



### CEDARVILLE CENTER FACTS-AT-A-GLANCE

- 770,000-square-foot regional shopping center planned for development in Front Royal
- Great visibility from Route 340/Route 522 (South of Interstate 66) - 25,000 VPD and Route 340/Route 522 (North of Interstate 66) - 22,000 VPD
- The site includes 80 acres of prime real estate on Route 66
- The center will draw shoppers from Front Royal and South Winchester

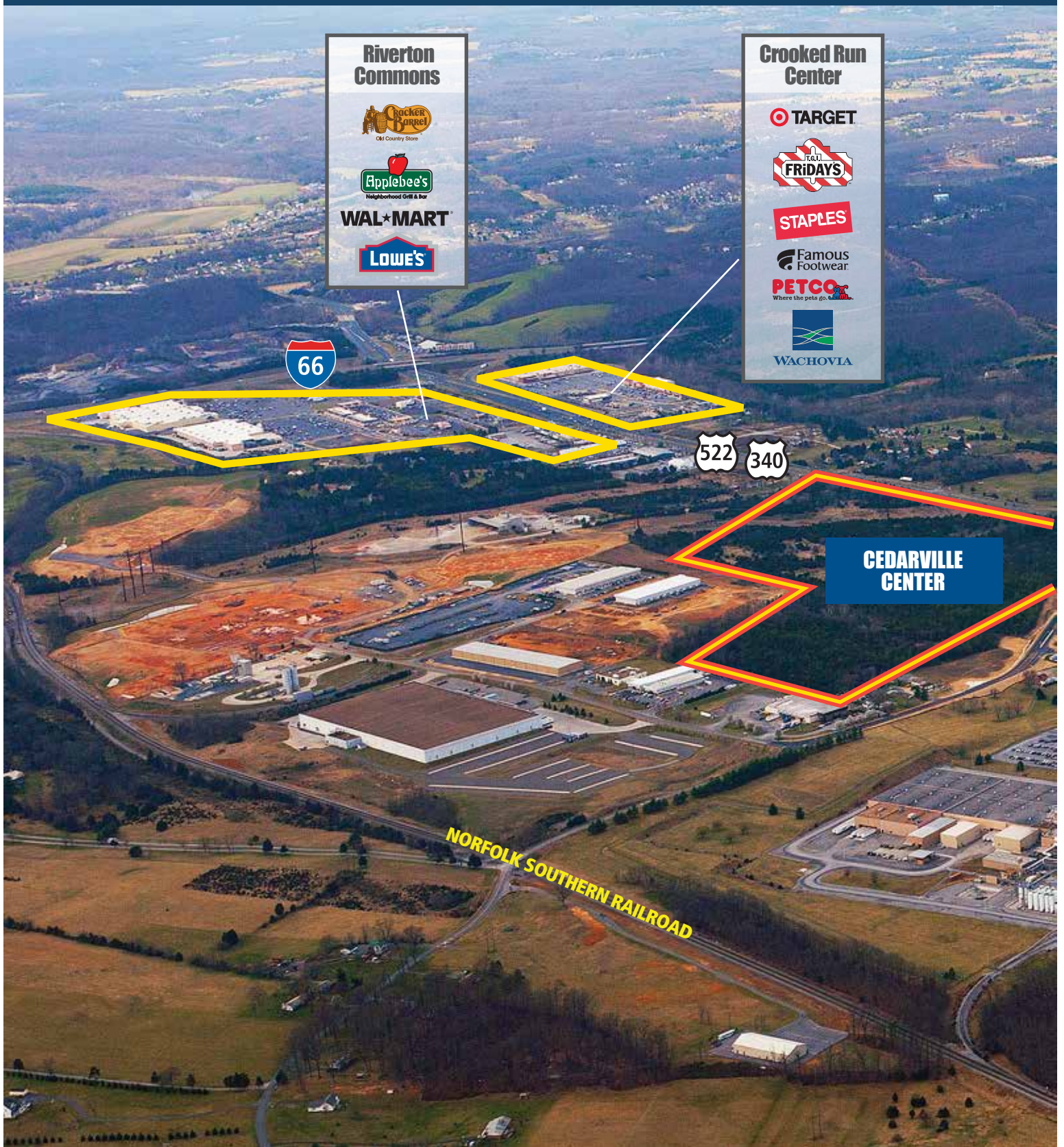
### DEMOGRAPHICS

DEMOGRAPHICS (2013)	3 MILES	5 MILES	10 MILES
POPULATION	3,785	19,966	70,668
AVG HH INCOME	\$84,976	\$76,715	\$77,247
EMPLOYEES	1,786	10,474	24,018



# RAPPAPORT

## CEDARVILLE CENTER Front Royal, VA



CONTACT: Kristin Perry • [kperry@rappaportco.com](mailto:kperry@rappaportco.com) • (T) 571.382.1228

8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | [rappaportco.com](http://rappaportco.com)