

ANOTHER NV RETAIL DEVELOPMENT





RUTHERFORD CROSSING

Winchester, Virginia

LOCATION

- NE Corner of Interstate 81 & Martinsburg Pike (Rt.11)
- Winchester, Frederick County, Virginia
- Regional Access & Visibility to I-81 & Route 37 Bypass

HIGHLIGHTS

- Join  **TARGET** &  **LOWE'S** Opening **Summer 2008**
- **Over 400,000 square feet of retail**
- **Junior anchor retail, shop space & pad sites available**
- **150,000 s.f. FEMA facility** with approx. **700 employees** under construction to the North of site
- **11,000 New Homes** planned or under construction
- **2,465 homes** 1 mile from site, initial phase under construction
- **Prime Visibility** from I-81

DEMOGRAPHICS*

	3 Mile	5 Mile	10 Mile
Population	25,328	48,325	90,228
Households	10,360	19,606	35,833
Avg. HH Income	\$52,393	\$55,895	\$56,571

TRAFFIC COUNTS**

- Interstate 81 - 44,000 AADT
- Martinsburg Pk (Rt.11) - 11,000 AADT

For More Information, Contact:

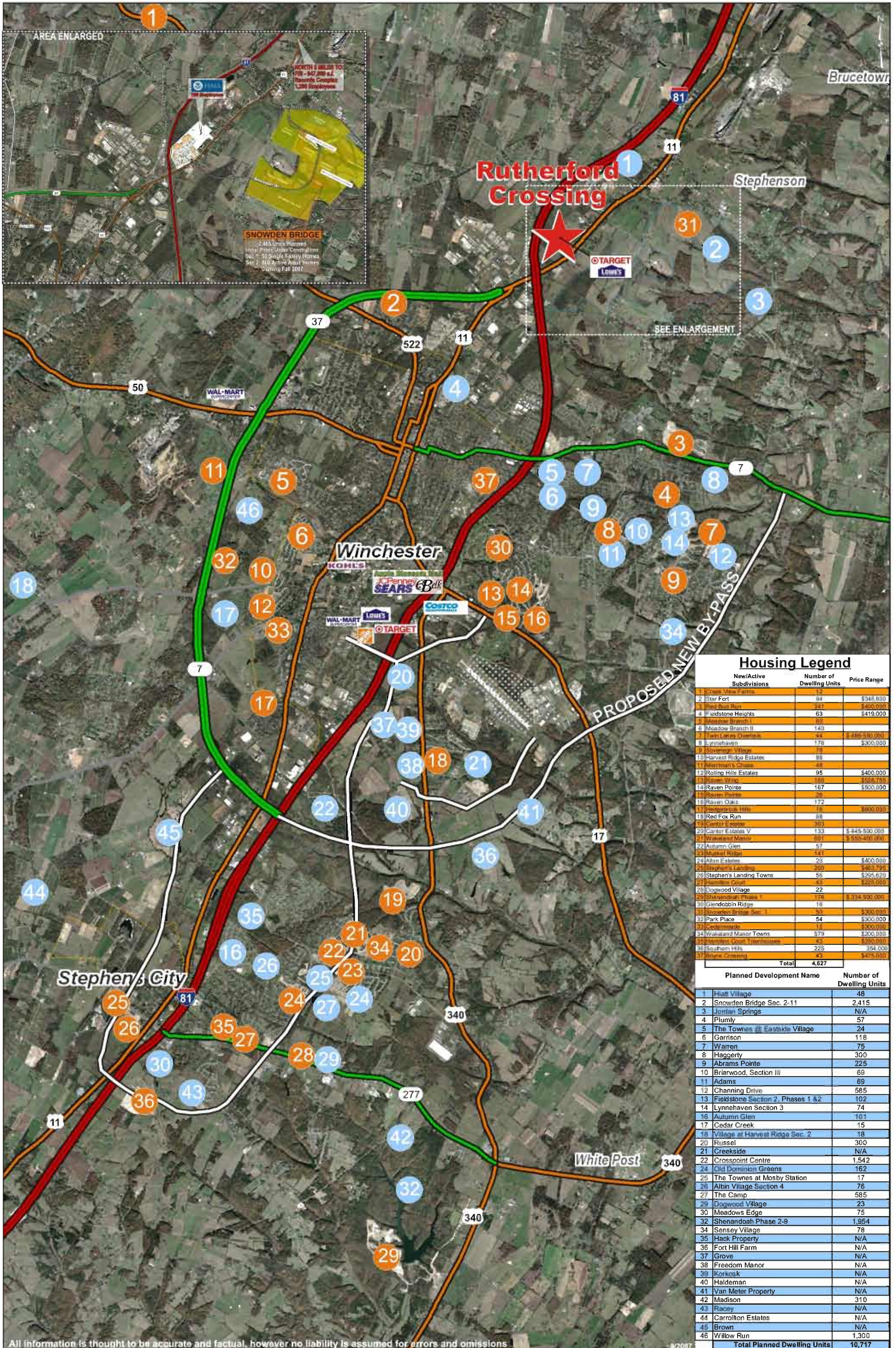
GEORGE GALLOWAY
703.442.4500 ext. 12
ggalloway@nextrealty.com

RAY SCHUPP
703.442.4500 ext. 21
rschupp@nextrealty.com

* Demographics are 2006 Estimates provided by Sites USA © 2006

** 2006 Traffic Counts provided by the Virginia Department of Transportation

All information provided is though to be accurate and factual, however no liability is assumed for errors and omissions.



Housing Legend

New/Active Subdivisions	Number of Dwelling Units	Price Range
1 Cottage View Farms	12	
2 Star Fort	84	\$348,800
3 Piedmont Run	241	\$400,000
4 Fieldstone Heights	63	\$419,000
5 Meadow Branch I	60	
6 Meadow Branch II	140	
7 Twin Lakes Overlook	44	\$486,500,000
8 Lynnhaven	178	\$300,000
9 Sovereign Village	78	
10 Harvest Ridge Estates	88	
11 Meridian's Chase	48	
12 Rolling Hills Estates	95	\$400,000
13 Raven Pointe	165	\$378,700
14 Raven Pointe	167	\$500,000
15 Raven Pointe	39	
16 Raven Pointe	172	
17 Red Fox Run	16	\$900,000
18 Red Fox Run	88	
19 Cardinal Estates	303	
20 Cardinal Estates V	133	\$445,500,000
21 Wakefield Manor	891	\$550,400,000
22 Autumn Glen	57	
23 Shabal Ridge	141	
24 Albin Estates	20	\$400,000
25 Stephen's Landing	200	\$463,795
26 Stephen's Landing Towns	56	\$295,620
27 Freedom Court	43	\$228,000
28 Dogwood Village	22	
29 Shenandoah Phase 1	178	\$394,500,000
30 Glendobbin Ridge	16	
31 Snowden Bridge Sec. 1	50	\$300,000
32 Park Place	54	\$300,000
33 Cedar Creek	18	\$300,000
34 Wakefield Manor Towns	579	\$300,000
35 Freedom Court Townhouses	43	\$260,000
36 Southern Hills	225	\$354,000
37 Rutherford Crossing	43	\$475,000
Total	4,627	

Planned Development Name	Number of Dwelling Units
1 Hiatt Village	48
2 Snowden Bridge Sec. 2-11	2,415
3 Jordan Springs	N/A
4 Plumly	57
5 The Townes @ Eastside Village	24
6 Garrison	118
7 Warren	75
8 Haggerty	300
9 Abrams Pointe	225
10 Briarwood, Section III	69
11 Adams	69
12 Channing Drive	585
13 Fieldstone Section 2, Phases 1 & 2	102
14 Lynnhaven Section 3	74
16 Autumn Glen	101
17 Cedar Creek	15
18 Village at Harvest Ridge Sec. 2	18
20 Russel	300
21 Creekside	N/A
22 Crosspoint Centre	1,542
24 Old Dominion Greens	162
25 The Townes at Mosby Station	17
26 Albin Village Section 4	76
27 The Camp	585
29 Dogwood Village	23
30 Meadows Edge	75
32 Shenandoah Phase 2-9	1,954
34 Sensy Village	78
35 Hack Property	N/A
36 Fort Hill Farm	N/A
37 Grove	N/A
38 Freedom Manor	N/A
39 Kirkosk	N/A
40 Haldeman	N/A
41 Van Meter Property	N/A
42 Madison	310
43 Racey	N/A
44 Carrollton Estates	N/A
45 Brown	N/A
46 Willow Run	1,300
Total Planned Dwelling Units	10,717

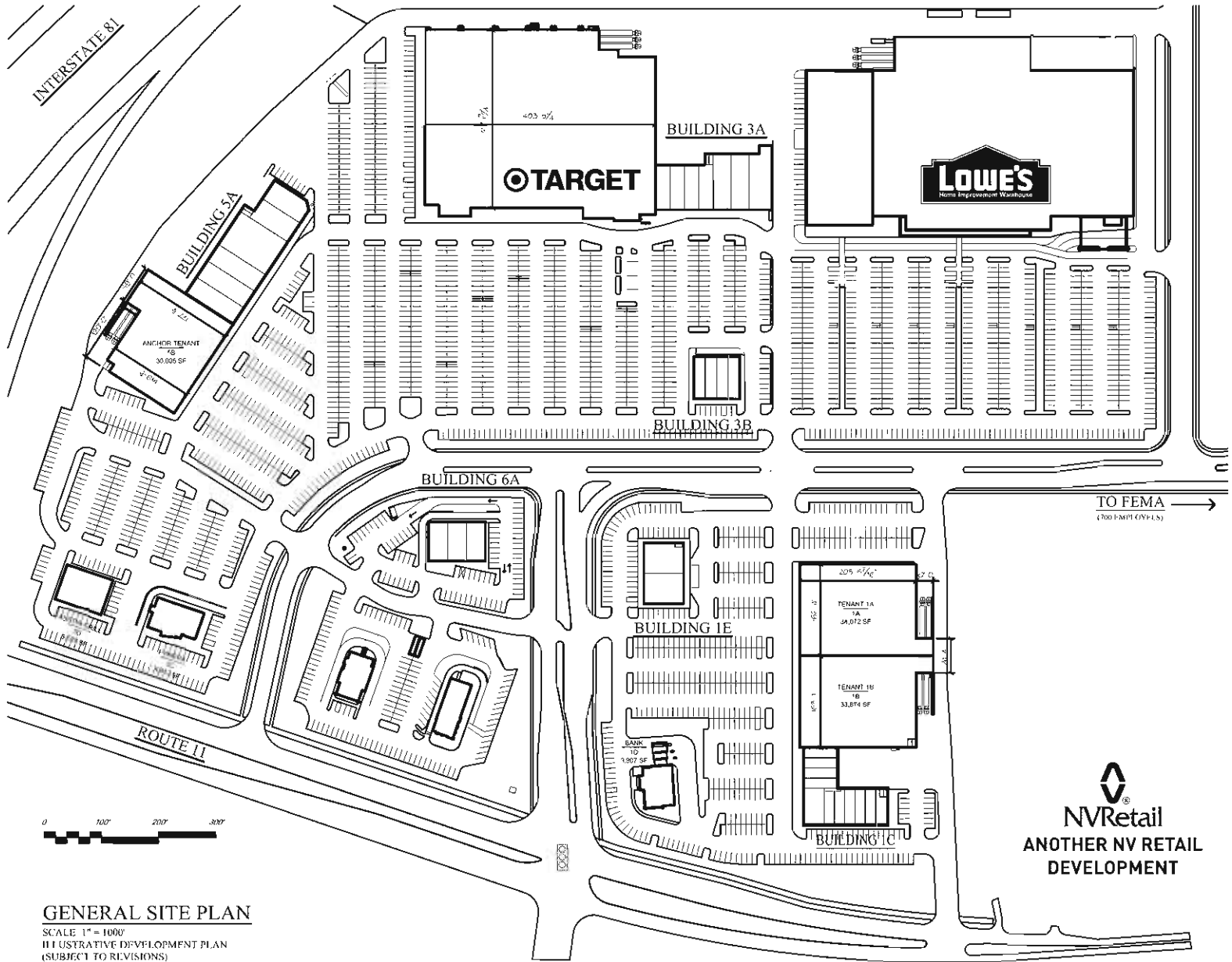
All information is thought to be accurate and factual, however no liability is assumed for errors and omissions

9/2007

Map/Leasing by:
Next Realty Mid-Atlantic, LLC
 1750 Old Meadow Rd, Ste 250
 McLean, VA 22102
 (703) 442-4500 Main
 (703) 442-8818 Fax

ANOTHER NV RETAIL DEVELOPMENT





GENERAL SITE PLAN
SCALE 1" = 1000'
ILLUSTRATIVE DEVELOPMENT PLAN
(SUBJECT TO REVISIONS)

For More Information, Contact:

GEORGE GALLOWAY
703.442.4500 ext. 12
ggalloway@nextrealty.com

RAY SCHUPP
703.442.4500 ext. 21
rschupp@nextrealty.com

Next Realty Mid Atlantic, LLC • 1750 Old Meadow Rd. • Suite 250 • McLean, VA 22102 • 703.442.4500 • Fax 703.442.8818
Next Realty, LLC • 400 Skokie Blvd. • Suite 800 • Northbrook, IL 60062 • 847.881.2000 • Fax 847.881.2200

Information contained herein has been obtained from sources deemed reliable, but we do not guarantee its accuracy.