



RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Quick Facts

PROJECT SIZE

± 74,328 SF

AVAILABILITY

Unit 914 2,000 SF
Unit 944 10,791 SF

DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME EMP

1 mile	7,626	\$96,273	10,318
3 mile	53,643	\$91,042	39,343
5 mile	126,725	\$99,442	68,549

[Click For Street View](#)



Village Square Shopping Center

912-980 Bragg Road, Fredericksburg, VA 22407

Retail Space For Lease



 **Kamron Izadi**

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Come join exciting new tenants, Dollar Tree and Woodcrafters Furniture Store in this well-established 75,000 SF retail shopping center with a dedicated customer base and excellent visibility. Directly adjacent to the Costco in the 1.6 million SF Spot-sylvania Towne Center. Located within Spotsylvania County's most densely populated housing hub with over 50,000 residents within 3 miles. Convenient to Route 3/Plank Road and less than 1 mile from I-95.

JOIN THESE RETAILERS:



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net

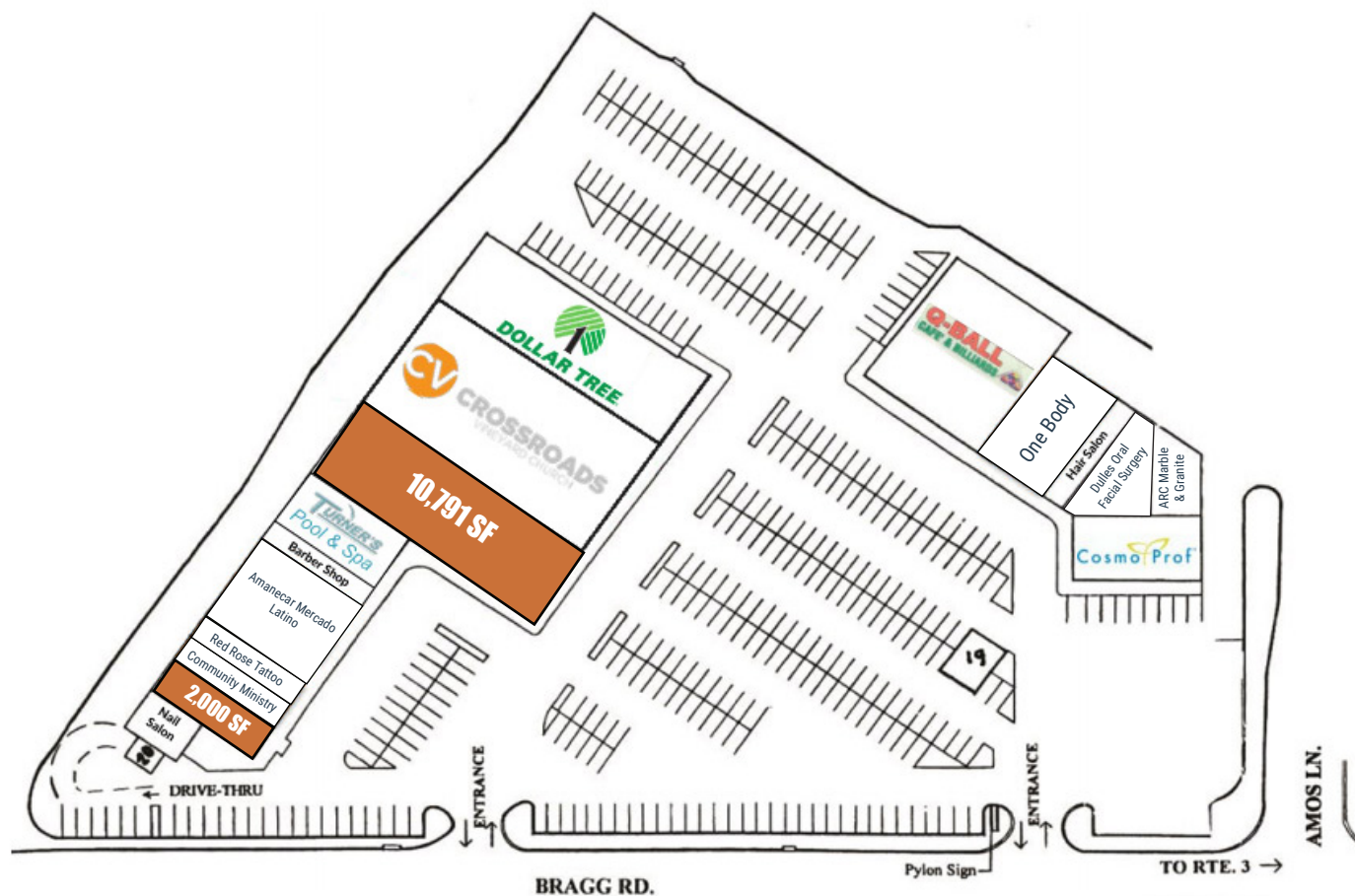


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Tenants

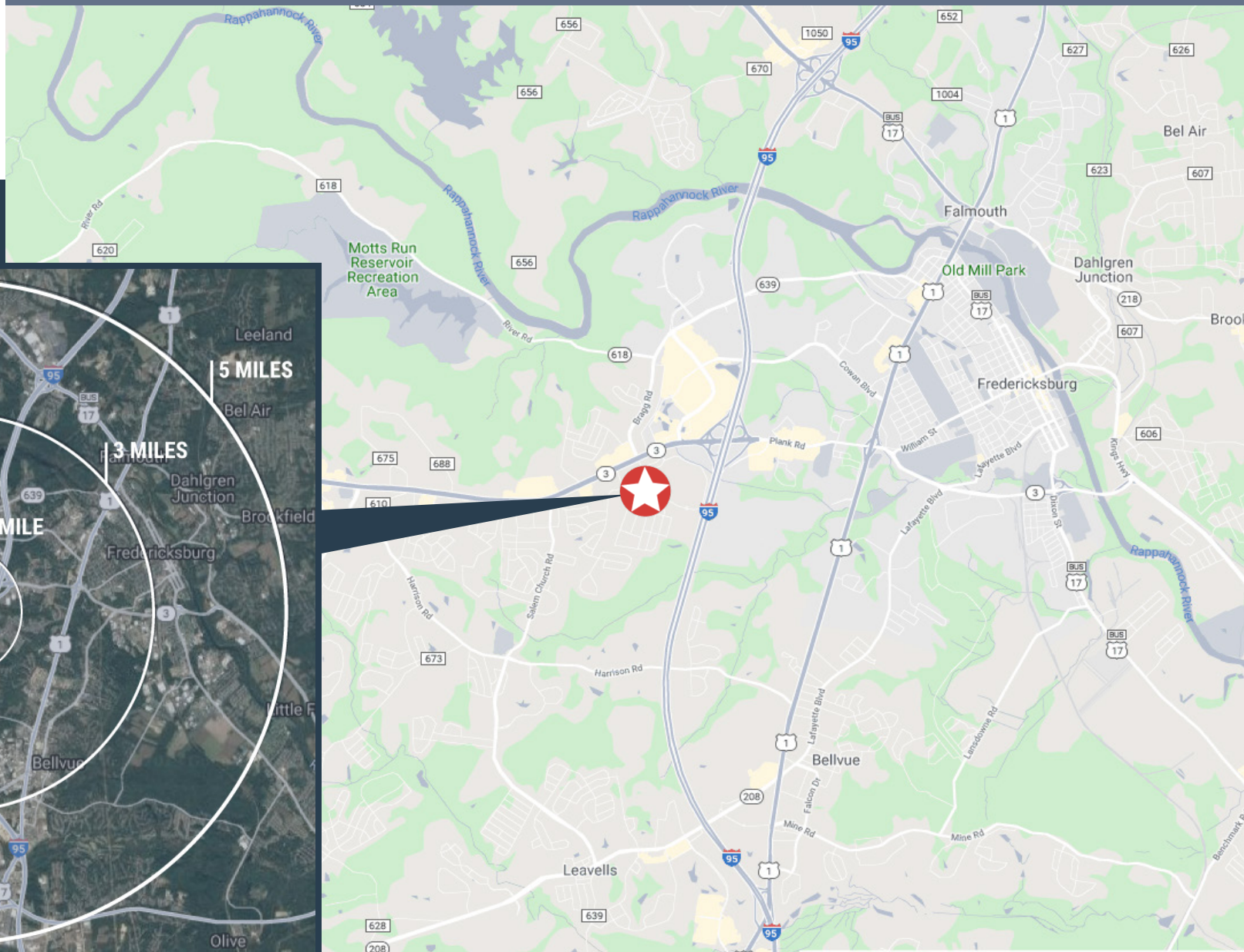
912	Nail Salon	1,200
914	Available (2nd gen Restaurant)	2,000
918	Community Ministry	1,600
922	Red Rose Tattoo	1,200
926-930	Amanecer Mercado Latino	5,600
934	Barber Shop	974
940	Turner's Pool & Spa	3,100
944	Available	10,791
952	Crossroads Church	16,033
956	Dollar Tree	10,321
960	Q-Ball Cafe	8,750
964	One Body	4,000
968	Hair Salon	1,300
974	Dulles Oral Facial Surgery	2,167
976	ARC Marble & Granite	1,400
980	Cosmo Prof	3,892
Total Site		74,328



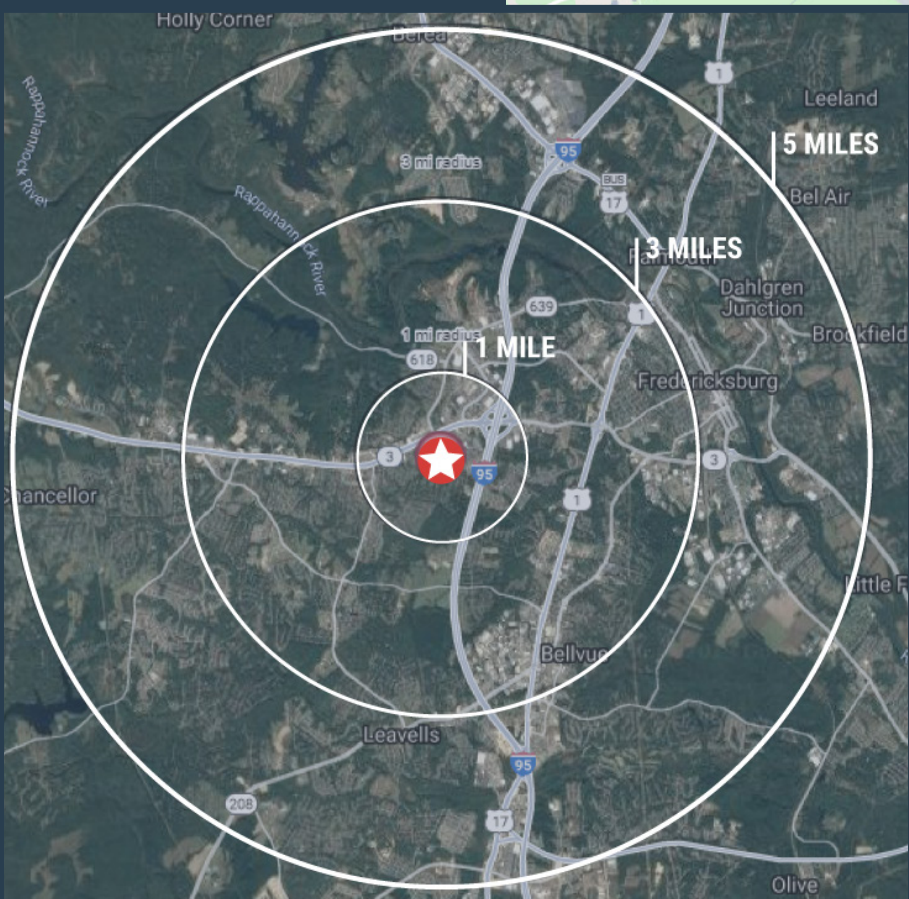


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Location Map



Radius Map



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Competitive Map

In The Area

NEARBY RETAILERS

Walmart
Kohl's
Target
DSW
Taco Bell
Gabe's
Staples
Shell
Wendy's
JCPenney
Sears
Macy's
Costco
Bed, Bath & Beyond
Big Lots
Burlington
Giant
Planet Fitness
AutoZone



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