CENTER NAME
Cross Pointe Marketplace

LISTING ID
1201

LOCATION
8201 Hull Street Road
Richmond, VA | 23235

PROPERTY HIGHLIGHTS
- Anchored by Food Lion
- Shadow anchored by Bryant & Stratton College with more than 1,500 students
- Traffic counts exceed 37,000 per day
- Located on major retail corridor

DEMOGRAPHIC SNAPSHOT

<table>
<thead>
<tr>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>4,852</td>
<td>57,499</td>
</tr>
<tr>
<td>HOUSEHOLDS</td>
<td>1,868</td>
<td>21,936</td>
</tr>
<tr>
<td>AVERAGE HH INCOME</td>
<td>$85,374</td>
<td>$75,712</td>
</tr>
<tr>
<td>BUSINESSES</td>
<td>161</td>
<td>1,892</td>
</tr>
</tbody>
</table>

MAJOR TENANTS
Bryant & Stratton College
Food Lion
### TENANT LIST (GLA 73,788 SF)

- **8201** | Food Lion 32,920 SF
- **8209** | Bryant & Stratton College 16,246 SF
- **8215** | Daily Grace Adult Day Care 3,264 SF
- **8219** | AVAILABLE 1,200 SF
- **8221** | AVAILABLE 1,200 SF
- **8223** | Bono’s Pizza & Subs 1,533 SF
- **8225** | VA Nails 1,000 SF
- **8227** | Aiden Wholesale 1,200 SF
- **8229** | Robert’s School of Dance 1,200 SF
- **8233** | Newness of Life Ministries 2,400 SF
- **8235** | CLS Auto & Truck Rental 1,200 SF
- **8237** | AVAILABLE 2,400 SF
- **8243** | Wah Wah Restaurant 1,200 SF
- **8245** | AVAILABLE 2,400 SF
- **8249** | Ubora Barber Shop 900 SF
- **8251** | Tobacco Express 900 SF
- **8257** | Daily Grace Adult Day Care 2,625 SF
- **P1** | AVAILABLE 1.5 ACRES

### SITE LEGEND

- Available
- Leased
- Leased But Available
- Pad Site
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property’s purpose and identifying the property’s location and size. This is to be used for reference only.

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This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference.

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