



**FOR LEASE**

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# **HANOVER HOUSE AT MERCHANT'S SQUARE**

7501 Graham Street Spotsylvania, VA 22553

- SECOND GENERATION RETAIL SPACE AVAILABLE
- SPOTSYLVANIA COURTHOUSE VILLAGE

**Jonathan Gardner**  
Principal Broker  
540.898.3242 x1024  
jgardner@vakosre.com

**Brett Pritchett**  
Property Manager and Leasing Specialist  
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bpritchett@vakosre.com

**VAKOS REAL ESTATE SERVICES**

• 540.898.3242

• 10333 Southpoint Landing Blvd

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## PROPERTY HIGHLIGHTS

- Commercial Epicenter of Spotsylvania Courthouse Village
- Sprawling Mixed-use Town Center (Live/Work/Play)
- Rare Vacancy Offers Immediate Occupancy
- First Floor Retail Beneath Luxury Apartments
- Commercial Gateway to Lake Anna (13 Miles West)
- Gorgeous Landmark Featuring Jeffersonian Architecture
- Over 16,000 Daily Traffic on Lake Anna Pkwy
- 200+ Residences on Site and Growing

## OFFERING SUMMARY

|                |               |
|----------------|---------------|
| Lease Rate:    | \$25.00/SF/YR |
| Available SF:  | 1,475 SF      |
| Building Size: | 83,000 SF     |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------|----------|-----------|-----------|
| Total Households  | 664      | 3,390     | 15,430    |
| Total Population  | 1,650    | 9,890     | 43,625    |
| Average HH Income | \$71,393 | \$102,443 | \$101,150 |

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# MERCHANT'S SQUARE OVERALL

7501 Graham Street Spotsylvania, VA 22553



See separate listing for 9104 Old Battlefield Blvd

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Merchant's Square overlooking 7610 Heths Salient Street from Hanover House



Street Level view of Units 121, 125 and 133



On-site apartments and clubhouse amenities at Arbor House

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## PROPERTY DESCRIPTION

Taking note and employing elements from Jeffersonian architecture the likes of the University of Virginia and William & Mary, Hanover House is a breathtaking centerpiece to a burgeoning oasis at the Spotsylvania Courthouse Village. Replete with a towering five stories, seldom seen in Spotsylvania County elsewhere, 7501 Graham St carries four floors of luxury apartment living, and marries that to a bottom floor occupied by complementary retail such as Anytime Fitness, All-State, Cider Lab, and Movement Mortgage. Available on March 1, 2024 is one retail unit for lease, comprising 1,475 square feet. Currently occupied by a florist, this space offers flexible retail use opportunity for a new tenant in the Spring of '24. Hanover House overlooks Merchant's Square, and sits ready for its next small tenants seeking a retail or office home.

## LOCATION DESCRIPTION

Welcome to the Spotsylvania Courthouse Village, a master-planned, mixed-use development in the heart of the Spotsylvania Courthouse area. Neighboring historical landmarks while creating its own mark anew, the Village contains several retail and/or office opportunities to supplement and provide additional amenities for the 227 (and growing) apartments on-site, and the future 171 Single Family Homes being constructed on-site by Ryan Homes. With Virginia Partners Bank anchored on the corner of Lake Anna Pkwy, established restaurants like Itavie New York Grill and El Patron Mexican Restaurant, hard cider tasting room and burger grill Cider Lab, household names like Anytime Fitness and Subway, personal services such as chiropractic treatment, tanning, dance studio facilities and growing places of worship, plus 300 daytime employees within Spotsylvania County's offices, the Village is truly an oasis amidst what was once a rural afterthought. Marking the last opportunity for commercial property for 13 miles headed west and acting as the true gateway to Lake Anna, and as a hub for Central and Western Spotsylvania, allow your business to thrive by joining this growing center of activity whose architecture pays homage to the County's Colonial roots.

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Wawa opened as of June 2023 Delivery on the East end of the Spotsylvania Courthouse Village



Hanover House includes Anytime Fitness center, All State insurance, Stillwater Aesthetics, and hard-cider tasting room and grill Cider Lab, beneath four (4) stories of luxury apartments with a view of Merchant's Square



Overlooking Arbor House and Merchant's Square Building, an on-site professional which is owned and fully occupied by Spotsylvania County and roughly 300 daytime workers

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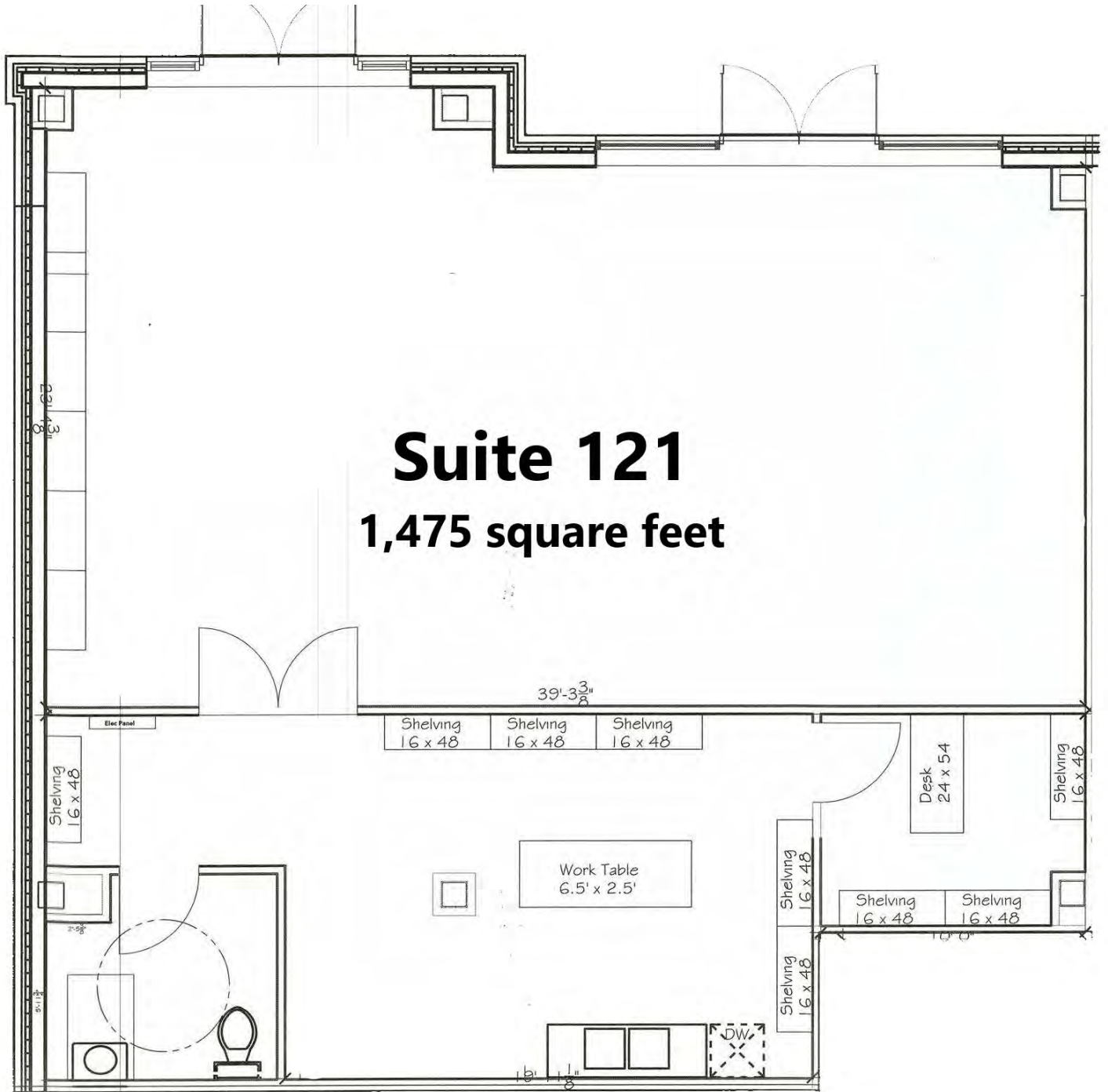
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# HANOVER HOUSE FLOOR PLANS

7501 Graham Street Spotsylvania, VA 22553



## Suite 121 1,475 square feet

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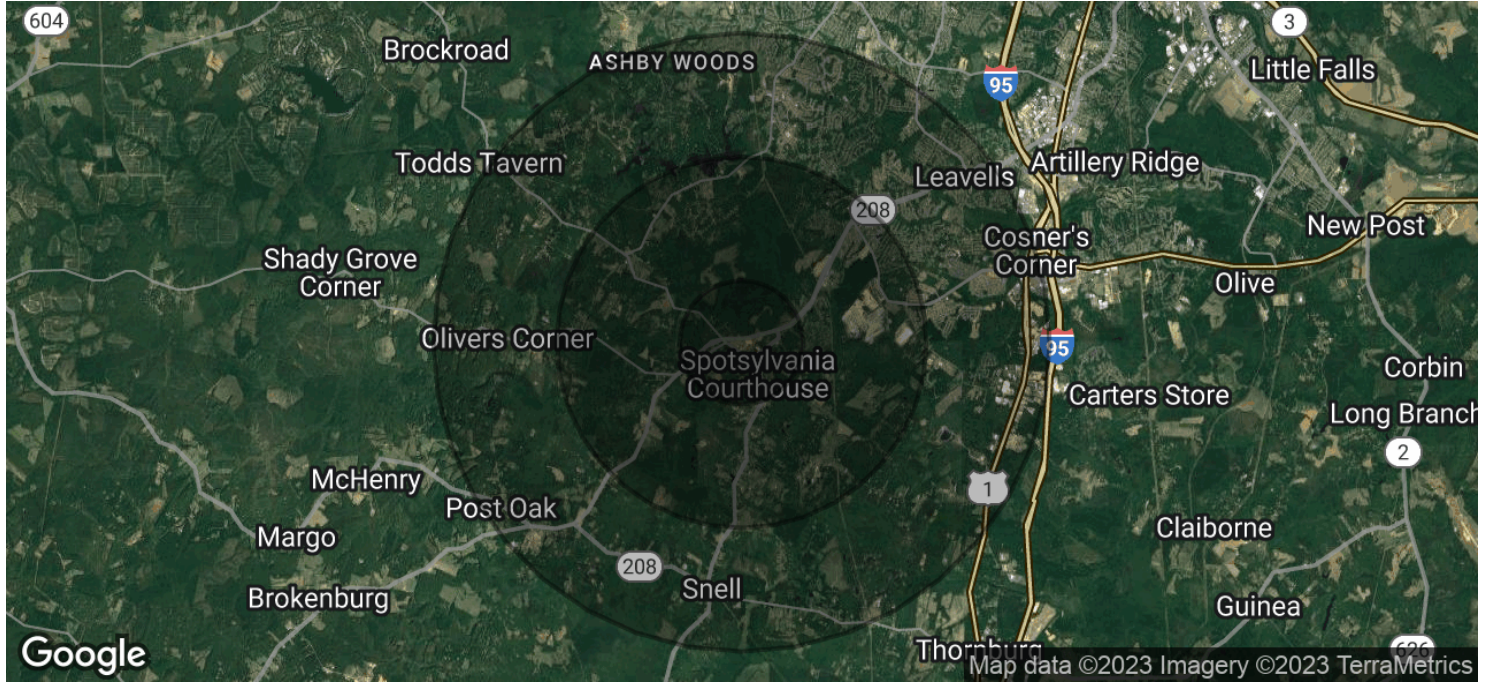
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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 1,650         | 9,890          | 43,625         |
| Average Age                    | 31.6          | 35.2           | 37.4           |
| Average Age (Male)             | 26.7          | 32.7           | 36.5           |
| Average Age (Female)           | 39.6          | 41.2           | 39.4           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 664           | 3,390          | 15,430         |
| # of Persons per HH            | 2.5           | 2.9            | 2.8            |
| Average HH Income              | \$71,393      | \$102,443      | \$101,150      |
| Average House Value            | \$260,486     | \$302,093      | \$295,409      |

\* Demographic data derived from 2020 ACS - US Census

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