

HARRISON CROSSING SOUTH

7011 HARRISON ROAD, FREDERICKSBURG, VA 22407

FOR LEASE

12,378 +/- sq. ft. Retail Space
Available For Lease

HIGHLIGHTS

- 2,034 sq. ft. end cap unit available now; 10,344 sq. ft. to be built
- Located within Harrison Crossing, a 70+ acre shopping center anchored by Giant & Home Depot
- Beautiful brick storefronts
- Multiple spaces and layouts
- Outdoor patio for dining
- One End Cap units available with approved drive thru's

SPECS

- Existing Space: 11,905 sq. ft.
- Space To Be Built: 10,344 sq. ft.
- Year Built: 2017
- Zoning: C3
- Parcel ID/#: 22-17-10R
- Parking: 5.45 Spaces/1,000SF



Brand new, beautifully designed neighborhood retail center with dedicated landscaped outdoor dining patio. Currently 11,905 sq. ft. of space is completed; 2,520 sq. ft. is remaining available. An additional 10,344 sq. ft. of space is planned to be built in phase II. This property offers a unique opportunity in a growing market with space ideal for full and quick-service restaurants, retail shops, nail salon, dry cleaner, medical or professional offices and much more.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	40,848* 42,901**	89,938* 97,047**	197,207* 212,860**
HOUSEHOLDS	13,768* 14,406**	31,710* 34,079**	68,364* 73,557**
AVERAGE HH INCOME	\$91,505* \$102,455**	\$92,228* \$103,779**	\$96,496* \$109,274**

*2017 Estimate
**2022 Projection

CONTACT:

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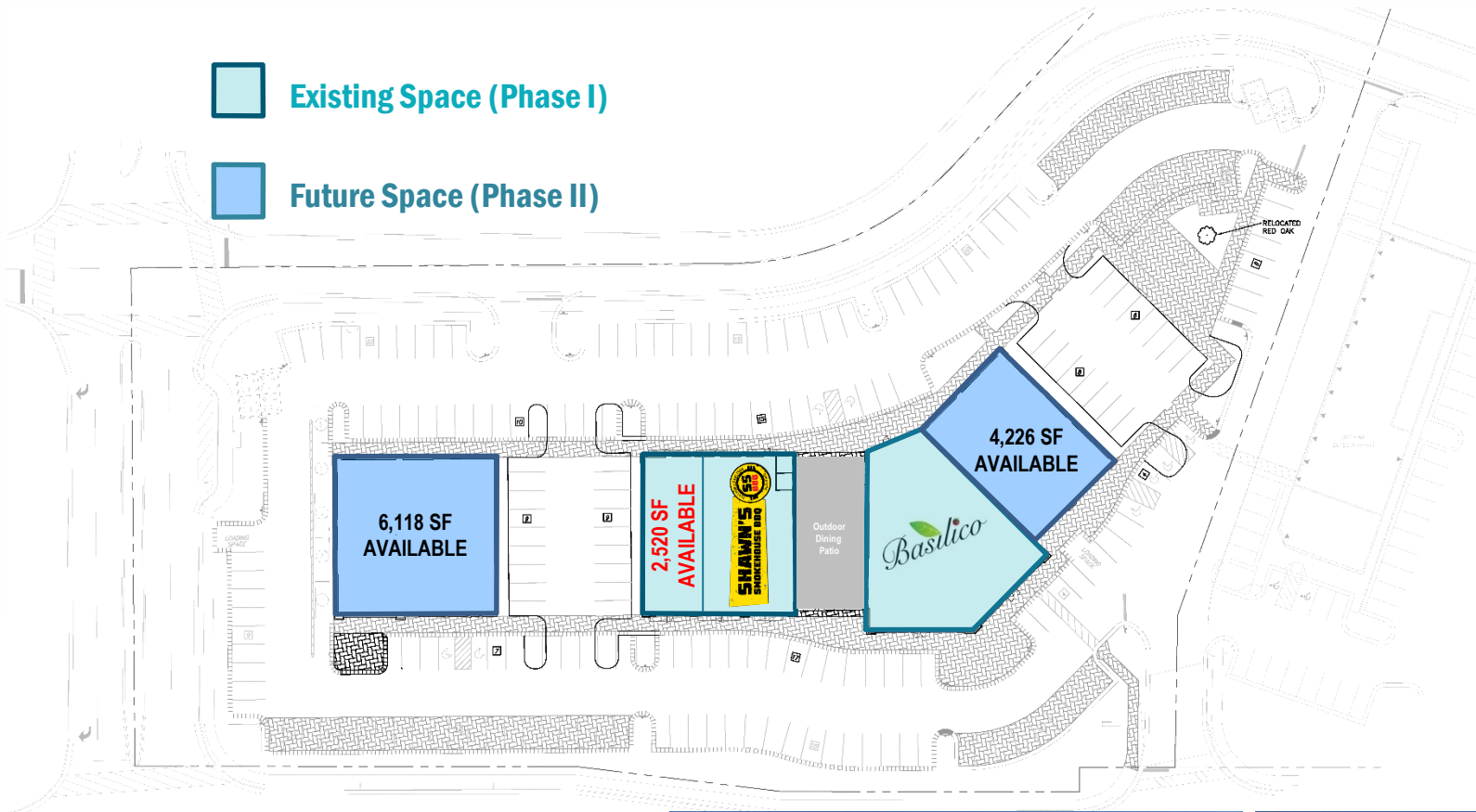
6308 Five Mile Centre Park, Suite 215, Fredericksburg, VA 22407

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 Existing Space (Phase I)

 Future Space (Phase II)



SPACE AVAILABLE

- 2,520 sq. ft. End cap unit remaining available in Phase I
- PHASE II: Planned 10,344 sq. ft. to be built. Pre-leasing Individual units from 1,915 SF to 6,118 SF
- (1) End Cap Unit with approved drive thru



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LOCATION

Harrison Crossing is west Route 3's premier retail and food destination. The development is located at the busy intersection of Route 3 & Harrison Rd just 3.5 miles west of I-95. The development is situated within one of Spotsylvania's most dense housing hubs that is continuing to see steady growth. The development is within 3 miles of 13 schools with total enrollment over 12,000 students including Riverbend High School (1,900 students) which is just ¼ mile away.

Spotsylvania is one of Virginia's fastest-growing counties, and is projected to be the 2nd fastest growing D.C. suburb through 2040. The county benefits from its desirable location along Interstate 95 and close proximity to D.C. This convenient location, plus the high quality of life and business friendly climate, make Spotsylvania County attractive to new and expanding businesses of all types.

HIGHLIGHTS

- Located on Route 3/Plank Rd, Spotsylvania County's premier retail and business corridor
- Last commercial development heading westward before thousands of houses.
- Less than ½ mile from Riverbend High School: 1,900 Students
- There are 13 schools with total enrollment over 12,000 students within 3 miles
- Adjacent to an 1,000 space plus commuter parking lot
- Located at the intersection of Harrison Rd and Route 3 with traffic counts exceeding 65,000 VPD
- located in Spotsylvania County's housing hub with nearly 90,000 residents within a 5 mile radius



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