

Caroline Commerce Center

RETAIL SITES For Sale & Development

<http://www.HaveSiteWillTravel.com/caroline-commerce>



Life Science Park



- ❑ **McKesson Distribution Open for Business**
- ❑ New Road Route 652 / Ruther Glen Road
- ❑ Technology Zone
<http://www.visitcaroline.com/economic.html>
- ❑ Come to the North/South crossroads for American Commerce and Truck Transportation on Interstate 95 at Exit 104 Ruther Glen / Carmel Church, VA
- ❑ Sites available for development for distribution, light manufacturing, commercial and retail uses.
- ❑ CNBC selects Virginia as the best state for doing business.
<http://www.cnbc.com/id/43381920>



CNBC selects Virginia as the best state for doing business....
<http://www.cnbc.com/id/31763805>



<http://www.visitcaroline.com/economic.html>

2010 DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	5,903	24,549	55,179
Average HH Income	\$74,985	\$78,562	\$78,671
Median HH Income	\$63,039	\$65,277	\$63,581



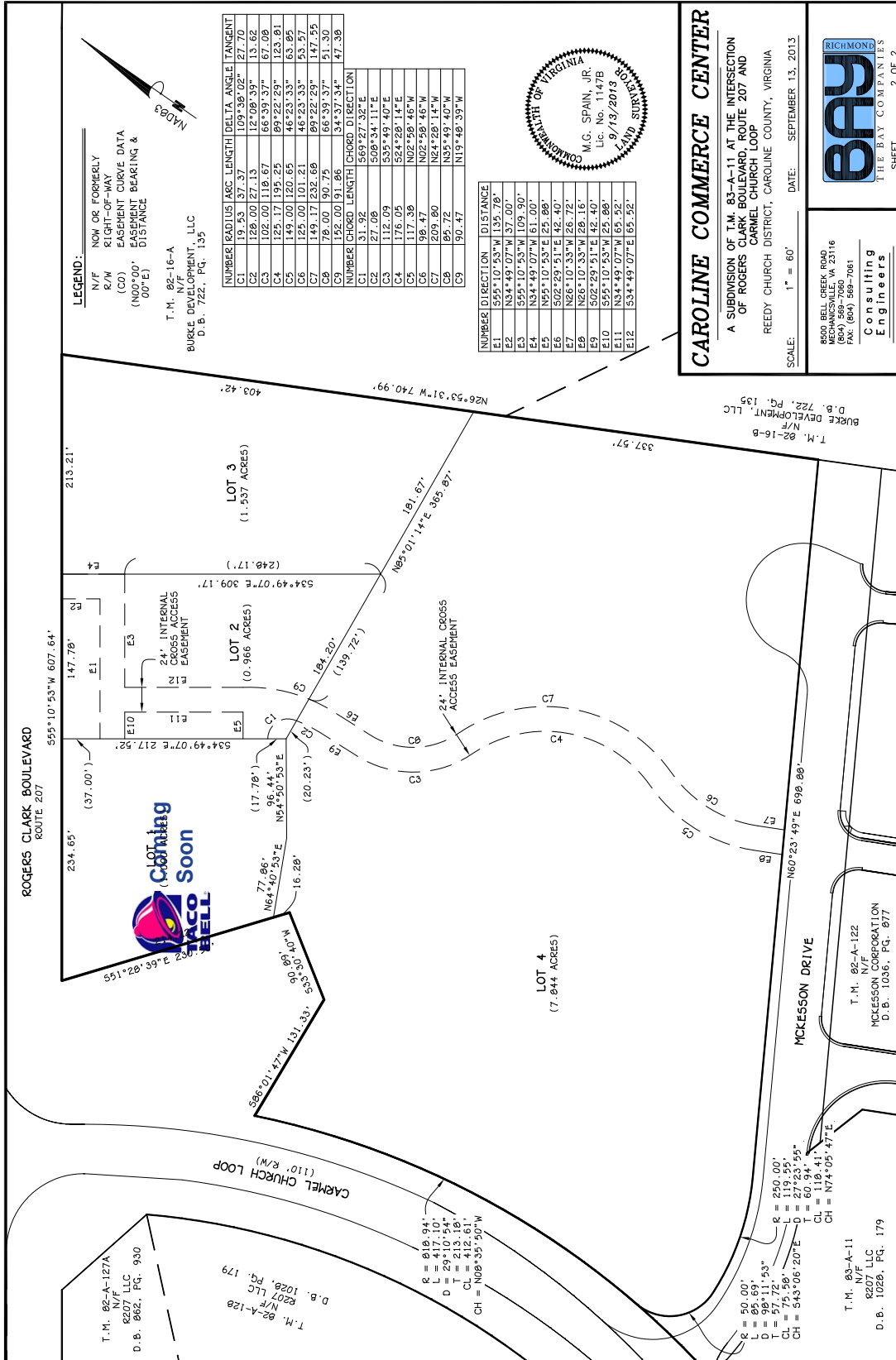
John Jay Schwartz, MCR, RPA
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Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing.

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Included in either site purchase or lease is as follows:

- 1) Rough grading
- 2) Delivery of water and sewer to within 20 feet of the property line
- 3) Access road as shown

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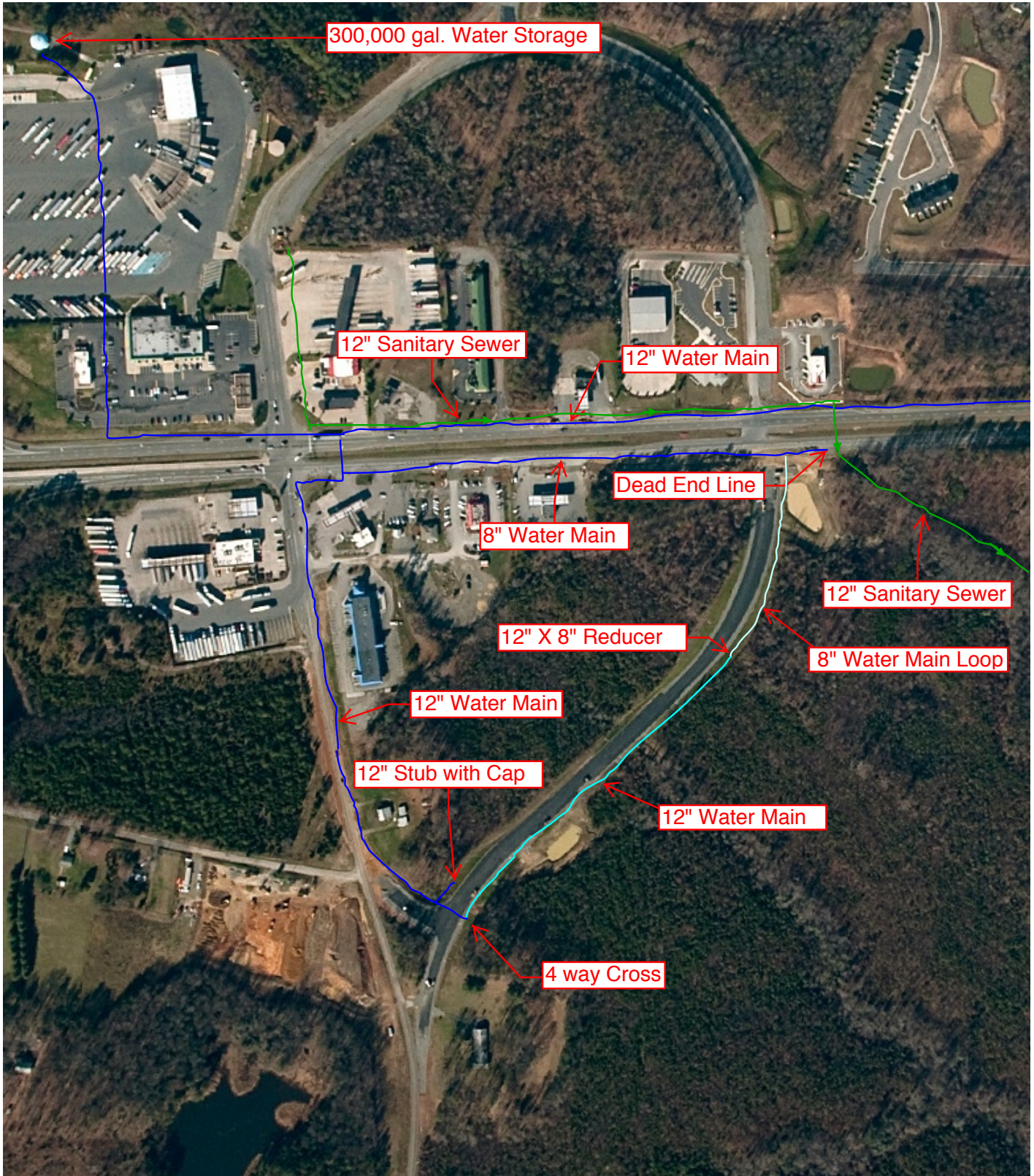


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CAROLINE COMMERCE CENTER LIFE SCIENCE PARK

GREATER FIBER REDUNDANCY
THAN THE EMPIRE STATE BUILDING
FOUR MAJOR FIBER LINES



COMCAST:

10 GIG SERVICE; METRO E-SERVICE AVAILABLE
DEDICATED ETHERNET CONNECTIONS
WILL BUILD FULLY REDUNDANT FIBER PATH TO THIS LOCATION



LEVEL 3: 10 GIG LINE

VERIZON:

TWO SEPARATE LINES
ONE THAT IMMEDIATELY SERVES THE PROPERTY WITH 24 FIBER STRANDS
ANOTHER ON US RT. 1 WITH AN ADDITIONAL 24 FIBER PIPE
DS3 SERVICE, 100MBPS

CAROLINE COUNTY, VIRGINIA OFFERS HYPER FIBER REDUNDANCY
FOR SAFE DATA CENTER OPERATIONS

WWW.VISITCAROLINE.COM/ECONOMIC.HTML
WWW.HAVESITETWILLTRAVEL.COM/CAROLINE-COMMERCE

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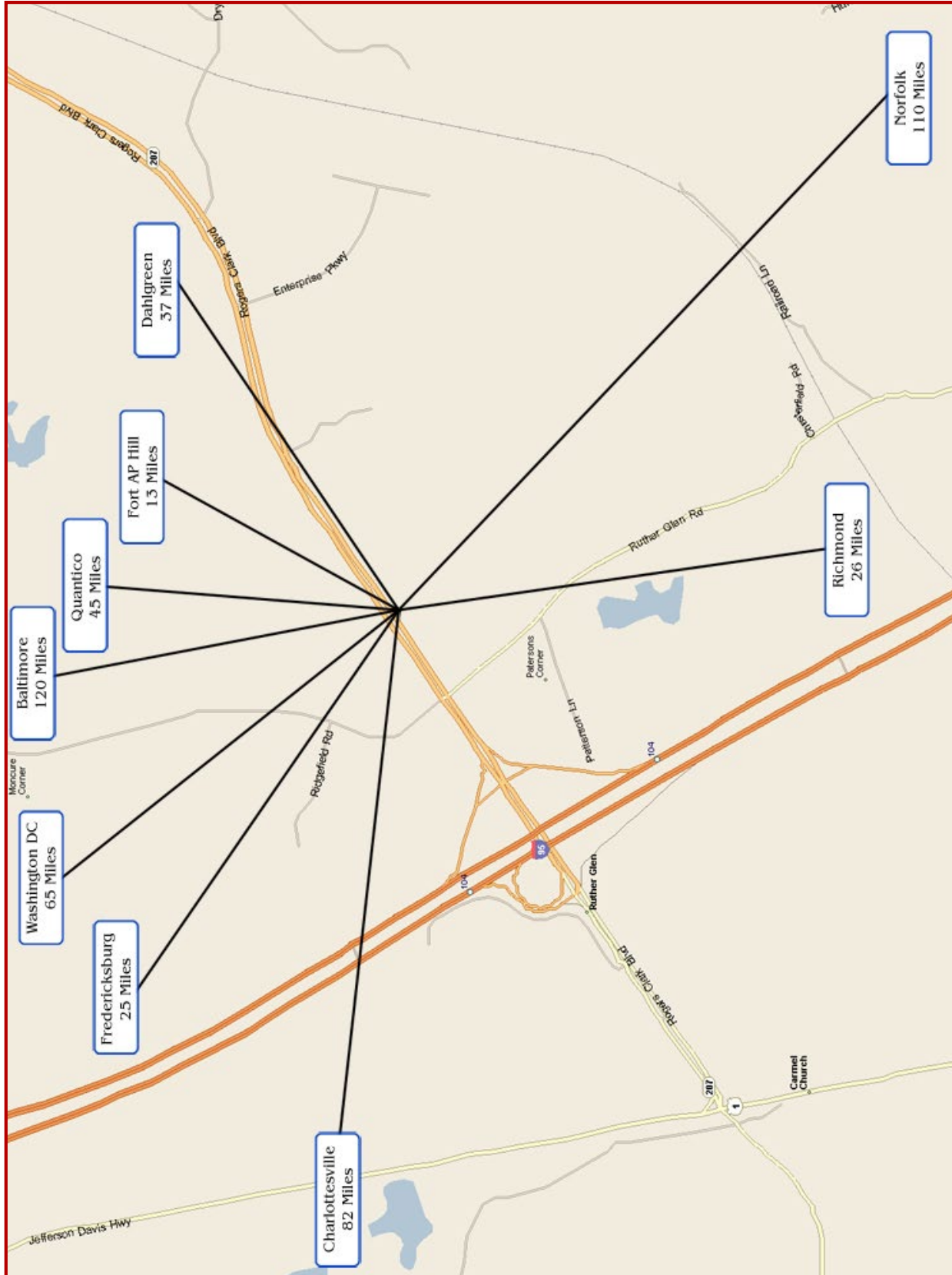
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THE MAN WITH SQUARE FEET

Celebrating 40 years with 40 million sq. ft.



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