



RETAIL FOR LEASE

THE SHOPS AT ENGLAND RUN

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



**CUSHMAN &
WAKEFIELD**

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: | 736-102 | 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



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| SUITE | TENANT | SF |
|----------------|------------------|---------------|
| 736-101 | GOODWILL | 31,034 |
| 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 | |

FOR MORE INFORMATION, CONTACT:

| | | |
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| <p>SHARON SCHMIDT Senior Associate 540 322 4155 sharon.schmidt@thalhimer.com</p> | <p>BERKLEY MITCHELL Vice President 540 322 4144 berkley.mitchell@thalhimer.com</p> | <p>1701 Fall Hill Avenue Suite 203 Fredericksburg, VA 22401 thalhimer.com</p> |
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