

Warsaw Village



4665 Richmond Road
Warsaw, Virginia 22572
broadreachretail.com



Property Features

- High-volume necessity-anchored shopping center
- Strong traffic counts
- Only 1 mile from the 117-acre campus of Rappahannock Community College with 1,600+ students

Join these Retailers



Retail Spaces for Lease

Suite	Size	Available
4719-B	2,800 sf	NOW
Pad 2	.97 acres	NOW

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information, contact: Kimberly Wagner
kwagner@broadreachretail.com 443.225.4479

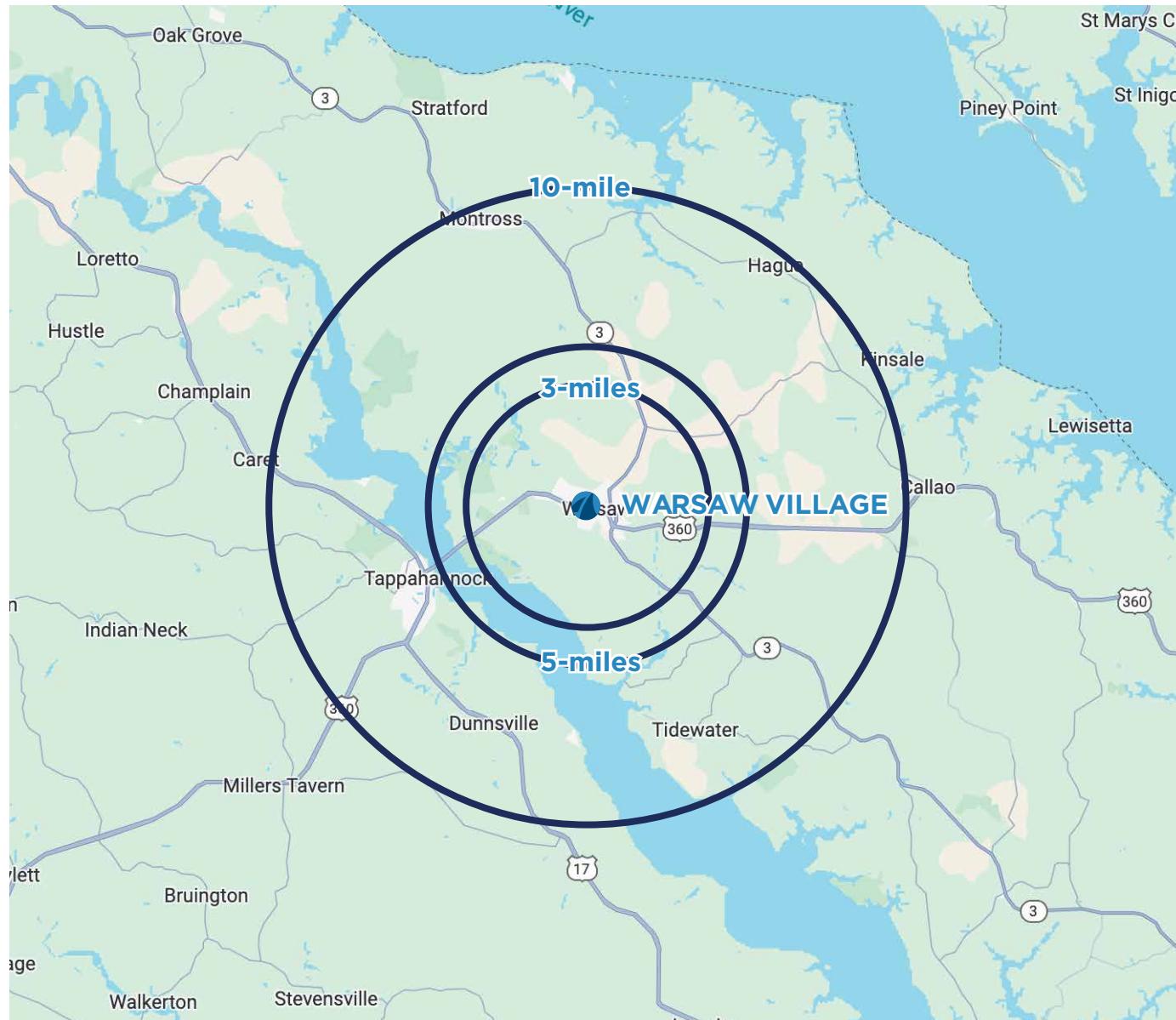
 **Broad Reach**
RETAIL PARTNERS LLC

Location



Warsaw Village Shopping Center

4665 Richmond Road
Warsaw, Virginia 22572



Demographics (2023 Estimates)

- 3-Mile Radius
- Population: 2,367
- Average Household Income: \$94,886
- 5-Mile Radius
- Population: 3,750
- Average Household Income: \$97,995
- 10-Mile Radius
- Population: 17,433
- Average Household Income: \$91,067

Property Highlights

- 59,494 square foot shopping center
- Anchors: Food Lion & Walgreens
- One of only three major grocery stores serving the entire Northern Neck
- Situated in the epicenter of Virginia's Northern Neck on Richmond Road
- Available pad-site with drive-thru
- Next closest retail center is a 6+ mile drive over the river in Tappahannock, VA

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information, contact: Kimberly Wagner
kwagner@broadreachretail.com 443.225.4479

 **Broad Reach**
RETAIL PARTNERS LLC

Site Plan

Warsaw Village Shopping Center

4665 Richmond Road
Warsaw, Virginia 22572



Suite	Tenant	SF
4665	Food Lion	29,000
4671	Walgreens	9,600
4677	Forever Royalty Salon	1,500
4685	Rhino Tobacco & Vape	1,500
4699	VA ABC	3,000
4709	DCA of Warsaw	7,000
4712	Goodwill	1,519
4719-A	Riverside Hospice & Homecare	3,575
4719-B	Available	2,800
<hr/>		
Total		59,494
<hr/>		
Potential Outparcel		.97 Acres

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information, contact: Kimberly Wagner
kwagner@broadreachretail.com 443.225.4479

 **Broad Reach**
RETAIL PARTNERS LLC

Market Aerial



Warsaw Village Shopping Center
4665 Richmond Road
Warsaw, Virginia 22572



For Leasing Information, contact: Kimberly Wagner
kwagner@broadreachretail.com 443.225.4479

 **Broad Reach**
RETAIL PARTNERS LLC

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.