

Springfield 93 Acres Website: <http://www.swpre.com/listing/Springfield-93-Acres/>

Next to Sam's and Academy. 100K+ combined traffic count, located in top growth and demand area: James River FWY at US 160. Stunning demographics: 3.7% pop. Growth, \$101K avg. household (HH) income, 39% \$100K+ HH income \$300K median net worth, 6.3% unemployment. Excellent local retail demand, 3,000'+ frontage, outstanding schools, multiple curb cuts. Government support, zoned SFR, \$155 taxes. Attracting medical, franchise, national retailer and mixed use prospects. Largest tract for sale in City!

UNMET RETAIL DEMAND

Outstanding opportunities to meet unmet local retail demand. At 5-min. drive-time, top 3 retail opportunities avg. \$6M+ potential annual revs, top 5 avg. \$4.6M+ and top 10 avg. \$2.7M+

Top 3 opportunities avg.

\$6M+ in total annual potential revenues
\$647 per household
\$280 per person

Top 5 opportunities avg.

\$4.6M+ total
\$492 per household
\$213 per person

Top 10 opportunities avg.

\$2.7M+ total
\$287 per household
\$124 per person

Top 10 Opportunities

#1 Gasoline Station

\$11.6M+ total
\$1,245 per household
\$539 per person

#2 Clothing and Accessories

\$3.7M+ total
\$397 per household
\$172 per person

#3 Vending Machines

\$2.8M+ total
\$298 per household
\$129 per person

#4 Food and Beverage

\$2.5M+ total
\$275 per household
\$119 per person

#5 Sports, Hobbies and Music

\$2.3M+ total
\$245 per household
\$106 per person

#6 Jewelry, Luggage and Leather

\$1.1M+ total
\$117 per household
\$51 per person

#7 Used Autos

\$1.0M+ total
\$114 per household
49 per person

#8 Beer, Wine and Liquor

\$877K+ total
\$93 per household
\$40 per person

#9 Building Material and Supplies

\$461K total
\$49 per household
\$21 per person

#10 Shoes

\$342K+ total
\$36 per household
\$16 per person

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,093 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

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CONTACT

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