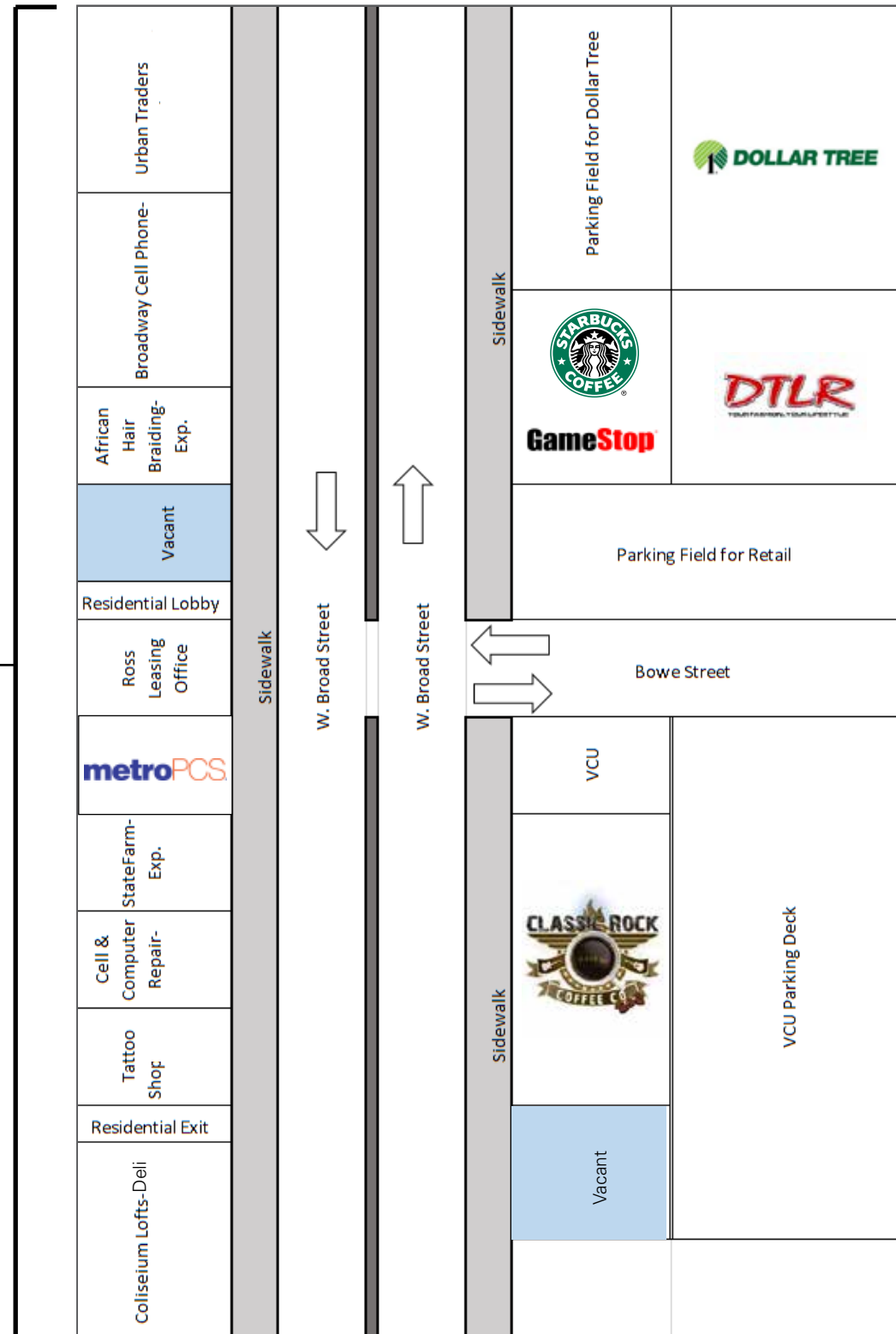





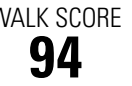


Potential to Combine Retail Spaces



STATISTICAL SNAPSHOT 3-MILE RADIUS, 2013 DEMOS

	CURRENT VCU ENROLLMENT 31,300		EMPLOYEES 132,107
	VCU FACULTY 2,170		20,241 (VCU + MCV)
	TRAFFIC COUNTS 35,000 VPD (W Broad Street)		WALK SCORE 94
	AREA RETAILERS KROGER, LOWES, STARBUCKS, SUBWAY, QDOBA, FIVE GUYS, AT&T, TROPICAL SMOOTHIE		

COLISEUM LOFTS FACTS AT-A-GLANCE

- Spaces Available - 800 SF & up
- Great exposure, retail storefronts at VCU
- W. Broad Street frontage & visibility
- Located across from Seigal Center, Kroger & Starbucks
- Mixed-use project with student housing above
- Located at signalized intersection of W. Broad Street & Lombardy
- VCU at-a-glance: 31,300 current students & 2,170 Faculty

DEMOGRAPHICS (2013)	1 MILE	2 MILES	3 MILES
POPULATION	30,275	66,026	122,941
AVG HH INCOME	\$57,944	\$58,865	\$62,459
EMPLOYEES	20,194	104,503	132,107

SITE FACTS
TRAFFIC COUNTS: 35,000 VPD on W Broad Street

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