

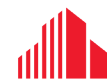
NEW ANCHOR OPPORTUNITY!

AVAILABLE

RETAIL FOR LEASE

# THE SHOPS AT ENGLAND RUN

736 Warrenton Road | Fredericksburg, VA 22406



CUSHMAN &  
WAKEFIELD

THALHIMER

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# PROPERTY DESCRIPTION



## PROPERTY FEATURES

- Anchor opportunity available in busy neighborhood center
- Ample parking available
- Excellent road visibility and signage
- Convenient to Warrenton Road and I-95, exit 133
- Nearby Tenants & Retailers:



## SPECIFICATIONS

<b>Total SF:</b>	115,000 SF
<b>Available SF:</b>	1,200 – 36,815 SF
<b>Lease Rate:</b>	\$18.00 PSF NNN (\$2.18)
<b>Anchor:</b>	36,815 SF* *Lease Rate Negotiable
<b>Parking:</b>	3.34 / 1,000 SF
<b>Timing:</b>	Available Immediately

# PROPERTY SITE PLAN



SUITE #	TENANT	SF
736-101	GOODWILL	8,450 SF
736-102	<b>AVAILABLE</b>	<b>36,815 SF</b>
736-103	ROBIN A. HAIR	1,200 SF
736-104	<b>AVAILABLE</b>	<b>1,600 SF</b>
736-105	TEA THYME	1,600 SF
736-106	THE WASH DEPOT	2,000 SF
736-107	GAMING CENTER	1,600 SF
736-108	GAMING CENTER	1,600 SF
736-109	<b>AVAILABLE</b>	<b>1,600 SF</b>
736-110	SAKURA SPA	1,200 SF
736-111	CHINA WONG	1,200 SF
736-112	<b>AVAILABLE</b>	<b>1,200 SF</b>
736-113	H&R BLOCK	1,200 SF
736-114	<b>AVAILABLE</b>	<b>1,200 SF</b>
736-114A	LITTLE CAESARS	1,200 SF
PAD	ICE CREAM	-

# PROPERTY AERIAL MAP



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,836	33,363	75,637
DAYTIME POPULATION	9,300	34,382	94,040
HOUSEHOLDS	2,536	12,607	28,106
AVERAG H.H. INCOME	\$103,889	\$121,517	\$128,569

## TRAFFIC COUNTS

	VPD
WARRENTON ROAD / ROUTE 17	69,000
PLANTATION ROAD	8,000

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