



Development Highlights

Liberty Market (LM) is a one-of-a-kind adaptive reuse project transforming the former Lorton Prison into an inimitable destination in Fairfax County, VA, featuring approximately 50,000 SF of retail and 40,000 SF of office. The development is bolstered by 352 upscale residential units with first phase delivered early 2018. Well-curated, authentic, and respectful to the historical character of the property, this new retail destination will boast the fresh shopping conveniences and dining options that the growing trade area supports.

- > LM will serve the daily shopping needs of the renowned Lorton area with a population of approximately 67,000 within a 3-mile radius.
- > High area average household incomes of \$113,000+ in a 1-mile and 3-mile radius.
- > Located just 1 mile from I-95 and the newly-opened express lanes.
- > LM offers ample parking and prominent signage.
- > Located at the intersection of White Spruce Way and Silverbrook Road, and will feature a new traffic light and an additional entrance off of Silverbrook Road.

Area Demographics



Current Population
(2017)
69,365



Households
(2017)
23,106



Median Household Income
(2017)
\$117,015



Daytime Population
(2017)
55,548

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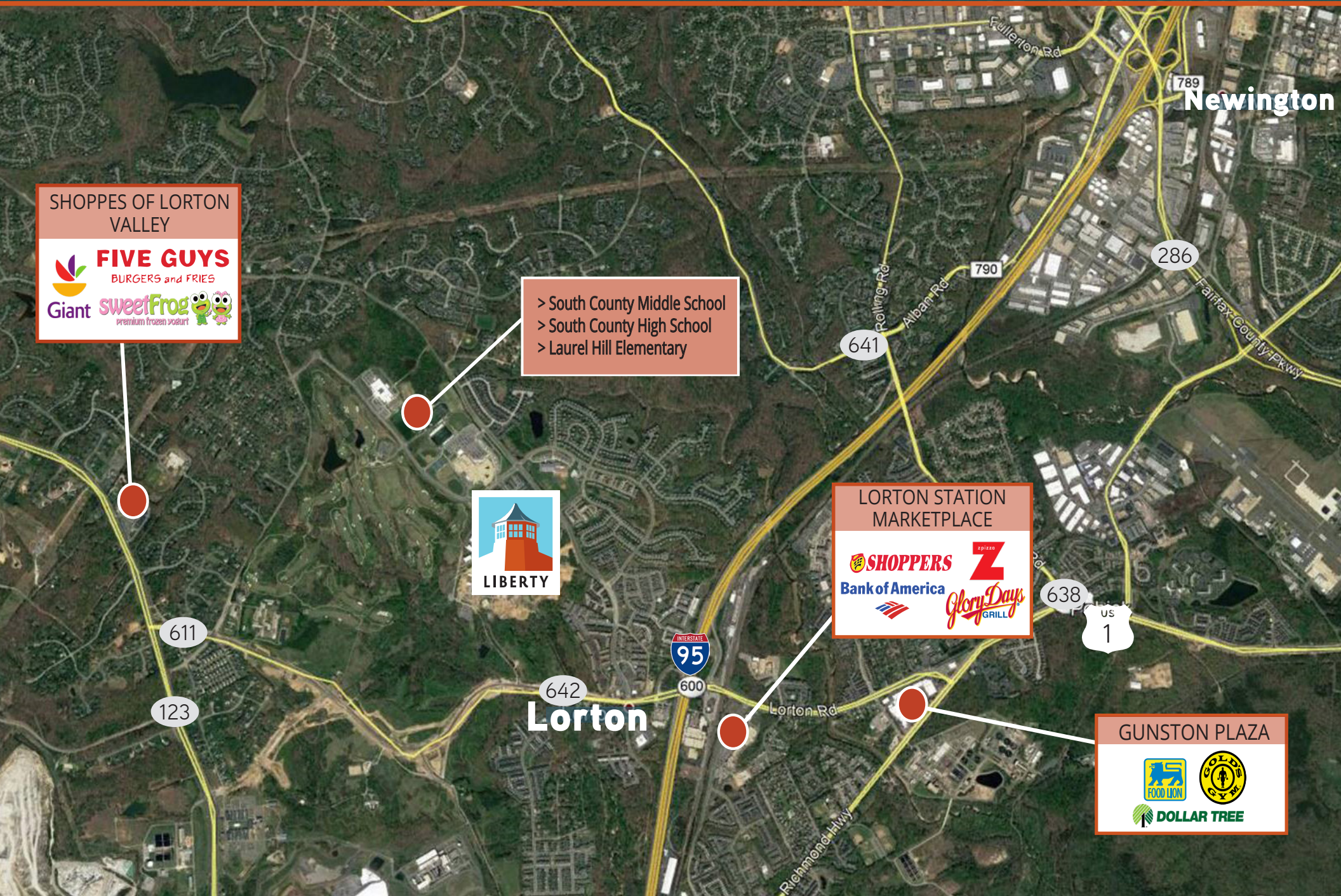




Available Space & Costs

Anchor Space	+/- 20,000 SF
Strip Retail Space	5,700 SF - Divisible
Restaurant Space	9,335 SF
Pad Space	9,700 SF - Divisible
Distillery/Brewery/ Restaurant	Up to 10,000 SF +/-

Grocer Competition



SHOPPES OF LORTON
VALLEY



- > South County Middle School
- > South County High School
- > Laurel Hill Elementary



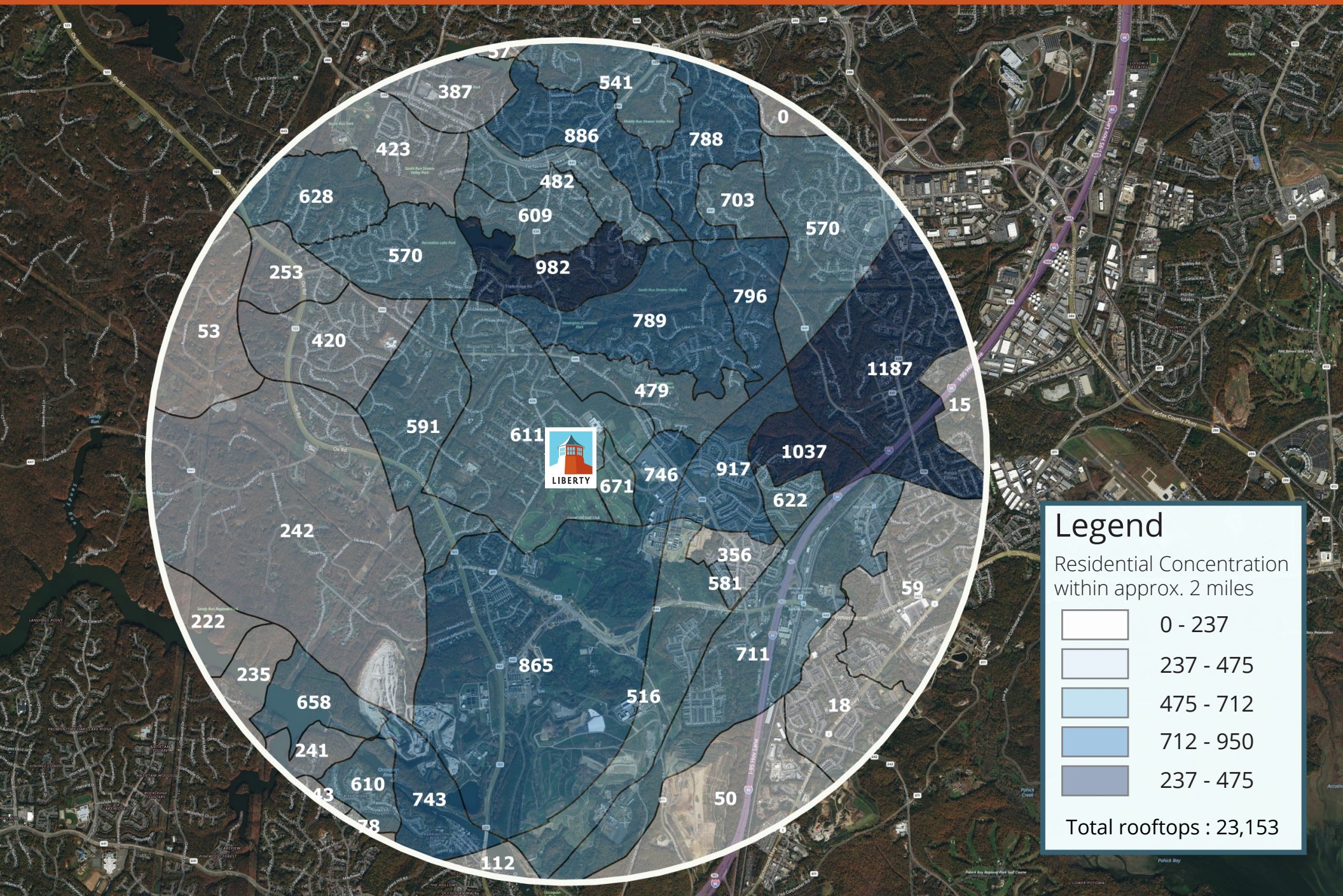
LORTON STATION
MARKETPLACE



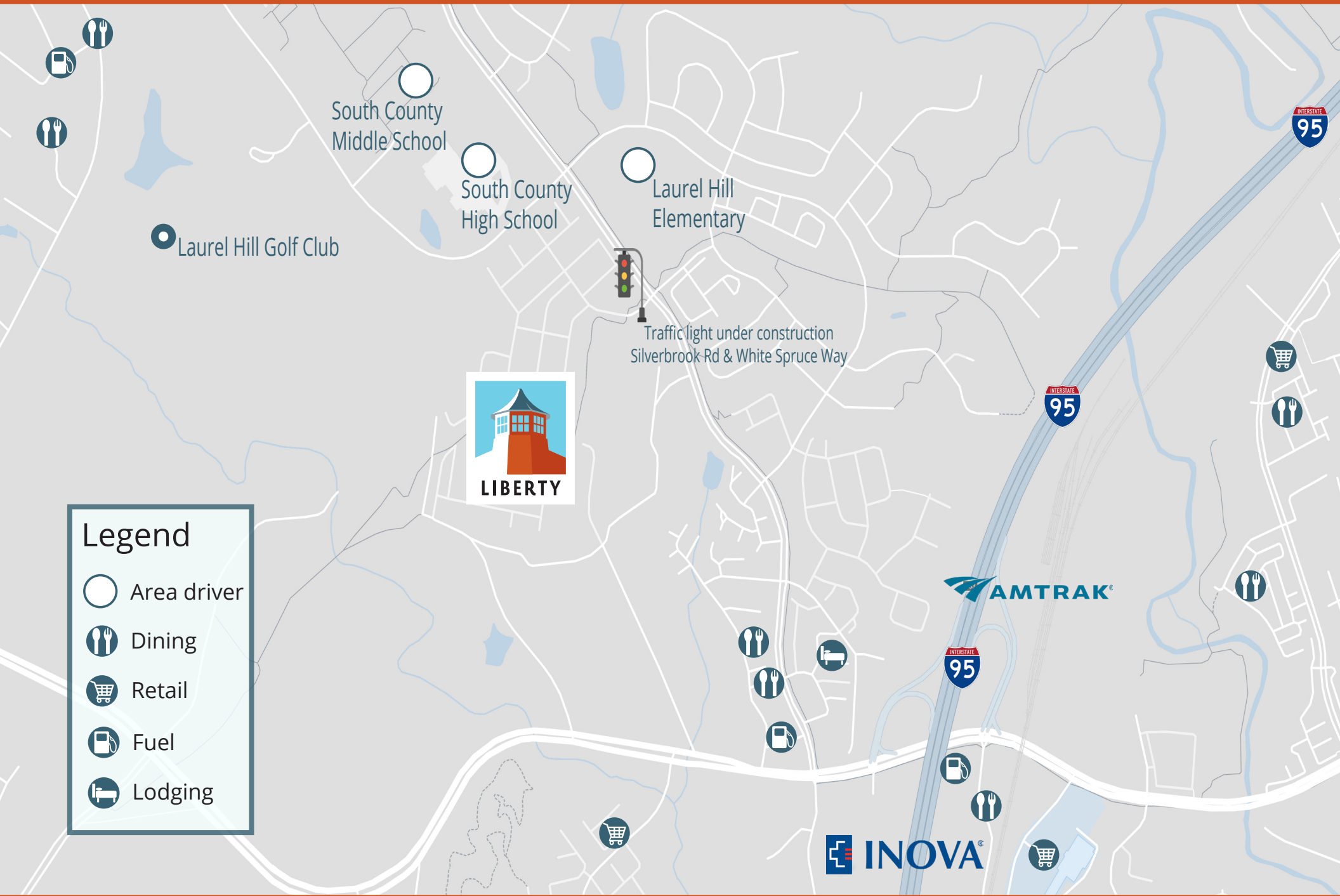
GUNSTON PLAZA



Residential Density



Amenity Map





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