# STAFFORD LAKES & FALLS RUN

WARRENTON RD. (ROUTE 17) & VILLAGE PARKWAY, FREDERICKSBURG, VA 22406, STAFFORD COUNTY

## JOIN THESE RETAILERS

Walmart · LIDL · ABC · McDonald's · Sherwin Williams · Royal Farms · Great Clips

## RETAIL FOR LEASE

- Prime pad sites available with frontage on Warrenton Road (Route 17).
- Close proximity to University of Mary Washington, Stafford Lakes residential development, GEICO Corporate office with 7,505 employees and many retailers including Walmart and LIDL.
- New high school #6 (294,000 GSF) proposed opening August 2025 (2,150 students).
- New elementary school #18 (100,000 GSF) Proposed opening Fall 2026 (964 students)

## AVAILABLE INLINE SPACE & PADS

| SIZE | RATE | CONDITION | TIMING |
|---|---|---|---|
| 1,272 SF | $28 PSF NNN* | COLD DARK SHELL & NO TI | IMMEDIATE |
| TO ACCOMODATE UP TO 6,300 SF | "MARKET" | ROUGH-GRADED WITH ALL UTILITIES OR BUILD TO SUIT | IMMEDIATE |
| LOT 1 (1.22 AC) | "MARKET" | ROUGH-GRADED WITH ALL UTILITIES | IMMEDIATE |
| LOT3 (1.50 AC) | "MARKET" | ROUGH-GRADED WITH ALL UTILITIES | IMMEDIATE |
| LOT 4 (1.30 AC) | "MARKET" | ROUGH-GRADED WITH ALL UTILITIES | IMMEDIATE |

***Est. NNN:** $6.00 PSF


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# LOCATION

# STAFFORD LAKES & FALLS RUN

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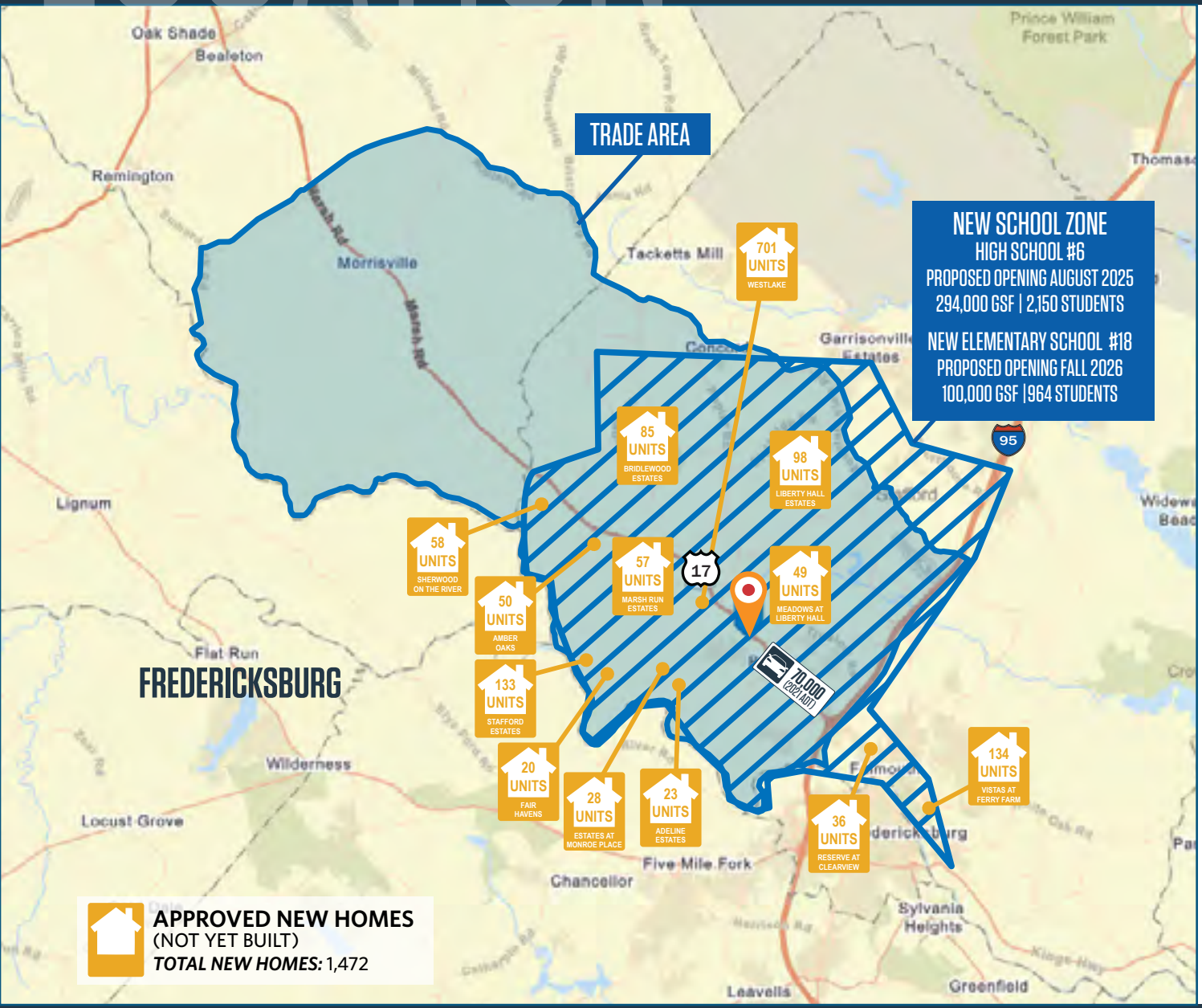


## TRADE AREA DEMOGRAPHICS (2022)

SEE ADJACENT MAP

| | |
|---|---|
| Population | 37,218 |
| Daytime Population | 36,692 |
| Households | 13,137 |
| Average HH Income | $151,281 |

## 5 & 10 MILE DEMOGRAPHICS (2022)

| | 5 MILES | 10 MILES |
|---|---|---|
| Population | 43,836 | 254,408 |
| Daytime Population | 49,711 | 237,175 |
| Households | 15,801 | 87,497 |
| Average HH Income | $129,381 | $136,424 |

**Total Homes:** 15,434

CLICK TO DOWNLOAD TRADE AREA DEMOS

CLICK TO DOWNLOAD DEMOS FOR SCHOOL ZONE

## TRAFFIC COUNTS | 2021:

| | |
|---|---|
| Warrenton Road (Route 17) | 70,000 ADT |
| Village Parkway | 8,900 ADT |


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# AERIAL

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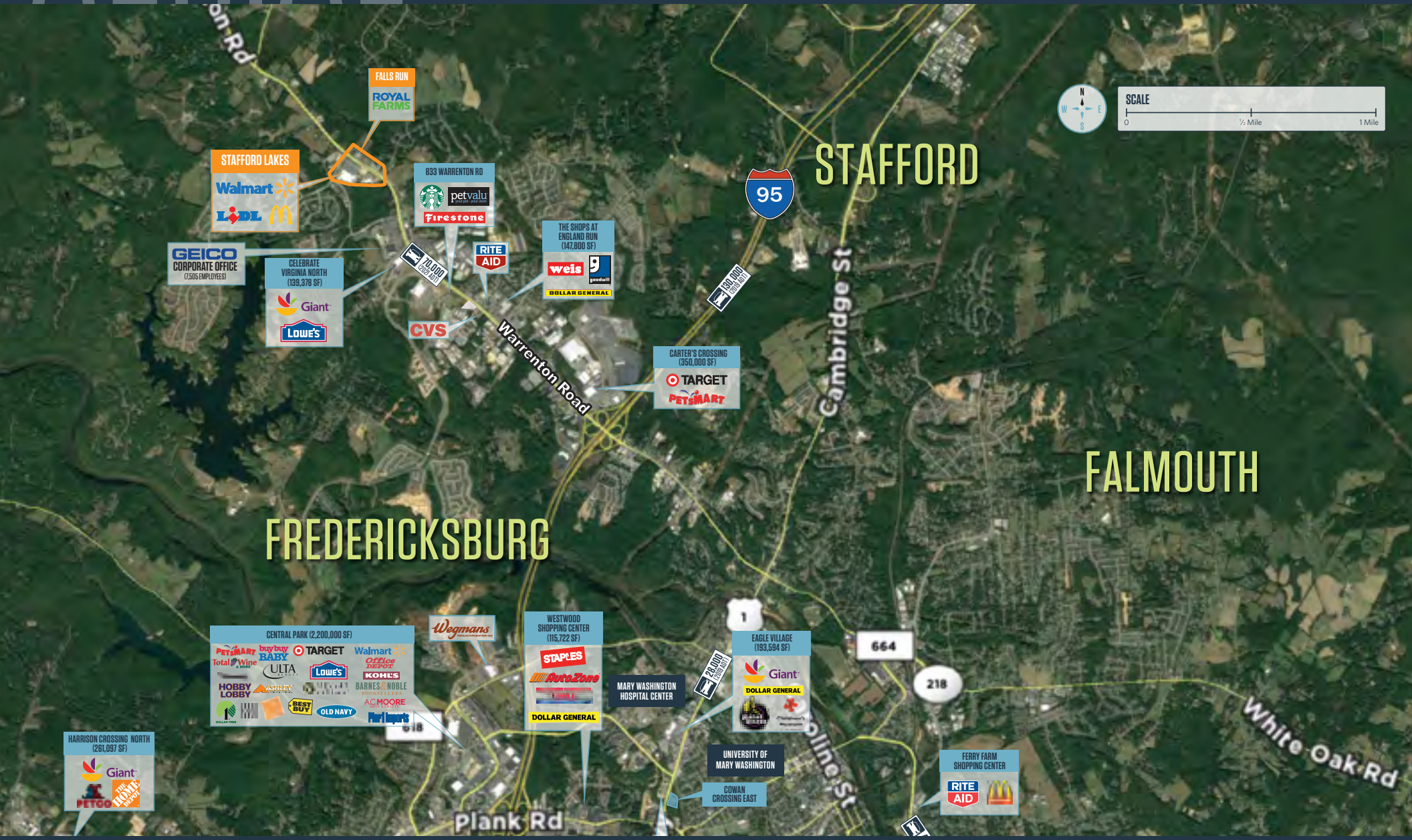



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# CLOSE UP

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# NEW HIGH SCHOOL DEVELOPMENT

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# SITE PLAN

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ROYAL FARMS

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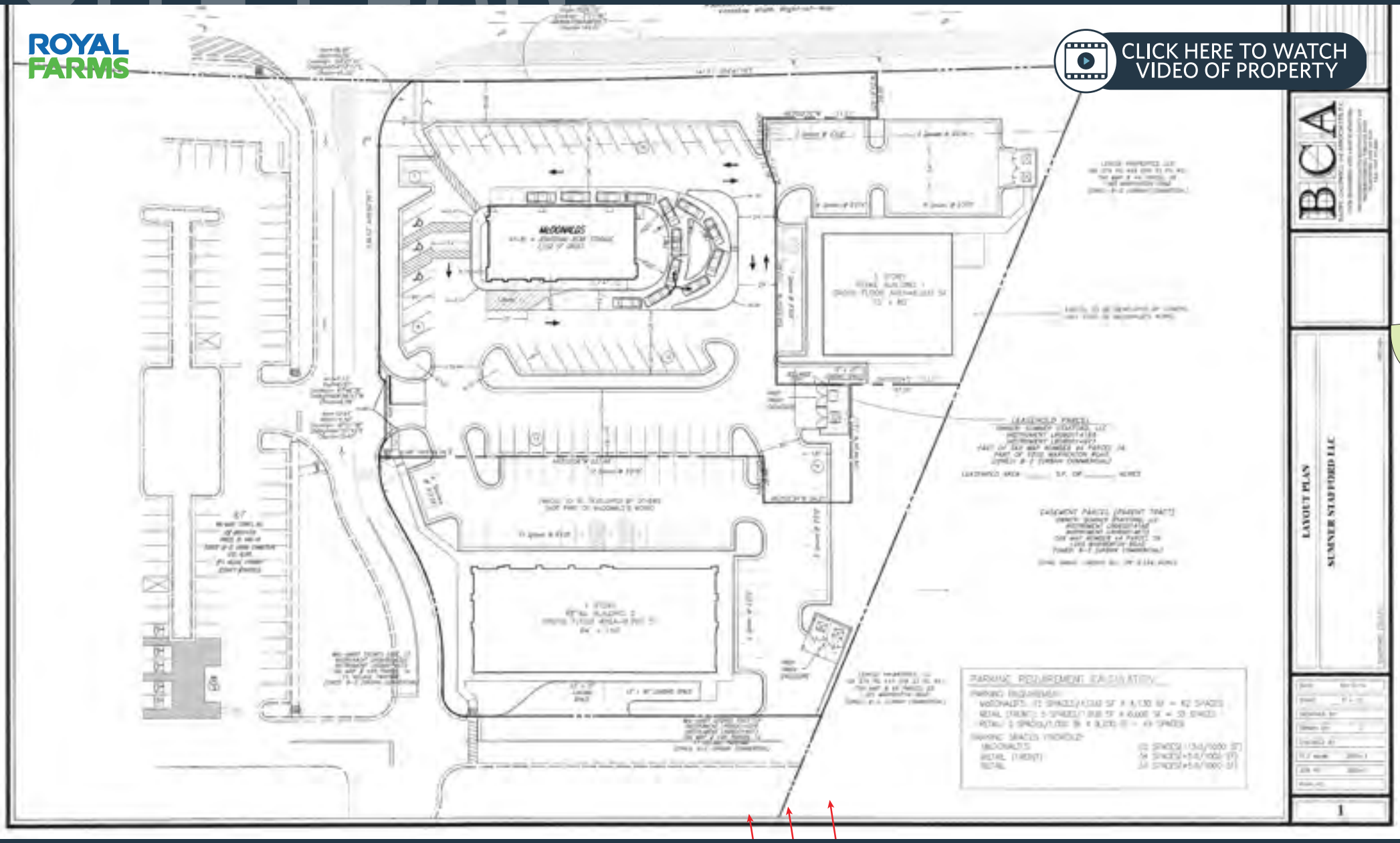


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# HOUSING MAP

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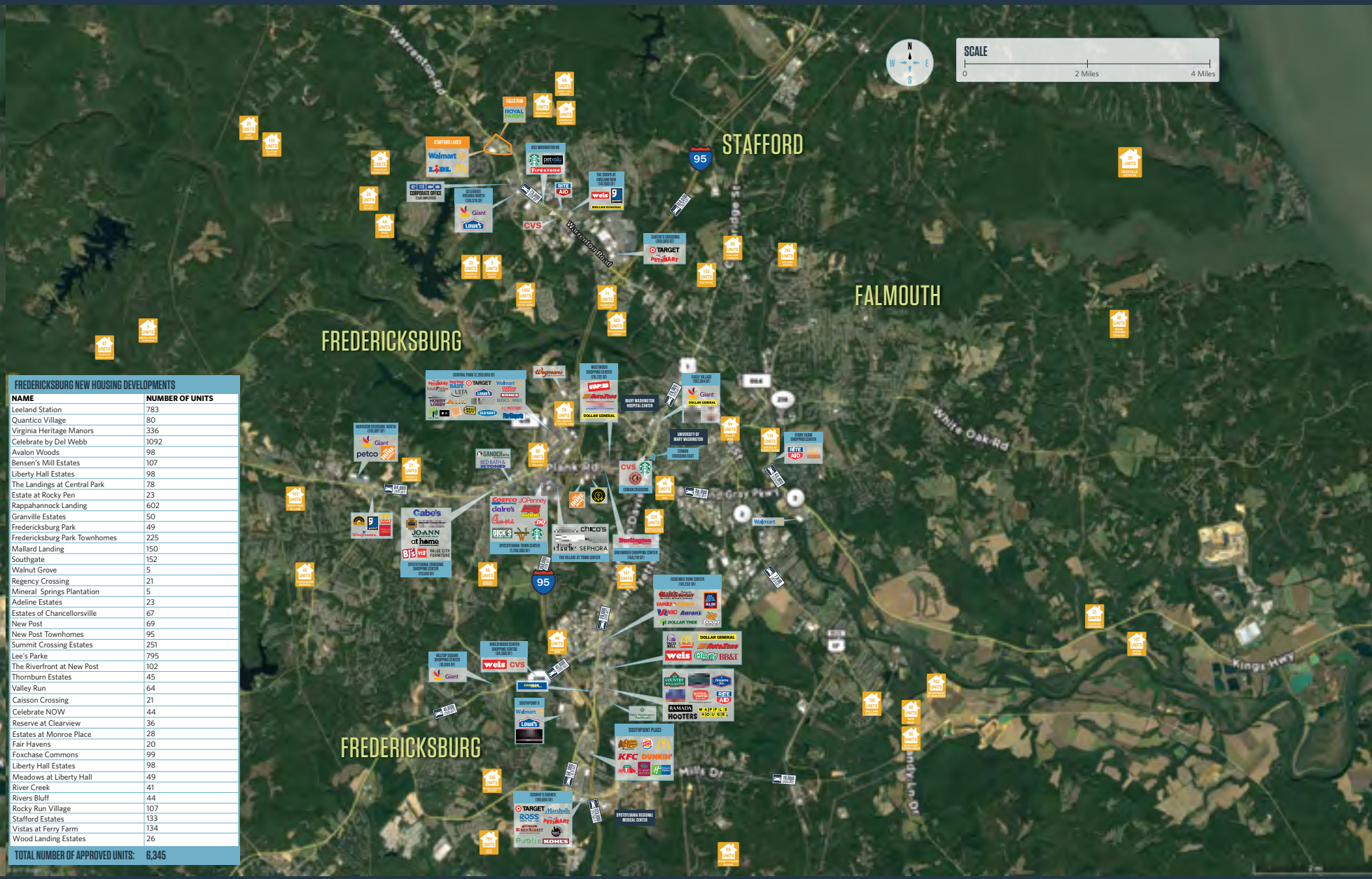


**FREDERICKSBURG NEW HOUSING DEVELOPMENTS**

| NAME | NUMBER OF UNITS |
|---|---|
| Leeland Station | 783 |
| Quantico Village | 80 |
| Virginia Heritage Manors | 336 |
| Celebrate by Del Webb | 1092 |
| Avalon Woods | 98 |
| Bensen's Mill Estates | 107 |
| Liberty Hall Estates | 98 |
| The Landings at Central Park | 78 |
| Estate at Rocky Pen | 23 |
| Rappahannock Landing | 602 |
| Granville Estates | 50 |
| Fredericksburg Park | 49 |
| Fredericksburg Park Townhomes | 225 |
| Mallard Landing | 150 |
| Southgate | 152 |
| Walnut Grove | 5 |
| Regency Crossing | 21 |
| Mineral Springs Plantation | 5 |
| Adeline Estates | 23 |
| Estates of Chancellorsville | 67 |
| New Post | 69 |
| New Post Townhomes | 95 |
| Summit Crossing Estates | 251 |
| Lee's Parke | 795 |
| The Riverfront at New Post | 102 |
| Thornburn Estates | 45 |
| Valley Run | 64 |
| Caisson Crossing | 21 |
| Celebrate NOW | 44 |
| Reserve at Clearview | 36 |
| Estates at Monroe Place | 28 |
| Fair Havens | 20 |
| Foxchase Commons | 99 |
| Liberty Hall Estates | 98 |
| Meadows at Liberty Hall | 49 |
| River Creek | 41 |
| Rivers Bluff | 44 |
| Rocky Run Village | 107 |
| Stafford Estates | 133 |
| Vistas at Ferry Farm | 134 |
| Wood Landing Estates | 26 |
| **TOTAL NUMBER OF APPROVED UNITS:** | **6,345** |


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# PHOTOS

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