

---

# DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

---

## Harbour Pointe Village Shopping Center Property Condition Assessment



The property consists of a single story retail shopping center with a paved surface parking lot in Midlothian, Virginia. The overall site is approximately 13.6 acres. The site includes 123,780 S.F. of commercial space and 750 parking spaces. The shopping center was 18 years old.

**Challenge:** Determine the general condition of the property and anticipated repairs.

**Value Added:** Davidson & Associates review of the property identified the following: due to the age of the building, several of the components will need replacement or repairs within the next few years. D&A also identified ADA deficiencies, damaged wheel stops and curb and gutters, major pavement required repairs, hazard and deteriorated conditions at loading docks and damaged guard rails. The roof membrane was at the end of its useful life as well as many of the rooftop HVAC units.

**Service performed:** Property Condition Assessment

**Duration:** 2011