



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

RETAIL PROPERTY FOR LEASE

10215 SOUTHPOINT PKWY FREDERICKSBURG, VA 22407



FOR LEASE

PROPERTY FEATURES

- Property Type:** Retail
- Available Space:** 1,400 SF
- Lease Rate:** \$27/SF Base + \$4 NNN

PROPERTY HIGHLIGHTS

- Zoned C-3
- 1 ADA-compliant restroom | Ample parking
- 1 private office, waiting room, and large common area
- Located in a shopping center anchored by Lowes
- Ideal for medical office, salon, beauty care, or retail use

PROPERTY OVERVIEW

Southpoint Shoppes II is ideally located along Southpoint Parkway at I-95 Exit 126 in Spotsylvania County, one of Virginia's fastest-growing retail corridors. The area benefits from strong visibility with over 119,000 vehicles per day on I-95.

Just minutes away, Cosner's Corner—the county's largest mixed-use development—features 90+ stores, including Target, Publix, Marshalls, Ross, and Kohl's, attracting thousands of shoppers weekly.

JOIN THESE NEARBY TENANTS:



FOR MORE INFORMATION

JAMES MURRAY

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GEORGE BOOSALIS

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PHOTOS



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This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



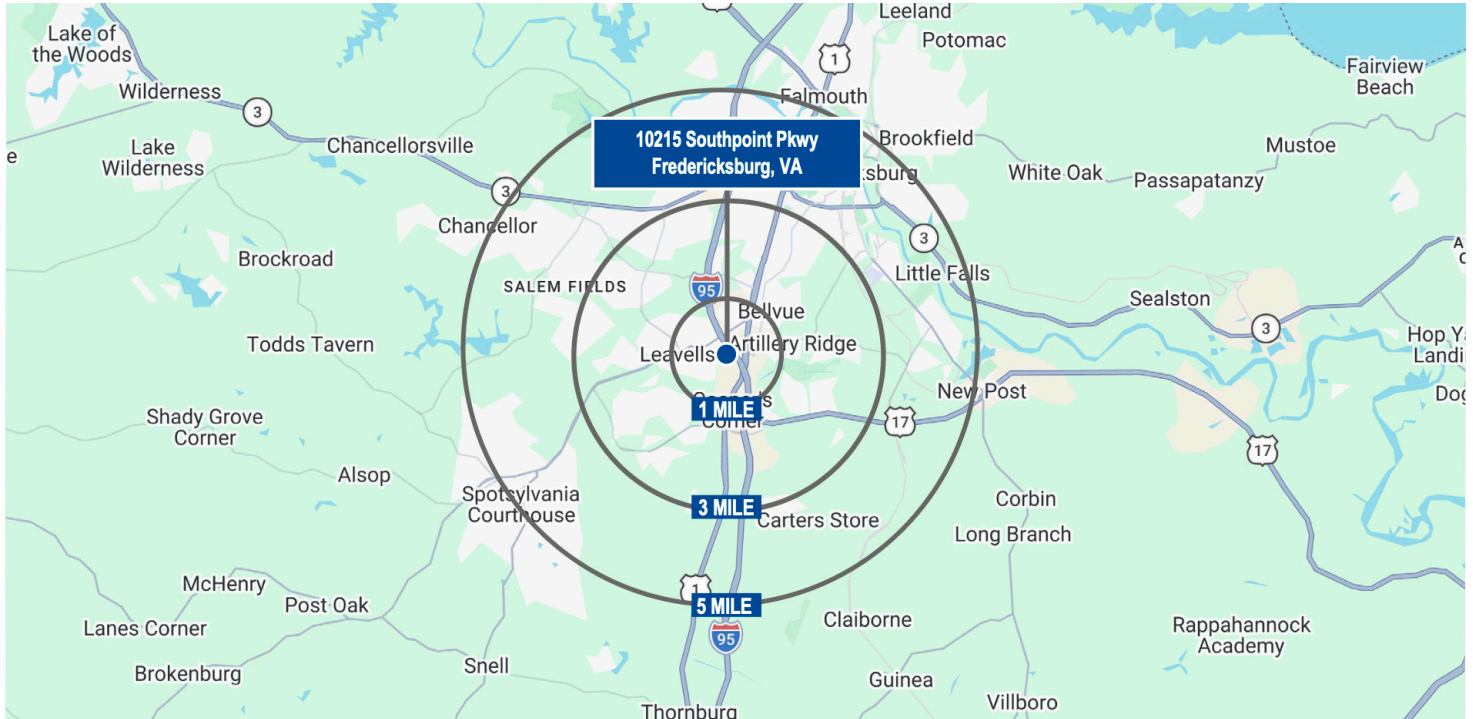
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DEMOGRAPHICS



DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
Population	5,355	61,671	127,415
Households	2,061	22,589	46,630
Avg. HH Income	\$114,252	\$125,450	\$127,642
Median Home Value	\$93,876	\$101,148	\$103,036
Owner Occupied	1,152	15,324	30,555
Renter Occupied	1,035	8,646	19,095

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