



*We promised...
We delivered*

SPOTSYLVANIA TOWNE CENTRESM

FREDERICKSBURG, VIRGINIA

Discover Northern Virginia's Exciting New Retail Destination...





SPOTSYLVANIA TOWNE CENTRESM

Fredericksburg, Virginia



At a glance...

The people of **Northern Virginia** are accustomed to the finer offerings of **Washington, DC**. They demand great retail, food and entertainment.

Now available in **Fredericksburg, Virginia** at **Spotsylvania Towne Centre**.

- **565,000** individuals in the trade area and growing
- **80,000** daily Washington, DC commuters
- Over **245,000** vehicles per day
- **\$95,000** average household income and growing
- Over **120** specialty shops
- **6** anchors: Macy's, Belk, JCPenney, Sears, Costco, Dick's Sporting Goods
- Entertainment complex including **12** movie screens and **14** bowling lanes
- Over **1.7 Million** square feet of fine retail, dining and entertainment including **The Village at Towne Centre**, an all-new open-air shopping destination

SPOTSYLVANIA TOWNE CENTRESM





Location...



All roads lead here

Strategically located in the heart of a community where growth is explosive. At least **245,000 vehicles a day** pass by on Interstate 95 and Route 3. Virginia Railway Express (VRE), Amtrak and CSX provide convenient links to the nation's capital. More than **80,000 people a day commute to Washington, DC** and back.

At the enclosed mall and the new outdoor Village at Towne Centre, the finest names in fashion, housewares, specialty merchandise and exciting entertainment thrive in a booming marketplace.

This is where you want to be.



Located at the intersection of Interstate 95 & Route 3



Dynamic Trade Area



Numbers you'll love

The region surrounding Towne Centre, the strategic I-95 corridor, continues its dramatic metamorphosis. This is **one of the fastest growing regions in the country**. Forbes Magazine ranked Stafford County as "The Best Place to Get Ahead" in America.

Unlike some communities where recession caused stagnation, the population of this **trade area grew by 4.8%** in 2008. **Housing sales increased by 15.7%** over the previous year. New home construction is continuing....everything from entry level townhouses to exclusive gated communities to country estates, with prices ranging from **\$300,000** to well over **\$1,000,000**.

Relocation of defense and regulatory-related industries have driven up local employment dramatically, with over 800 defense contractors in the area and growing. **Average family income is now \$95,000** a year and climbing.

The Village at Towne Centre



In the finest company

When it opened in 1981, Towne Centre was the region's first enclosed shopping mall. It has evolved exquisitely. Now, there's even more space for fine offerings. Take a few steps outside, into the world of The Village at Towne Centre. In this charming **outdoor shopping district**, enjoy such names as Sephora, Coldwater Creek, Arhaus and Saxon Shoes.

The Village, with its neo-colonial architecture, harkens back to the gentility of Virginia's past...but offers all the excitement a 21st Century community craves. Savor the flavor of five full-service restaurants including The Fredericksburg Pub, Bravo! Cucina Italiana, and Firebirds Wood Fired Grill. Kick back in a **theater and entertainment complex**. Relax in a suite at Residence Inn by Marriott.

Abounding amenities for the cosmopolitan customer, and room for even more.





It's been worth the wait.
And now, The Village at Towne Centre is ready for you.





Come dine with us.

You've heard it's coming.
The sizzling promise of a retail feast.
The Village at Towne Centre is now served.

Fabulous Northern Virginia Location

Fredericksburg, Intersection of Interstate 95 and Route 3

Thriving Trade Area

565,000 individuals and growing

Strong, Proven Anchor Stores

- Macy's
- Belk
- JCPenney
- Dick's Sporting Goods
- Sears
- Costco

The Village at Towne Centre

An open-air destination featuring:

- The Fredericksburg Pub
- Saxon Shoes
- Arhaus Furniture
- Bravo! Cucina Italiana
- Caché
- Fink's Jewelers
- Coldwater Creek
- Sephora
- Aveda Tulip SalonSpa
- Charming Charlie
- Swim 'n Sport
- Joseph Beth Booksellers
- Firebirds Wood Fired Grill
- Muvico Village 12 & Splitsville
- The Greene Turtle Sports Bar & Grille

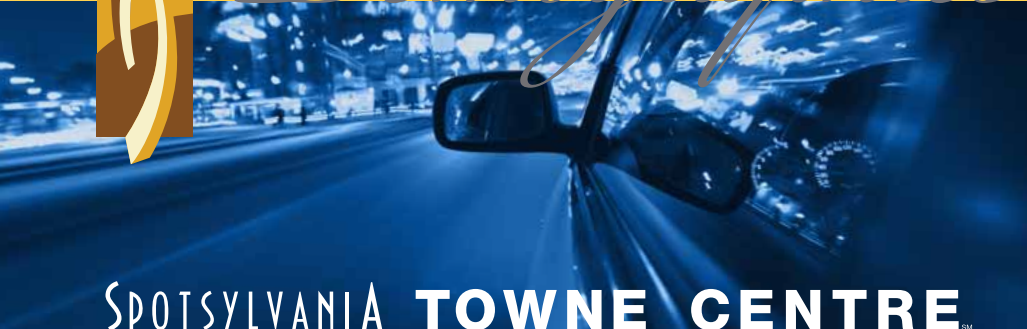
**Over 1.7 Million Square Feet of
Fine Retail, Dining and Entertainment**

- 120 specialty shops
- The Residence Inn by Marriott
- Muvico Splitsville: A theater, dining and entertainment complex.

SPOTSYLVANIA TOWNE CENTRESM
Northern Virginia's Exciting New Retail Destination



Demographics



SPOTSYLVANIA TOWNE CENTRE

Trade Area Total Population

2008 Population: 567,205
Population Increase (2000-2008): 32.3%

Data Source: 2008 SitesUSA.

Data in this section is not adjusted to reflect portions of counties in trade area.

Total Retail Sales

(In thousands of dollars)

2009 Total Retail Sales*: \$8,936,232
 2002 Total Retail Sales*: \$4,920,690
Percentage of Increase: 81.6%

Retail Sales by Category

(In thousands of dollars)

Building Materials*: \$720,076
 General Merchandise*: \$1,345,951
 Clothing & Accessories*: \$220,788
 Furniture*: \$251,174
 Food & Beverage*: \$1,053,068
 Health & Personal Care*: \$429,955

* Data Source: 2009 Edition of Editor & Publisher Market Guide

Data in this section is adjusted to reflect portions of counties in trade area.

Top Employers

Marine Corps Combat Development Command-Quantico	14,455
Naval Surface Warfare Center	4,800
MediCorp Health Systems	4,500
Stafford County Schools	4,000
Geico Corporation	3,900
Spotsylvania County Schools	3,714
F.B.I.	1,890
AP Hill	1,100
Spotsylvania County Government	1,034
University of Mary Washington	950
Stafford County Government	850
McLane Mid-Atlantic, Inc.	850
Northrup Grumman	750
CVS Distribution Center	675

Data provided by Spotsylvania, VA.

2009 Prosperity Incorporated Demographic Profile



Demographics

Income

2009 Household Income**:	\$94,841
2000 Household Income**:	\$61,814
Increase in Household Income:	53%

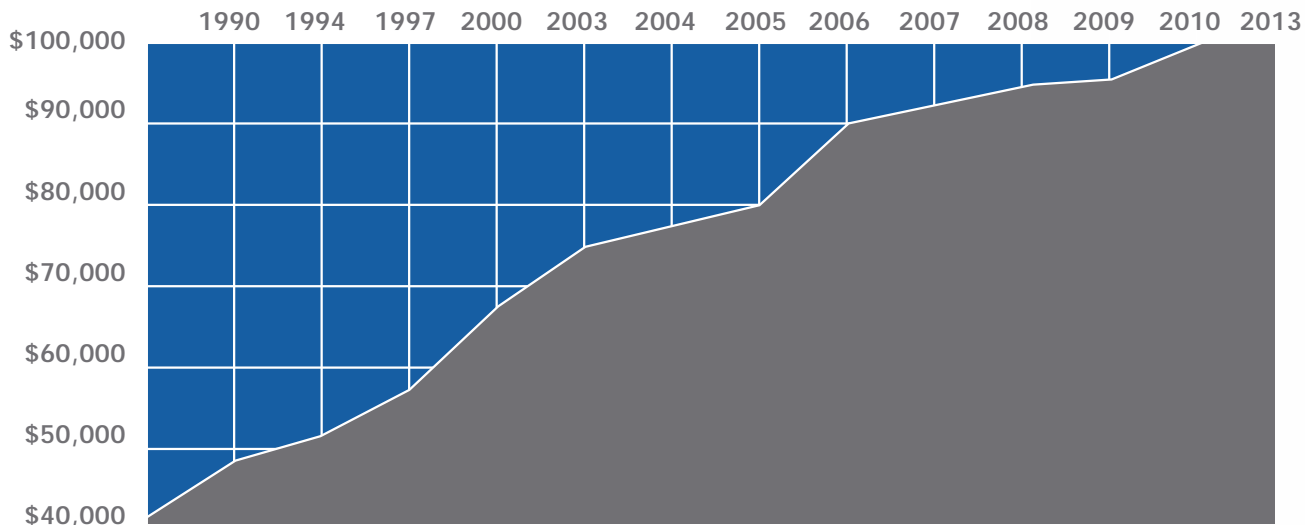
2009 Disposable Income*:	\$11,065,052,000
2000 Disposable Income*:	\$7,377,182,000
Increase in Disposable Income:	50%

* Data Source: 2009 Edition of Editor & Publisher Market Guide

** Data Source: ScanUS 2009. SitesUSA Applied Geographics Solution.

Data in this section is adjusted to reflect portions of counties in trade area.

Household Income Growth



Based on population and income from 1990 to 2013 (projected) in Trade Area.

SPOTSYLVANIA TOWNE CENTRE



WASHINGTON, DC

FREDERICKSBURG, VA

RICHMOND, VA

- State Route
- U.S. Route
- Interstate
- - - State Line
- County Line





SPOTSYLVANIA TOWNE CENTRE SM





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