

Eagle Village

1201 – 1289 Emancipation Highway (Route 1)
Fredericksburg, Virginia 22401



Center

- 127,778 SF infill, grocery-anchored community center
- High volume Giant Food has been a dominant grocer in this community since 1963
- Junior anchors include Planet Fitness and Salvation Army, and Fred Vegas Bins

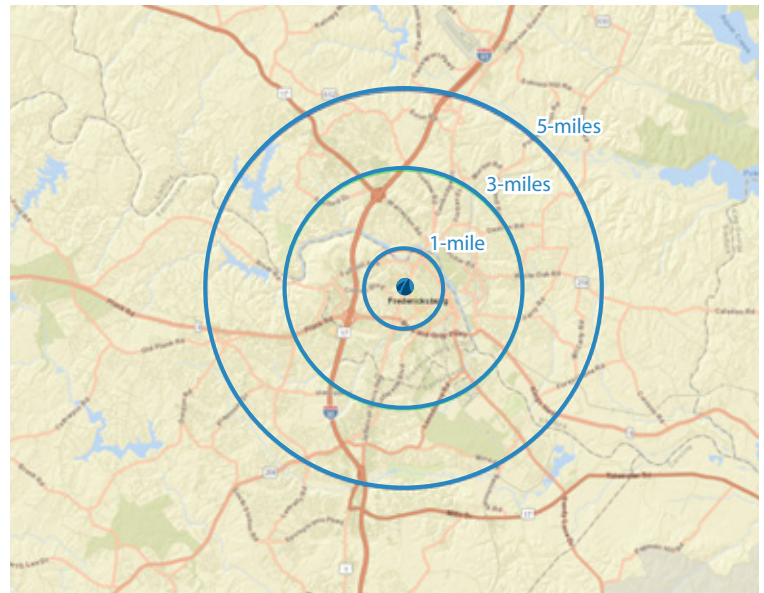
Area

- Located in the Washington, D.C. MSA directly on the 1-95 corridor between Washington D.C. and Richmond, Virginia
- 33,000 AADT on Route 1
- Situated directly across from the main campus entrance to University of Mary Washington, which has more than 4,000 undergraduates enrolled
- Adjacent to Mary Washington Hospital, which is a 571-bed facility with 2,000 employees
- Surrounded by residential housing, including 1,600 apartment units and townhomes as well as over 970 single family homes

NOW LEASING:

1,650 - 2,500 SF or
.54 Acre Parcel Available

Demographics (2023 Estimates)	1-mile radius	3-mile radius	5-mile radius
Population	12,762	57,211	115,710
Average HH Income	\$99,043	\$121,779	\$124,551



Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For leasing information, please contact:

Gary Block | gblock@broadreachretail.com | 443.890.1538


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Site Plan 



Suite	Tenant	SF
1201	Robles Cantina	4,174
1211	Sweet Frog	1,800
1217	Crimson Coward	1,800
1219	Popcorn Bag	1,320
1223	A&S Distribution	2,280
1245	Giant Food	43,888
1249	VA ABC	2,800
1251	Kumo, Sushi & Hibachi	2,610
1253	Hart Animal Clinic	3,750
1255	Rent-A-Center	3,500
1255A	Fred Vegas Bins	10,000
1267	Planet Fitness	17,867
1267B	Univ. of Mary Washington	2,040
1275	The Salvation Army	11,999
1277	Available	2,500
1279	Weight Watchers	2,500
1281	Play It Again Sports	2,850
1283B	Available as of January 2025	1,650
1283C	Play it Again Sports Storage	950
1285	U.S. Postal Service	2,500
1287	Clean Town	3,500
1289	Perfect Ten Nails	1,500
	Potential Outparcel	.54 Acres

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