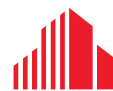




RETAIL FOR LEASE

SPRING KNOLL PLAZA
20 PLANTATION DRIVE
FREDERICKSBURG, VA



CUSHMAN &
WAKEFIELD

THALHIMER

SPRING KNOLL PLAZA

FREDERICKSBURG, VA

PROPERTY FEATURES

- Highly visible shopping center located at signalized intersection
- Excellent visibility and street access from Warrenton Road/ Route 17
- Located just minutes to Interstate 95; Exit 133
- Pylon signage available
- Stafford County boasts an almost 40% population growth in the last decade
- Nearby Tenants & Retailers:



SPECIFICATIONS

Total Size:	61,500 SF
Available SF:	Unit 117: 4,941 SF Unit 139: 2,068 SF
Lease Rate:	\$17.00 PSF NNN
NNN Fees:	\$3.98 PSF
Parking:	2.05 / 1,000 SF 125 Spaces
Zoning:	B2
Timing:	Available Immediately

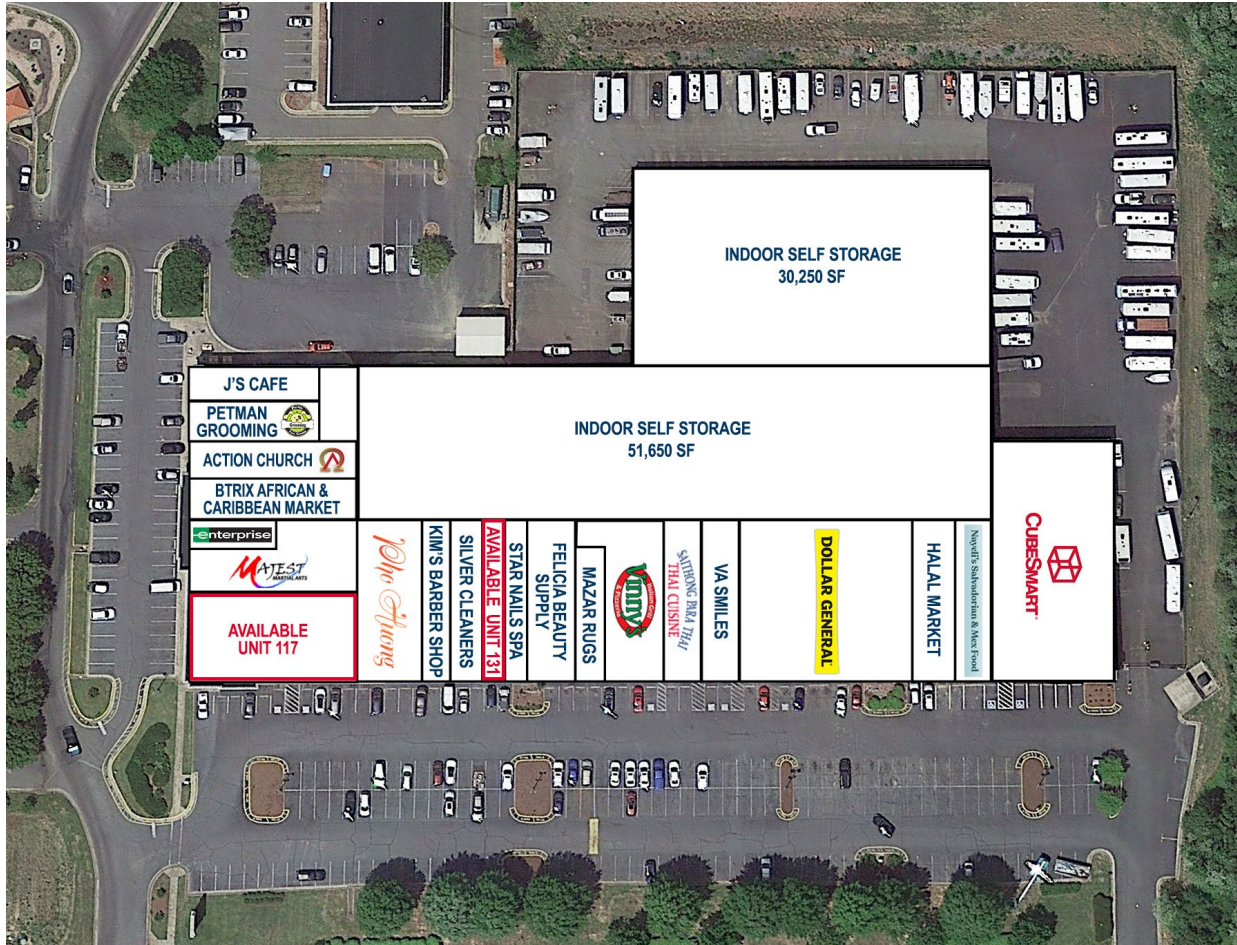
TRAFFIC COUNTS

Warrenton Road	69,000 VPD
Plantation Drive	7,500 VPD
Interstate 95	149,000 VPD



SPRING KNOLL PLAZA

FREDERICKSBURG, VA



Unit	Tenant	SF
103	J's Pizza & Subs Café	1,800
105	PetMan Grooming	2,314
107A	Action Church	2,400
109	Enterprise Rent-a-Car	600
111	Majest Martial Arts	3,540
115	Btrix African & Caribbean Market	1,870
121	Available	4,941
123	Faryab Kabob	3,500
125	Kim's Barbershop	1,504
127	Silver Cleaners	2,068
129	Star Nails Spa	1,504
131	Salon	1,504
133	Felicia Beauty Supply	1,529
134	Mazar Rugs & Carpets	1,529
135	Vinny's Pizzeria	3,753
137	Saithong Para Thai	1,880
139	Available	2,068
145	Dollar General	8,417
147	Maihan Halal Market	2,850
149	Nayeli's Salvadorian & Mexican Food	3,000
151	CubeSmart Self Storage	-

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	5,446	32,523	73,394
Daytime Population	9,768	30,357	88,331
Average Household Income	\$119,769	\$139,271	\$142,105
Households	2,275	12,275	27,421



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