

★ Sterling Creek Commons ★

SPACE	TENANT	SF
5601	KROGER	55,500
5603A	VACANT	1,600
5603B	EDWARD JONES	1,200
5603C	HAIR AT LAST	1,200
5603D	DRAGON CITY	1,200
5603E	VACANT	1,600
5603F	COX COMMUNICATIONS	3,200
5615A	MARYVIEW MEDICAL CENTER	5,120
5615B	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

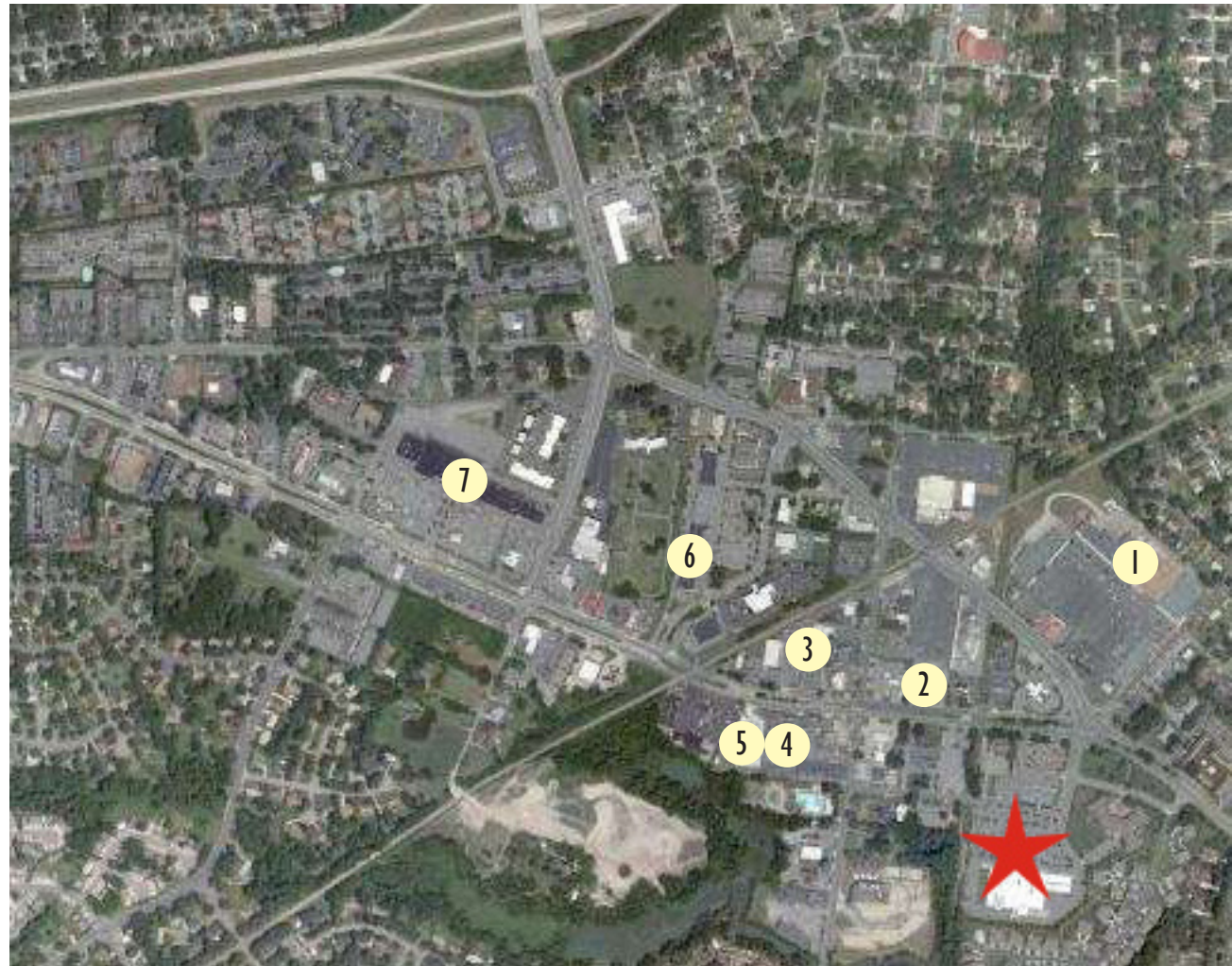
DEMOGRAPHICS

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