

Warsaw Village



4665 Richmond Road
Warsaw, Virginia 22572
broadreachretail.com



Property Features

- High-volume necessity-anchored shopping center
- Strong traffic counts
- Only 1 mile from the 117-acre campus of Rappahannock Community College with 1,600+ students

Join these Retailers



Retail Spaces for Lease

Suite	Size	Available
4677	1,500 sf	SOON
4719-B	2,800 sf	ENDCAP
Pad 2	.97 acres	NOW

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, contact: **Kimberly Wagner**
kwagner@broadreachretail.com 443.225.4479

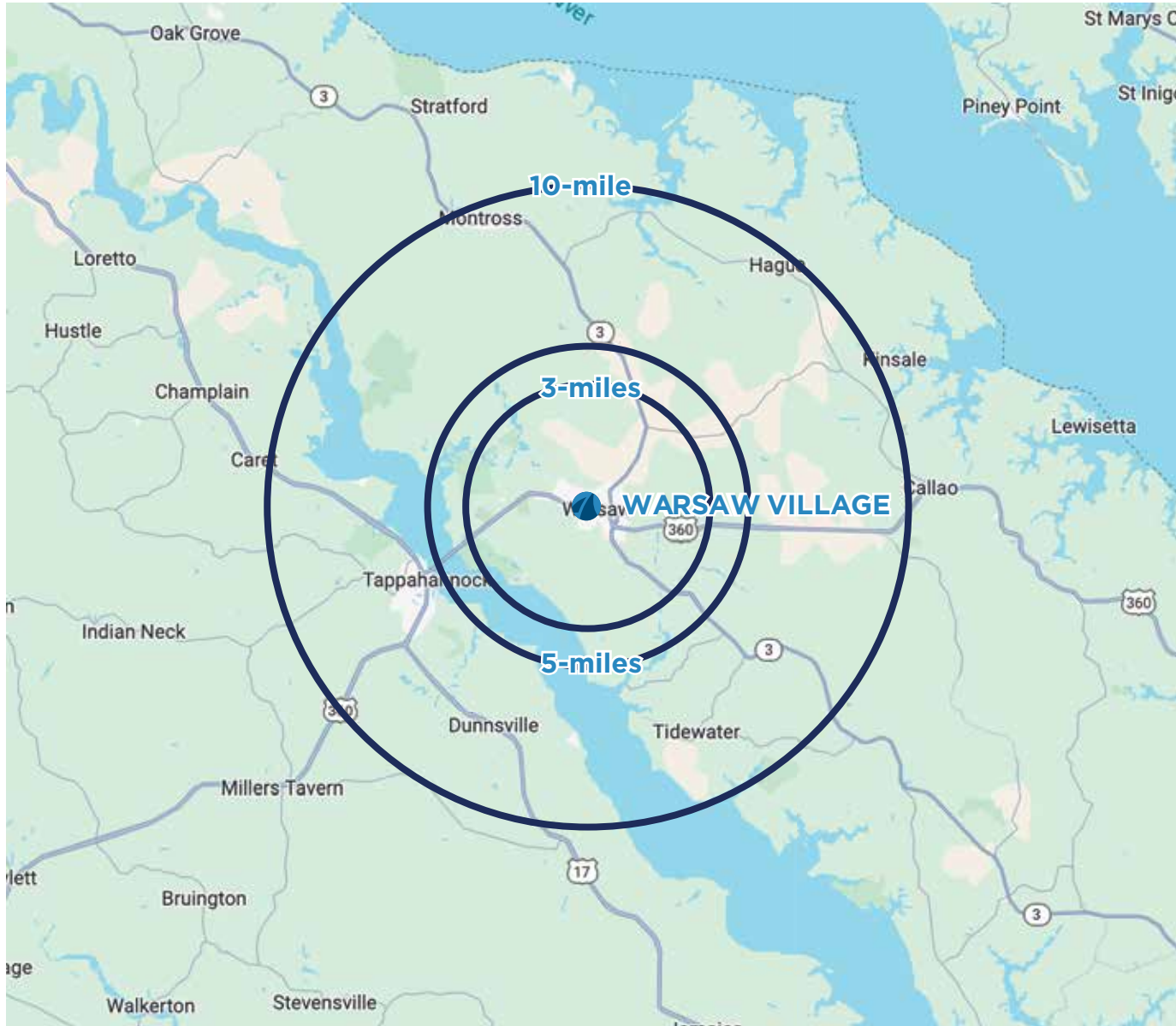


Location



Warsaw Village Shopping Center

4665 Richmond Road
Warsaw, Virginia 22572



Demographics (2023 Estimates)

- 3-Mile Radius
 - Population: 2,367
 - Average Household Income: \$94,886
- 5-Mile Radius
 - Population: 3,750
 - Average Household Income: \$97,995
- 10-Mile Radius
 - Population: 17,433
 - Average Household Income: \$91,067

Property Highlights

- 59,494 square foot shopping center
- Anchors: Food Lion & Walgreens
- One of only three major grocery stores serving the entire Northern Neck
- Situated in the epicenter of Virginia's Northern Neck on Richmond Road
- Available pad-site with drive-thru
- Next closest retail center is a 6+ mile drive over the river in Tappahannock, VA

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, contact: **Kimberly Wagner**
kwagner@broadreachretail.com 443.225.4479



Site Plan

Warsaw Village Shopping Center

4665 Richmond Road

Warsaw, Virginia 22572



Suite	Tenant	SF
4665	Food Lion	29,000
4671	Walgreens	9,600
4677	Forever Royal Salon (Available Soon)	1,500
4685	Rhino Tobacco & Vape	1,500
4699	VA ABC	3,000
4709	DCA of Warsaw	7,000
4712	Goodwill	1,519
4719-A	Riverside Hospice & Homecare	3,575
4719-B	Available (Endcap)	2,800
Total		59,494
Potential Outparcel		.97 Acres

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, contact: Kimberly Wagner

kwagner@broadreachretail.com 443.225.4479



Market Aerial



Warsaw Village Shopping Center
4665 Richmond Road
Warsaw, Virginia 22572



6 Mile Drive to Tappahannock

- Walmart Supercenter
- LOWE'S
- DOLLAR GENERAL
- Advance Auto Parts
- FAMILY DOLLAR
- O'Reilly AUTO PARTS
- AutoZone
- Applebees
- SHONEY'S
- Walgreens
- Food Lion

WARSAW VILLAGE

- Walgreens
- ABC
- FOOD LION

For Leasing Information, contact: Kimberly Wagner
kwagner@broadreachretail.com 443.225.4479



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.