

# 10205 – 10221 SOUTHPOINT PKWY.



THALHIMER

FREDERICKSBURG, VA 22407

FOR LEASE / RETAIL



## BERKLEY MITCHELL

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## PROPERTY FEATURES

- Retail Strip in Southpoint Shoppes that includes Walmart, Lowes, retail, Buffalo Wild Wings, and Kickback Jack's
- Near Cosner's Corner that includes Target, Publix, and Kohls
- Fantastic new residential communities at Southpoint Landing
- Great proximity to I-95 Interchange; exit 126 and Route 1

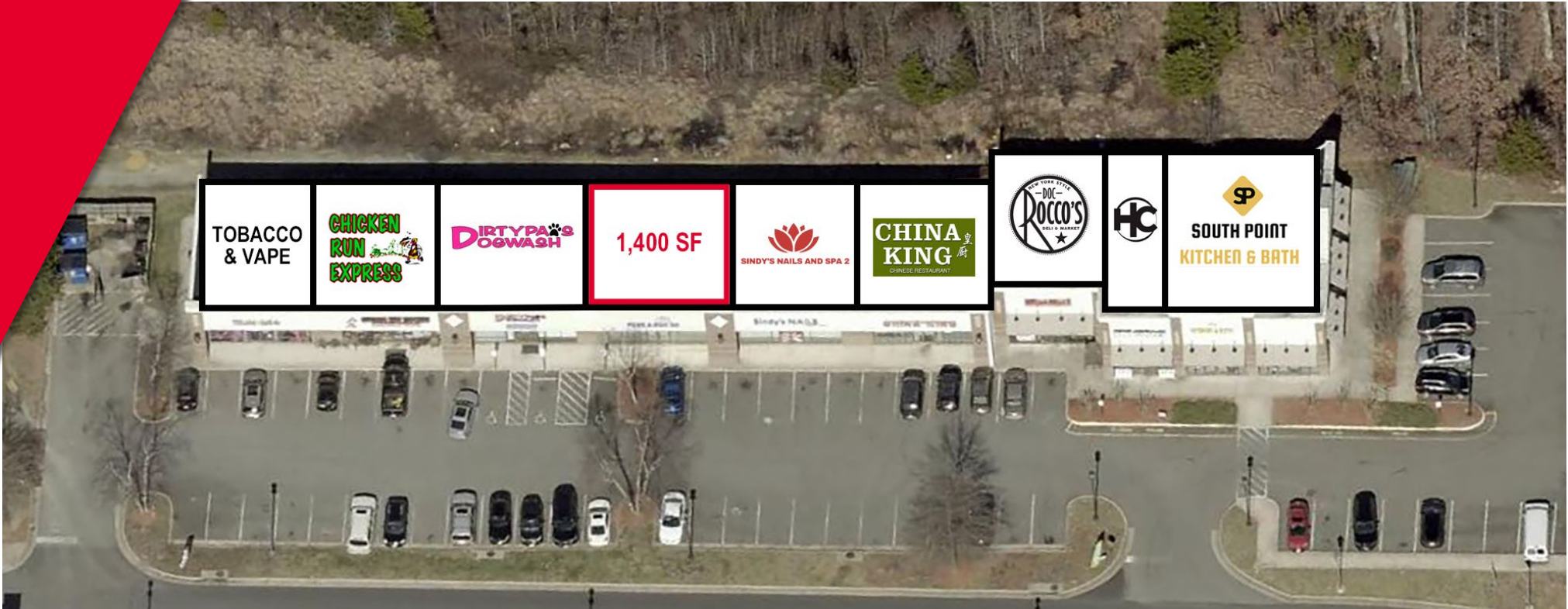
## SPECIFICATIONS

<b>Total Size:</b>	13,200 SF
<b>Available SF:</b>	Unit 10215: 1,400 SF
<b>Lease Rate:</b>	\$3,500 / Month Gross
<b>Timing:</b>	Available Immediately

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## NEARBY TENANTS/ RETAILERS



## TRAFFIC COUNTS

<b>PATRIOT HWY. / RT. 1</b>	53,000 VPD	<b>COURTHOUSE RD. / RT. 208</b>	39,000 VPD
<b>SOUTHPOINT PKWY.</b>	22,000 VPD	<b>INTERSTATE 95</b>	113,000 VPD

## DEMOGRAPHICS

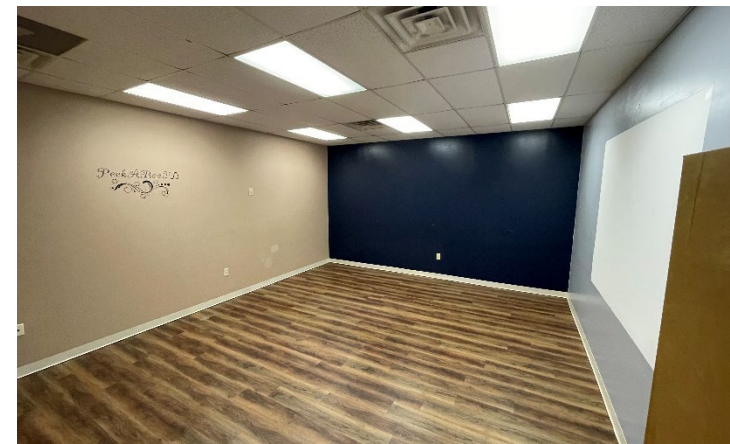
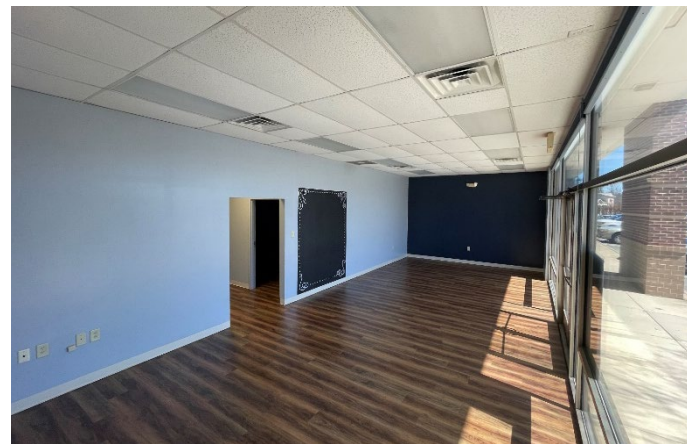
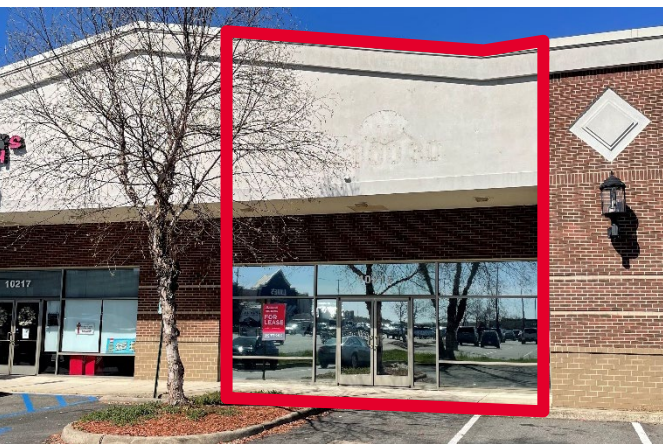
	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	7,208	58,509	114,117
<b>DAYTIME POPULATION</b>	10,219	50,794	114,717
<b>HOUSEHOLDS</b>	3,099	21,332	41,273
<b>AVERAG H.H. INCOME</b>	\$116,163	\$125,289	\$123,767

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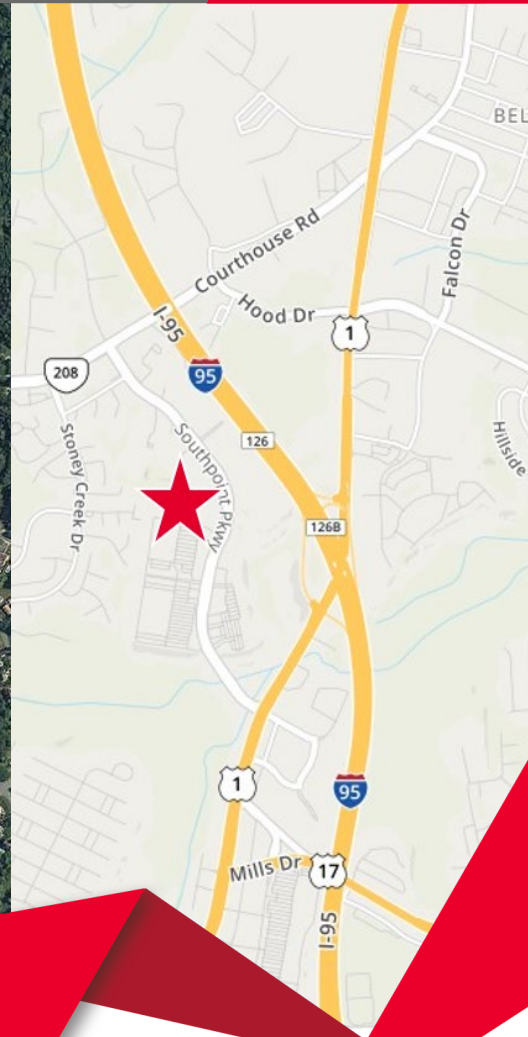
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