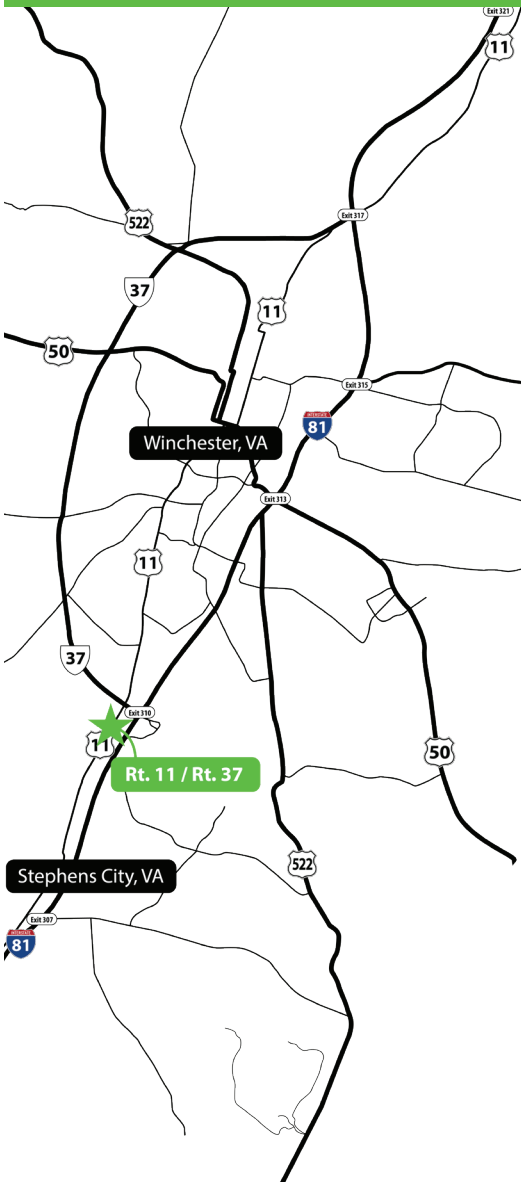


# Frederick<sup>CO</sup> VA

## GROCERY



### POTENTIAL LOCATION

## Kernstown Commons, VA

Intersection | Rt. 37 & Rt. 11



RADIUS	POPULATION	5 YEAR PROJECTED INCREASE	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
1-MILE	2,081	6.1%	902	\$97,901
3-MILE	28,388	6.5%	10,627	\$98,275
10-MILE	112,728	8.6%	42,276	\$99,763

Source: ESRI Business Analyst



**115,000+**  
POPULATION  
↑ 26% by 2040



**90**  
MINUTES  
to Washington D.C.

**FORBES**  
BEST SMALL PLACES  
FOR BUSINESS & CAREERS  
**NO. 9**

### CONTACT

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Frederick<sup>CO</sup> VA  
ECONOMIC DEVELOPMENT AUTHORITY

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