



SIZE

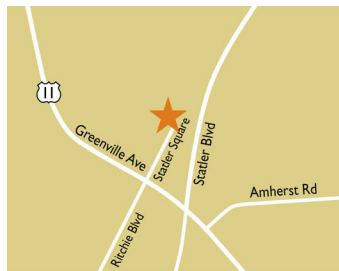
134,660 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,108	27,932	35,912
Households	2,748	12,339	15,476
Median HH Income (\$)	52,277	53,591	55,697

MAJOR TENANT(S)

Kroger
Staples
Petco



LOCATION

850 Statler Square | Staunton, VA 24401

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the number two grocer in the market
- Additional national tenants include Staples, Hair Cuttery, Verizon Wireless, Tropical Smoothie Cafe, Petco, and H&R Block
- Ranked #1 in annual visits among all grocery-anchored centers within 15 miles (1.3M)
- The center is located in the heart of Staunton's retail section along Statler Boulevard, a major corridor that connects two major retail thoroughfares, Highway 11 and Highway 250

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

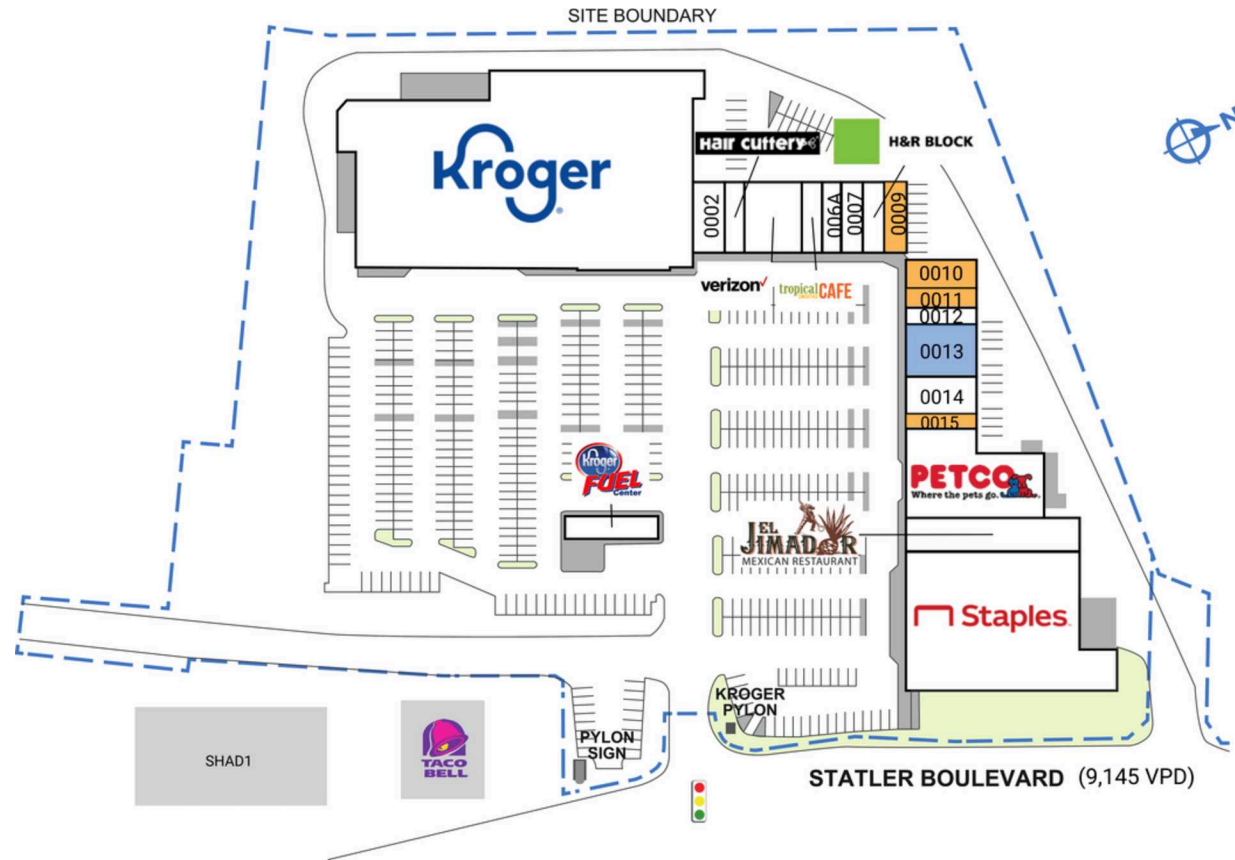


STATLER SQUARE

850 Statler Square | Staunton, VA 24401

SPACE	TENANT	SQ. FT.
FUEL	Kroger Fuel	1,000 SF
SHAD1	XR Properties	
SHAD2	Taco Bell	
0001	Kroger	65,003 SF
0002	Sun Tan City	2,240 SF
0003	Hair Cuttery	1,400 SF
0005	Verizon	4,200 SF
0006	Tropical Smoothie Cafe	1,476 SF
006A	Sweetheart Nails and Spa	1,324 SF
0007	OneMain Financial	1,400 SF
0008	H&R Block	1,400 SF
0009	AVAILABLE	1,680 SF
0010	AVAILABLE	1,855 SF
0011	AVAILABLE	980 SF
0012	T & M Smoke Shop	1,400 SF
0013	COMING AVAILABLE	3,500 SF
0014	Great Wall Chinese Restaurant	2,800 SF
0015	AVAILABLE	840 SF
0017	Petco	10,992 SF
0018A	El Jimador Mexican Restaurant	7,000 SF
0019	Staples	24,170 SF
TOTAL SQ. FT.		134,660

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Statler Square Staunton, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	6,108	27,932	35,912
	2027 Projected Population	6,211	28,464	36,875
	2010 Census Population	5,671	25,995	33,063
	2000 Census Population	6,006	25,555	31,598
	1990 Census Population	6,458	26,045	31,374
	Historical Annual Growth 1990 to 2000	-0.72%	-0.19%	0.07%
	Historical Annual Growth 2000 to 2010	-0.57%	0.17%	0.45%
	Estimated Annual Growth 2010 to 2022	0.58%	0.57%	0.65%
	Projected Annual Growth 2022 to 2027	0.34%	0.38%	0.53%
	Median Age	41.8	42.5	42.3
Households	Q2 2022 Estimated Households	2,748	12,339	15,476
	2027 Projected Households	2,798	12,587	15,906
	2010 Census Households	2,542	11,446	14,191
	2000 Census Households	2,297	10,477	12,825
	1990 Census Households	2,347	10,165	12,114
	Historical Annual Growth 1990 to 2000	-0.21%	0.30%	0.57%
	Historical Annual Growth 2000 to 2010	1.02%	0.89%	1.02%
	Estimated Annual Growth 2010 to 2022	0.61%	0.59%	0.68%
	Projected Annual Growth 2022 to 2027	0.37%	0.40%	0.55%
	Population per Household	2.13	2.17	2.21
Population by Race	White	78.8%	82.7%	83.7%
	Black or African American	12.9%	10.3%	9.8%
	Asian & Pacific Islander	1.5%	1.0%	0.9%
	Other Races	3.0%	3.2%	2.9%
	Hispanic Population	3.8%	2.8%	2.8%
Income	Average Household Income	\$72,781	\$72,971	\$74,856
	Median Household Income	\$52,277	\$53,591	\$55,697
	Per Capita Income	\$33,964	\$33,393	\$33,442
Education (Age 25+)	Elementary	3.3%	2.4%	3.0%
	Some High School	6.7%	5.6%	6.2%
	High School Graduate	26.6%	32.6%	32.7%
	Some College	19.5%	20.9%	20.8%
	Associates Degree Only	9.6%	8.3%	8.1%
	Bachelors Degree Only	18.8%	17.8%	17.6%
	Graduate Degree	15.5%	12.5%	11.8%
Business	Number of Businesses	494	1,029	1,266
	Total Number of Employees	5,564	12,796	16,826
	Employees per Business	11.26	12.44	13.29
	Residential Population per Business	12.36	27.15	28.36

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.