



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 1 just off Interstate 95
- Strong residential nearby and very busy center
- Near Thornburg Raceway

### Specifications

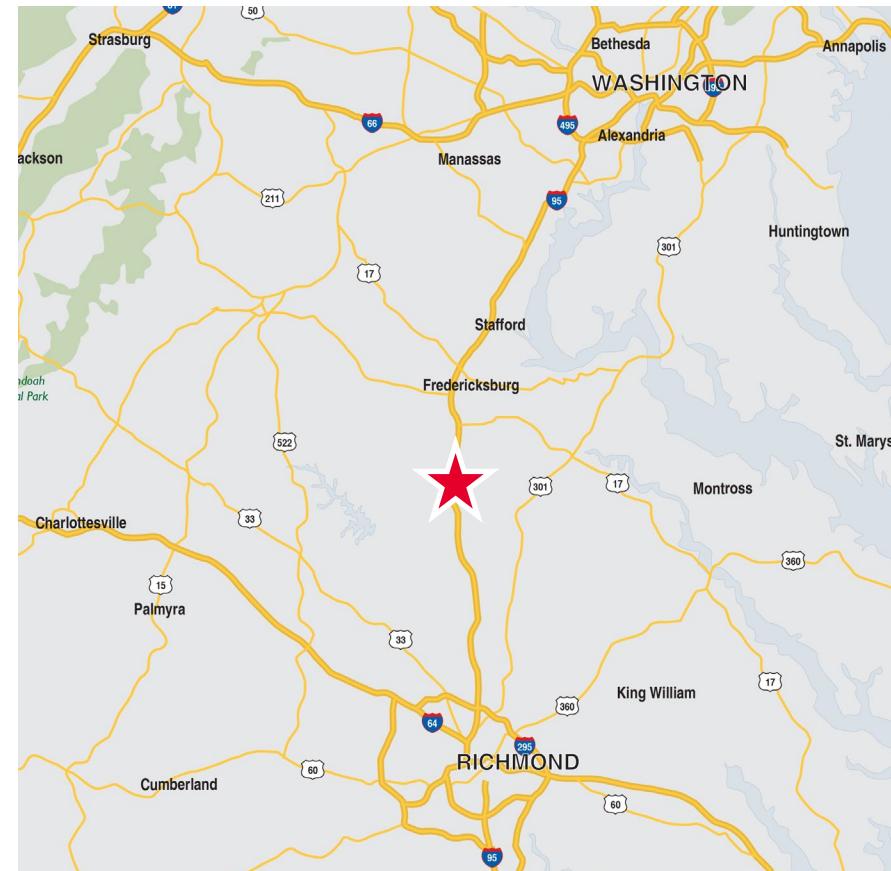
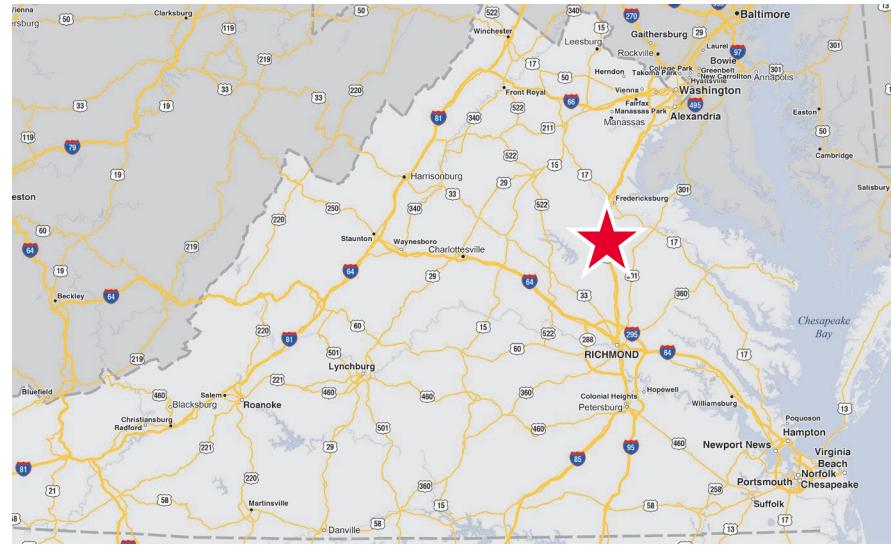
Available SF	2,139 SF
Lease Rate	\$12.00 PSF NNN
NNN Fees	\$3.20
Timing	Available immediately

### 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



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## FOR MORE INFORMATION, CONTACT:

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