

# SHOPPES AT COURTHOUSE ROAD

10813 COURTHOUSE RD, FREDERICKSBURG, VA 22408

## FOR LEASE

1,200 sq. ft. Unit  
 Available For Lease

## HIGHLIGHTS

- 1,200 sq. ft. units available for lease (unit 100)
- Well maintained neighborhood center with great co-tenants Fully built-out spaces that could be used for retail or open office. Frontage on Courthouse Rd/Route 208 with traffic counts exceeding 41,000 VPD
- Located in the busy Four Mile Fork area and less than 1 mile from I-95



The Shoppes at Courthouse Rd is a well maintained neighborhood center offering over 10,800 sq. ft. of space. The building is comprised of nine 1,200 SF individual units with co-tenants that include hair salons, bakery, tobacco store, agricultural supply store, antique shop, personal trainer as well as Extra Space Storage directly behind center. Ideal for over stock/seasonal inventory. There is currently 1 space available for lease, in the multi-tenant building.

## SPECS

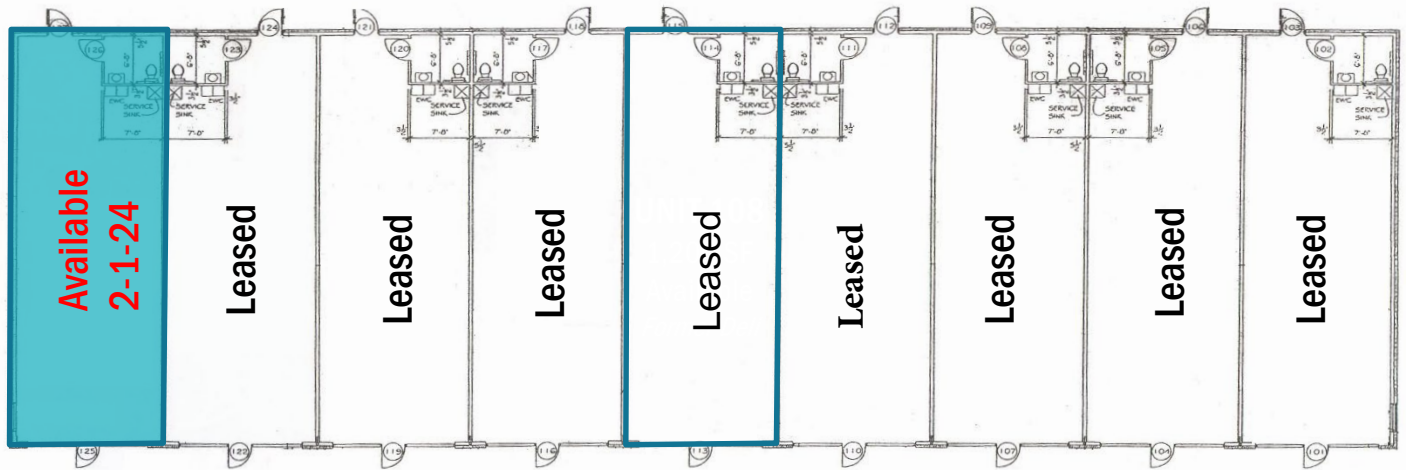
- Building Size: 10,800 sq. ft.
- Year Built: 2008
- Lot Size: 0.44 Acres
- Zoning: C3
- Parcel ID/#: 22-17-10R
- Parking: 5.39 Spaces/1,000SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,718 2,948	54,128 57,878	116,032 123,972
HOUSEHOLDS	1,031 1,116	19,534 20,810	41,064 43,662
AVERAGE HH INCOME	\$88,842 \$103,105	\$96,035 \$111,584	\$92,521 \$108,544

2018 Estimate  
 2023 Projection

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## SPACE AVAILABLE

- Each unit is 1,200 sq. ft. with rear door & bathroom in back
- Unit 100: mostly open, carpeted floor with separate back area for office or storage

**BUILDING DESCRIPTION:** Insulated glass store front, split seam metal roof; Brick veneer exterior (four sides), decorative EFIS accents; sign band. Finished Space: Dropped acoustical ceiling and lighting. Finished Bathroom: Ceiling insulation. Commercial HVAC system; separate electric meter.



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## LOCATION

The Shoppes at Courthouse Rd is located in the busy Four Mile Fork area of Spotsylvania County, Virginia. The property is situated on Courthouse Rd with over 350 feet on frontage where traffic counts exceed 40,000 VPD. The Four Mile Fork area is known for its numerous major car retailers but is also home to major commercial developments such as Southpoint as well as employment centers and other primary economic drivers.

The area is also primed for major growth with major residential projects underway, approved or awaiting approval. Since 2013 over 8,200 housing units have been approved for development of which over 800 have been recently finished or near completion. Furthermore, Spotsylvania is one of Virginia's fastest-growing counties, and is projected to be the 2<sup>nd</sup> fastest growing D.C. suburb through 2040.

## HIGHLIGHTS

- Located on Courthouse Rd near the major intersection of Route 1 in the Four Mile Fork area
- Over 350 feet of frontage on Courthouse Rd/Rt. 208
- Traffic Counts exceeding 40,000 VPD on Courthouse Rd
- Approximately 1 mile from I-95 via interchange 126
- Nearby an 1,000 space plus commuter parking lot
- Excellent demographics — 54,000+ residents and average households income over \$96,000 within 3 miles
- High growth area with numerous high-density residential projects underway, planned or recently completed



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