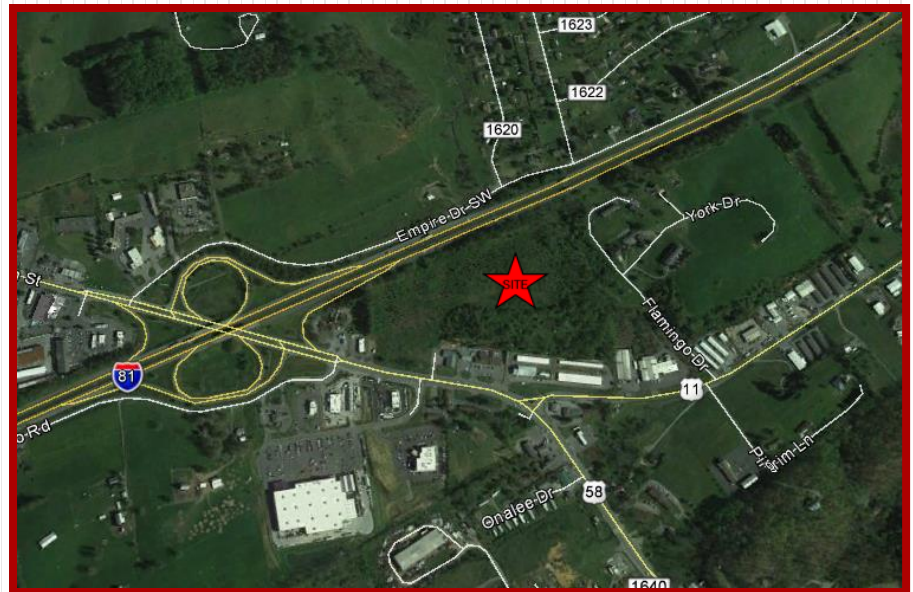




**The CROWN
Companies, LLC**

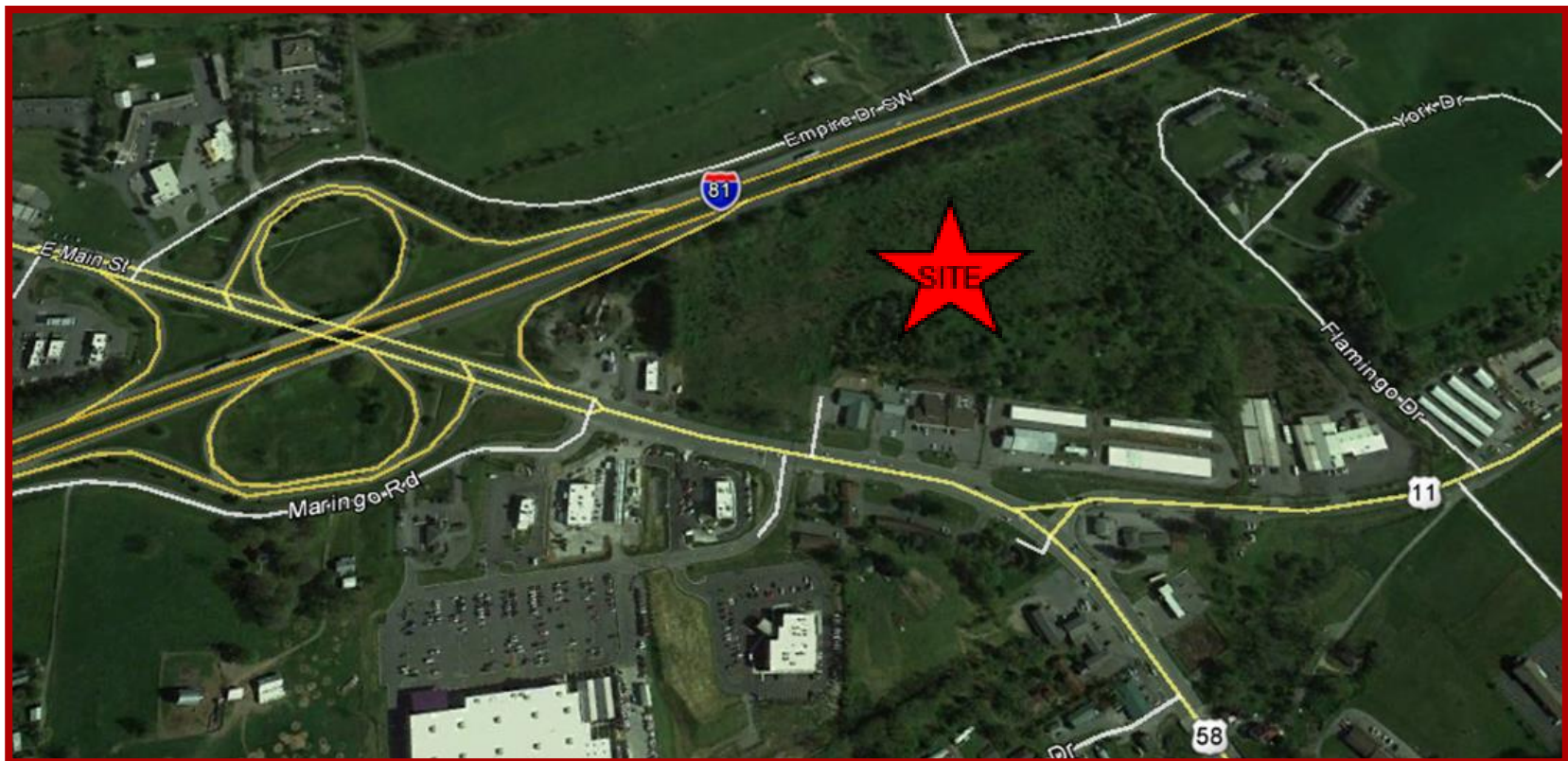
Commercial Real Estate Services

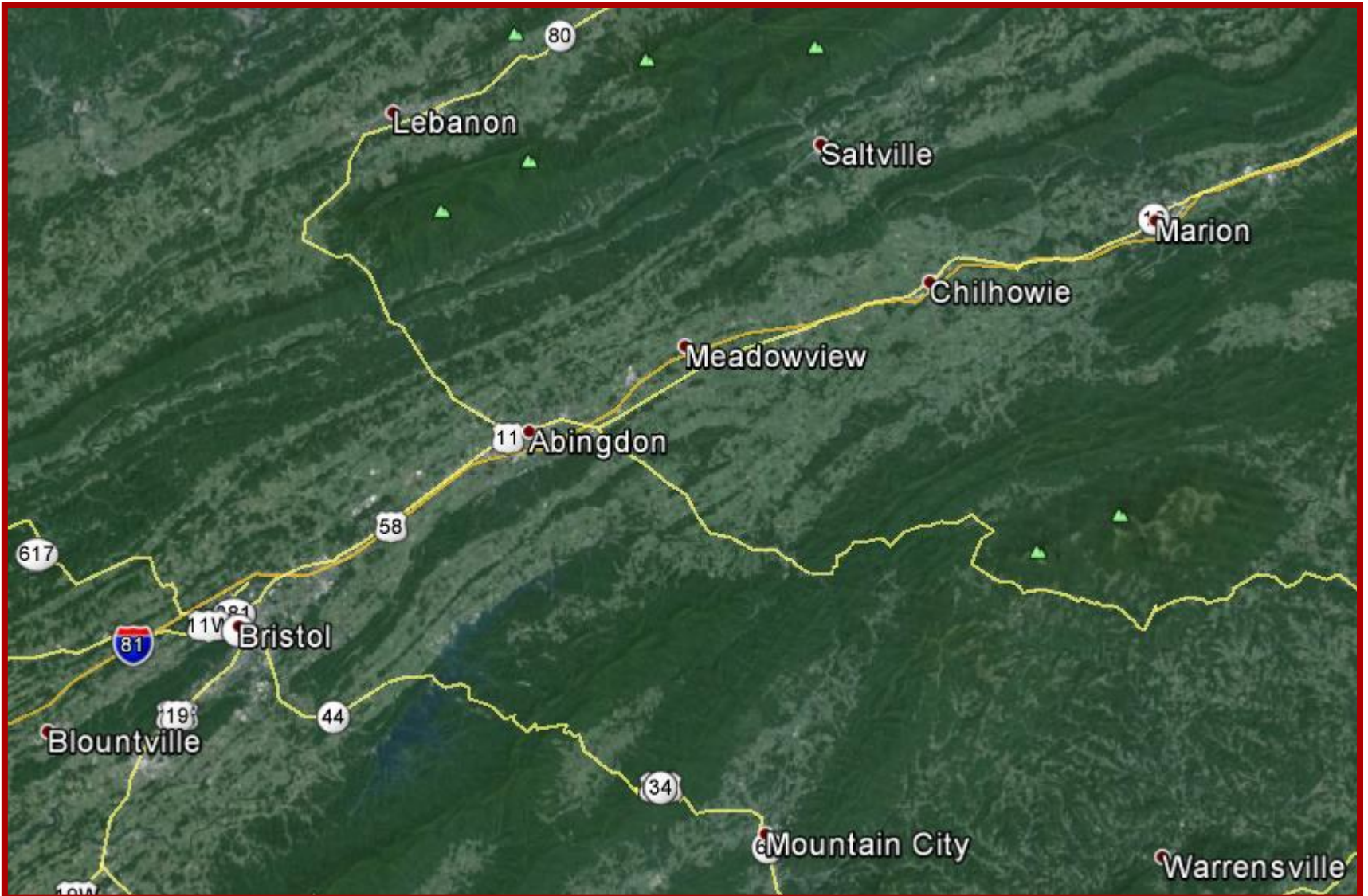
Abingdon, Virginia

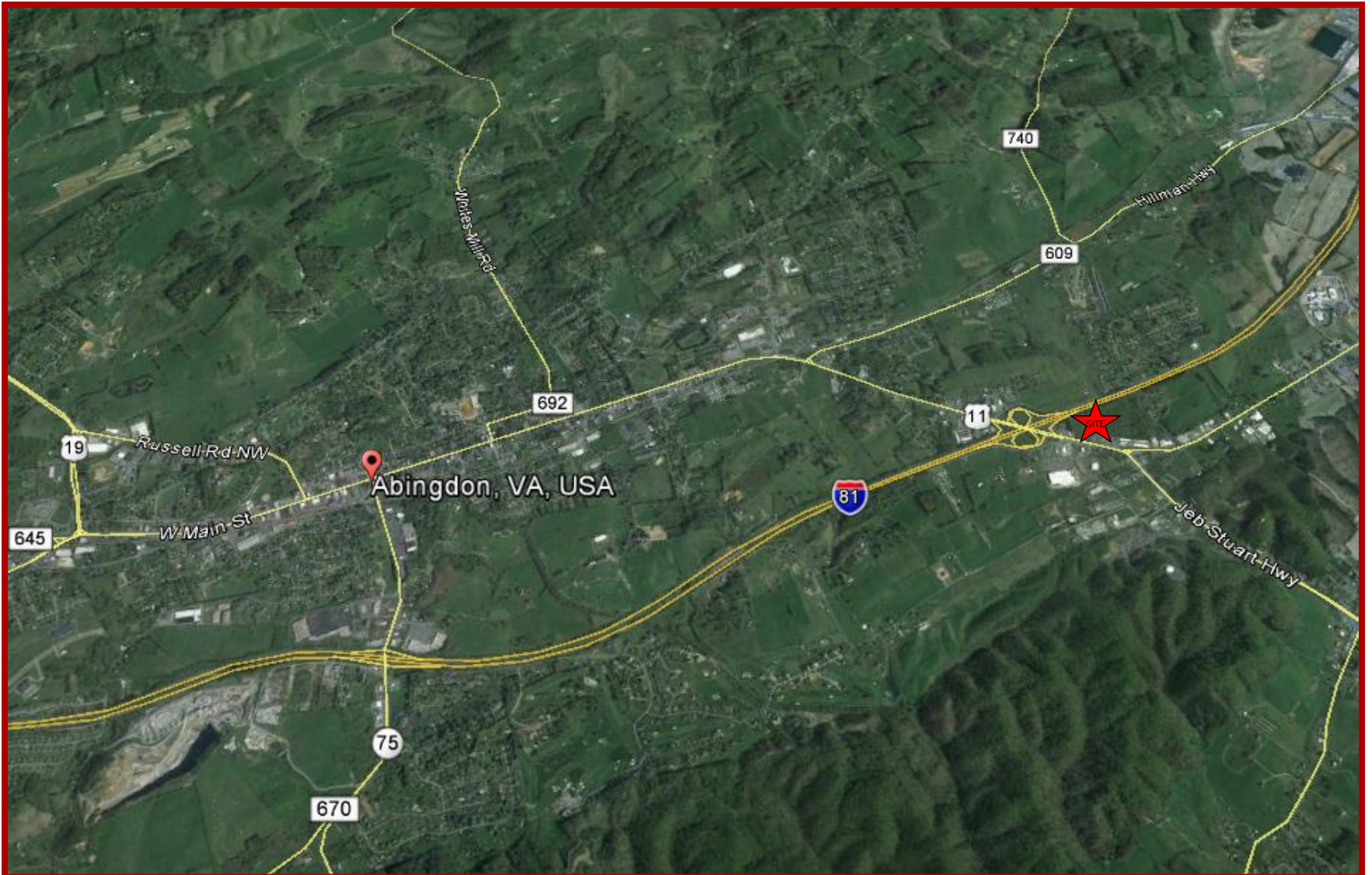


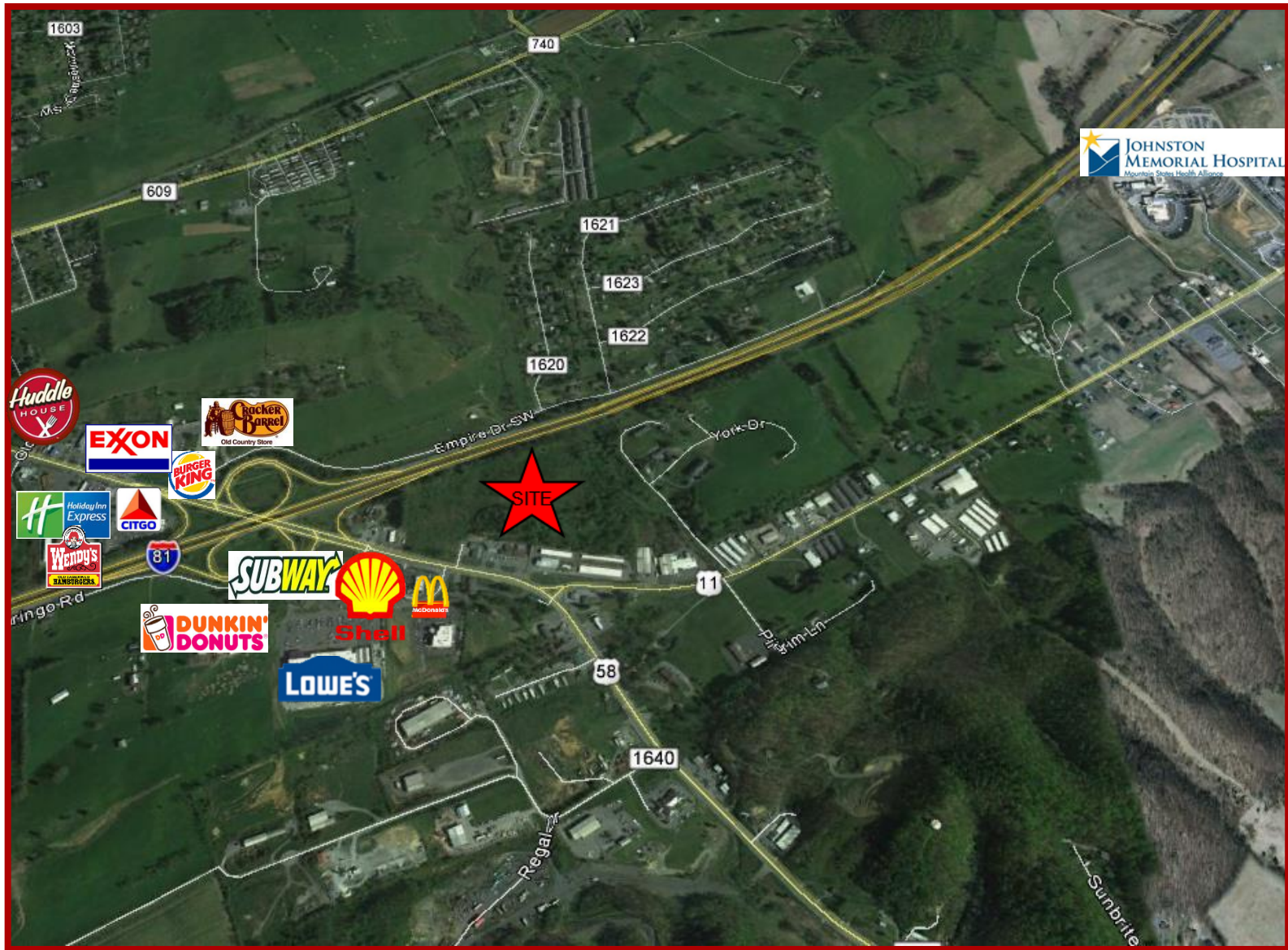
The Crown Companies, LLC
121 North Crutchfield Street
PO Box 341
Dobson, North Carolina 27017
(336) 386-9790

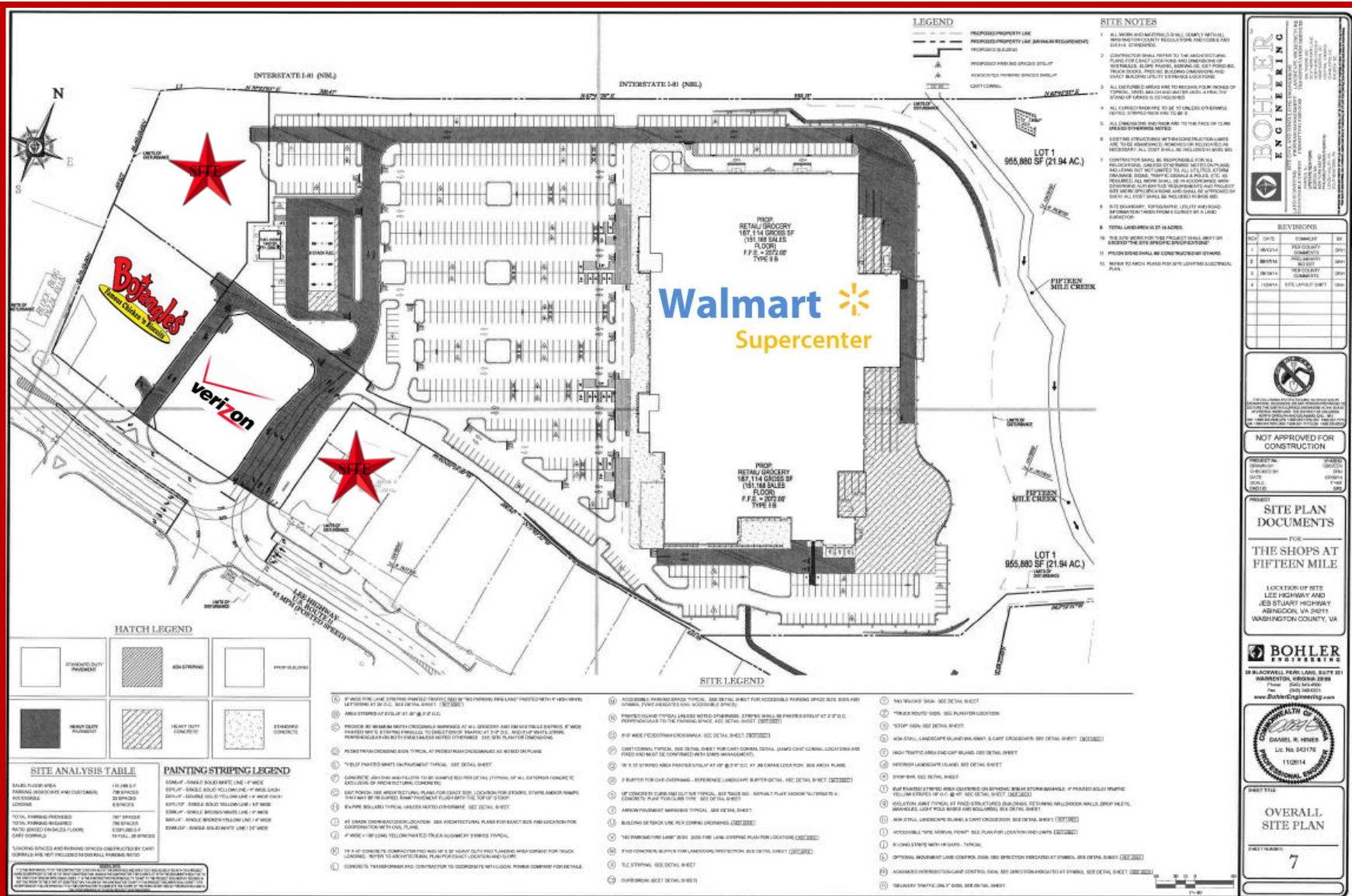
The Crown Companies, LLC is pleased to announce a new development opportunity in Abingdon Virginia anchored by a national big box retailer. The subject property consists of 28+/- acres located at the intersection of Interstate 81, Hwy 11 (Lee Hwy) and Hwy 58 (Jeb Stuart Hwy). This area already benefits from the newly constructed Johnston Memorial Hospital and future opportunities will be further enhanced with the addition of this national retailer. This intersection provides regional access to several southwest Virginia towns/communities such as Meadowview, Emory, Glade Spring, Chilhowie, Marion, Osceola, Damascus and Lebanon. Additionally, Washington County benefits strongly from residents of the state of Tennessee who shop in the region. Come join the tenant mix at this dynamic and rapidly regional growing intersection.











LEGEND

(Symbol)	PROPOSED PROPERTY LINE (AS SHOWN IN REQUIREMENTS)
(Symbol)	PROPOSED BUILDING
(Symbol)	PROPOSED PARKING SPACES (DETAIL)
(Symbol)	PROPOSED PARKING SPACES (SUMMARY)
(Symbol)	EXISTING UTILITY

- SITE NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA CONSTRUCTION CODE AND LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FOR THE PROPOSED WORK.
 3. ALL UTILITIES SHOWN ARE TO BE DELETED AND REPLACED BY THE CONTRACTOR.
 4. ALL CONSTRUCTION SHALL BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 5. EXISTING STRUCTURES WITH FOUNDATION PROBLEMS ARE TO BE DEMOLISHED AND REPLACED AS NECESSARY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL MEASURES AND SEDIMENTATION CONTROL.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ADJACENT PROPERTIES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INFRASTRUCTURE.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPING.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ADJACENT PROPERTIES.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INFRASTRUCTURE.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPING.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ADJACENT PROPERTIES.

BOHLER ENGINEERING

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 State of Virginia
 1518 S. GARDNER BLVD.
 ABINGDON, VA 22001
 (540) 325-8888
 www.bohlerengineering.com

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/19/14	ISSUE FOR PERMIT	DBH
2	08/21/14	PERMANENT CONCRETE	DBH
3	08/21/14	PER CONCRETE	DBH
4	10/28/14	FINAL LAYOUT (RPT)	DBH

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 14-0001
 SHEET NO. 7 OF 7
 SCALE: AS SHOWN

SITE PLAN DOCUMENTS

FOR THE SHOPS AT FIFTEEN MILE

LOCATION OF SITE
 LEE HIGHWAY AND
 JEB STURTEWANT HIGHWAY
 ABINGDON, VA 22011
 WASHINGTON COUNTY, VA

BOHLER ENGINEERING

1518 BLACKWELL PARK LANE, SUITE 501
 HARRISONBURG, VIRGINIA 22761
 Phone: (540) 544-0444
 Fax: (540) 544-0444
 www.bohlerengineering.com

THE ENGINEER'S SEAL

DANIEL S. BOHLER
 Lic. No. 54319
 PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF VIRGINIA
 110014

OVERALL SITE PLAN

7

24525 LEE HWY
ABINGDON, VA 24211-7455
Coord: 36.713015, -81.929935
Radius - See Appendix for Details



Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2020 Projection	10,394		18,517		39,016	
2015 Estimate	10,179		18,137		38,300	
2010 Census	10,088		17,994		38,111	
2000 Census	8,774		16,157		35,292	
Growth 2000 - 2010	14.97%		11.37%		7.99%	
Growth 2010 - 2015	0.91%		0.79%		0.50%	
Growth 2015 - 2020	2.11%		2.10%		1.87%	
Households						
2020 Projection	4,460		8,024		16,417	
2015 Estimate	4,344		7,826		16,066	
2010 Census	4,277		7,727		15,925	
2000 Census	3,865		6,940		14,600	
Growth 2000 - 2010	10.65%		11.33%		9.07%	
Growth 2010 - 2015	1.58%		1.29%		0.88%	
Growth 2015 - 2020	2.68%		2.53%		2.18%	
2015 Est. Population by Single-Classification Race						
White Alone	9,550	93.82	17,191	94.78	36,591	95.54
Black or African American Alone	299	2.94	434	2.39	709	1.85
American Indian and Alaska Native Alone	20	0.20	38	0.21	98	0.26
Asian Alone	123	1.21	170	0.94	263	0.69
Native Hawaiian and Other Pacific Islander Alone	7	0.07	8	0.04	17	0.04
Some Other Race Alone	66	0.65	109	0.60	216	0.56
Two or More Races	113	1.11	186	1.03	406	1.06
2015 Est. Population by Ethnicity (Hispanic or Latino)						
Hispanic or Latino	216	2.12	366	2.02	687	1.79
Not Hispanic or Latino	9,963	97.88	17,771	97.98	37,613	98.21
2015 Occupied Housing Units by Tenure						
Owner-Occupied	2,661	61.26	5,117	65.38	11,520	71.70
Renter-Occupied	1,683	38.74	2,709	34.62	4,546	28.30
2015 Average Household Size						
	2.16		2.20		2.28	

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2015 Est. Households by Household Income	4,344		7,826		16,066	
Income < \$15,000	652	15.01	1,070	13.67	2,054	12.78
Income \$15,000 - \$24,999	581	13.37	942	12.04	1,881	11.71
Income \$25,000 - \$34,999	649	14.94	1,096	14.00	2,187	13.61
Income \$35,000 - \$49,999	678	15.61	1,268	16.20	2,574	16.02
Income \$50,000 - \$74,999	713	16.41	1,341	17.14	3,028	18.85
Income \$75,000 - \$99,999	410	9.44	853	10.90	1,850	11.52
Income \$100,000 - \$124,999	247	5.69	511	6.53	1,041	6.48
Income \$125,000 - \$149,999	142	3.27	277	3.54	535	3.33
Income \$150,000 - \$199,999	107	2.46	208	2.66	430	2.68
Income \$200,000 - \$249,999	49	1.13	88	1.12	182	1.13
Income \$250,000 - \$499,999	82	1.89	124	1.58	219	1.36
Income \$500,000+	34	0.78	49	0.63	86	0.54
2015 Est. Average Household Income	\$61,178		\$62,408		\$62,261	
2015 Est. Median Household Income	\$41,422		\$44,526		\$46,140	
2015 Median HH Inc. by Single-Classification Race						
White Alone	41,978		45,251		46,749	
Black or African American Alone	36,557		35,549		33,440	
American Indian and Alaska Native Alone	30,397		31,562		23,868	
Asian Alone	153,683		66,778		52,749	
Native Hawaiian and Other Pacific Islander Alone	20,000		19,492		19,744	
Some Other Race Alone	30,065		30,137		30,567	
Two or More Races	39,774		43,519		49,748	
Hispanic or Latino	74,298		47,181		39,644	
Not Hispanic or Latino	41,192		44,494		46,224	