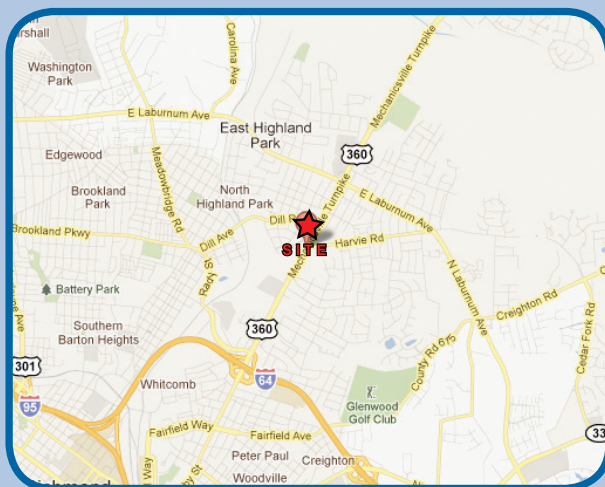


OAK HILL PLAZA

3101 Mechanicsville Turnpike, Richmond, Virginia

Food Lion Anchored Shopping Center



Oak Hill Plaza is the dominant grocery and value oriented anchored shopping center within the 3 mile trade area. The 111,680 square foot center has excellent access and exposure along Mechanicsville Turnpike with daily traffic counts of approximately 30,000 cars. The center's surrounding area contains well established neighborhoods catering to middle income homeowners. The center boasts a diverse mix of tenants that in addition to the Food Lion anchor, includes national soft good tenants, national food, service tenants and a balanced assortment of local tenants serving the community.

PROPERTY MANAGER:
The Bedrin Organization
201.612.8800

THE BEDRIN ORGANIZATION
Value Oriented Real Estate Managers
www.bedrin.com

LEASING CONTACTS:
Taylor Long Properties

Robert Marshall
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804.437.4323 Cell

Rebecca von Meister
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757.298.2016 Cell

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OAK HILL PLAZA

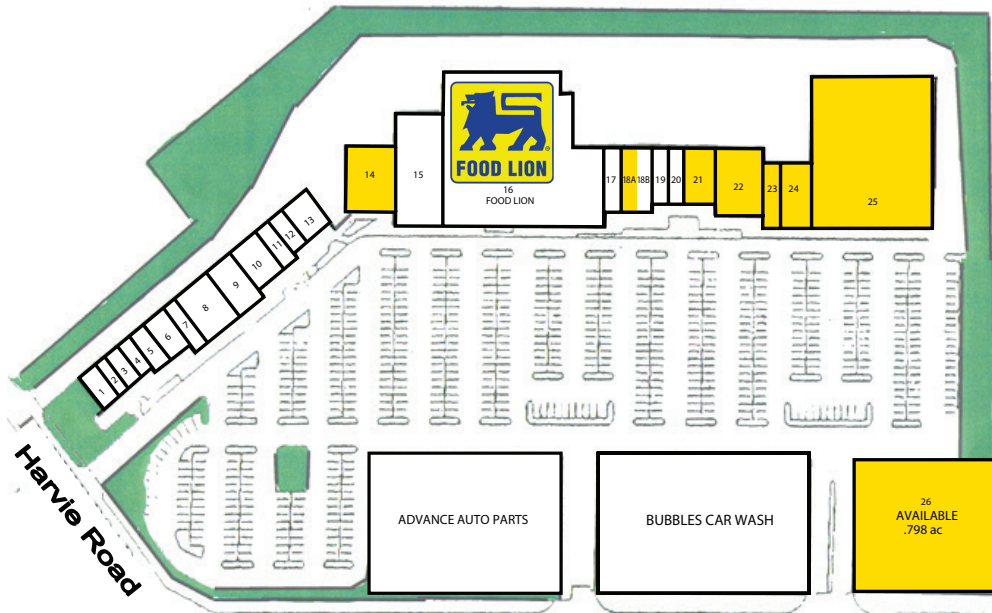
3101 Mechanicsville Turnpike, Richmond, Virginia

Food Lion Anchored Shopping Center

DEMOGRAPHICS

| POPULATION | 1 mile | 3 miles | 5 miles |
|----------------|----------|----------|----------|
| 2018 Estimated | 10,938 | 101,086 | 228,612 |
| 2023 Projected | 11,506 | 105,850 | 238,276 |
| INCOME | | | |
| 2018 Estimated | \$74,968 | \$55,657 | \$66,370 |
| 2023 Projected | \$83,260 | \$62,087 | \$75,845 |

| Suite | Tenant | Sq. Footage |
|-------|----------------------|-------------|
| 1 | Subway | 1,250 |
| 2 | LA Nails | 750 |
| 3 | Cash 2 U | 1,000 |
| 4 | Barber Shop | 1,200 |
| 5 | Aaron's Clothing | 2,400 |
| 6 | DTLR | 5,600 |
| 7 | H&R Block | 1,400 |
| 8 | Pizza Hut | 1,400 |
| 9 | Coin Laundry | 2,400 |
| 10 | Hunan Gourmet | 1,200 |
| 11 | A&K Tobacco | 1,000 |
| 12 | Mega Tel Wireless | 1,000 |
| 13 | Martha's Beauty | 1,000 |
| 14 | AVAILABLE | 4,800 |
| 15 | Shoe City | 6,720 |
| 16 | Food Lion | 35,560 |
| 17 | Golden Comb | 1,600 |
| 18A | AVAILABLE | 1,640 |
| 18B | America's Best Wings | 1,560 |
| 19 | Send-A-Chef | 1,400 |
| 20 | CC's Pet Spa | 1,050 |
| 21 | AVAILABLE | 3,150 |
| 22 | AVAILABLE | 4,800 |
| 23 | AVAILABLE | 1,600 |
| 24 | AVAILABLE | 3,200 |
| 25 | AVAILABLE | 23,000 |
| 26 | AVAILABLE | .798 Acre |



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