

# LEASE

## CARTER'S CROSSING RETAIL CENTER

27 S Gateway Dr Fredericksburg, VA 22406



### PROPERTY DESCRIPTION

Carter's Crossing Retail center is a 40,000+ sf retail center visible from Interstate 95 just off the exist in south Stafford County. There are two existing vacancies available including a second generation restaurant space with hood and other equipment.

### PROPERTY HIGHLIGHTS

- Super Target and Petsmart anchored center, over 40,000 sq. feet
- Two existing vacancies of 1,954 and 2,526 sq feet.
- Second generation Restaurant space with equipment
- Neighboring tenants include Anytime Fitness, Dentist and Dance Studio
- Outparcel retailers include Panera, Chipotle, AT&T store and McDonald's
- Zoned B2

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	7
Available SF:	1,954 - 2,526 SF
Lot Size:	3.922 Acres
Building Size:	20,087 SF
Zoning:	B2- URBAN
APN:	45T-4

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	576	1,583	3,114
Total Population	1,474	3,845	7,571
Average HH Income	\$80,485	\$81,855	\$84,720

**Brian Cunningham, CCIM**  
540 429 3414



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COMMERCIAL**  
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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,954 - 2,526 SF	Lease Rate:	\$20.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
27 S. Gateway Dr.	Available	1,954 SF	NNN	\$20.00 SF/yr	-
27 S. Gateway Dr	Available	2,526 SF	NNN	\$20.00 SF/yr	Second Generation Restaurant space with equipment

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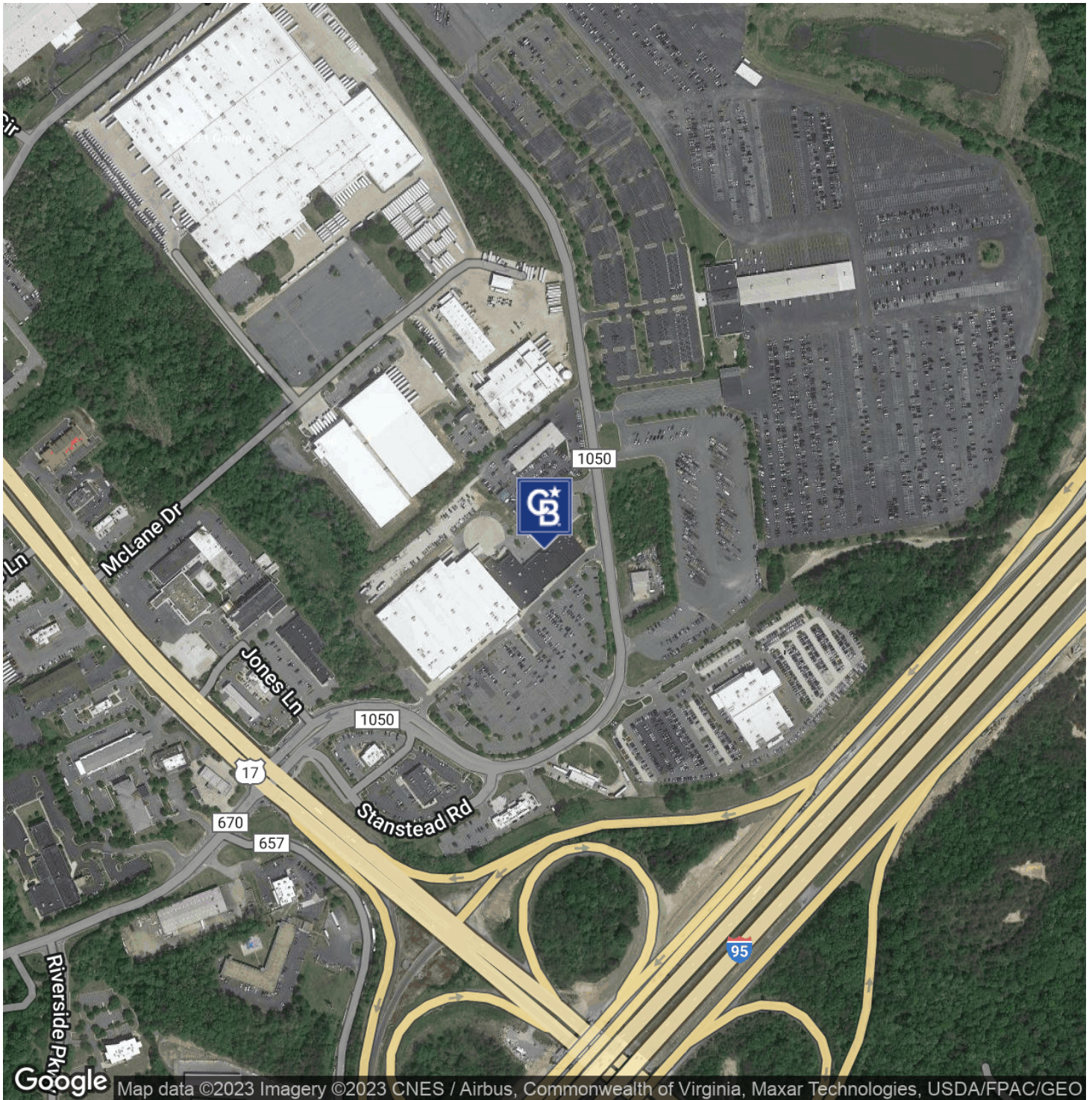


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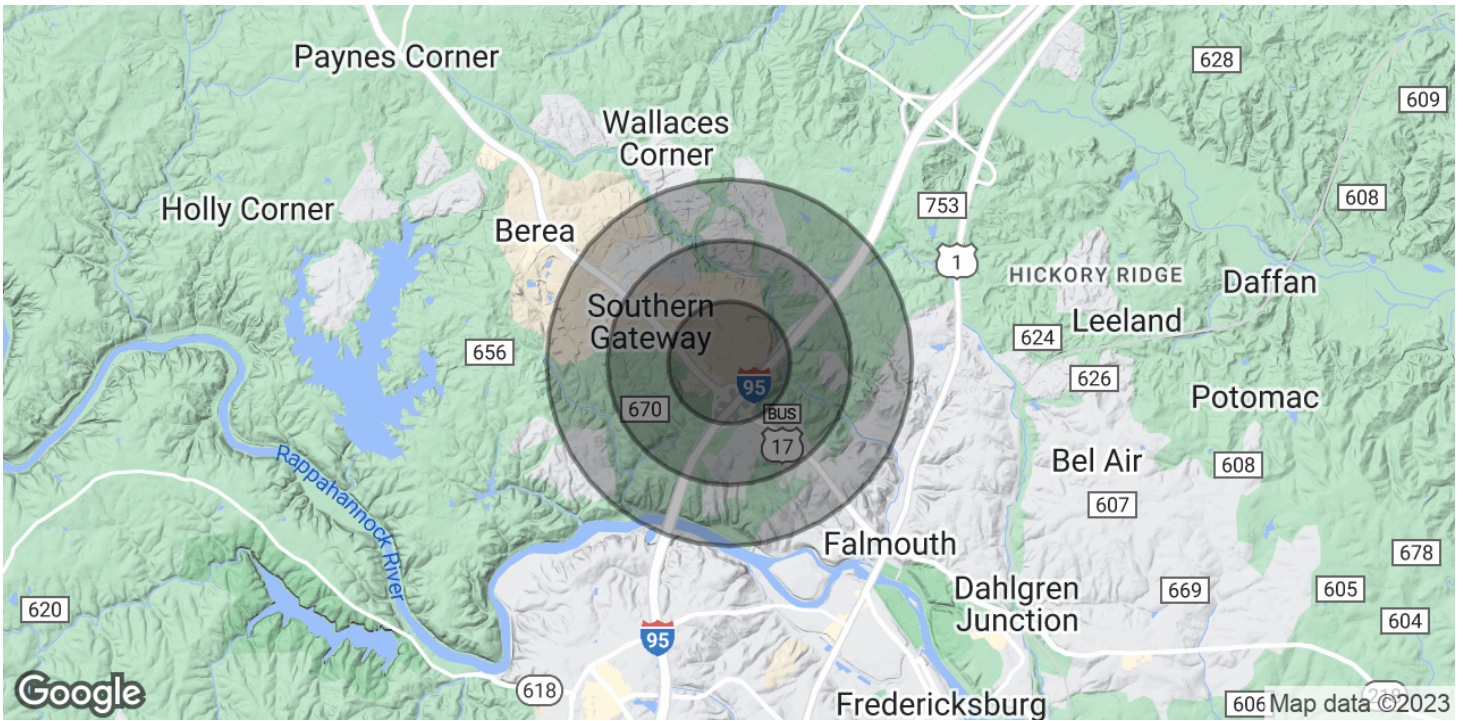


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,474	3,845	7,571
Average Age	31.5	36	38.1
Average Age (Male)	34.3	37.7	38.5
Average Age (Female)	26.9	32.3	36.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	576	1,583	3,114
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$80,485	\$81,855	\$84,720
Average House Value	\$242,336	\$264,737	\$283,576

\* Demographic data derived from 2020 ACS - US Census

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