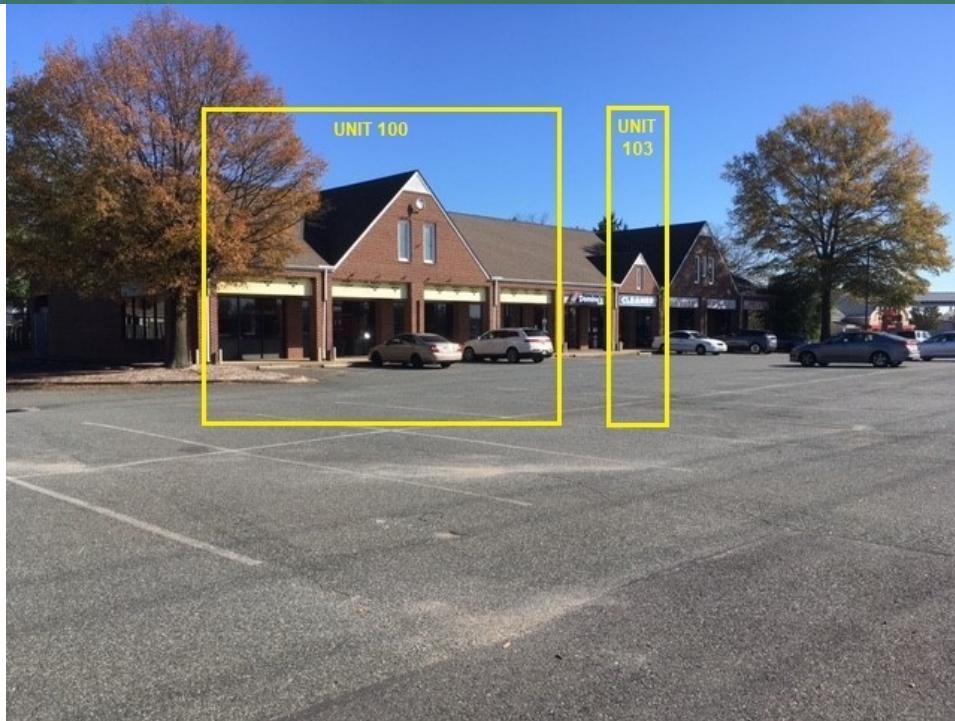


FOR LEASE

GREEN TREE PLAZA SHOPPING CENTER

840 WARRENTON RD. FREDERICKSBURG, VA 22406



LEASE RATE **\$17.50 SF/YR**

OFFERING SUMMARY

Lease Type:	NNN
CAM/NNN Fees:	\$6.27/SF
Available SF:	1,080 - 3,350 SF
Building Size:	12,000 SF
Zoning:	B-2
Market:	Washington DC
Submarket:	Stafford County
Parcel ID:	44-101G

PROPERTY OVERVIEW

Units available in retail strip center. Unit 100 is an end unit with 3,350 SF available. This unit will be delivered in shell condition with a rough-in bath. Unit 103 is a 1,080 SF interior unit with a bathroom.

LOCATION OVERVIEW

Ideally located with frontage & visibility on the "going-home" side of Rt. 17/Warrenton Rd with 43,000 VPD! Less than half a mile from the intersection of Rt. 17 & Celebrate Virginia Pkwy. One mile from GEICO Corporate Office and 2 miles from University of Mary Washington Stafford Campus. Only 1.25 miles from I-95. This property is located in a qualified HUBZone!

PRESENTED BY:

GEORGE CHARLTON
ASSOCIATE BROKER
703.330.1224
george@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

WR **WEBER**
RECTOR
COMMERCIAL REAL ESTATE SERVICES
9401 Battle Street Manassas, VA 20110
www.Weber-Rector.com

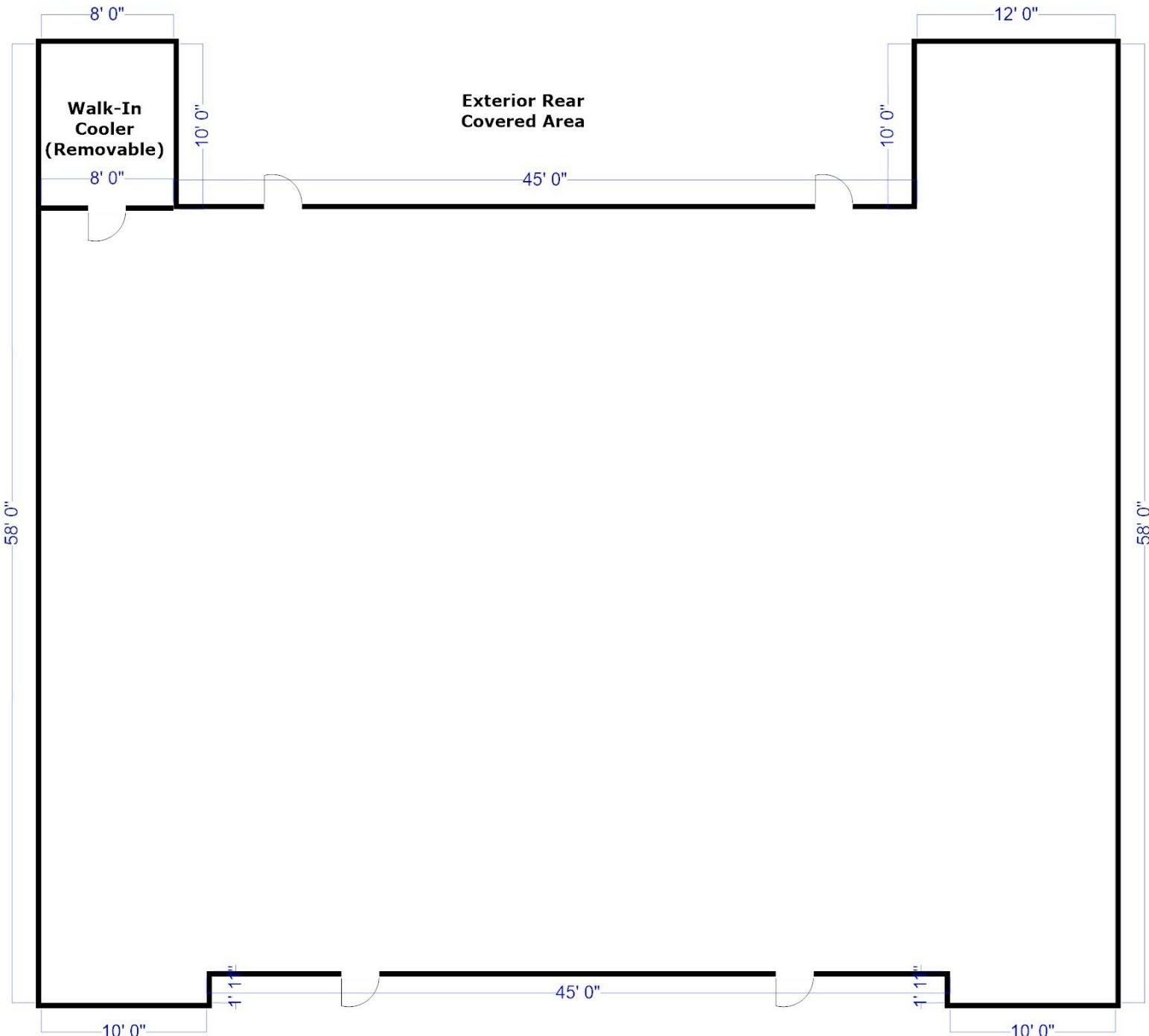
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UNIT 100 FLOOR PLAN

*Drawing not to scale. Measurements approx.



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ADDITIONAL PHOTOS - UNIT 100



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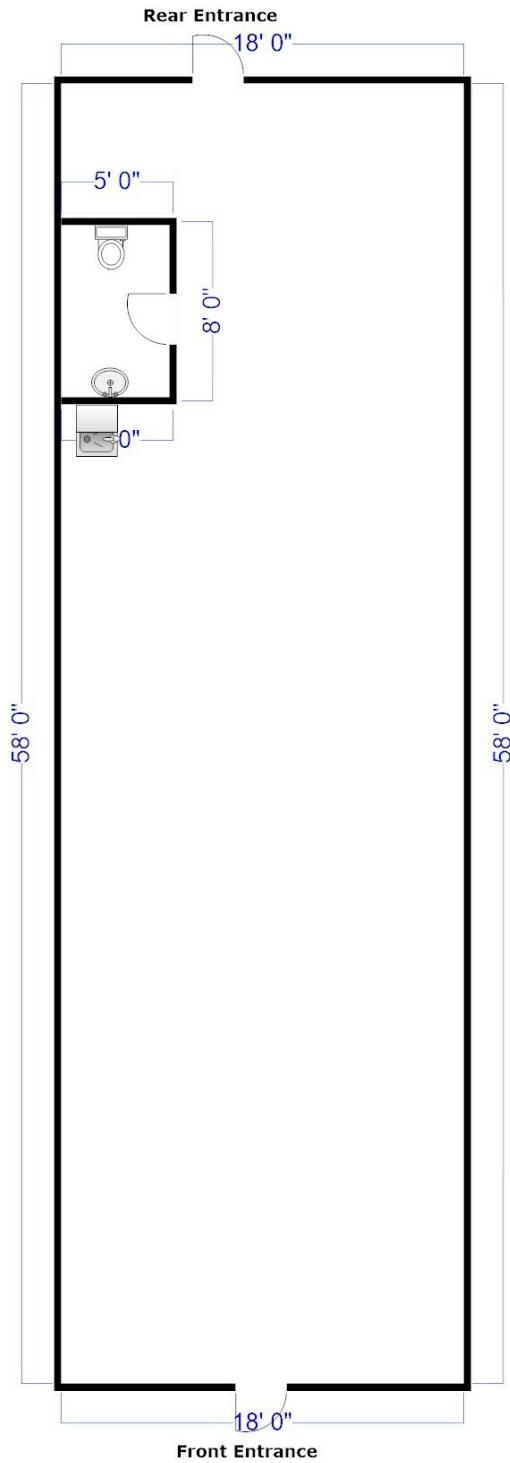
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UNIT 103 FLOOR PLAN



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ADDITIONAL PHOTOS - UNIT 103



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RETAILER MAP



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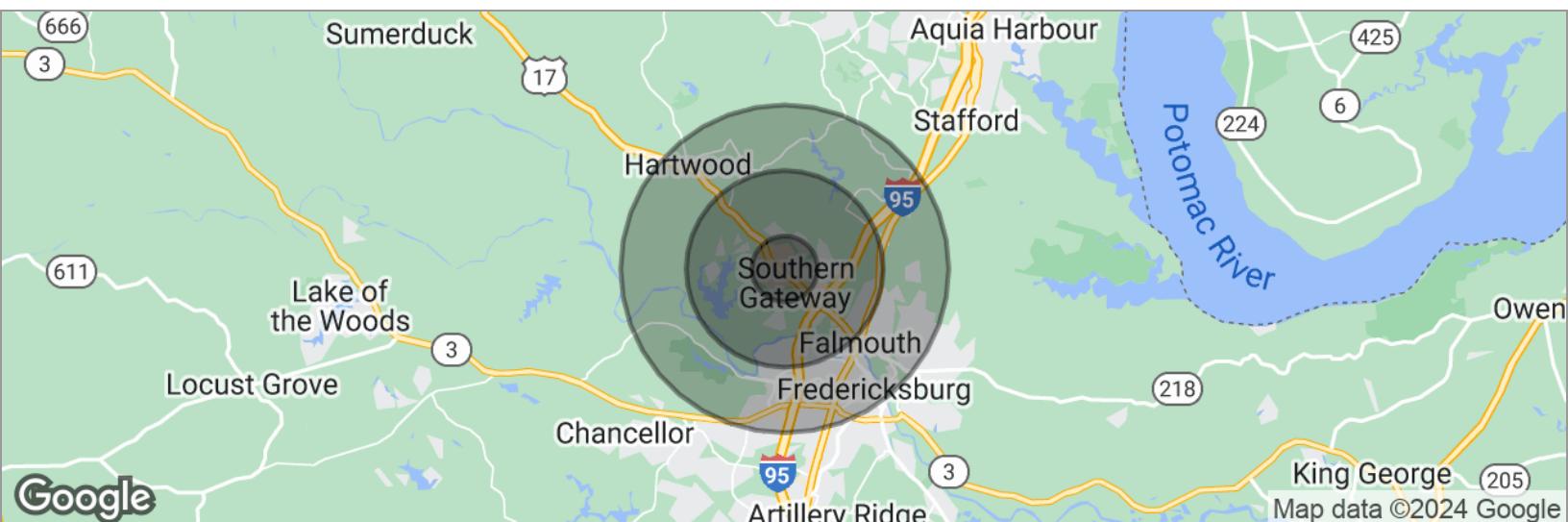
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,613	29,287	70,603
Median age	33.5	36	36.8
Median age (male)	32.4	34.7	35.8
Median age (Female)	34.5	37.10	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,405	10,264	25,452
# of persons per HH	2.7	2.8	2.7
Average HH income	\$110,944	\$110,646	\$110,562
Average house value	\$309,402	\$317,515	\$344,189

* Demographic data derived from 2020 ACS - US Census & 2023 Costar Estimates.

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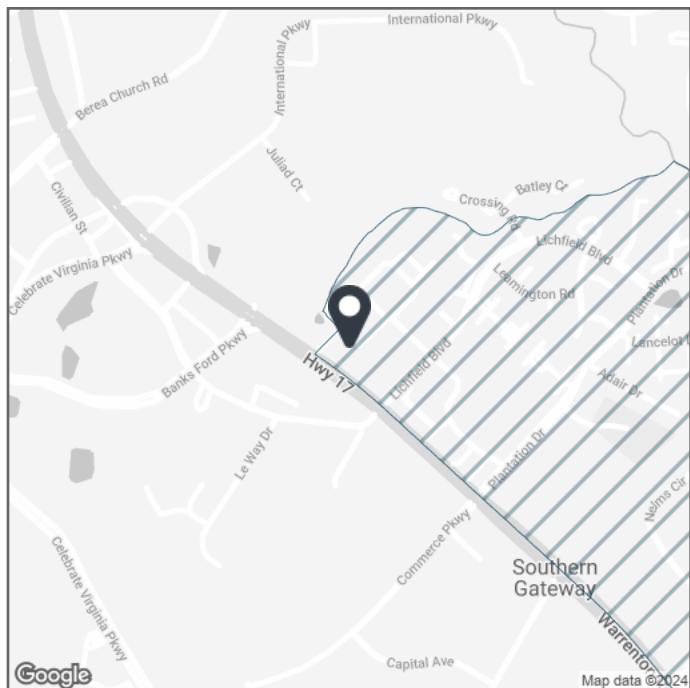
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SBA HUBZone Qualification Report

[View on HUBZone Map](#)



840 Warrenton Rd, Fredericksburg, VA 22406, USA

38.356018°, -77.511196°



Qualified HUBZone

until Jul 01, 2026



Redesignated Census Tract

Expires Jul 01, 2026

Designation Details

Redesignated Census Tract	
Tract ID:	51179010304
County:	Stafford County
State:	VA