

# ★ Sterling Creek Commons ★

SPACE	TENANT	SF
IANC	KROGER	55,500
A	VACANT	1,600
B	EDWARD JONES	1,200
C	HAIR AT LAST	1,200
D	DRAGON CITY	1,200
E	VACANT	1,600
F	COX COMMUNICATIONS	3,200
ZOPA	MARYVIEW MEDICAL CENTER	5,120
ZOPB	VACANT	5,040
TOTAL		75,660



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**VICTORY**  
REAL ESTATE INVESTMENTS  
240 BROOKSTONE CENTRE PARKWAY  
COLUMBUS, GA 31904

## COMMUNITY CENTER

5601 - 5615  
HIGH STREET WEST  
PORTSMOUTH, VA

PORTSMOUTH COUNTY

CENTER SIZE: 75,660  
TOTAL STORES: 9  
TRAFFIC COUNT: 24,000 CARS/DAY

ANCHOR STORES: KROGER

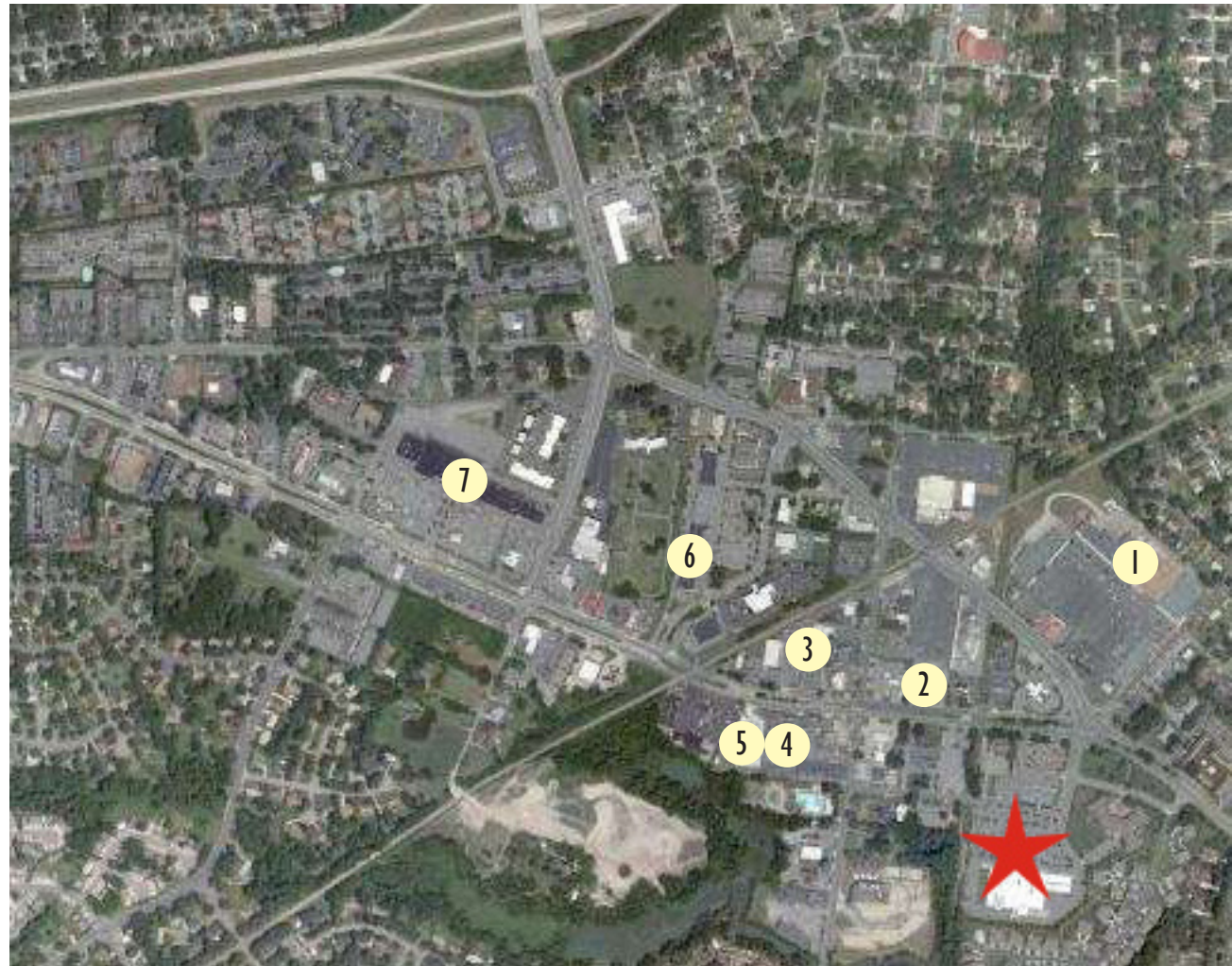
## DEMOGRAPHICS

### THREE MILE

POPULATION: 61,706  
AVG. HOUSEHOLDS: 23,524  
AVERAGE INCOME: \$60,010  
AVERAGE AGE: 35

### FIVE MILE

POPULATION: 132,248  
AVERAGE HOUSEHOLDS: 49,317  
AVERAGE INCOME: \$54,888  
AVERAGE AGE: 35



★	STERLING CREEK COMMONS	4	WALGREEN'S
1	FOOD LION, FAMILY DOLLAR	5	AUTOZONE
2	WACHOVIA BANK	6	BLOCKBUSTER
3	RITE AID	7	DOLLAR TREE, HALLMARK