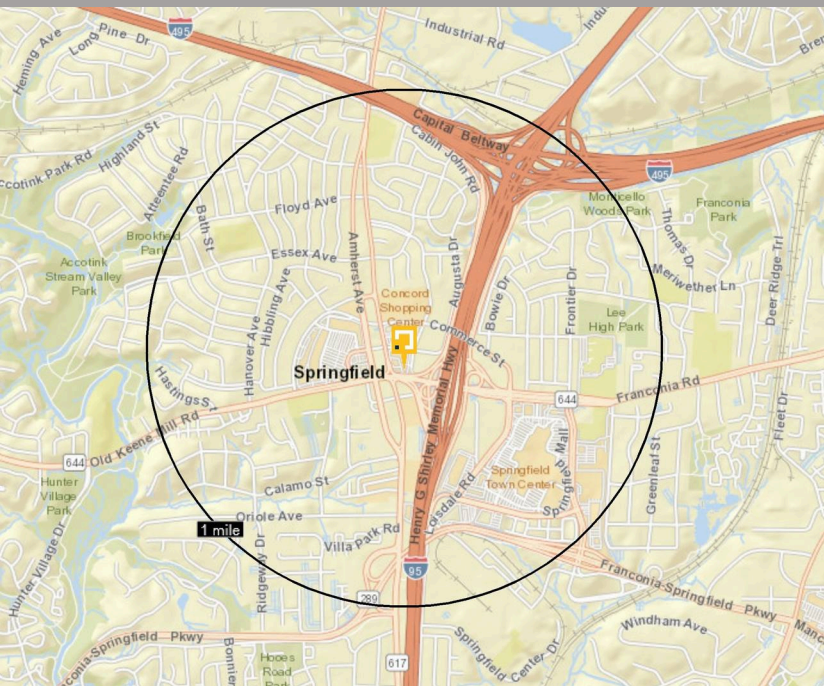


TOWER SHOPPING CENTER

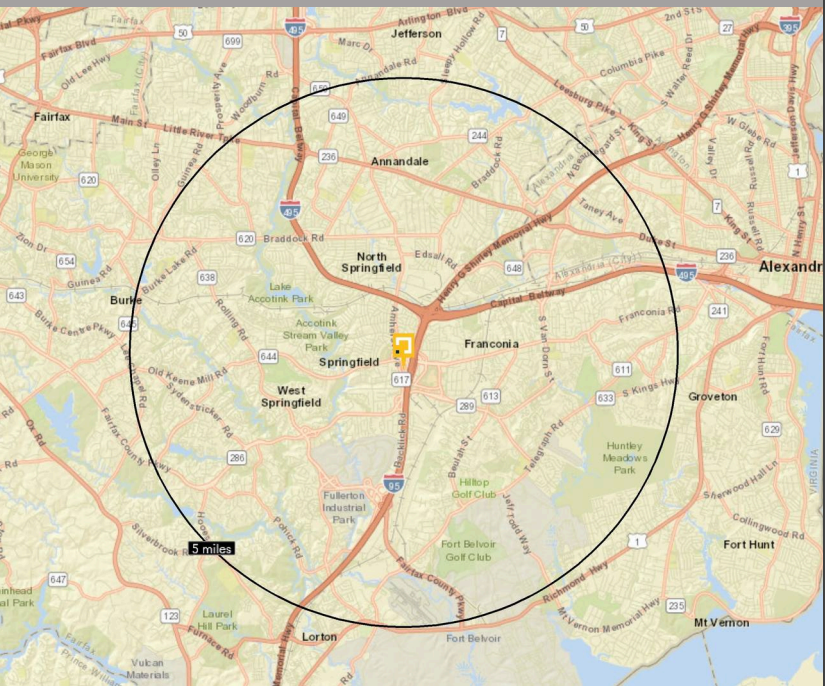
Springfield, VA



1 MILE RADIUS



5 MILE RADIUS



Tower Shopping Center is located in Fairfax County, at the intersection of Bland Street and Brandon Avenue in Springfield, VA. This property has a total of 112,000 square feet and 584 parking spaces. The population in a 3-mile radius is approximately 117,000 with an average household income of \$128,000. The property includes a L.A. Mart, Talbots and Total Wine among many others.

TOWER SHOPPING CENTER

6801 Bland Street
Springfield, VA 22150



GLA
112,000 SF

ACREAGE
12

COUNTY
Fairfax

TYPE
Community

PARKING SPACES
584

DEMOGRAPHICS

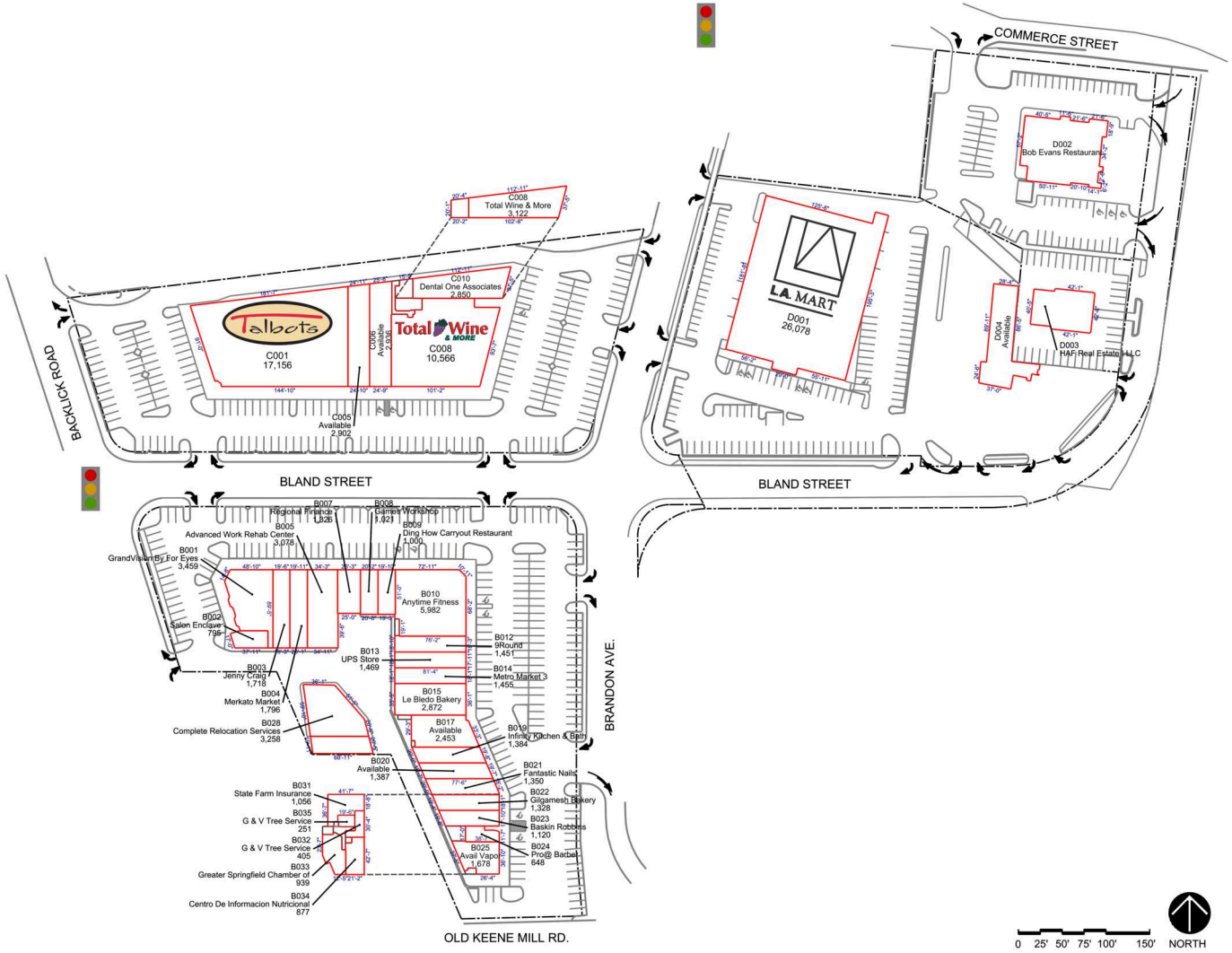
	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	MEDIAN HHI	AVERAGE HHI	MEDIAN AGE	COLLEGE EDUCATED
1 MILE	14,523	18,751	4,120	\$92,421	\$113,590	38	44%
3 MILE	115,670	126,929	43,041	\$109,661	\$137,345	40	56%
5 MILE	339,646	301,332	125,789	\$105,748	\$136,111	39	55%

LEASING CONTACT:

Rich Abruscato
 rabruscato@federalrealty.com
 (301) 998-8188

TOWER SHOPPING CENTER

Springfield, VA



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www.federalrealty.com/tower

The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions shown exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.