



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR LEASE

HILLTOP PLAZA

\$2,700.00 per month (Gross)

10400 Courthouse Road
Spotsylvania, VA 22553

AVAILABLE SPACE
1,500 SF

FEATURES

- Strong Occupancy history, only two spaces remaining vacant in 16,500 sq. ft. building
- 2 Vacant spaces Remaining of 1,500 sf - Unit 10414 & Unit 10418
- Center being fully renovated!
- Newest tenants include Asian cafe, Peruvian Chicken, FeMail Postal Services and Massage/Wellness center
- Shadows Giant Grocery store, Honest One Auto, Taco Bell, Burger King, McDonald's and a number of other retail and office uses

AREA

The property is located on Courthouse Road/Route 208 in Spotsylvania County, Virginia near the intersection with Leavells Road. The property benefits from direct frontage and easy accessibility and great visibility at a signalized intersection with over 44,000 vehicles traveling in front of the property daily.



OFFICE

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**COLDWELL BANKER COMMERCIAL
ELITE**
1201 Central Park Boulevard, Fredericksburg, VA 22401
540.786.1402

CBCWORLDWIDE.COM



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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	\$2,700.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
10418 Courthouse Road	VACANT	1,500 SF	Gross	\$2,700 per month	-
10414 Courthouse Road	VACANT	1,500 SF	Gross	\$2,700 per month	-

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OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$2,700.00 per month (Gross)

Lot Size: 1.92 Acres

Building Size: 16,500 SF

Renovated: 2020

Zoning: C2

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PROPERTY OVERVIEW

16,500 sq. ft. Multi-Tenant Retail building for lease with only Two vacancies remaining

PROPERTY HIGHLIGHTS

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OTHER RESOURCES

[Hilltop Plaza Lease](#)



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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA
Asian Cafe	10400	1,500	9.09
Hilltop Cleaners	10402-10404	3,000	18.18
Oral Surgeon	10406	1,500	9.09
FeMail - Postal Services	10408	1,500	9.09
Happy Nails	10410	1,500	9.09
Italian Restaurant	10412	1,500	9.09
VACANT	10414	1,500	9.09
Rainbow Massage	10416	1,500	9.09
VACANT	10418	1,500	9.09
Pollito Chicken	10420	1,500	9.09
Totals/Averages		16,500	

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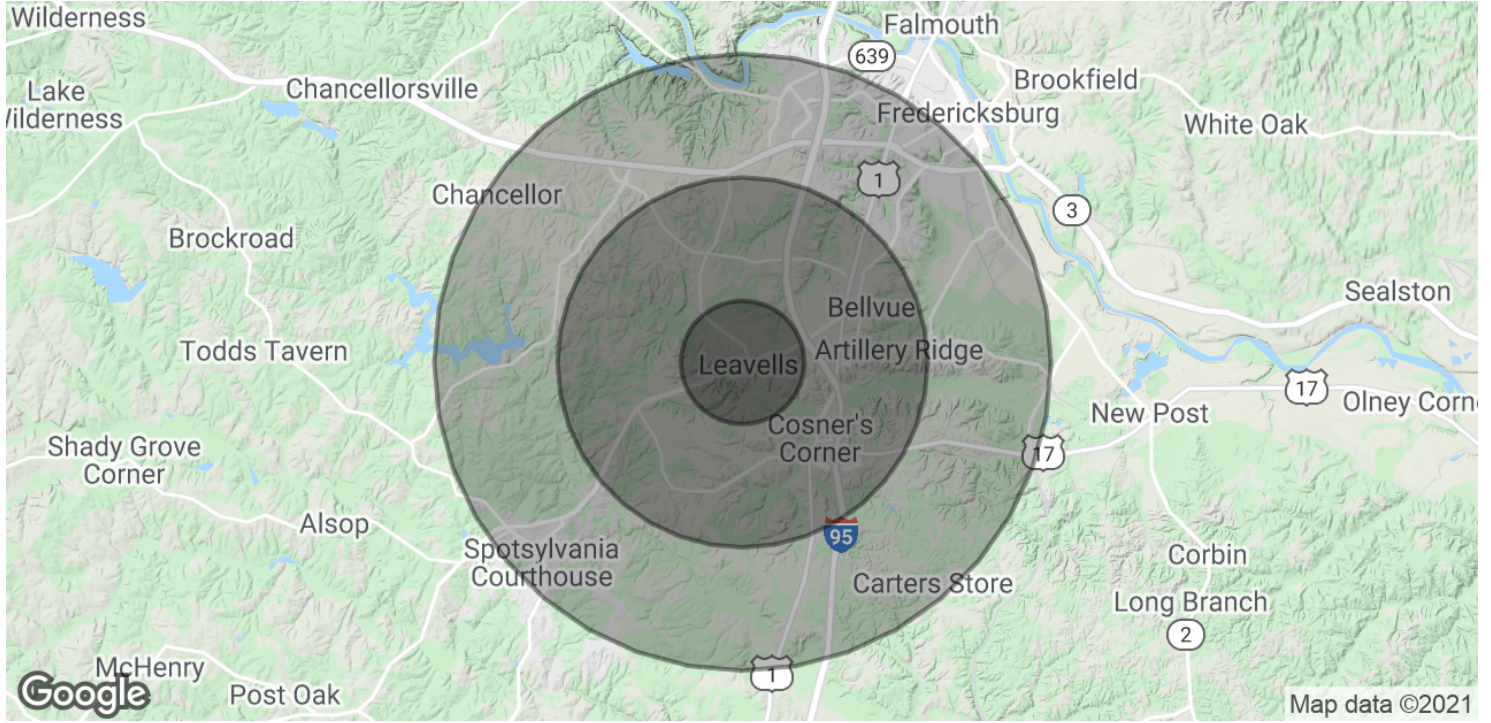




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,405	47,254	92,689
Average age	34.4	35.3	34.5
Average age (Male)	33.5	33.2	32.6
Average age (Female)	36.4	37.2	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,391	16,644	32,545
# of persons per HH	2.7	2.8	2.8
Average HH income	\$84,894	\$83,999	\$83,667
Average house value	\$308,080	\$316,783	\$317,220

* Demographic data derived from 2010 US Census

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