

BREEZEWOOD SHOPPING CENTRE

10600 – 10697 COURTHOUSE ROAD
FREDERICKSBURG, VA 22407

AVAILABLE FOR LEASE



BIG LOTS ANCHORED SHOPPING CENTER

8,352 – 10,352 SF JUNIOR ANCHOR OPPORTUNITY!

1,450 – 10,352 SF OF RETAIL SPACE AVAILABLE

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1125 Emancipation Highway; Suite 350
Fredericksburg, VA 22401 | www.thalhimer.com



- Great junior anchor opportunity in busy Big Lots anchored shopping center
- Excellent visibility and street access from Courthouse Road/ Route 208
- Less than one mile from the \$300 million 470,000 SF U.S. Department of Veterans Affairs outpatient clinic opening Fall / Winter 2024
- Situated 1.8 miles from I-95, exit 126
- Traffic count: 39,000 VPD on Courthouse Road/ Route 208
- Nearby Tenants & Retailers: **FAMILY DOLLAR**, **Walmart**, **Walgreens**



SPECIFICATIONS

Available SF: 1,450 – 10,352 SF

NNN Fees: \$1.91 PSF

Parking: 330 Spaces

Timing: Available Immediately

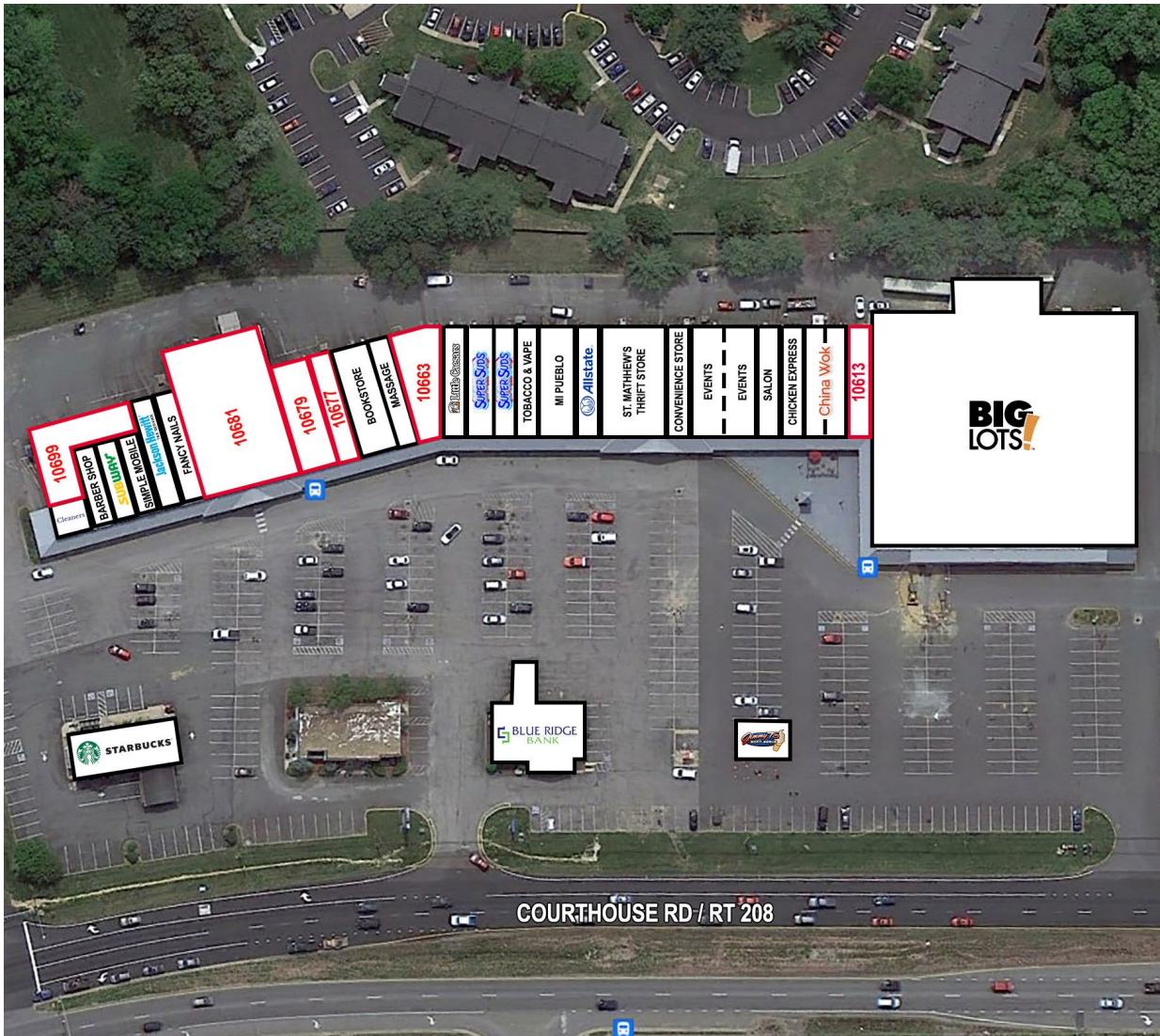
TRAFFIC COUNTS

Courthouse Road	39,000 VPD
Southpoint Parkway	22,000 VPD
Interstate 95	120,000 VPD



UNIT	SF	RATE
10613	1,450 SF	\$20.00 PSF NNN
10663	2,400 SF	\$20.00 PSF NNN
10677	1,200	\$20.00 PSF NNN
10679	2,000 SF	\$20.00 PSF NNN
10681	8,352 SF	Negotiable
10699	2,328 SF	\$20.00 PSF NNN

SITE PLAN

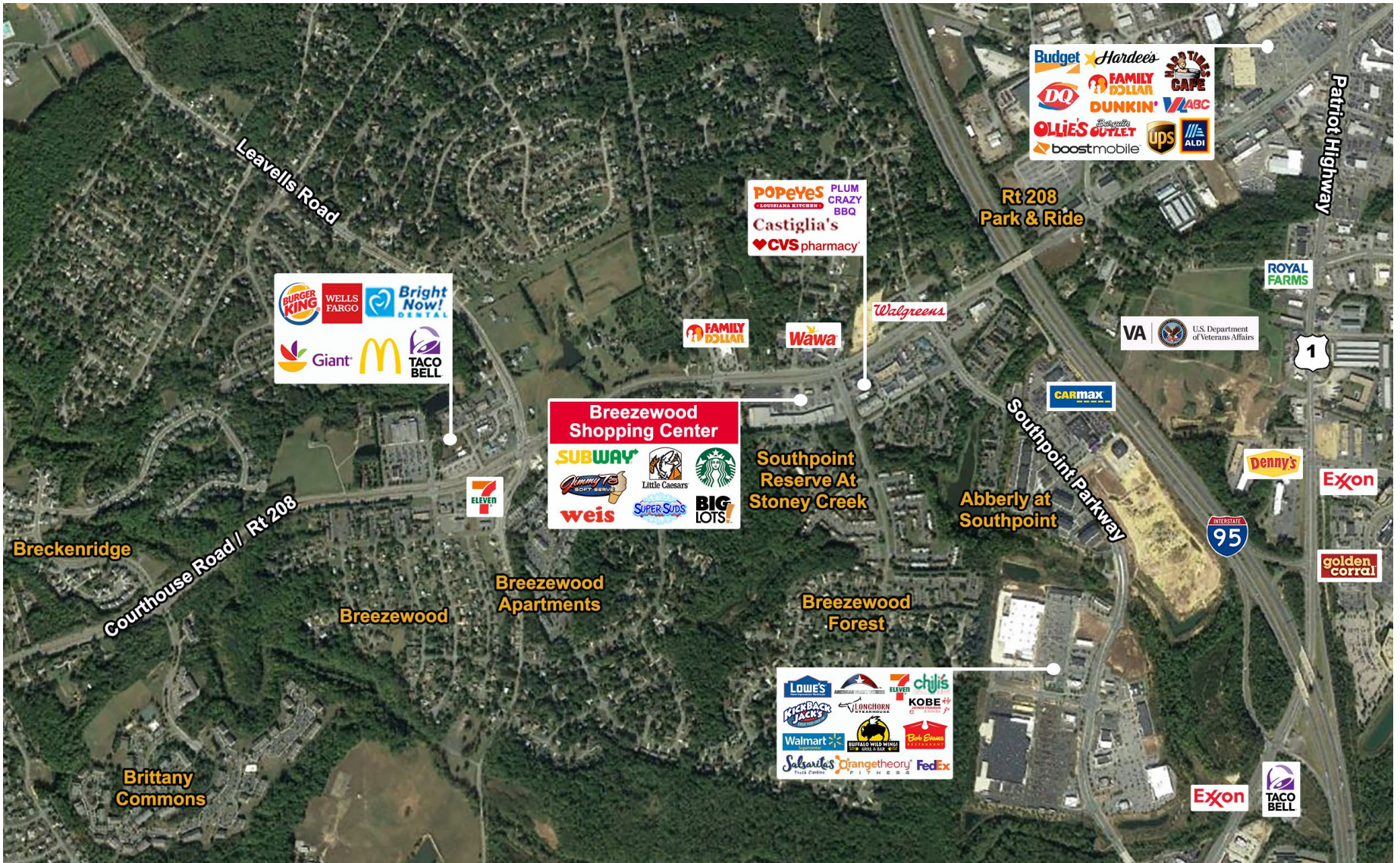


SUITE	TENANT	SF
10611	BIG LOTS	35,125 SF
10613	AVAILABLE	1,450 SF
10617	CHINA WOK	2,400 SF
10621	CHICKEN EXPRESS	1,280 SF
10623	SALON	1,200 SF
10625-29	EVENTS	3,200 SF
10633	CONVENIENCE STORE	1,700 SF
10635	ST. MATTHEWS THRIFT	2,400 SF
10639	ST. MATTHEWS THRIFT	2,285 SF
10643	ALL STATE	1,200 SF
10645	BLUE RIDGE BANK	2,746 SF
10647	MI PUEBLO	2,000 SF
10651	VAPE	1,600 SF
10653-57	SUPER SUDS, LLC	3,600 SF
10661	LITTLE CAESARS	1,200 SF
10663	AVAILABLE	2,400 SF
10667	MASSAGE	1,200 SF
10673	BOOK STORE	2,400 SF
10677	AVAILABLE	1,200 SF
10679*	AVAILABLE	2,000 SF
10681*	AVAILABLE	8,352 SF
10685	FANCY NAILS	1,200 SF
10687	JACKSON HEWITT	1,280 SF
16089	SIMPLE MOBILE	700 SF
10691	SUBWAY	1,145 SF
10693	STARBUCKS	2,000 SF
10695	BARBER SHOP	600 SF
10697	DRY CLEANERS	1,600 SF
10699	AVAILABLE	2,328 SF
PAD 1	JIMMY T'S, LLC	2,000 SF

* 10679 and 10681 can be combined to 10,352 SF

DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	7,507	\$111,341	7,080
3 Miles	61,026	\$124,873	52,042
5 Miles	117,897	\$124,079	119,365



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