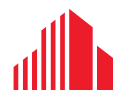




RETAIL FOR LEASE

TRAVELER'S ROW

6320-6332 PATRIOT HWY
FREDERICKSBURG, VA



CUSHMAN &
WAKEFIELD

THALHIMER

TRAVELER'S ROW

FREDERICKSBURG, VA

PROPERTY FEATURES

- 2,139 SF AVAILABLE (CAN BE DIVIDED) IDEAL FOR STORAGE SPACE AND OTHER USES
- 49,800 SF Food Lion anchored center
- Food Lion recently renovated
- Located on Route I just off Interstate 95
- Strong residential nearby and very busy center
- Near Thornburg Raceway

Specifications

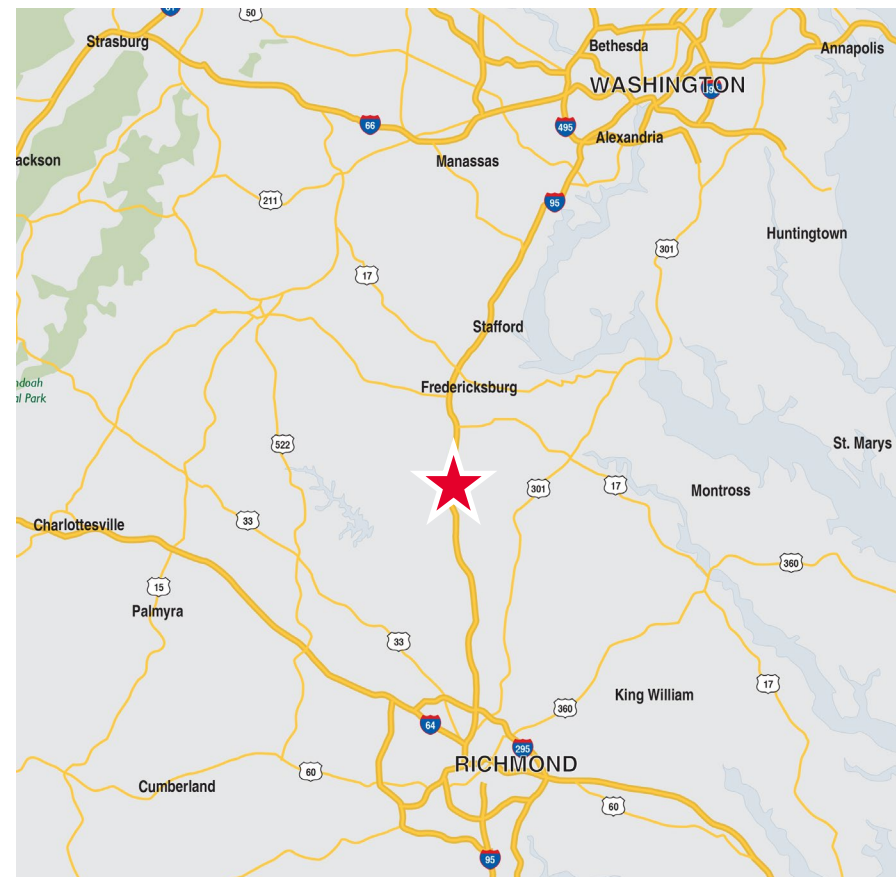
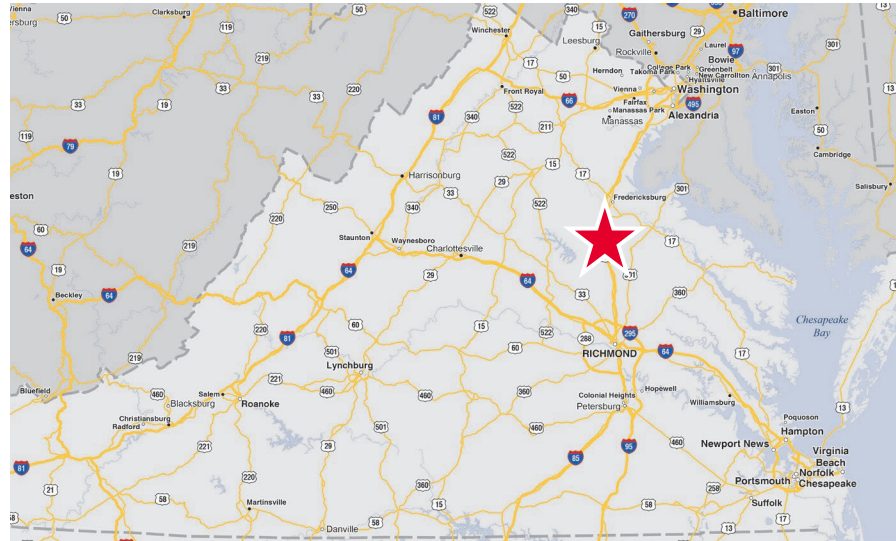
Available SF	2,139 SF
Lease Rate	\$12.00 PSF NNN
NNN Fees	\$3.20
Timing	Available immediately

Join Tenants



Demographics

	7 Miles	10 Miles	20 Miles
Population	35,815	103,048	292,831
Avg. HH Income	\$113,669	\$115,955	\$121,134
Daytime Population	31,705	85,942	267,357



TRAVELER'S ROW

FREDERICKSBURG, VA



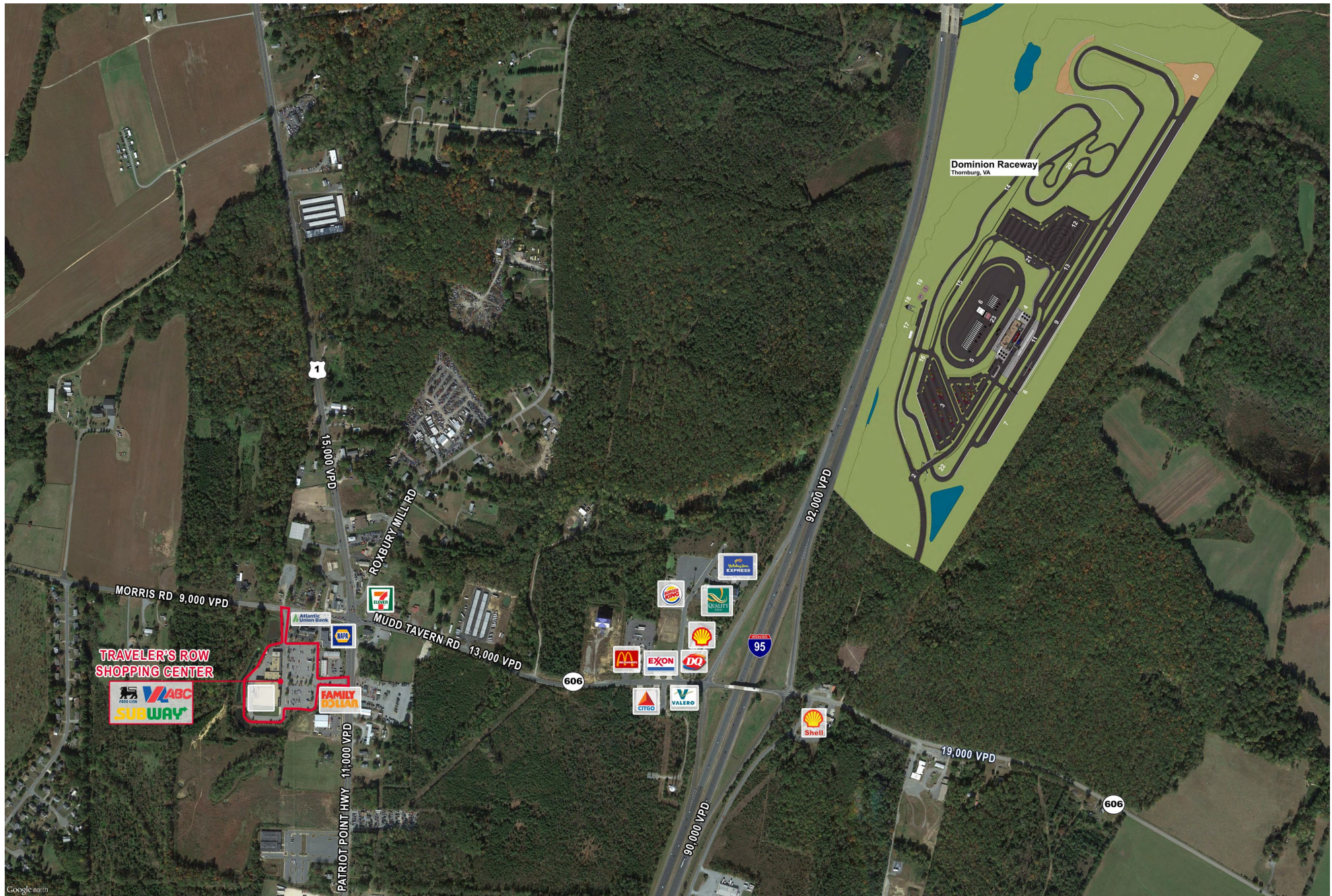
TRAVELER'S ROW

FREDERICKSBURG, VA



TRAVELER'S ROW

FREDERICKSBURG, VA





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