETIME ATHLETIC

200K SF
+/- 8,000 MEMBERS
(1,200 - 4,000 VISITORS PER DAY)

REA FARMS

200K SF RETAIL
76K SF HARRIS TEETER
700 RESIDENTIAL UNITS
175 55+ HOUSING UNITS



DEMOS

ESTIMATED POPULATION (2022)

1 MILE	3 MILE	5 MILE
11,355	63,510	171,579

PROJECTED POPULATION (2022)

13,356	69,216	171,579
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AVERAGE AGE

33.2	37.2	37.4
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TOTAL EMPLOYEES

3,381	15,817	66,944
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MEDIAN HOME VALUE

\$464,280	\$431,480	\$422,564
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AVG HOME INCOME

\$124,392	\$149,368	\$152,459
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VPD

I-85

45,979 VPD

PROVIDENCE RD.

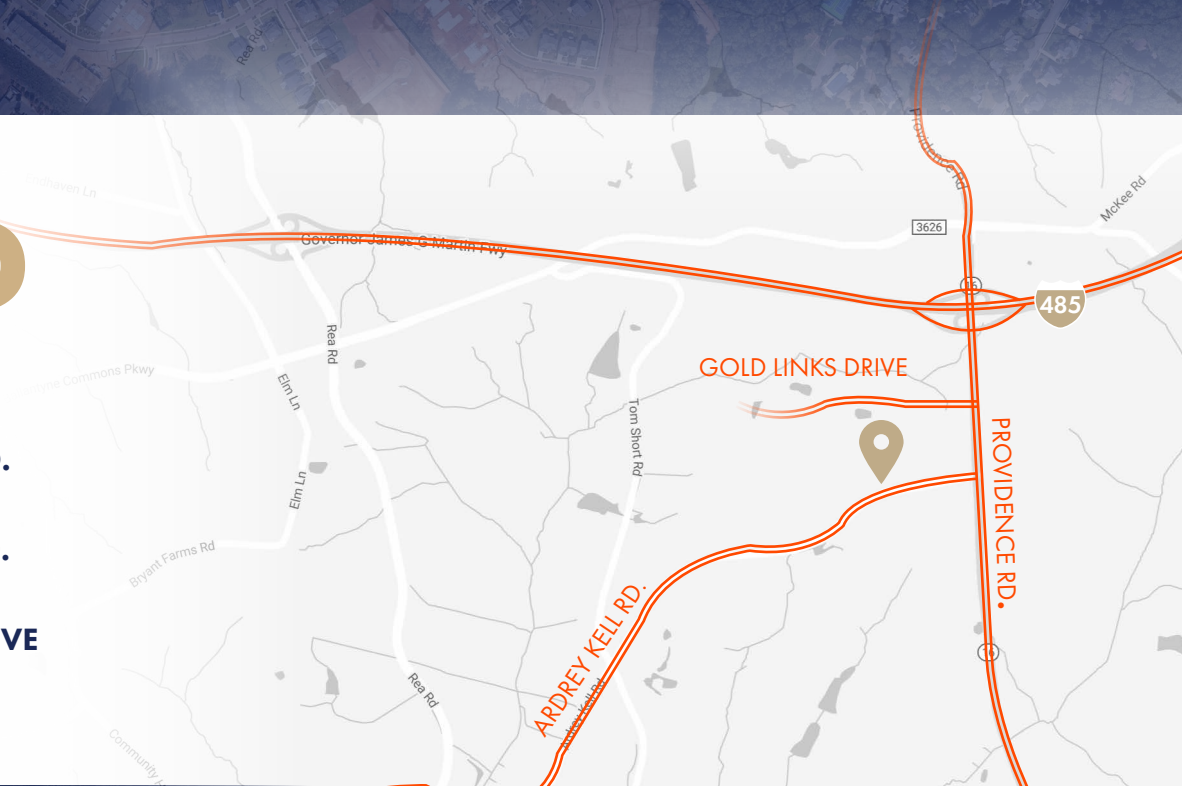
32,900 VPD

ARDREY KELL RD.

11,261 VPD

GOLD LINKS DRIVE

6,877 VPD



LEASED BY

FOUNDRY
COMMERCIAL

MANAGED BY

Lincoln

OWNED BY

BARINGS

RF