



**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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THALHIMER



INTERSTATE  
95  
657  
EXIT 133

