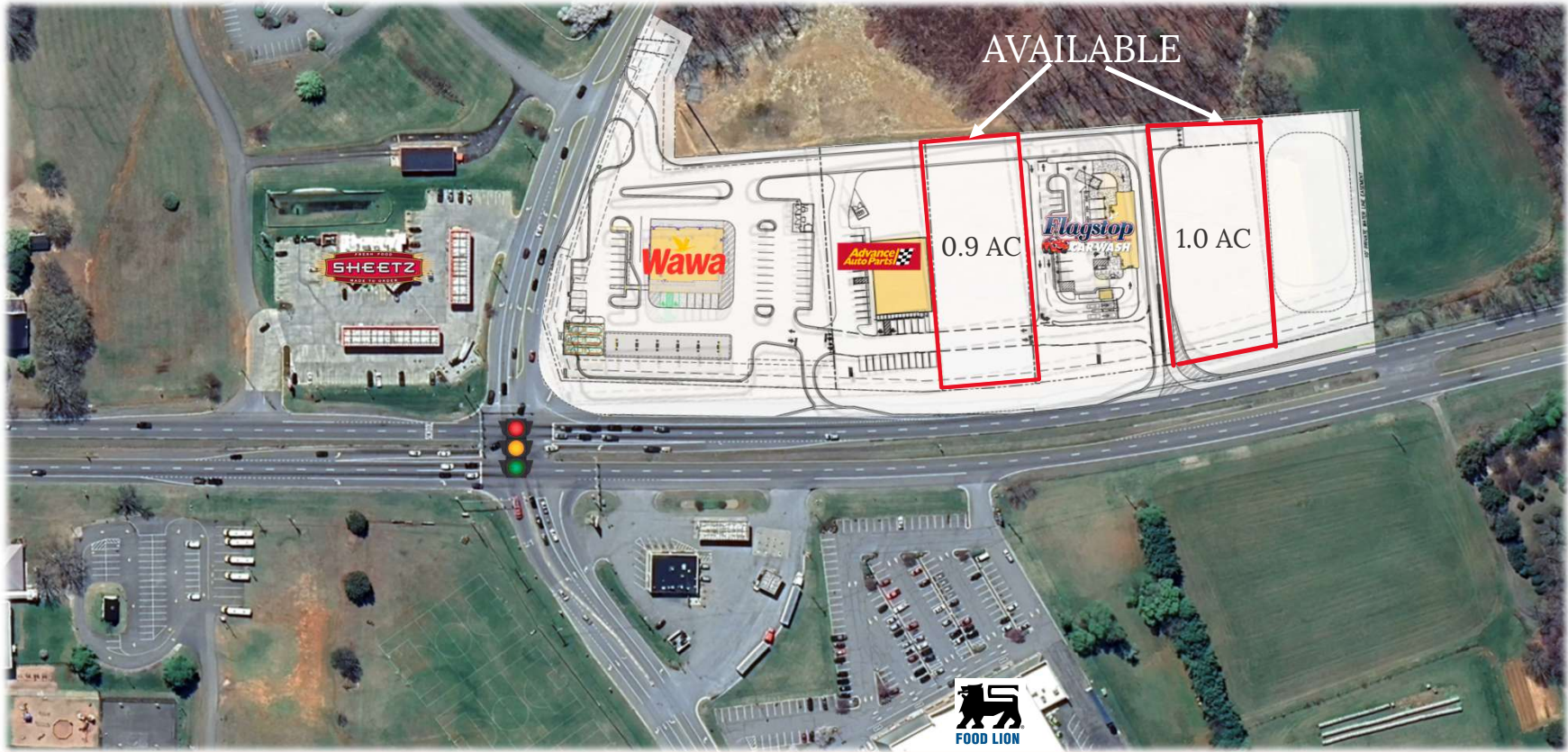




NEWLONDON
COMMERCIAL

2 Commercial Outparcels Available

Multitenant Retail Development (2027 Delivery)

Wawa and Advance Auto Cotenancy

Highway 460 and State Route 811
Bedford County, VA



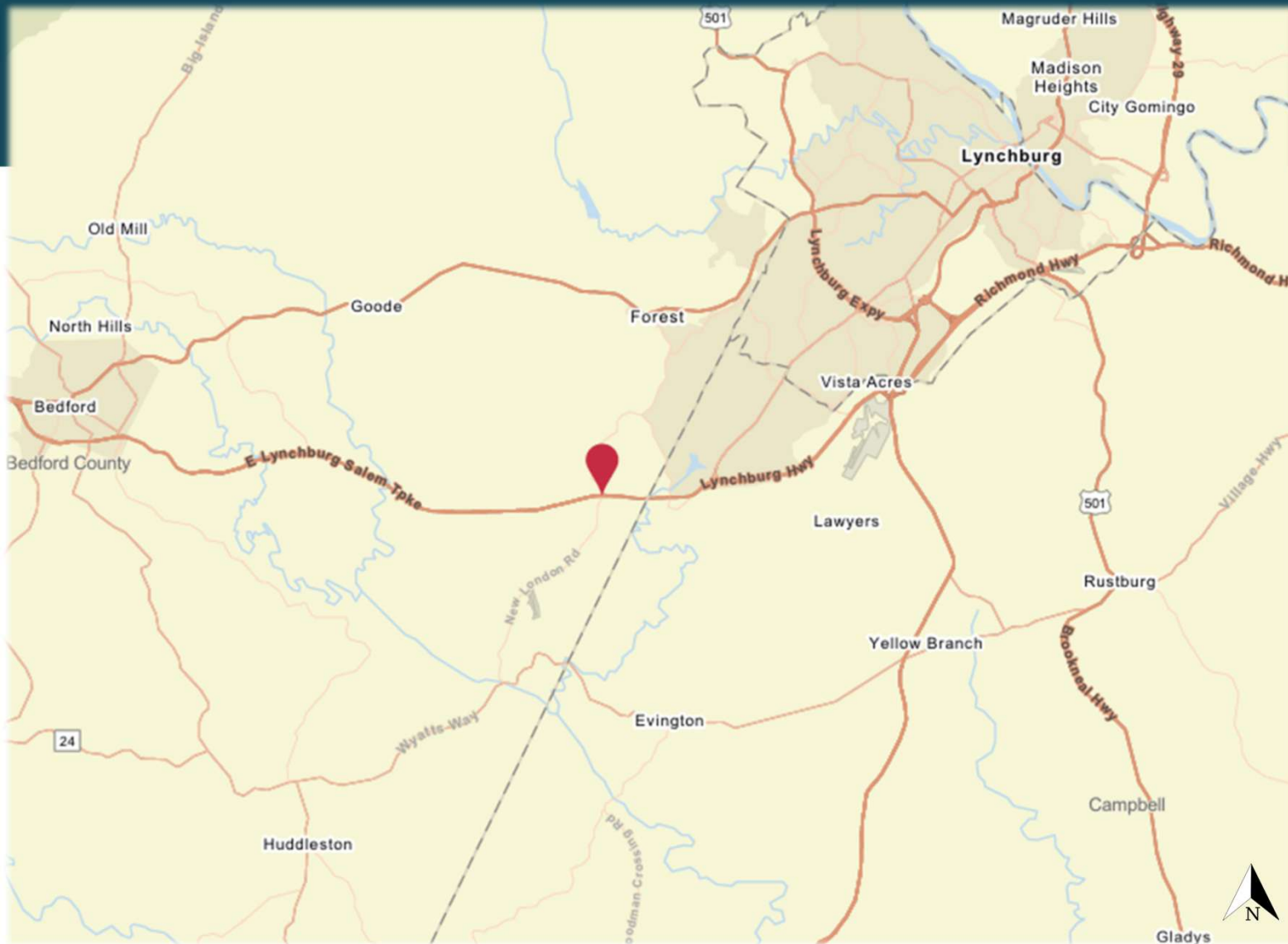
CAMBRIDGE
PROPERTIES

CambridgeProp.com

Contact: Nate Buhler
980.260.2770 | NKB@CambridgeProp.com

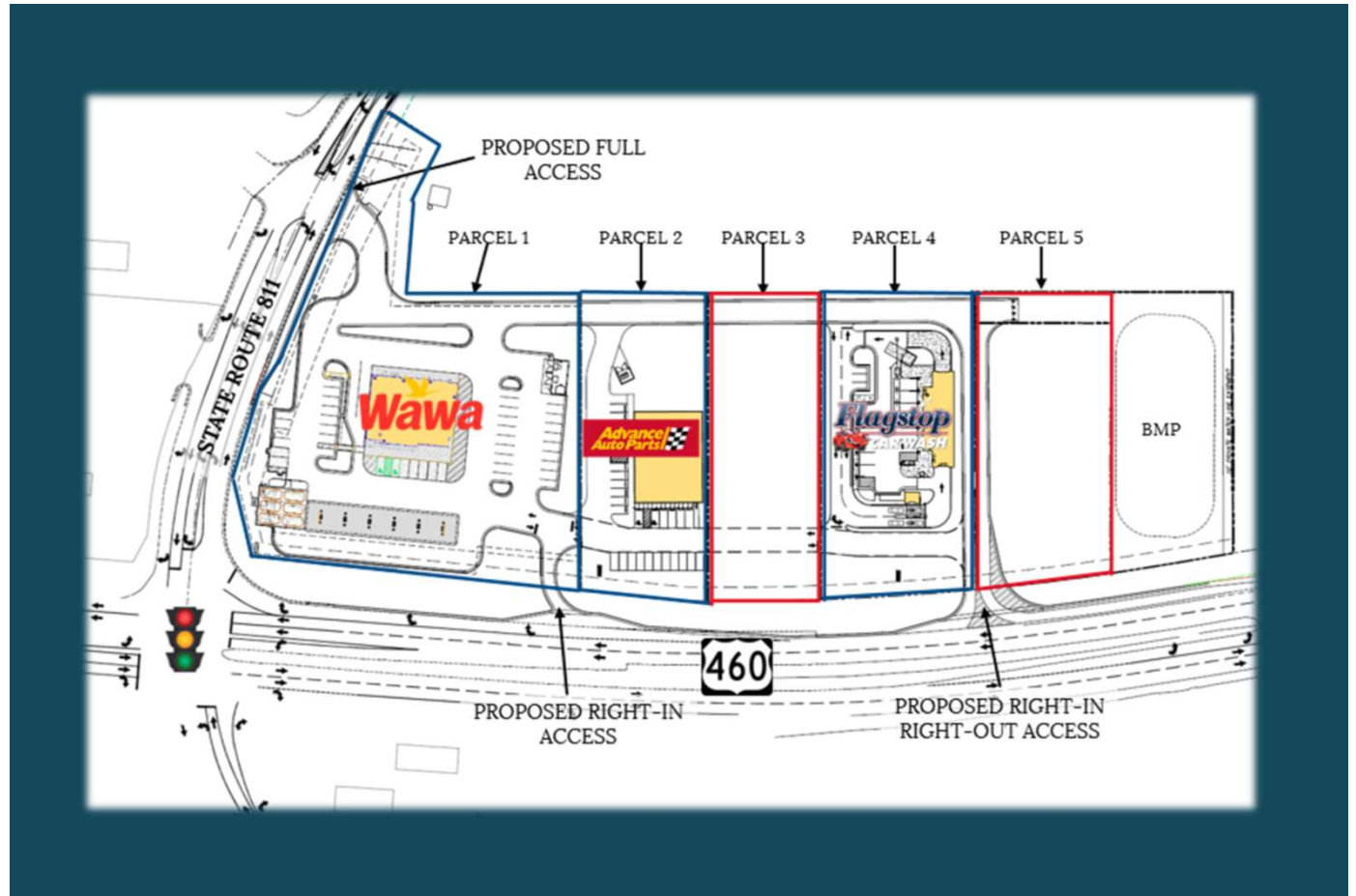
REGIONAL LOCATION MAP

New London Commercial



NEW LONDON COMMERCIAL SITE PLAN

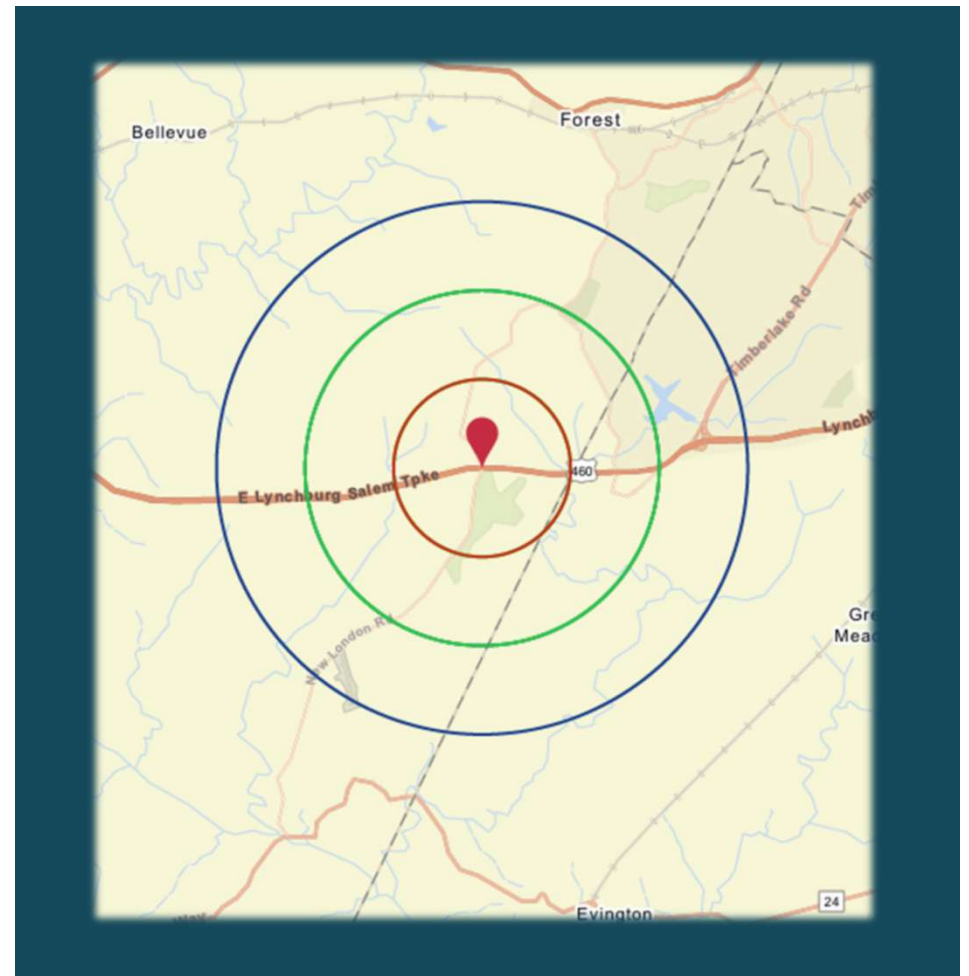
PARCEL SUMMARY	
PARCEL 1- WAWA	2.7 AC
PARCEL 2- ADVANCE AUTO	1.0 AC
PARCEL 3- AVAILABLE	0.9 AC
PARCEL 4- FLAGSTOP	1.2 AC
PARCEL 5- AVAILABLE	1.0 AC



NEW LONDON COMMERCIAL DEMOGRAPHIC PROFILE (RADII)

STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2031 Forecast	1,065	4,754	7,492
Population 2026 Projection	1,057	4,739	7,487
Per Capita Income 2031 Forecast	\$66,361	\$51,021	\$49,062
Per Capita Income 2026 Projection	\$57,101	\$44,423	\$43,055
Median HH Income 2031 Forecast	\$127,328	\$89,245	\$87,376
Median HH Income 2026 Projection	\$106,908	\$79,303	\$80,579

POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2026 and 2031. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared: 9/28/26

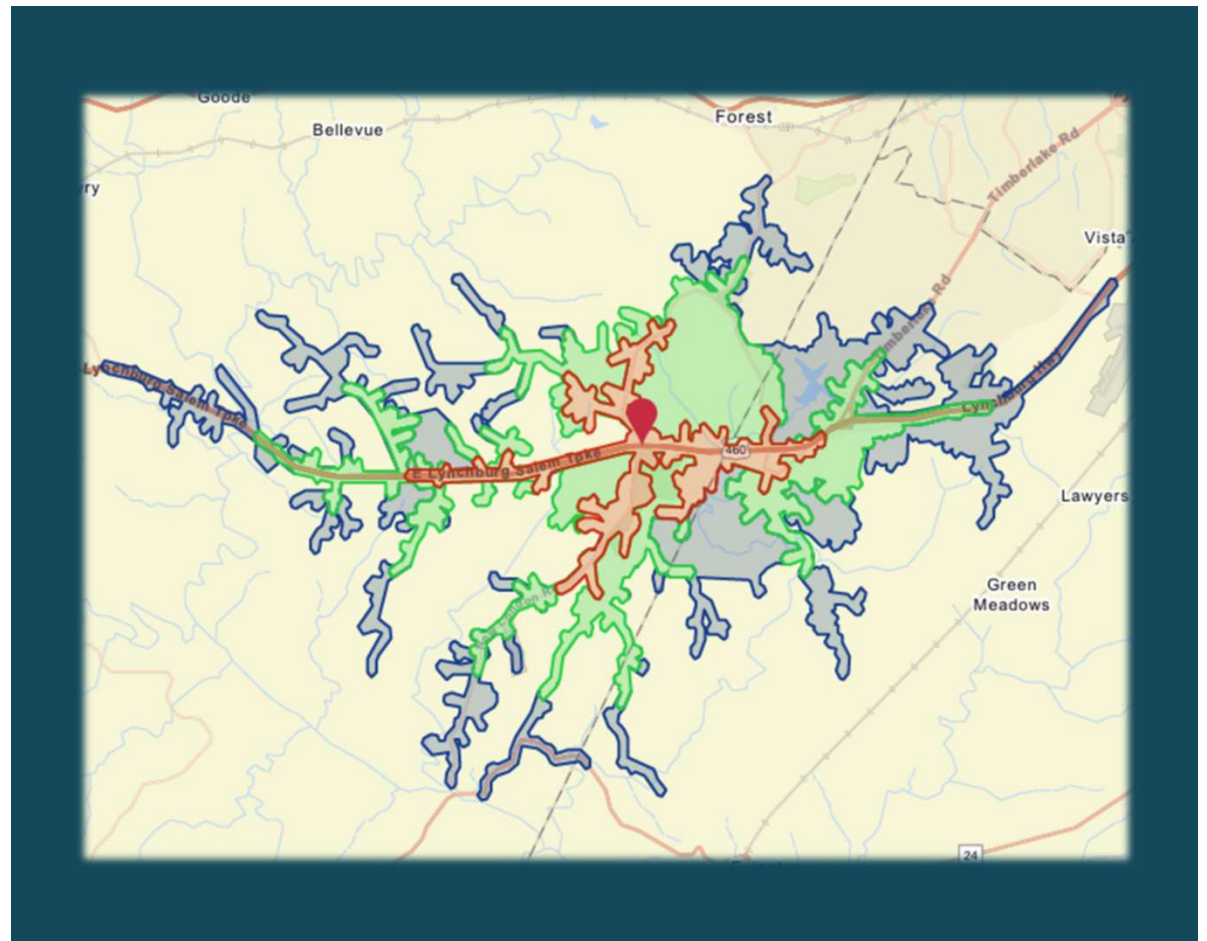


NEW LONDON COMMERCIAL

DEMOGRAPHIC PROFILE (DRIVE TIME)

STUDY AREA: Drive Time	3 Minutes	5 Minutes	7 Minutes
Population 2031 Forecast	350	4,963	5,321
Population 2026 Projection	348	4,971	5,314
Per Capita Income 2031 Forecast	\$58,908	\$53,740	\$46,109
Per Capita Income 2026 Projection	\$50,100	\$46,763	\$40,734
Median HH Income 2031 Forecast	\$94,143	\$98,735	\$77,283
Median HH Income 2026 Projection	\$79,283	\$85,317	\$71,085

POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2026 and 2031.
Esri converted Census 2010 into 2020 geography and Census 2020 data.
Prepared: 9/28/26

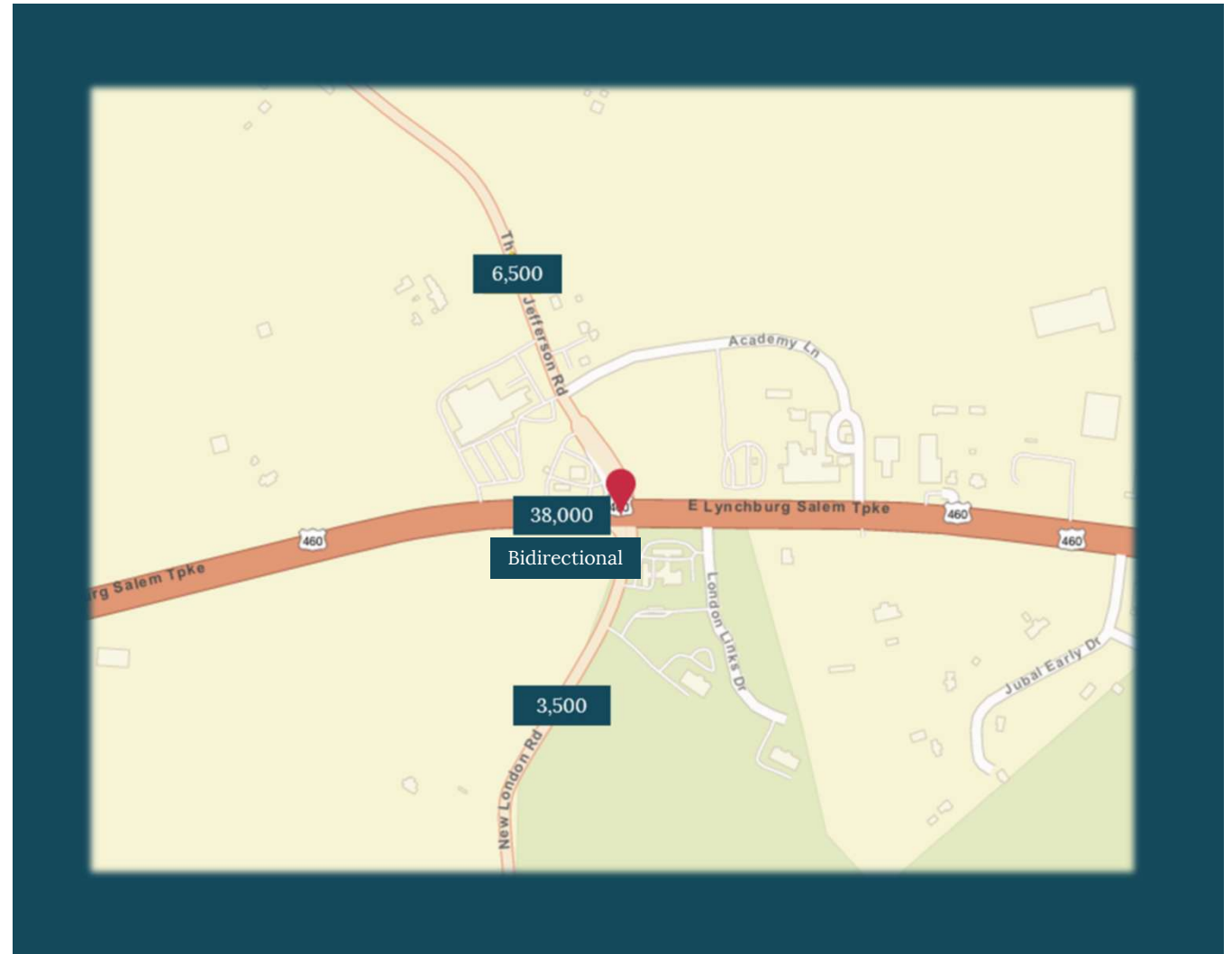


NEW LONDON COMMERCIAL

TRAFFIC PROFILE

TRAFFIC COUNTS	
Highway 460 (Site)	38,000
Thomas Jefferson Rd (1.0 Mile N of Site)	6,500
New London Rd (1.0 Mile S of Site)	3,500

SOURCE: VADOT Bidirectional Traffic
Volume Map
Prepared 9/30/26





CAMBRIDGE PROPERTIES

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