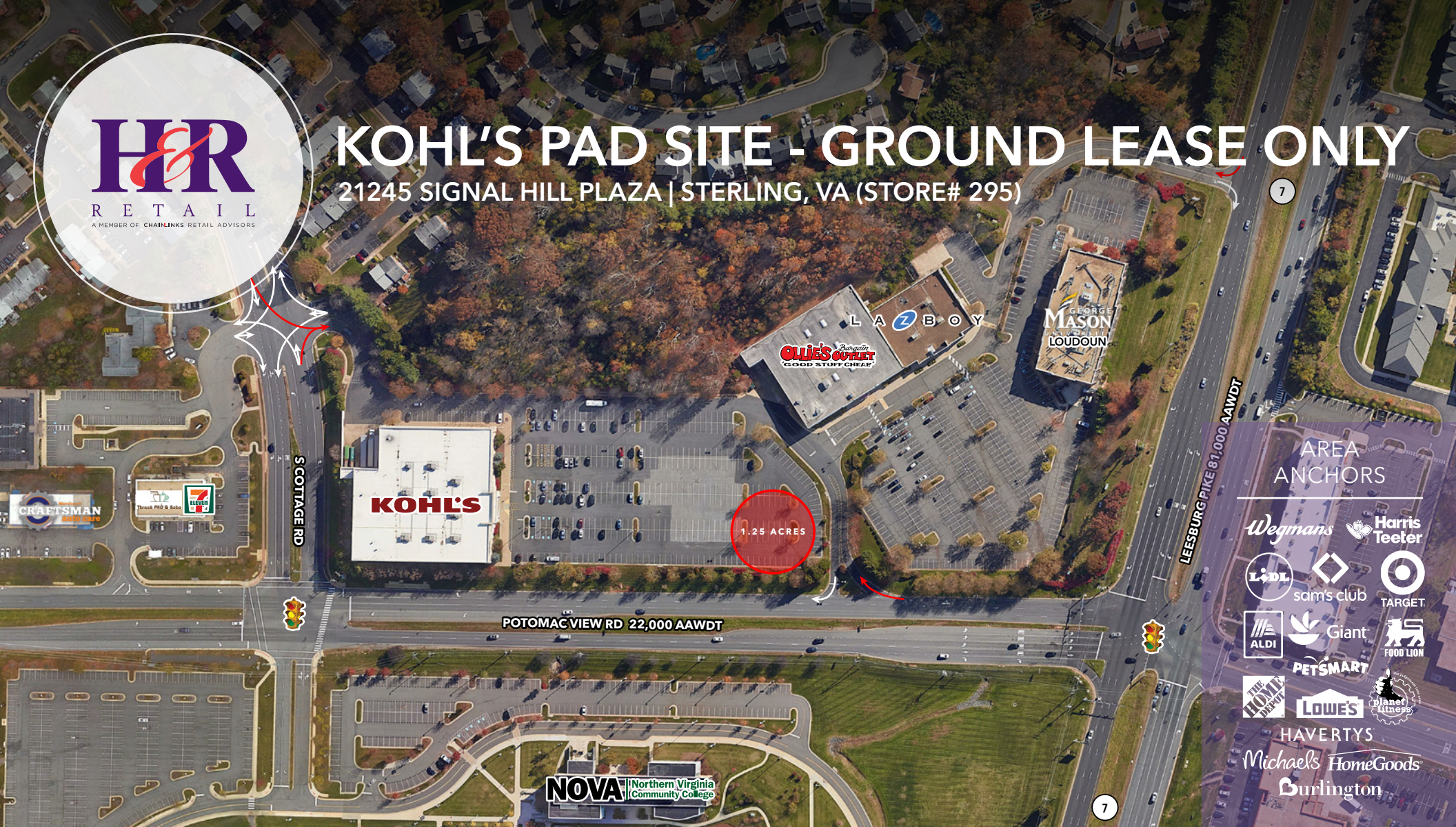




KOHL'S PAD SITE - GROUND LEASE ONLY

21245 SIGNAL HILL PLAZA | STERLING, VA (STORE# 295)



AREA ANCHORS

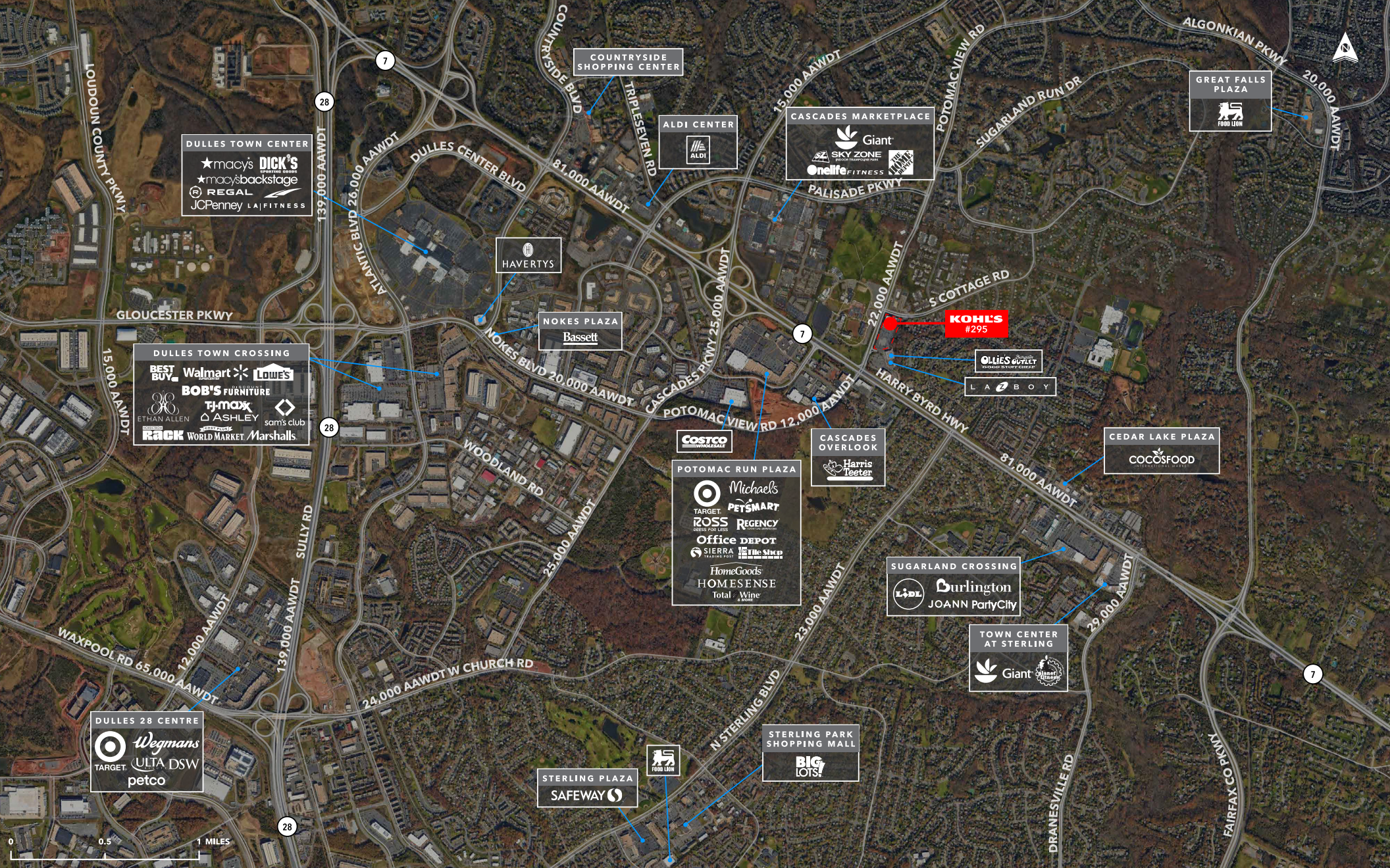
PROPERTY HIGHLIGHTS

- Up to 1.25 acre pad (location is approximate)
- 22,000 AAWDT fronting the pad
- Co-tenants include: Ollie's Bargain Outlet, La-Z-Boy

DEMOGRAPHICS (2024)

	TOTAL POPULATION	AVERAGE HH INCOME	NUMBER OF HOUSEHOLDS	CONSUMER SPENDING
1 MILE	16,765	\$177,732	5,100	\$248.2M
3 MILE	98,197	\$195,153	32,217	\$1.7B
5 MILE	193,927	\$199,817	70,218	\$3.8B

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