



**RETAIL PROPERTY FOR LEASE**

## WHITE OAK VILLAGE

1838 - 1856 TAPPAHANNOCK BOULEVARD, TAPPAHANNOCK, VA 22560



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

**Available SF:** 900 - 2,587 SF  
**Building Size:** 72,446 SF  
**Traffic Count:** 22,000 VPD on Tappahannock Blvd

### AVAILABLE SPACES **SF**

Space 5 900 SF  
Space 9 900 SF  
Space 16 2,587 SF  
Space 17 1,586 SF

### PROPERTY OVERVIEW

Food Lion anchored shopping center located in Tappahannock. Excellent visibility and access on Tappahannock Boulevard/Route 17. Tenants include Food Lion, Family Dollar, H&R Block, Domino's, Subway, Walgreens, and more.

### PROPERTY HIGHLIGHTS

- Endcap space available
- Located at signalized intersection in the heart of main retail corridor
- Pylon signage
- Well maintained

### DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
Total Households:	3,019	7,454	12,798
Total Population:	5,089	14,681	25,939
Average HH Income:	\$44,244	\$48,992	\$54,642



**SITE PLAN**

- 1 Subway
- 2 VA Farm Bureau Insurance
- 3 Domino's Pizza
- 4 Lovely Nails
- 5 **AVAILABLE 900 SF**
- 6 Lendmark Financial
- 7 Bubba's Shrimp Shack
- 8 Miracle Ear
- 9 **AVAILABLE 900 SF**
- 10 A&N Tobacco
- 11 White Oak Nutrition
- 12 H&R Block
- 13 Walgreens
- 14 Food Lion
- 15 Family Dollar
- 16 **AVAILABLE 2,587 SF**
- 17 **AVAILABLE 1,586 SF**

**White Oak Dr**

**Ball St**

**Tappahannock Blvd 22,000 VPD**





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LOCAL AREA



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## FLOOR PLANS

