

**8,450 SF END CAP
AVAILABLE**



RETAIL FOR LEASE

THE SHOPS AT ENGLAND RUN

**736 WARRENTON RD.
FREDERICKSBURG, VA 22406**



THALHIMER

THE SHOPS AT ENGLAND RUN

736 WARRENTON RD. FREDERICKSBURG, VA 22406

Property Features:

- Ample parking available
- Excellent road visibility and signage
- Convenient to Warrenton Road and I-95, exit 133

Building Size: 115,000 SF

Available:	736-101	8,450 SF
	736-102	14,231 SF
	736-104	1,600 SF
	736-107	1,600 SF
	736-108	1,600 SF
	736-109	1,600 SF
	736-114	1,200 SF

Lease Rate: \$18.00 PSF NNN (\$2.25)

Parking: 3.34 / 1,000 SF

Timing: Available Immediately



SHOPS AT ENGLAND RUN

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SUITE	TENANT	SF
736-101	AVAILABLE	8,450
	GOODWILL	22,584
736-102	AVAILABLE	14,231
736-103	ROBIN'S HAIR	1,200
736-104	AVAILABLE	1,600
736-105	ADO-WAY	1,600
736-106	THE WASH DEPOT	2,000
736-107	AVAILABLE	1,600
736-108	AVAILABLE	1,600
736-109	AVAILABLE	1,600
736-110	SAKURA SPA	1,200
736-111	CHINA WONG	1,200
736-112	SMOKE TIMES	1,200
736-113	H & R BLOCK	1,200
736-114	AVAILABLE	1,200
736-114A	LITTLE CAESARS	1,200
PAD	AVAILABLE	



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SPRING KNOLL PLAZA
SAITHONG PARA THAI
 enterprise
DOLLAR GENERAL
MBA MAJEST
 PIZZA & SUBS LIFE
 Vinnys

ENGLAND RUN NORTH APTS

FALLS RUN COMMUNITY

SHOPS AT ENGLAND RUN
 Goodwill
 RAPPAHANNOCK
PAWN
 CHINA WONG
 CHINESE RESTAURANT
BURGER KING
PANCHO VILLA
 MEXICAN RESTAURANTS
TACO BELL
H&R BLOCK

VILLAGE AT ENGLAND RUN

PAPA JOHN'S
FIVE GUYS
 BURGERS and FRIES
FITNESS1440

El Jimador AZTECA
Starbucks
Giant
KUMON

CARTER'S CROSSING
Paris
PET SMART
TARGET
PARIS NAILS
ANYTIME FITNESS

W

POHANKA
Honda
 Of Fredericksburg

Freddy's
 STEAKBURGERS
Panera BREAD
CHIPOTLE
 MEXICAN GRILL

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