

BEREA MARKET RETAIL SPACE AVAILABLE

1036 Warrenton Road, Fredericksburg, VA 24406

2,600SF END UNIT AVAILABLE | FORMER 7/11



OFFERING SUMMARY

Available SF:	2,600 SF
Lease Rate:	\$30.00 SF/yr (NNN)
CAM Fee:	\$8.00 SF/yr
Lot Size:	1.06 Acres
Parking:	43 Stalls
Traffic Count	Warrenton Rd (50,000VPD)
Zoning:	B1 Commercial
Disclosure:	Owner/Agent
MLS#:	669906



PROPERTY OVERVIEW

Berea Market is a well maintained 8,300 SF multi-tenant retail strip center featuring T-Mobile, Firehouse Subs, and Hair Studio. The property is located next to Aldi Grocery Store and just 2 miles from growing Route 17 (Warrenton Road Corridor) with 70,000 vehicles per day based on VDOT 2021 Data with direct access. Located directly across from Geico Corporate offices and within close proximity to large employers and residential communities with high household incomes. Over 10 hotels nearby with more than 1,000 rooms. The University of Mary Washington College of Professional and Graduate Studies (1,200 students) is 3/10 miles from the site.

For More Information:

Keith May
540.820.7008
keith.may@cottonwood.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Exterior Photos



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Aerial Photos



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Retailer Map



For More Information:

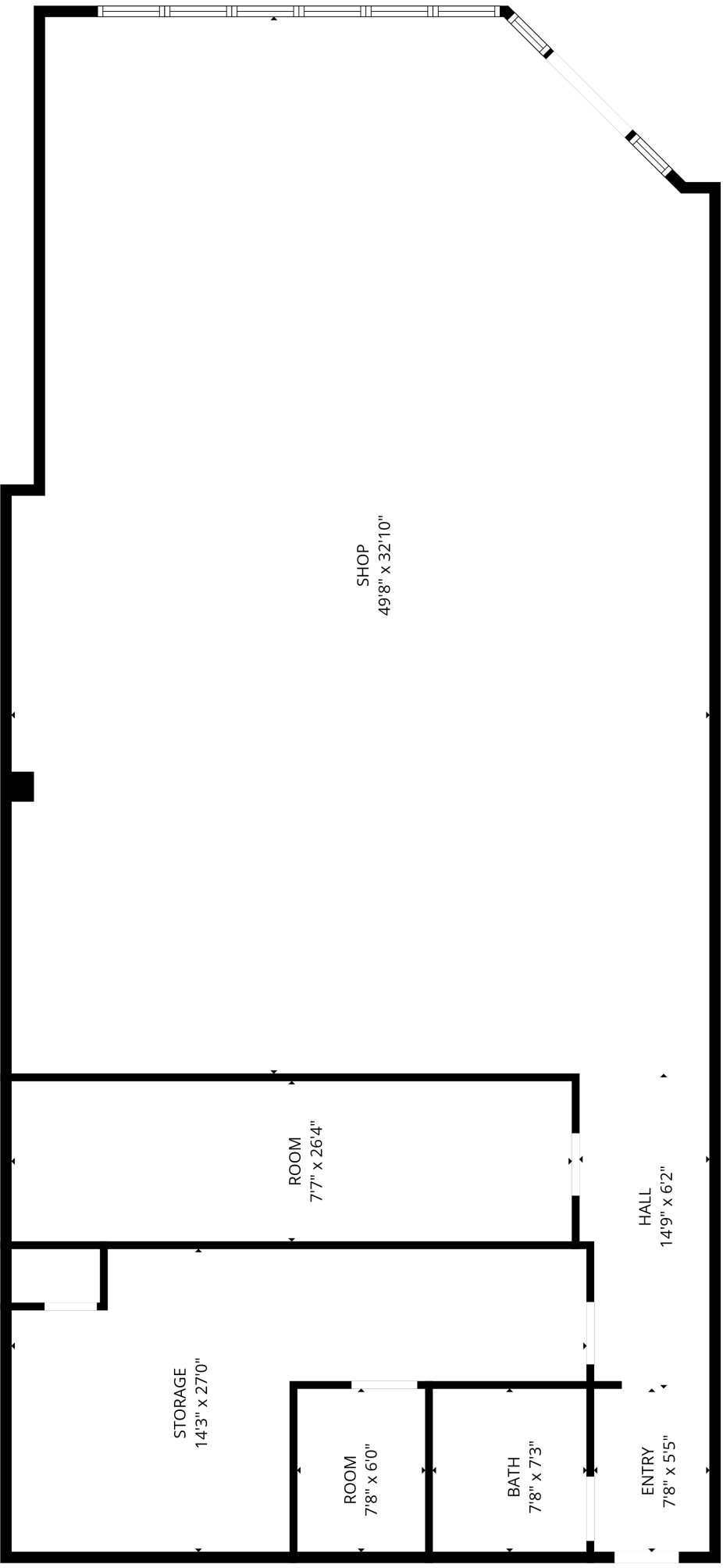
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Total Area: 2389 Sq.Ft.