



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR LEASE

BANKS FORD SHOPPING CENTER AT CVAN

Negotiable

560 and 570 Celebrate Virginia Pkwy
Fredericksburg, VA 22406

AVAILABLE SPACE

1,820 - 17,920 SF

FEATURES

- Celebrate Virginia North is a mixed-use development anchored by Giant & Lowe's
- Neighbors Celebrate by Del Webb a 1,200 unit luxury active adult community
- Also neighbors 278 luxury apartments at the Silver Collection
- Warrenton Road at Celebrate Virginia Parkway (42,000+ VPD)
- Hyper competitive lease rates and tenant incentives available
- 1,900 square foot former restaurant space available with vent hood



GROCERY ANCHORED RETAIL

Jonathan Gardner
540.840.4901
jgardner@cbcommercial.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Elite. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

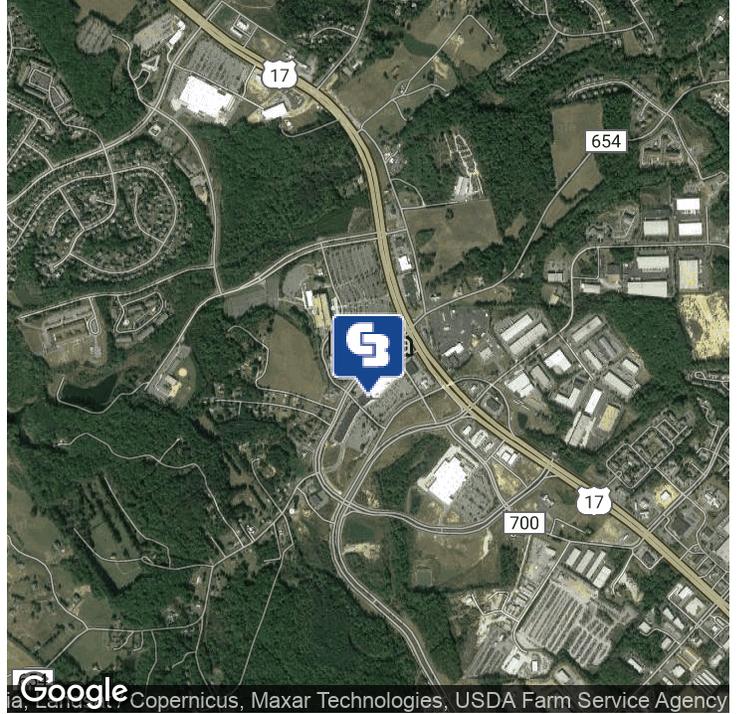
**COLDWELL BANKER COMMERCIAL
ELITE**
1201 Central Park Boulevard, Fredericksburg, VA 22401
540.659.2141

CBCWORLDWIDE.COM



SHOPPING CENTER OVERVIEW

560 and 570 Celebrate Virginia Pkwy, Fredericksburg, VA 22406



OFFERING SUMMARY

Available SF: 1,820 - 12,000 SF

Lease Rate: Negotiable

Lot Size: 14.64 Acres

Building Size: 142,167 SF

PROPERTY OVERVIEW

Giant Food Grocery Anchored Retail Shopping Center with four spaces available for Lease. Celebrate Virginia North is a Commercial development planned to feature 1 million SF of retail space. The development is anchored by Lowes & Giant with other tenants including Five Guys, Papa John's, El Jimador Azteca, Kumon Learning Center, and Fitness 1440. Multiple units available for lease including a 1,900 square foot former restaurant space with vent hood, two cold dark shell spaces, and a junior anchor size unit at 12,000 square feet. Extremely competitive rates.

LOCATION OVERVIEW

Banks Ford Shopping Center at Celebrate Virginia North (CVAN) is located off Route 17 (Warrenton Rd), approximately 1.5 miles from I-95 (via exit 133) in Stafford County, Virginia. The development is served by a 3.5 mile boulevard and supporting infrastructure that been fully completed including over 3 miles of running and walking trails, which is also home to the 278 luxury apartment Silver Collection. Signage fronts on Route 17 with 42,000 cars per day. CVAN contains Celebrate by Del Webb a 1,200 unit luxury active adult community. Located on a major business corridor with employers such as Geico (4,000), McLane (500+), FBI (300+). Less than 1 mile from University of Mary Washington Stafford Campus (1,000+ Students)

CBCWORLDWIDE.COM

Jonathan Gardner
540.840.4901
jgardner@cbcommercial.com



**COLDWELL
BANKER
COMMERCIAL**

ELITE



LEASE

BANKS FORD SHOPPING CENTER AT CVAN

560 and 570 Celebrate Virginia Pkwy, Fredericksburg, VA 22406



CBCWORLDWIDE.COM

Jonathan Gardner
540.840.4901
jgardner@cbecommercial.com



**COLDWELL
BANKER
COMMERCIAL**

ELITE



AVAILABLE SPACES

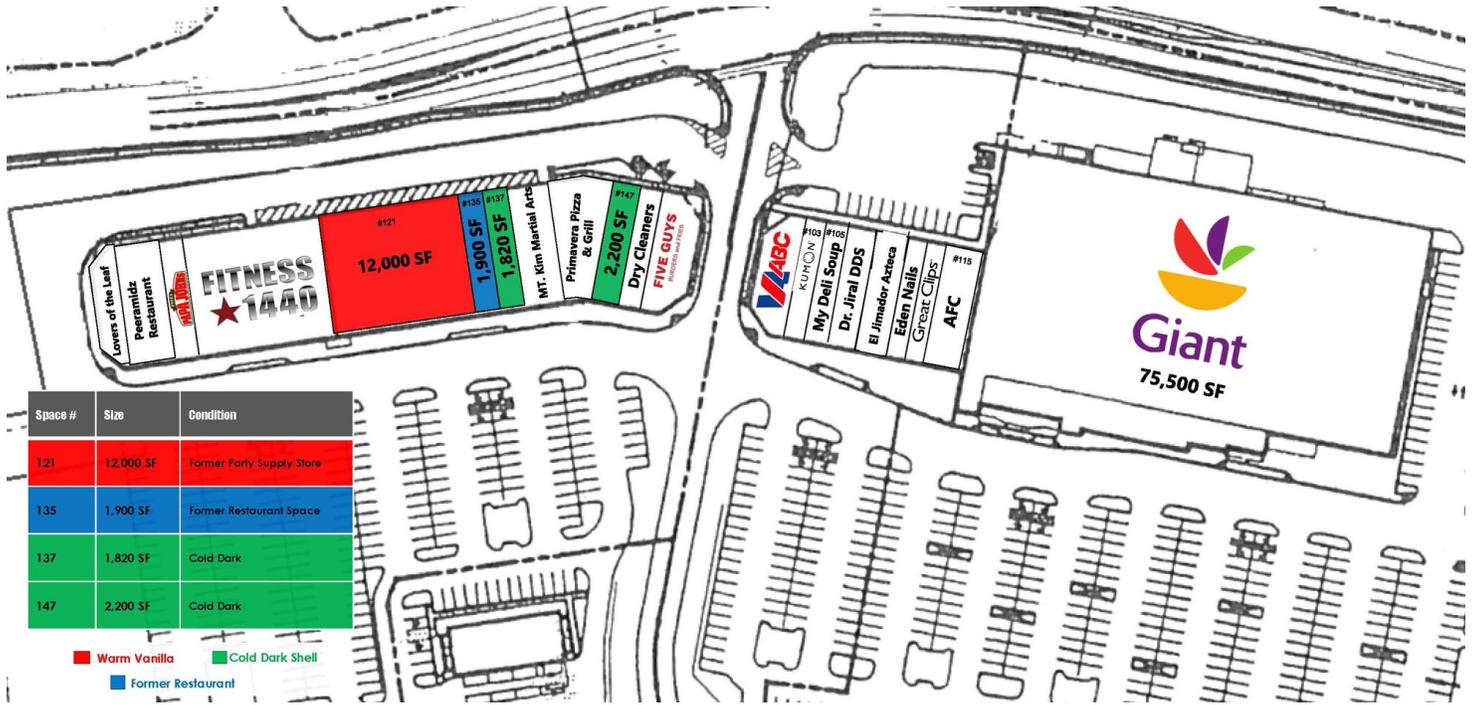
560 and 570 Celebrate Virginia Pkwy, Fredericksburg, VA 22406

LEASE TYPE | NNN

TOTAL SPACE | 1,820 - 12,000 SF

LEASE TERM | Negotiable

LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
560 Celebrate Virginia Pkwy	Available	12,000 SF	NNN	Negotiable	Junior anchor unit, vanilla box with stock room and two restrooms.
560 Celebrate Virginia Pkwy	Available	1,900 SF	NNN	Negotiable	Former quick serve restaurant space with large vent hood
560 Celebrate Virginia Pkwy	Available	1,820 SF	NNN	Negotiable	Cold Dark Shell space 18 x 100
560 Celebrate Virginia Pkwy	Available	2,200 SF	NNN	Negotiable	Cold Dark Shell

CBCWORLDWIDE.COM

Jonathan Gardner
540.840.4901
jgardner@cbcommercial.com



**COLDWELL
BANKER
COMMERCIAL**

ELITE



NEARBY ATTRACTIONS AND RESIDENTIAL DEVELOPMENT

560 and 570 Celebrate Virginia Pkwy, Fredericksburg, VA 22406

LEASE



CBCWORLDWIDE.COM

Jonathan Gardner
540.840.4901
jgardner@cbcommercial.com



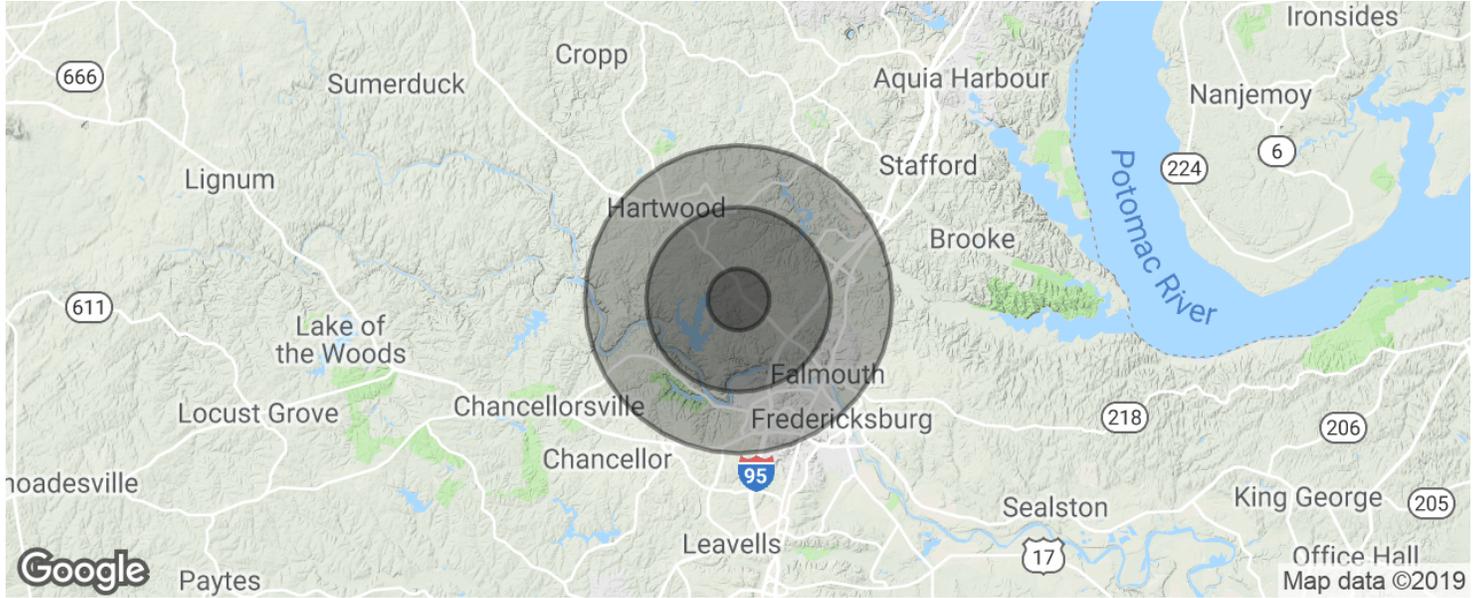
**COLDWELL
BANKER
COMMERCIAL**

ELITE



BANKS FORD SHOPPING CENTER AT CVAN

560 and 570 Celebrate Virginia Pkwy, Fredericksburg, VA 22406



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,765	48,004	93,789
Median age	32.6	33.8	35.0
Median age (Male)	31.3	33.3	34.3
Median age (Female)	33.4	34.4	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,780	18,033	34,422
# of persons per HH	2.8	2.7	2.7
Average HH income	\$86,202	\$78,754	\$82,115
Average house value	\$483,239	\$374,258	\$339,815

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Jonathan Gardner
540.840.4901
jgardner@cbcommercial.com



**COLDWELL
BANKER
COMMERCIAL**

ELITE