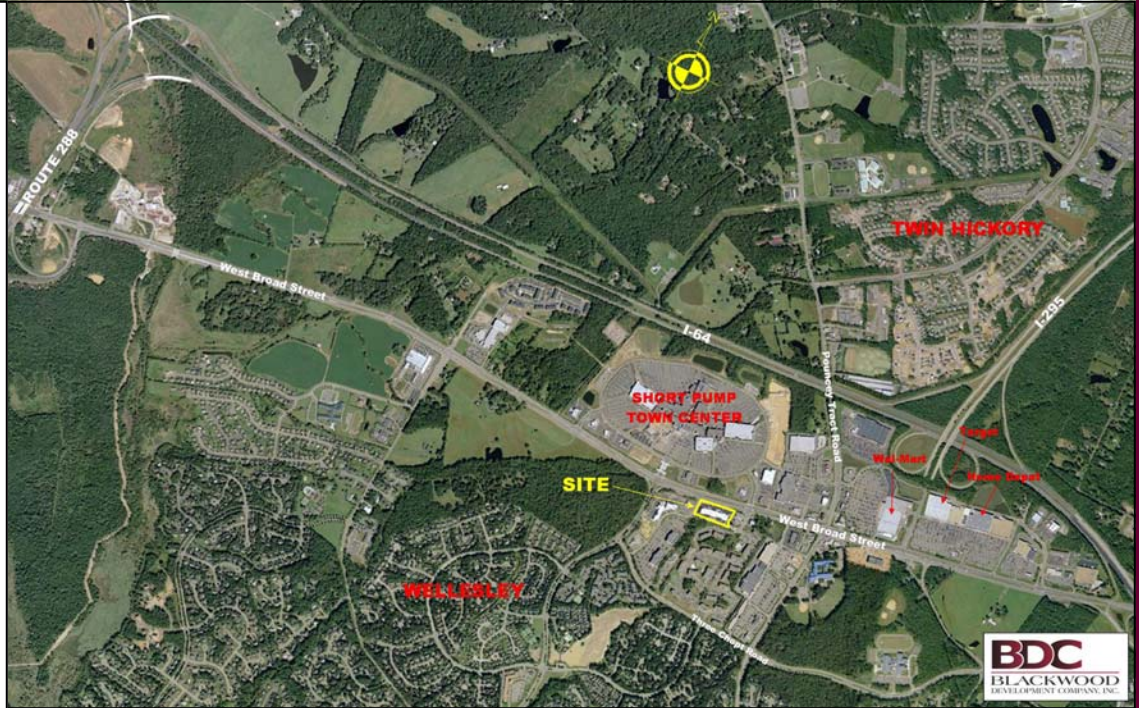


THE PROMENADE SHOPS

West Broad Street

This dynamic 40,000 sq. ft. specialty retail center is located directly across West Broad Street from Short Pump Town Center.

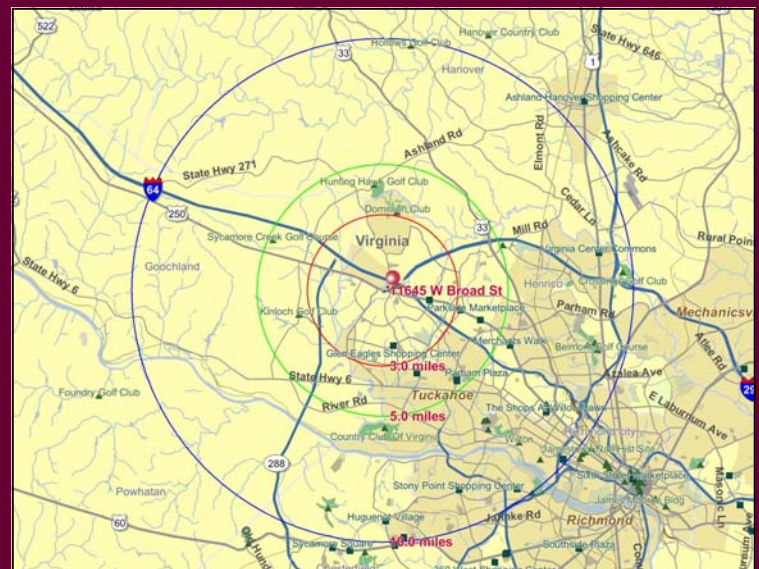
Take advantage of this project's proximity to Richmond's newest high-end mall and 450' of frontage on West Broad Street.



DEMOGRAPHICS:

	Average HH Income	Population
Within 5 miles	\$92,566	125,988
Within 10 miles	\$88,721	303,672

For additional information, please contact:
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 7400 Beaufont Springs Drive, Suite 550
 Richmond, VA 23225



Blackwood Development Company, Inc. ■ Owner/Agent



Space No.	Tenant	Space No.	Tenant	Space No.	Tenant
LS1	Mexico Restaurant	LS6, 7 & 8	Sleepy's—The Mattress Professionals	LS15	Atir Natural Nails
LS2	Sun Salon			LS16	Ntelos
LS3	FedEx Office	LS9, 10 & 11	Plow & Hearth	LS17	Extreme Pizza
LS4	Color Me Mine	LS12	AVAILABLE	LS18	Daily Grind
LS5	Edible Arrangements	LS13 & 14	Umi Sushi Bistro	LS19	Charles Schwab & Co.