

CLAIBORNE RUN

430 Chatham Heights, VA 22405 | For Lease



THALHIMER



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Property Features

- 1,500 SF of retail space available
- Superior signage and visibility
- Located on Chatham Heights Rd; a busy connector road between Fredericksburg and Stafford County
- Surrounded by an extremely large mass of residential neighborhoods
- Located in Stafford County
- Nearby Tenants & Retailers:



SPECIFICATIONS

Available SF: 111: 1,500 SF

Lease Rate: 111: \$20.00 PSF NNN

NNN Fees: \$4.70

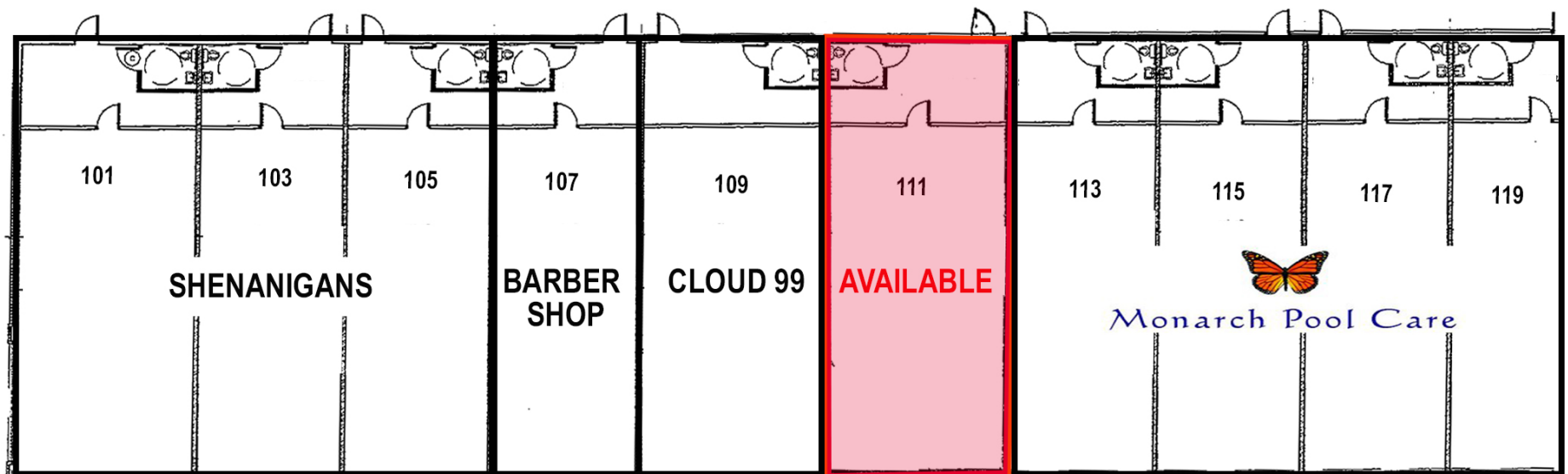
Timing: Available Immediately

DEMOGRAPHICS

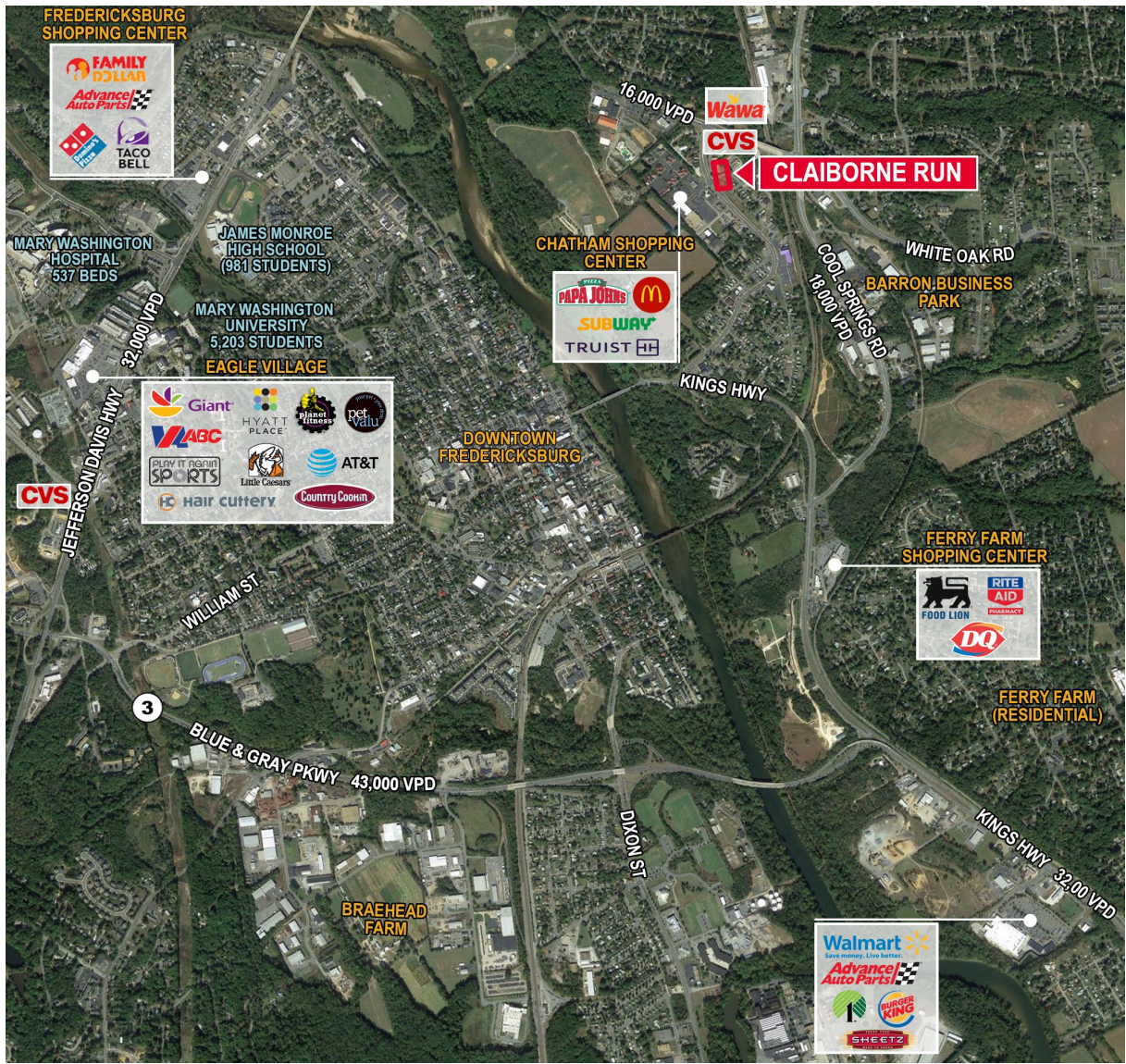
	1 Mile	3 Miles	5 Miles
Population	5,211	53,299	92,795
Daytime Population	6,752	56,490	103,369
Average H.H. Income	\$144,608	\$121,383	\$122,859

Tenant List

Suite	Tenant	SF
101-105	Shenanigans	3,900
107	Barber Shop	1,200
109	Cloud 99	1,500
111	Available	1,500
113-119	Monarch Pool Care	5,100

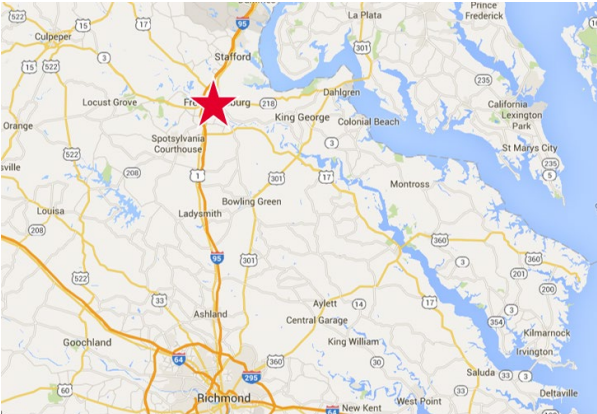


AERIAL



TRAFFIC COUNTS

	VPD
White Oak Road	16,000
Cool Springs Road	18,000
Kings Highway	26,000



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