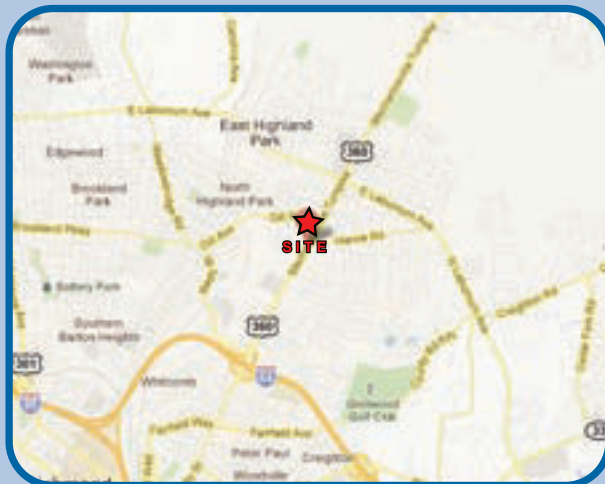


# OAK HILL PLAZA

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.

**THE BEDRIN ORGANIZATION**  
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## 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	Verizon	1,000
4/5	DTLR	3,600
6	H&R Block	5,600
7	Pizza Hut	1,400
8	Coin Laundry Hunan	1,400
9	Gourmet A&K	2,400
10	Tobacco	1,200
11	Mega Tel Wireless	1,000
12	Martha's Beauty	1,000
13	Buddy's Rentals	1,000
14	Rainbow	4,800
15	Food Lion	6,720
16	Image Matters Send-A-Chef America's	35,560
17	Best Wings Send-A-Chef	1,600
18A		1,640
18B		1,560
19	CC's Pet Spa Perfect	1,400
20	Place Virginia ABC	1,050
21	Doll House	3,150
22	Ryan's Uniforms	4,800
23	Beauty Supply Metro Treatment	1,600
24		3,200
25		23,000
26		.798 Acre



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