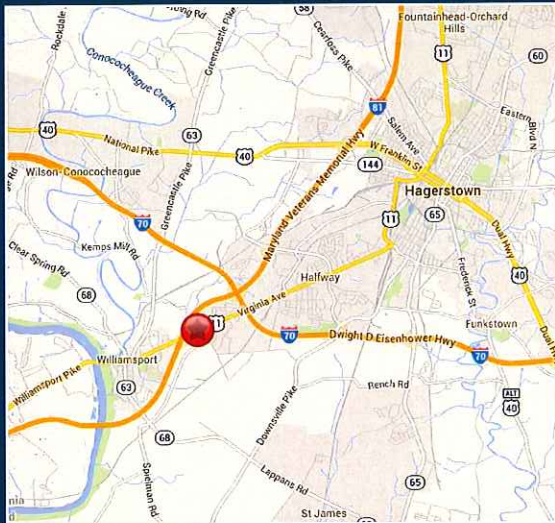


Pad Site Opportunity

16462 Virginia Avenue, Williamsport, MD 21795



PROPERTY HIGHLIGHTS

- Excellent access off of Exit 2 on I-81: near the I-70 & I-81 interchange on Route 11
- Located at primary route from Williamsport to Hagerstown
- Situated next to Homewood at Williamsport Retirement Home with over 352 residences
- 120 new construction apartment units located behind
- Traffic Counts:
 - 15,000 VPD on Virginia Ave
 - 58,000 VPD on I-81
 - 54,000 VPD on I-70

SPACE AVAILABLE

- 2.63 Acres

DEMOGRAPHICS	5 Miles	7 Miles	10 Miles
Population	10,956	20,285	35,226
Avg. HH Income	\$120,975	\$141,105	\$153,180

For leasing information:

Joe Falcone p. 703.284.7447 e. jfalcone@lpc.com

Thomas Jackman p. 703.284.7446 e. tjackman@lpc.com

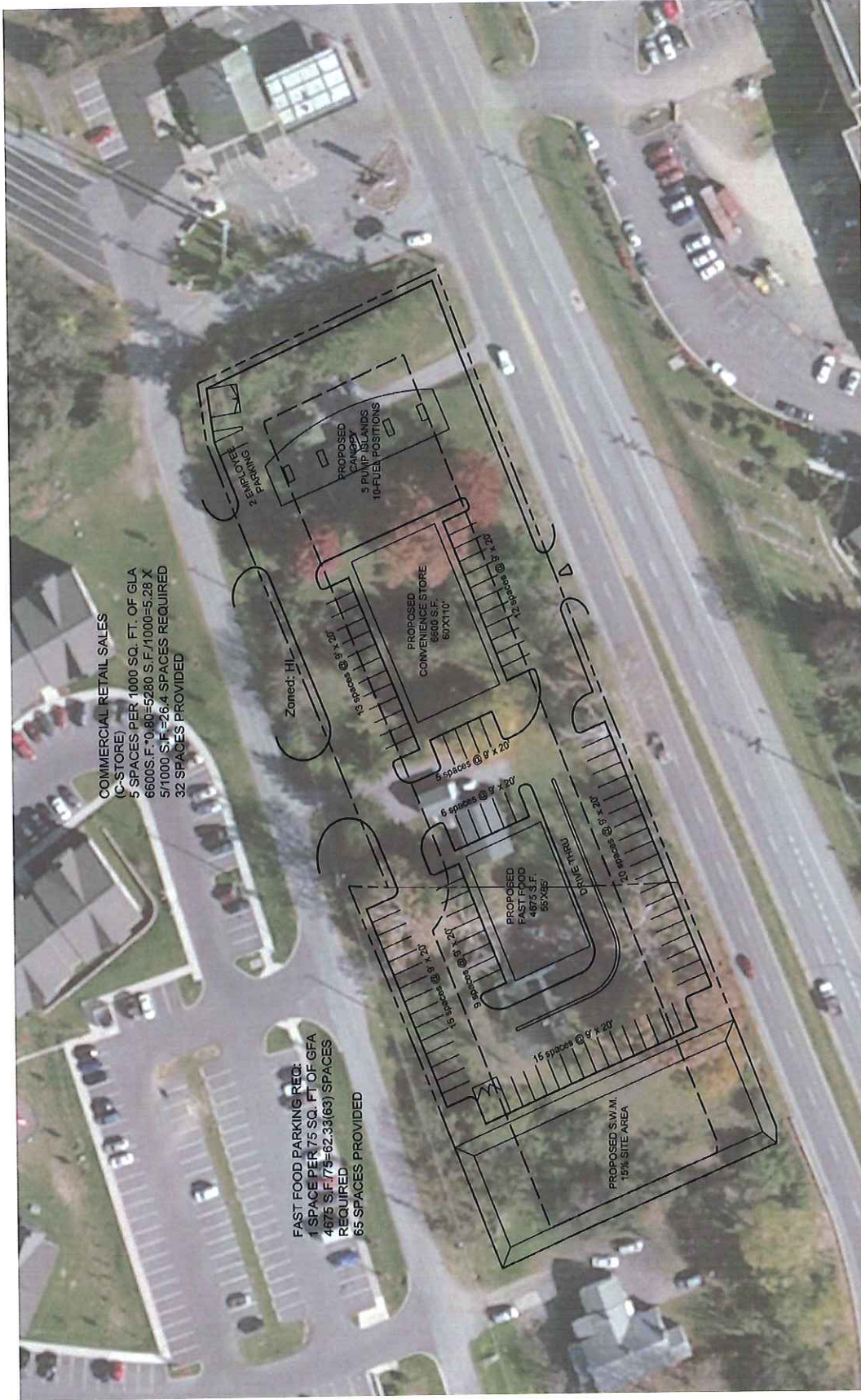


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SITE PLAN

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RETAIL AERIAL

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