

# RETAIL FOR LEASE

## Woodlawn Village Shopping Center

282 Deacon Road | Fredericksburg, VA 22405



**9,100 SF Available**

**VIRGIL NELSON, CCIM**

Senior Vice President

540 322 4150

virgil.nelson@thalhimer.com



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

**Located in  
Grocery Anchored  
Center!**

# PROPERTY FEATURES

## Property Highlights:

- Highly visible grocery anchored center on Deacon Road with 16,000 VPD
- Join a strong mix of national and regional retailers including Weis and Little Caesars
- Easily accessible to Route 218 and Route 1
- Located in South Stafford's main population hub

## Join Nearby Retailers:



## Specifications:



**TOTAL SIZE**  
56,402 SF



**TIMING**  
Available Immediately



**AVAILABLE SF**  
Unit 107: 9,100 SF



**TRAFFIC COUNTS**  
16,000 VPD - Deacon Rd.  
23,000 VPD - Butler Rd.



# SITE PLAN



UNIT	TENANT	SF
101	KG CLEANERS	900
102	PRINCE OF PEACE MINISTRIES	2,982
103	BARBER SHOP	1,200
-	WEIS	32,744
<b>107</b>	<b>AVAILABLE</b>	<b>9,100</b>

UNIT	TENANT	SF
108	FORTUNE HOUSE	1,600
109	FAMILY NAILS CARE & SPA	1,600
110	LITTLE CAESARS	1,200
111	TATOO PARLOR	1,600
112	TOBACCO & VAPE SHOP	2,000

# PROPERTY PHOTOS



UNIT 102



UNIT 102



UNIT 102



UNIT 102

# PROPERTY DEMOGRAPHICS



## DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	40,345	82,587	254,665
Households	14,555	31,124	88,829
Avg. HH Income	\$135,274	\$124,126	\$138,514
Daytime Population	44,849	95,153	232,778



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