



RETAIL PROPERTY FOR LEASE

BANKS FORD SHOPPING CENTER

560 - 570 CELEBRATE VIRGINIA PARKWAY, FREDERICKSBURG, VA 22406



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,500 - 15,879 SF
Lease Rate:	Negotiable
Lot Size:	7.26 Acres
Year Built:	2006
Building Size:	124,095 SF

PROPERTY OVERVIEW

The Banks Ford Shopping Center is a strategically located Neighborhood Center in Stafford County. Located along the Route 17 corridor, the center serves the area's residents and employees of major businesses including Geico (4,000+), The FBI (1,000+), and the Mary Washington Healthcare System (5,000+). The area has experienced large population growth over the last decade and is expected to follow this upward trajectory over the next 5 years.

PROPERTY HIGHLIGHTS

- Great visibility and frontage to Route 17 (42,000+ VPD)
- Located in a region experiencing large population growth
- Central to major businesses along Route 17
- 1 mile from the University of Mary Washington Stafford Campus
- Easily accessed via I-95 (2 miles)

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SITE PLAN



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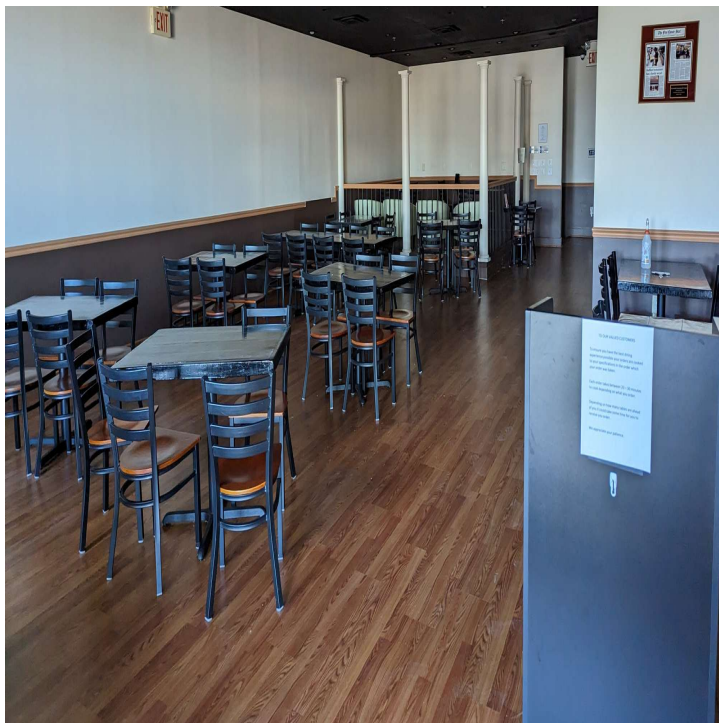
RETAILER MAP



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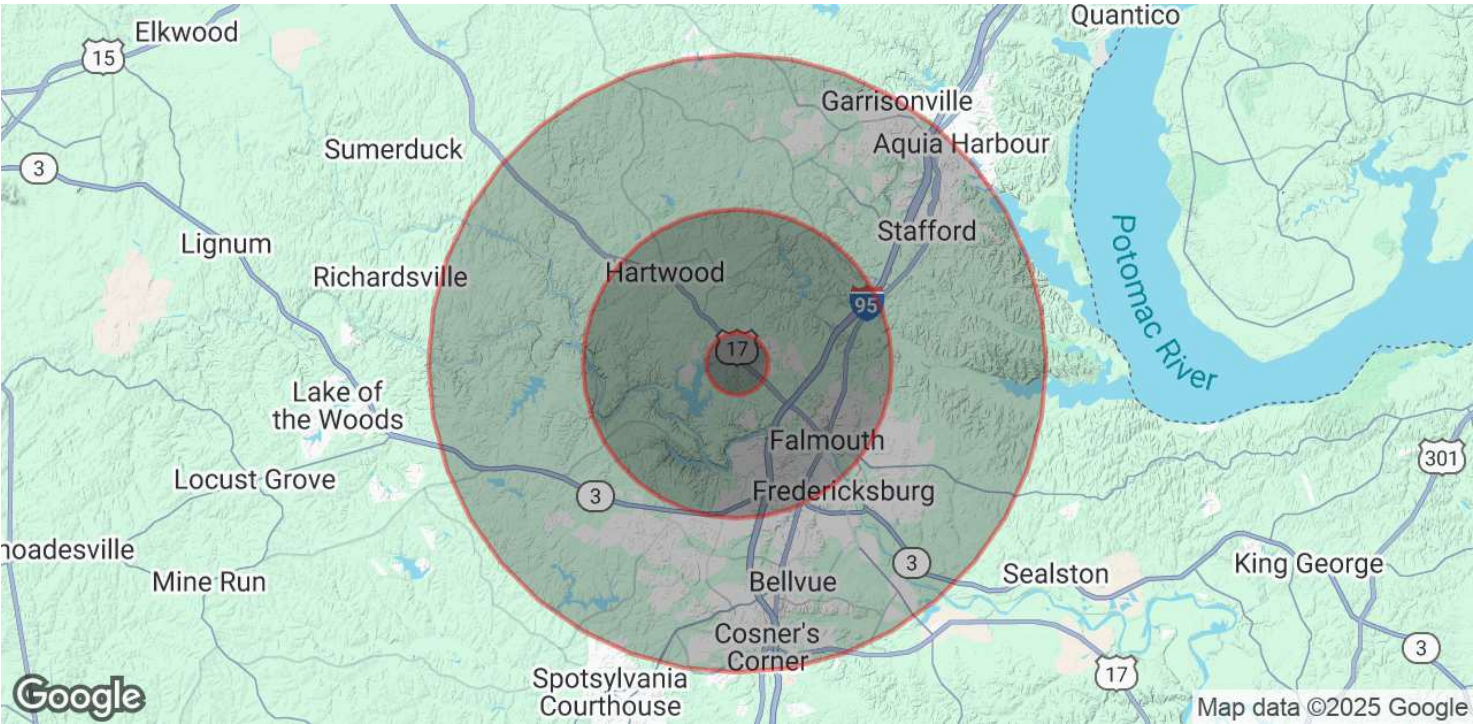
ADDITIONAL PHOTOS



BANKS FORD SHOPPING CENTER

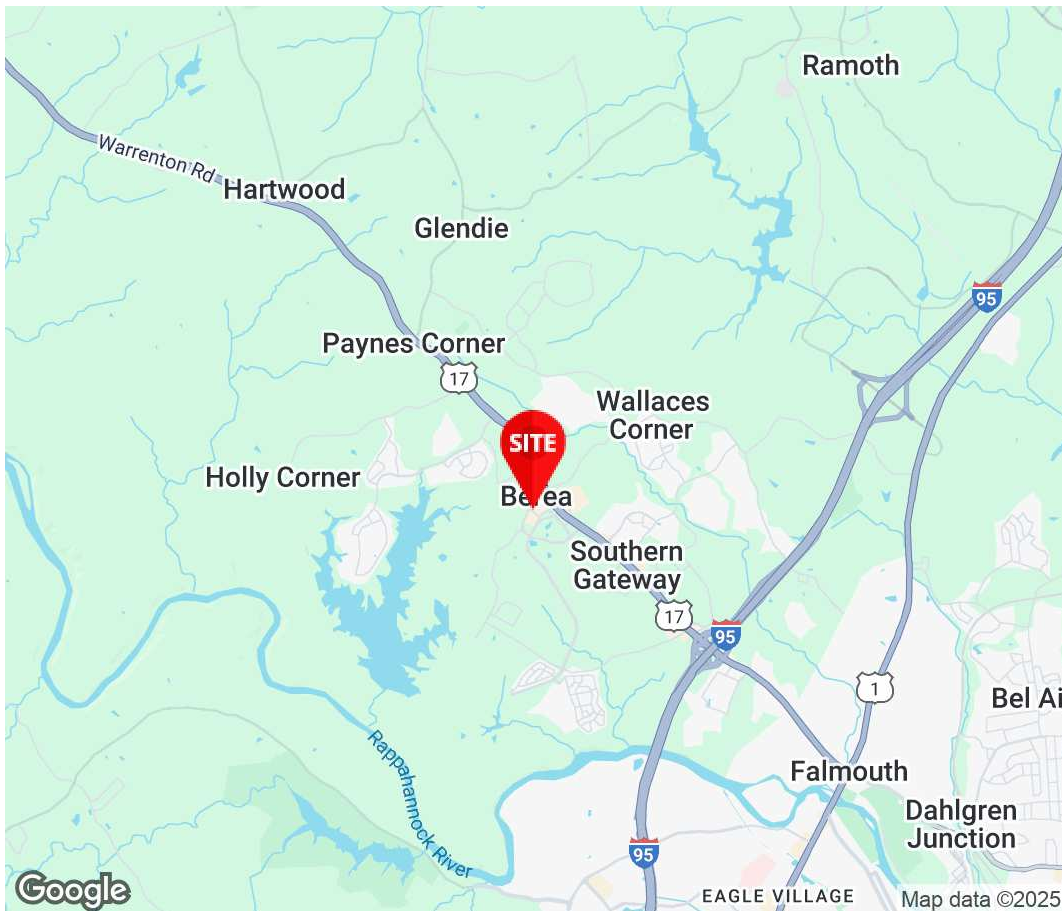
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,491	25,874	60,267
Average Age	35.6	34.9	34.9
Average Age (Male)	37.2	35.1	33.9
Average Age (Female)	34.3	35.1	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,260	8,862	21,304
# of Persons per HH	3.1	2.7	2.9
Average HH Income	\$114,538	\$116,525	\$111,035
Average House Value	\$330,867	\$333,073	\$348,477

* Demographic data derived from 2020 ACS - US Census



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