



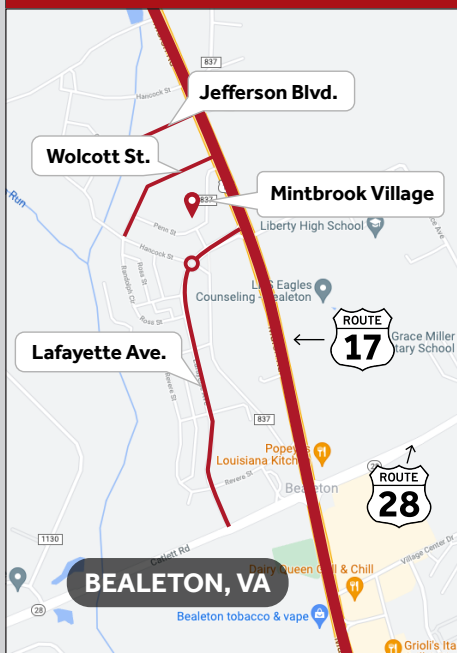
RETAIL SPACE FOR LEASE!

Mintbrook Village "Phase I" Now Under Construction
Grocery, Pad, and Small Shop Retail Available

JOIN:



WHERE WE ARE



ADDRESS

**Bowers Run Drive
Bealeton, VA 22712**

PROPERTY HIGHLIGHTS

- Located in the burgeoning Bealeton, VA submarket, **Mintbrook Village** is a highly appealing 310,000 SF Class A grocery anchored retail development which "fronts" the busy VA Rt. 17 regional corridor (23,000 AADT).
- This 40 acre "Town Center style" retail development (zoned MUB) is part of a larger 325 acre mixed-use Mintbrook development that features nearly 550 immediate-proximity residential units (300 residential units are currently complete or under construction), as well as a future elementary school, middle school, fire station, community center, and active public park(s). The center is an integral part of the overall Bealeton retail district, and enjoys close proximity to both the Rt. 17 and Rt. 28 retail corridors.
- Mintbrook Developers is actively developing "Phase I" commercial tracts near the intersection of Lafayette and Rt. 17 (Arby's and Starbucks are now under construction!). The developer is seeking grocery anchor, pad, and small shop tenants at this time!

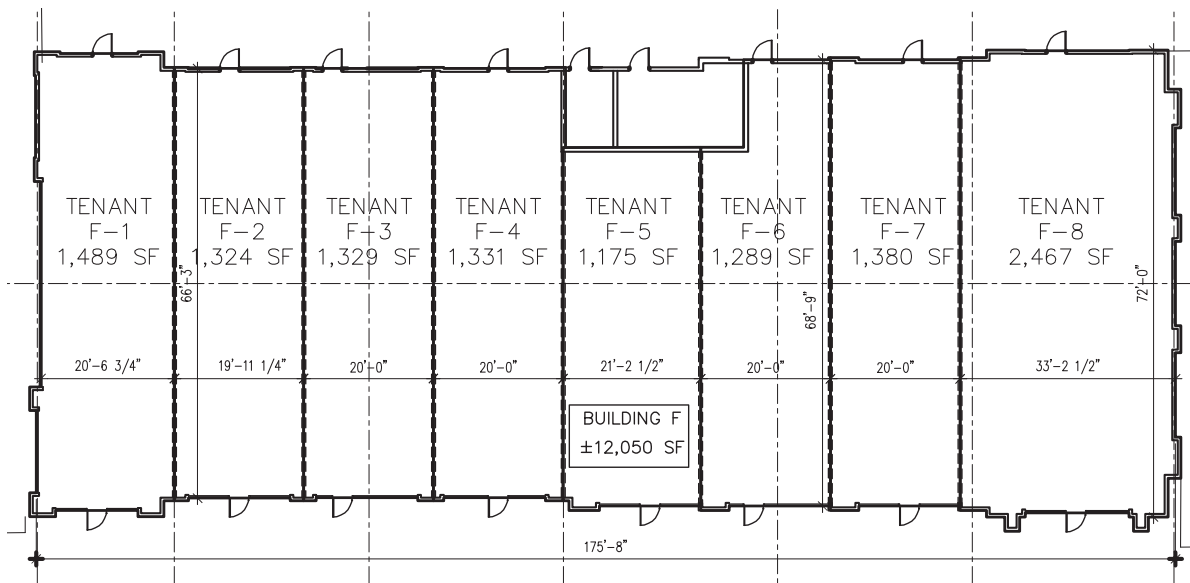
DEMOGRAPHICS

	10 MINUTE DRIVE	15 MINUTE DRIVE
Population		
2021 Actual	11,452	22,290
2025 Projected	12,245	23,615
Households		
2021 Actual	3,870	7,781
2025 Projected	4,146	8,245
Median Household Income		
2021 Actual	\$79,136	\$81,083
2025 Projected	\$84,318	\$86,485

The site plan illustrates the layout of Mintbrook Village Phase I, a multi-building development. Key features include:

- Streets:** WOLCOTT ST. (top), LAFAYETTE AVE. (bottom), and a central vertical street labeled HALL STREET. Other streets shown include CLARKE STREET, SWM POND, PENN STREET, HANCOCK STREET, and STUBENHOFER STREET.
- Buildings:** Labeled BLDG A through BLDG J, with varying square footages (e.g., BLDG A: 48,000 SF, BLDG J: 27,000 SF).
- Commercial Opportunities:**
 - FUTURE GROCERY ANCHOR:** 53,000 +/- SF NOW AVAILABLE (near BLDG A).
 - BUILDINGS F & G SMALL SHOP SPACE FOR LEASE:** Located near BLDG F and BLDG G.
 - BUILDING W SMALL SHOP SPACE FOR LEASE:** Located near BLDG W.
- Existing Businesses:** Arby's and Starbucks Coffee are shown near the bottom right.
- Other Features:** A red line outlines a central portion of the site. A yellow line runs along the top and bottom edges. A yellow circle highlights a roundabout at the bottom.

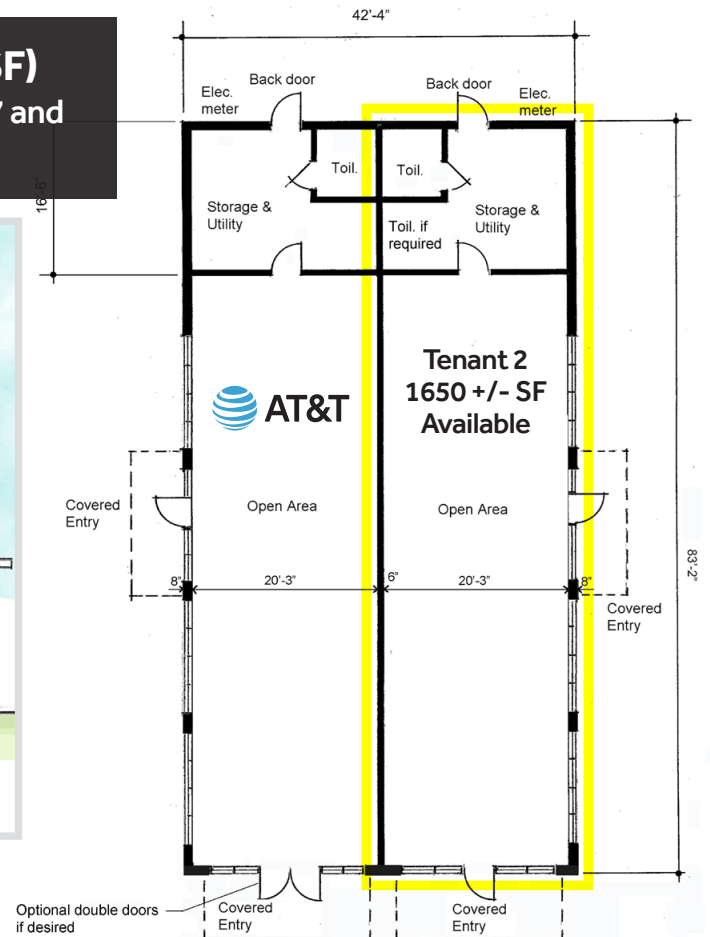
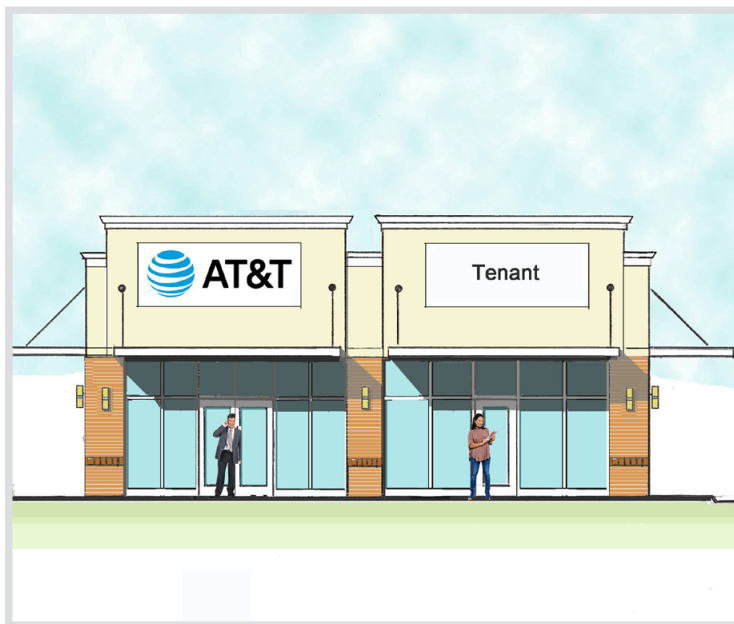
BUILDING F ELEVATIONS



BUILDING W ELEVATIONS AND FLOOR PLAN



NOW LEASING - BUILDING W (1650 SF)
 Future Multi-Tenant Retail Fronting VA Route 17 and
 primely located between Starbucks and Arby's.



EXTERIOR PHOTOS

