MAYO ISLAND | RICHMOND, VIRGINIA

> A REDEVELOPMENT OPPORTUNITY

PRESENTED BY:

Susan Jones Colliers International | Richmond Senior Vice President DIRECT +1 804 591 2415 EMAIL SUSAN.jones@colliers.com

Bill Mattox, SIOR Colliers International | Richmond Senior Vice President DIRECT +1 804 591 2428 EMAIL bill.mattox/@colliers.com

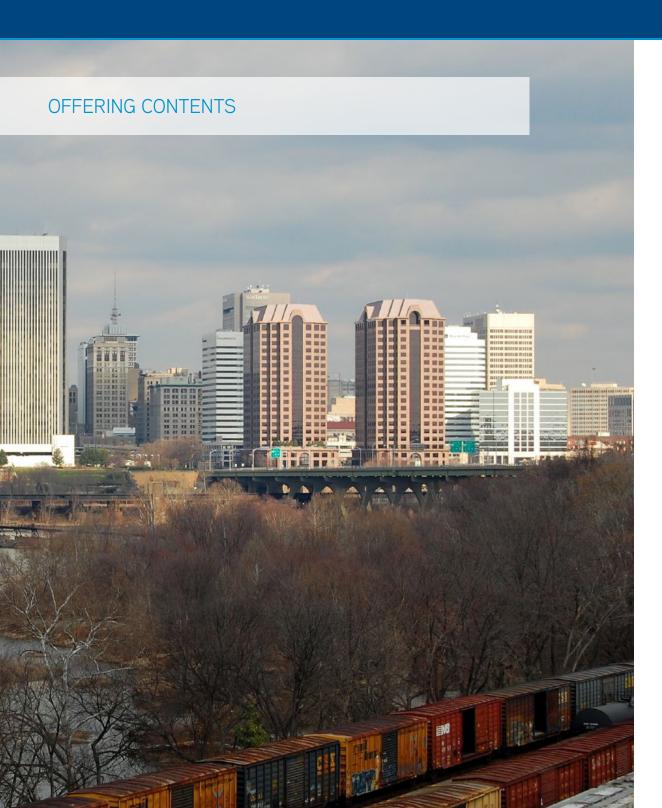
John Jay Schwartz Have Site Will Travel President DIRECT +1 804 740 1555 EMAIL jjschwartz@havesitewilltravel.com

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Virginia





MAYO ISLAND | RICHMOND, VA

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LOCAL MARKET CONTACTS:

BILL MATTOX, SIOR 804 591 2428 bill.mattox@colliers.com

SUSAN JONES 804 591 2415 susan.jones@colliers.com COLLIERS INTERNATIONAL 6606 W. Broad Street, Suite 400 Richmond, VA 23230 www.colliers.com/richmond

JOHN JAY SCHWARTZ, MCR, RPA 804 740 1555 jjschwartz@havesitewilltravel.com HAVE SITE WILL TRAVEL PO Box 29147 Richmond, VA 23342 www.havesitewilltravel.com







Historical Overview

HISTORICAL OVERVIEW

Mayo Island is strategically located at the convergence of the fall zone and tidewater sections of the James River. Since 1788 bridges have connected south of the river to downtown Richmond . The ferocity of the James River, industrialization and bridge construction have all combined to shape the modern footprint of the island today.

The Mayo family of Richmond obtained a charter to construct and operate a toll bridge across the James River in 1785. The first bridge opened in 1788 and was the first span across the James River replacing earlier ferry crossings. The consolidation agreement between Manchester and Richmond in 1910 required a new bridge to connect Hull and 14th Streets. The resulting bridge was completed in 1913 with an arched concrete structure reminiscent of arched bridges in Paris and London. Various uses over the years have included a sawmill, private recreation facilities, boathouses for commercial and recreational fishing and Mayo Field, a baseball stadium in use until 1940.

The island is comprised of approximately 13.9 acres with 4.4 acres on the western side of the island and the remainder on the eastern side. The eastern portion contains a 2-story brick building with a parking field, a 1-story building and 3 acre field at the easternmost tip with a stage for outdoor events. The western side has a concrete base from a previous structure and a small recycling business facing the 14th Street Bridge.

Mayo Island offers a centrally located development opportunity with spectacular views of the James River and connectivity to the vibrant Manchester district and Downtown Richmond with all their many amenities.









Property Description

PROPERTY HIGHLIGHTS

CURRENT PROPERTY DESCRIPTION



SITE AREA EAST OF S. 14TH STREET: 9.9 +- ACRES

WEST OF S. 14TH STREET: 4.6 +- ACRES

- UTILITY
- ADEQUATE PUBLIC WATER & GAS
 ALONG THE 14TH STREET BRIDGE
- ALONG THE 14TH STREET BRIDGE • NEW PUMP STATION LIKELY REQUIRED FOR
- SANITARY SEWER
 STORM SEWER DISCHARGE TO JAMES RIVER

ACCESS

- CSX RAIL USED CONSISTENTLY
- SECONDARY RAIL USED 1 2 TIMES DAILY
- BRIDGE NEEDS TO BE UPDATED

FLOOD PLAIN

- 100 YEAR WATER SURFACE, ELEV. = 36
- MOST OF SITE, ELEV. = 30
- EASTERN END OF SITE, ELEV. = 20
- 14TH STREET BRIDGE, ELEV. = 30
- NOAA REPORTS TWO FLOODS ABOVE ELEV. 30 IN PAST 100 YEARS
- NEW FLOODPLAIN ANALYSIS REQUIRED
- CONFIRMATION OF RPA OR IDA AROUND PERIMETER OF ISLAND NEEDED TO CONFIRM USABLE AREA

- Property Highlights
- > Prominent central business district location
- > Unique, last developable island in Richmond
- > Public water, sewer and gas available
- > Zoned M-1, Light Industrial
- > Some engineering studies performed



JUNIE WEST, PE 804-200-6497 JUNIE.WEST@TIMMONS.COM

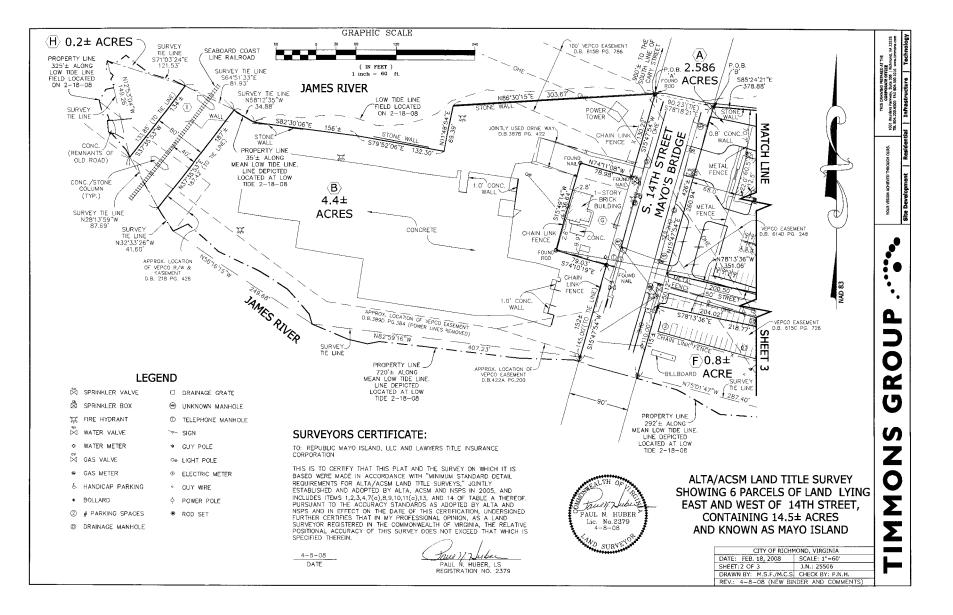
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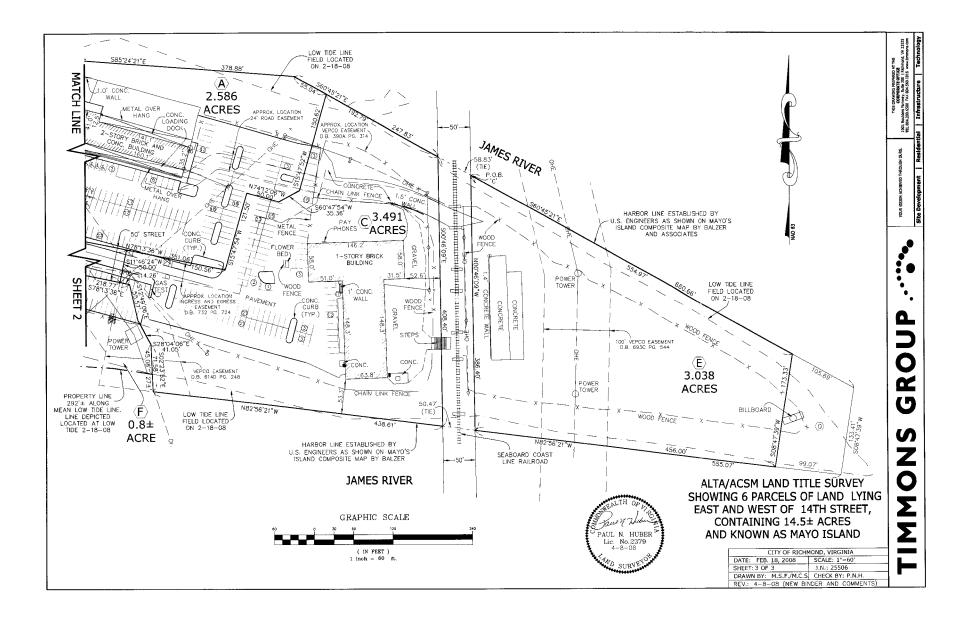
PROPERTY HIGHLIGHTS

PROPERTY SURVEY > WEST SIDE



PROPERTY HIGHLIGHTS

PROPERTY SURVEY> EAST SIDE





Area and Martket Overview

RICHMOND OVERVIEW

REGIONAL OVERVIEW

Richmond has 400 years of history as one of the leading political, financial and cultural centers in the Southeastern United States. Today, Richmond thrives on its strong, diverse, and growing economic base in manufacturing, was well as in the financial services and distribution industries. Richmond is one of the nation's largest homes to corporate America, with 10 Fortune 1000 corporate headquarters and 6 Fortune 500 companies. Richmond, Virginia was among the top 20 metro areas in 2012 for the total number of companies (ranked 17th). Metro Richmond is the largest financial center in Virginia, primarily due to the location of the 5th Federal Reserve Bank in downtown Richmond.

GEOGRAPHIC

Greater Richmond, Virginia is strategically located at the center of the East Coast economic corridor. Road and rail links are excellent with New York (288 miles), Atlanta (469 miles) and Boston (477 miles). The nation's capital, Washington DC, is adjacent to Virginia's north east corner. Richmond, Virginia's state capital is only 98 miles due south of DC (two hours drive).

Top 10 Private Empoyers in the Area

Capital One Financial Corp. 9,995 Em VCU Health System 7,935 Em HCA Inc. 7,236 Em Bon Secours Richmond Health System 5,991 Em Dominion Resources Inc. 5,244 Em Altria Group Inc. 4,110 Em SunTrust Banks Inc. 4,100 Em DuPont 3,084 Em Wells Fargo & Co. 2,851 Em WellPoint Inc. 2,801 Em State Government 26,845 Em

Top 5 Public Empoyers in the Area

Federal Government 15,800 Em Chesterfield County 10,845 Em Henrico County 10,694 Em City of Richmond 8,583 Em Hanover County 4,038 Em

Fortune 1000 Companies in Greater Richmond

Company	Business	<i>Fortune</i> Rank
Altria Group	Tobacco products	156
Dominion Resources	Electric and gas utility	187
Genworth Financial	Insurance	258
CarMax	Automotive retailer	279
Owens & Minor	Health car wholesaler	298
MeadWestvaco	Packaging	406
Brink's	Security services	577
Markel	Insurance	769
Universal	Tobacco wholesaler	781
NewMarket	Chemicals	882

New Jobs in Greater Richmond

New Jobs Announced
1,460
1,400
772
706
200
174
150
140
100



Credit information: Greater Richmond Partnership and Virginia Economic Development Partnership

RICHMOND DOWNTOWN FACTS







OVER 73,817 EMPLOYEES WITHIN TEN BLOCKS, INCLUDING:

- > Greater Richmond Convention Center: 340,000+ annual attendees at 550+ group events
- > VCU Main Campus and Medical College: 32,000+ student population
- > VCU Medical Center: 820 beds; 8,615 employees
- > 4th District U.S. Circuit Court of Appeals: 240,000+ sf, \$120M project completed in 2008
- > Virginia State Capitol
- > Richmond City Hall
- > The Federal Reserve Bank Fifth District: 700,000+ sf
- > Mead Westvaco corporate offices: 400+ employees
- > Phillip Morris R&D Facility: 400,000+ sf
- > Biotechnology Park: 1.1 Million sf
- > 4 major law firms with 700+ attorneys
- > Regional headquarters for SunTrust, Bank of America, BB&T and Wells Fargo

13,600+ RESIDENTS IN THE CENTRAL BUSINESS AND RIVER DISTRICTS

- > 49% of population are 20-44 years old
- > 40% of population have bachelors or graduate degrees

CULTURAL ATTRACTIONS IN RICHMOND INCLUDE:

- > Richmond CenterStage performing arts center: attracted 240,000+ patrons for 250+ events in 2010
- > The National Theatre: 1,600+ capacity music venue with 300+ concerts per year
- > Richmond Coliseum: within walking distance
- > Historic Canal Walk with canal cruises
- > Virginia Museum of Fine Arts
- > Science Museum of Virginia
- > Civil War Visitors Center

>

- > Edgar Allen Poe Museum
- > 17th Street Farmer's Market
- Class 4 rapids for kayaking and rafting excursions

ANNUAL RICHMOND EVENTS INCLUDE:

- Richmond International Raceway complex: 2 NASCAR races annually
- > Richmond Folk Festival: 200,000+ attendance in 2013
- > Monument Avenue 10K Run: largest 10K race in the country
- > Downtown Holiday Grand Illumination
- > XTERRA east coast championship
- > 2015 World Cycling Championship expecting 450,000 attendees with an economic impact of \$135,000,000

RICHMOND ACCOLADES

- > Richmond named one of the country's 10 hottest housing markets, by CNN Money, Jan. 2014
- > Richmond ranked one of the top 20 fittest cities in America, by the ACSM's American Fitness Index, Jan. 22, 2014.
- > Richmond named one of the top 10 big cities to live and work, by Credit Donkey, December 2013.
- > One of the "Top Destinations of 2014" for travel, by Frommer's, December 2013.
- > Richmond ranked 8th among top Digital Cities with population between 125,000 and 250,000 by Digital Communities, November 2013.
- > Ranked 3rd among "The Most Creative Mid-Sized Cities in America" by Movoto, November 2013.
- > Richmond named among Top 100 Best Places to Live by Livability.com, October 2013.
- > Richmond named one of "10 Up And Coming Cities for Entrepreneurs" by Forbes.com, September 2013.
- > Richmond ranked one of the 10 most affordable big cities for renters, Kiplinger.com, September 2013.
- > Richmond named a 'Hot U.S. City' for Jobs and Culture, by the Daily Beast, July 2013.
- > Ranked among the 50 Best U.S. Cities for Employment Satisfaction, by Glassdoor, July 2013.
- > Richmond ranked among the Top 50 Military Friendly Cities®, by Victory Media, May 2013.
- > Ranked No. 1 among large cities for financial activities jobs, by New Geography, May 2013.
- Ranked 25th Best City for Job Growth among large sized cities by New Geography, May 2013.
- > One of the 10 Best Cities for Finding Employment, by Forbes.com, April 2013.
- > One of the Top Cities for Business Growth among 100 metro areas, rated by the Wall Street Journal's MarketWatch.com, April 2013.
- > Ranked one of the Top 10 Mid-Sized American Cities of the Future in Foreign Direct Investment (fDi) Magazine's North American Cities of the Future 2013/14, April 2013.
- > Richmond received grade "B+" in overall Small Business Friendliness by Thumbtack.com, April 2013.
- > Richmond was named the 5th Best City for Jobs by Forbes.com, March 2013.
- > Richmond ranked in the top 10 metro areas for the fastest-growing wages paid to workers in professional, technical, and scientific services in a study by New Geography, February 2013.
- > Richmond ranked in the top 10 of the 50 Best Cities for Working Mothers by Forbes.com, October 2012.
- > Richmond is named Best River Town in America by Outside Magazine, September 2012.
- > Ranked as the 3rd Best Large City in the Country for Job Creation, according to Gallup, March 29, 2012.
- > Ranked 2nd among the top 10 Fastest Growing Cities for Technology Jobs in the Dice Report, March 2012.
- > Ranked 51st among the Top 100 Healthiest Cities for Women by SELF Magazine, January 11, 2012.
- > Richmond came in at #13 on The Daily Beast's "Best Cities to Find a Date in 2012" ranking, January 10, 2012.
- > One of the 10 best U.S. cities to live, work and make movies, according to MovieMaker, Winter 2011.
- > Richmond is rated among top Best Cities for Business by Wall Street Journal's MarketWatch.com, December 2011. Company score measures the concentration of businesses within an area according to several gauges. Economic score looks unemployment, job growth, population growth, personal income and local economic output.
- > The Richmond region is the third-best metropolitan area in the country for military retirees to launch a second career, by the USAA financial services firm and Military.com, November 9, 2011.
- > Ranked one of the 20 Happiest Cities for Young Professionals in America by Forbes.com, September 8, 2011.
- > One of the nation's 50 best places for business and careers by Forbes.com, June 29, 2011



Demographics

RICHMOND DEMOGRAPHICS - MSA

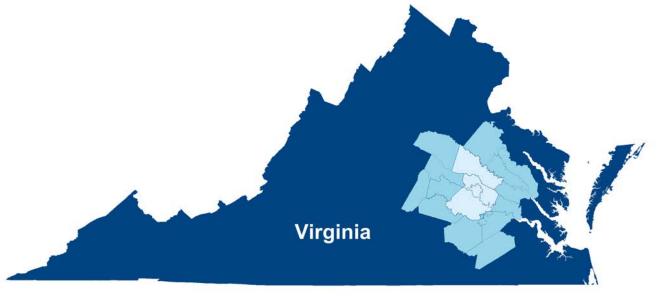


Percentage	Race
63%	White
30%	Black/African American
3%	Asian
4%	Other races

The population of the Richmond MSA is nearly 1.3 million and a growing international community adds to the area's cultura diversity and cosmopolitan character. The Greater Richmond region accounts for 74% of the Richmond MSA's population with the population growth rate slightly higher than the Richmond MSA's growth rate.

- In 2011, the Richmond MSA was the nation's 45th largest metro area
- Daytime population in Downtown Richmond is 73,817 employees
- 54% of the total population is in the prime working ages of 25-64, higher than the national average of 53%
- Sex: 49% Male, 51% Female
- Median age: 37.7
- Median household income 2011: \$54,798, above the U.S. average of \$50,502
- Educational attainment (population 25 and older): High school graduate or higher 86.5%, Some college 20.8%, Bachelor's degree or higher 32.0

Credit information: Greater Richmond Partnership and Virginia Economic Development Partnership





> CURRENTLY

7,000 apartment units 500 condo units 7,500 total units X 1.25 occupants per unit 9,375 residents

> CURRENT PRIVATELY OWNED STUDENT HOUSING

1,000 units X 1.25 occupants per unit 1,250 residents

> PLANNED OR UNDER CONSTRUCTION BY 2014

1,500 units X 1.25 occupants per unit 1,875 new residents by 2014

> NUMBER OF RESIDENTS BY 2014: 12,500

- After 2014, 300 new units per year are projected
- * From Belvidere Street through Shockoe Bottom; Income levels over \$35,000

All information provided by S. Patz & Associates, Potomac Falls, VA



photo source: www.millerandrhoads.com

RICHMOND DEMOGRAPHICS 1-3-5 MILE

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Two or More Races 543 5.33 3.549 5.12 6.896 2.87 Ext. Population Hepsnic or Latino 10.201 113.593 239.965 1100<	Some Other Race Alone			
Ext. Population Huganic or Latino 10.291 113.393 299.63 Huganic co Latino 404 393 3.515 3.10 13.842 577 Nullsouic Co Latino 9.877 9.607 20.112 40.47 40.47 40.47 40.47 40.59 20.421 40.47 40.47 40.47 40.59 40.57 <td< td=""><td>Two or More Races</td><td>343 3.33</td><td>3,540 3.12</td><td>6,896 2.87</td></td<>	Two or More Races	343 3.33	3,540 3.12	6,896 2.87
Hispanic or Latino 404 303 3.515 3.10 13.842 5.773 Trune of Occupied 5.773 47,636 101.974 Owner Occupied 1.04 18.05 1601 15.50 45.17 44.66 Owner Occupied 4.73 18.05 30.725 64.50 56.857 55.66 Average Household Size 1.72 2.20 2.26 1.72 1.74 1.74 66.06 1.01941 CV Hisk Ines \$150.00 1.000 1.01 19.07 13.848 2.78 1.74 6.66 1.01941 CV Hisk Ines \$150.00 1.010 19.07 13.848 2.26 1.72 2.20 1.72 1.74		_		
No.if Hapanic or Latino 9.887 96.07 10.9878 96.09 226,121 94.23 Temer Occupied 1.042 18.05 16.011 35.50 45.65 56.87 57.73 Arener Occupied 1.042 18.05 16.011 35.50 45.65 56.87 57.73 Arener Occupied 1.07 1.07 15.48 22.26 10.01 47.03 10.01 19.074 VIHs. Inc \$15.000 51.099 1.01 19.07 15.48 22.82 22.81 10.01 10.01 19.07 15.48 22.82 22.81 10.01 10.01 19.07 15.48 22.82 22.81 10.01 10.01 19.07 15.48 22.82 22.81 10.01 10.01 19.07 15.48 22.82 22.81 10.01 10.01 10.01 10.01 10.01 10.01 10.01 10.01 10.02 10.01 10.02 10.01 10.02 10.02 10.02 10.02 10.02 10.02 10.02 10.02 10.02 10.02 10.02 10.02 10.02 10.02 10.02<	14 Est. Population Hispanic or Latino	10,291	113,393	239,963
NN: Hispanic or Latino 9,87 96.07 109.878 96.90 226,121 94.23 Tenure of Vecupied Housing Units 5,773 47,636 101.974 90.00	Hispanic or Latino	404 3.93	3,515 3.10	13,842 5.77
Owner Occupied 1.042 1.805 1.6911 35.50 45.117 44.24 Kmer Occupied 4.73 81.95 30.725 64.50 56.857 55.87 Avrange Honschold Size 1.72 2.20 2.26 2.16 54.87 55.97 57.05 FULPONSChold Size FULPONSChold Income 57.73 47.65 FULPONSChold Size FULPONSChold Size FULPONSChold Income 57.73 47.66 FULPONSChold Size FULPONSChold Size <td>Not Hispanic or Latino</td> <td></td> <td>109,878 96.90</td> <td></td>	Not Hispanic or Latino		109,878 96.90	
Owner Occupied 1.042 1.805 1.6911 35.50 45.117 44.24 Kmer Occupied 4.73 81.95 30.725 64.50 56.857 55.87 Avrange Honschold Size 1.72 2.20 2.26 2.16 54.87 55.97 57.05 FULPONSChold Size FULPONSChold Income 57.73 47.65 FULPONSChold Size FULPONSChold Size FULPONSChold Income 57.73 47.66 FULPONSChold Size FULPONSChold Size <td></td> <td>_</td> <td></td> <td></td>		_		
Average Honschold Size 1.72 2.20 2.26 Ed. Honschold Size 1.72 2.20 2.26 CY HHs, Inc S15,000 1.001 19.07 13.98 29.28 21.97 CY HHs, Inc S15,000 54.999 710 1.44 11.44 11.566 13.56 CY HHs, Inc S15,000 54.999 710 1.43 12.37 12.36 CY HHs, Inc S15,000 54.999 12.33 1.36 15.991 12.42 CY HHs, Inc S15,000 54.999 223 9.16 5.444 1.43 12.371 12.36 CY HHs, Inc S15,000 54.999 223 3.16 6.049 1.42 2.46 5.47 CY HHs, Inc S12,000 514.999 223 8.51 1.08 1.71 1.25 CY HHs, Inc S12,000 514.9999 7.41 1.28 1.01 2.12 2.406 5.53.63 F4. Average Honschold Income \$57,699 \$46,924 \$53.563 57.380 1.44 1.44 1.44 1.44 1.44	14 Tenure of Occupied Housing Units	5,773	47,636	101,974
Average Honschold Size 1.72 2.20 2.26 Ed. Honschold Size 1.72 2.20 2.26 CY HHs, Inc S15,000 1.001 19.07 13.98 29.28 21.97 CY HHs, Inc S15,000 54.999 710 1.44 11.44 11.566 13.56 CY HHs, Inc S15,000 54.999 710 1.43 12.37 12.36 CY HHs, Inc S15,000 54.999 12.33 1.36 15.991 12.42 CY HHs, Inc S15,000 54.999 223 9.16 5.444 1.43 12.371 12.36 CY HHs, Inc S15,000 54.999 223 3.16 6.049 1.42 2.46 5.47 CY HHs, Inc S12,000 514.999 223 8.51 1.08 1.71 1.25 CY HHs, Inc S12,000 514.9999 7.41 1.28 1.01 2.12 2.406 5.53.63 F4. Average Honschold Income \$57,699 \$46,924 \$53.563 57.380 1.44 1.44 1.44 1.44 1.44	Owner Occupied	1,042 18.05	16,911 35.50	45,117 44.24
Average Household Size 1.72 2.20 2.26 Ext. Household Income 5.773 47.635 101.974 CY HHs, Inc S 15,000 11.01 19.07 13.948 20.28 22.262 21.13 13.056 13.056 13.056 13.056 13.056 13.056 13.056 13.056 13.056 13.056 13.056 13.056 13.0579 15.050 57.959 15.05 54.41 14.34 12.217 12.05 13.056 13.0579 15.05 10.074 10.052 12.02 2.040 2.16 10.012 2.12 2.040 2.16 10.012 12.02 2.040 2.16 10.012 12.02 2.040 2.12 2.040 2.10 2.15 10.012 12.02 2.040 2.12 2.040 2.11 12.02 2.040 2.12 2.040 2.11 12.02 2.040 2.12 2.040 2.11 12.02 2.043 5.051 10.012 12.02 2.05 0.43 5.051 10.010 10.020	Renter Occupied			
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124. Househout 01 House 2,775 47,030 10,074 V1 HHs, Inc \$15,000 10,101 19,07 13,948 22,262 22,562 22,13 V1 HHs, Inc \$15,000 52,000 54,999 52,9 9,16 5,444 14,3566 13,06 V1 HHs, Inc \$55,000 549,999 52,9 9,16 6,344 14,43 12,371 15,679 15,88 V1 Hs, Inc \$55,000 549,999 52,0 9,16 6,344 14,34 12,371 15,669 15,679 15,88 V1 Hs, Inc \$55,000 512,999 520 9,01 3,781 7,94 9,908 9,72 V1 Hs, Inc \$15,000 512,999 20 0,1 1,012 2,12 2,400 2,191 2,15 V1 Hs, Inc \$15,000 519,999 60 10,4 2,02 2,03 537,380 Ext. Average Household Income \$57,959 \$46,924 \$53,563 \$53,7380 Make A Africa Merican Alone \$2,244 \$3,300 38,43 44,742 American Indian and Alaska Native Alone \$50,268 47,671 44,742 30,843 </td <td>14 Average Household Size</td> <td>1.72</td> <td>2.20</td> <td>2.26</td>	14 Average Household Size	1.72	2.20	2.26
CY HHs, Inc \$15,000 - \$24,999 717 12.42 6.889 14.40 13.566 13.20 CY HHs, Inc \$55,000 - \$49,999 529 9.16 5.444 14.31 12.31 12.34 CY HHs, Inc \$55,000 - \$49,999 1.233 21.36 6.394 13.42 15.94 15.86 CY HHs, Inc \$55,000 - \$124,999 220 3.85 1.593 3.34 4.625 4.54 CY HHs, Inc \$150,000 - \$124,999 226 3.66 1.01 2.12 2.460 2.44 CY HHs, Inc \$150,000 - \$199,999 187 3.24 9.27 1.95 2.191 2.15 CY HHs, Inc \$50,000 - \$199,999 187 3.24 9.27 1.95 2.191 2.15 CY HHs, Inc \$50,000 - \$199,999 187 3.24 9.27 1.95 2.191 2.15 CY HHs, Inc \$50,000 - \$199,999 74 1.2 0.31 108 1.271 1.25 Ext. Average Household Income \$57,959 \$46,924 \$53,563 \$37,380 \$36,333 \$36,333 \$36,343 Anencian Indian and Alaska Native Alone 55,368 47,671 44,742	14 Est. Households by Household Income	5,773	47,636	101,974
CY HHs, Inc \$15,000 - \$24,999 717 12.42 6.859 14.40 12.566 13.30 CY HHs, Inc \$55,000 - \$49,999 529 9.16 5.444 14.31 12.31 12.13 CY HHs, Inc \$55,000 - \$49,999 12.33 21.36 6.394 13.42 15.96 15.88 CY HHs, Inc \$55,000 - \$12,4999 222 3.85 1.593 3.34 4.625 4.54 CY HHs, Inc \$150,000 - \$12,4999 266 4.61 1.01 2.12 2.460 2.44 CY HHs, Inc \$150,000 - \$199,999 187 3.24 927 1.95 2.191 2.15 CY HHs, Inc \$50,000 - \$199,999 187 3.24 927 1.95 2.191 2.15 CY HHs, Inc \$50,000 - \$199,999 187 3.24 927 1.95 2.191 2.15 CY HHs, Inc \$50,000 - \$199,999 74 1.28 513 1.08 1.271 2.45 0.45 Ext. Average Household Income \$57,959 \$46,924 \$37,380 \$37,380 \$37,380 \$37,380 \$38,33 Anencian Indian and Alaka Native Alone 55,268 4.76.71 <t< td=""><td>CY HHs, Inc < \$15,000</td><td>1.101 19.07</td><td>13,948 29.28</td><td>22,562, 22,13</td></t<>	CY HHs, Inc < \$15,000	1.101 19.07	13,948 29.28	22,562, 22,13
CY HHs, Inc \$25,000 - \$34,999 529 9.16 5.444 11.43 12.371 12.17 CY HHs, Inc \$35,000 - \$49,999 8.51 14.74 6.618 13.42 15.946 15.64 CY HHs, Inc \$55,000 - \$74,999 5.20 9.01 3.781 7.94 9.908 9.72 CY HHs, Inc \$100000 - \$124,999 220 3.83 4.625 4.54 CY HHs, Inc \$100000 - \$199,999 266 4.61 1.012 2.12 2.460 2.41 CY HHs, Inc \$100000 - \$199,999 187 3.24 9.72 855 0.82 1.71 1.25 CY HHs, Inc \$50,000 - \$199,999 60 0.41 420 0.72 885 0.82 CY HHs, Inc \$50,000 - \$199,999 74 1.28 513 1.08 1.271 1.25 CY HHs, Inc \$50,000 - \$24,999 \$30,530 \$37,380 \$37,380 \$37,380 Ext. Average Household Income \$44,524 \$30,530 \$37,380 \$38,43 American Indian and Alaska Native Alone \$2,32,64 \$30,851 \$49,991 \$36,857 \$40,981 Notive Hawaiian and Other Pacific Isl	CY HHs, Inc \$15,000 - \$24,999			
CY HHs, Inc \$35,000 - \$49,999 851 14.74 6.618 13.82 15.679 15.83 CY HHs, Inc \$50,000 - \$74,999 1.233 21.36 6.394 13.42 15.946 15.64 CY HHs, Inc \$50,000 - \$51,999 222 3.85 1.593 3.34 4.625 4.54 CY HHs, Inc \$150,000 - \$194,999 262 3.85 1.591 2.12 2.460 2.41 CY HHs, Inc \$150,000 - \$199,999 187 3.24 927 1.95 2.191 2.15 CY HHs, Inc \$200,000 - \$249,999 60 1.04 342 0.72 835 0.51 CY HHs, Inc \$50,000 - \$199,999 74 1.28 513 1.08 1.271 1.25 CY HHs, Inc \$50,000 - \$199,999 74 1.28 513 1.08 1.271 1.25 CY HHs, Inc \$50,000 - \$199,999 74 1.28 \$30,53 561 537,380 Ext. Average Household Income \$57,595 \$46,924 \$33,50 \$37,380 Back or African American Alone 22,244 23,390 30,843 44,742 Asim Alone 21,072 15,562<	CY HHs, Inc \$25,000 - \$34,999			
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CY HHs, Inc \$125,000 - \$149,999 266 4.61 1.012 2.12 2.400 2.41 CY HHs, Inc \$125,000 - \$199,999 187 3.24 927 1.95 2.191 2.15 CY HHs, Inc \$250,000 - \$249,999 60 1.04 342 0.72 835 0.82 CY HHs, Inc \$250,000 - \$499,999 74 1.28 513 1.08 1.271 1.25 CY HHs, Inc \$50,000+ 12 0.21 2.05 0.43 561 0.55 Est. Average Household Income \$57,959 \$46,924 \$53,563 \$53,780 \$51,780 \$51,780 \$17,80 <t< td=""><td>CY HHs, Inc \$100,000 - \$124,999</td><td></td><td></td><td></td></t<>	CY HHs, Inc \$100,000 - \$124,999			
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CY HHs, Inc \$500,000+ 12 0.21 205 0.43 561 0.55 Est. Average Household Income \$57,959 \$46,924 \$53,563 Feature Character C	CY HHs, Inc \$200,000 - \$249,999			
CY HHs, Inc SS00,000+ 12 0.21 205 0.43 561 0.55 Est. Average Household Income \$57,959 \$46,924 \$53,563 Est. Median Household Income \$44,524 \$30,530 \$37,380 Median HH Inc by Single Race Class or Ethn White Alone \$5,368 43,361 48,900 Black or African American Alone 22,244 23,390 30,843 American Indian and Alaska Native Alone \$6,268 47,671 44,742				
Est. Average Household Income\$57,959\$46,924\$53,563Est. Median Household Income\$44,524\$30,530\$37,380Median HI Inc by Single Race Class or EthnKite Alone\$5,36843,36148,900Black or African American Alone22,24423,39030,843American Indian and Alaska Native Alone\$6,26847,67144,742Asian Alone27,07215,36221,878Other Race Alone14,99930,38727,290Two or More Races40,35228,89430,456	CY HHs, Inc \$500,000+	12 0.21	205 0.43	561 0.55
Est. Average Household Income \$57,959 \$46,924 \$53,563 Est. Median Household Income \$44,524 \$30,530 \$37,380 Median HH Inc by Single Race Class or Ethm				
Median HH Inc by Single Race Class or Ethn White Alone 55,368 43,361 48,900 Black or African American Alone 22,244 23,390 30,843 American Indian and Alaska Native Alone 56,268 47,671 44,742 Asian Alone 27,072 15,362 21,878 Native Hawaiian and Other Pacific Islander Alone 43,936 35,857 40,981 Some Other Race Alone 14,999 30,387 27,290 Two or More Races 40,352 28,894 30,456 Hispanic or Latino 37,225 32,703 34,913	14 Est. Average Household Income	\$57,959	\$46,924	\$53,563
Median HH Inc by Single Race Class or Ethn White Alone 55,368 43,361 48,900 Black or African American Alone 22,244 23,390 30,843 American Indian and Alaska Native Alone 56,268 47,671 44,742 Asian Alone 27,072 15,362 21,878 Native Hawaiian and Other Pacific Islander Alone 43,936 35,857 40,981 Some Other Race Alone 14,999 30,387 27,290 Two or More Races 40,352 28,894 30,456 Hispanic or Latino 37,225 32,703 34,913		_		
Mite Alone 55,368 43,361 48,900 Black or African American Alone 22,244 23,390 30,843 American Indian and Alaska Native Alone 56,268 47,671 44,742 Asian Alone 27,072 15,362 21,878 Native Hawaiian and Other Pacific Islander Alone 43,936 35,857 40,981 Some Other Race Alone 14,999 30,387 27,290 Two or More Races 40,352 28,894 30,456	14 Est. Median Household Income	\$44,524	\$30,530	\$37,380
Mite Alone 55,368 43,361 48,900 Black or African American Alone 22,244 23,390 30,843 American Indian and Alaska Native Alone 56,268 47,671 44,742 Asian Alone 27,072 15,362 21,878 Native Hawaiian and Other Pacific Islander Alone 43,936 35,857 40,981 Some Other Race Alone 14,999 30,387 27,290 Two or More Races 40,352 28,894 30,456				
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American Indian and Alaska Native Alone 56,268 47,671 44,742 Asian Alone 27,072 15,362 21,878 Native Hawaiian and Other Pacific Islander Alone 43,936 35,857 40,981 Some Other Race Alone 14,999 30,387 27,290 Two or More Races 40,352 28,894 30,456				
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Native Hawaiian and Other Pacific Islander Alone 43,936 35,857 40,981 Some Other Race Alone 14,999 30,387 27,290 Two or More Races 40,352 28,894 30,456 Hispanic or Latino 37,225 32,703 34,913				
Some Other Race Alone 14,999 30,387 27,290 Two or More Races 40,352 28,894 30,456 Hispanic or Latino 37,225 32,703 34,913				
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Hispanic or Latino 37,225 32,703 34,913	Two or More Races			
Not Hispanic or Latino 44,815 30,453 37,500				

LOCAL BROKER CONTACTS:



BILL MATTOX, SIOR Senior Vice President 804 591 2428 bill.mattox@colliers.com

SUSAN JONES Senior Vice President 804 591 2415 susan.jones@colliers.com

COLLIERS INTERNATIONAL 6606 W. Broad Street, Suite 400 Richmond, VA 23230 www.colliers.com/richmond



JOHN JAY SCHWARTZ, MCR, RPA 804 740 1555 jjschwartz@havesitewilltravel.com

HAVE SITE WILL TRAVEL PO Box 29127 Richmond, VA 23242 www.havesitewilltravel.com

LOCAL CONSULTANT CONTACTS:



JUNIE WEST, PE Director of Private Land Development 804 200 6497 junie.west@timmons.com TIMMONS GROUP 1001 Boulders Parkway, Suite 300 Richmond, VA 23225 www.timmons.com Baskervill

BRENT FARMER, AIA, LEED AP Principal | Chairman 804 343 1010 junie.west@baskervil.com BASKERVILL 101 S. 15th Street, Suite 200 Richmond, VA 23219 www.baskervill.com

rdj roth doner jackson, plc

ANDY CONDLIN Partner 804 977 3373 acondlin@rothdonerjackson.com ROTH DONER JACKSON, PLC 919 E. Main Street, Suite 2110 Richmond, VA 23219 www.rothdonerjackson.com

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