



AVAILABLE

**RETAIL FOR LEASE  
NEW ANCHOR OPPORTUNITY!**

# **THE SHOPS AT ENGLAND RUN**

**736 WARRENTON RD | FREDERICKSBURG, VA 22406**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**



# PROPERTY DESCRIPTION



## PROPERTY FEATURES

- Anchor opportunity available in busy neighborhood center
- Ample parking available
- Excellent road visibility and signage
- Convenient to Warrenton Road and I-95, exit 133
- Nearby Tenants & Retailers:

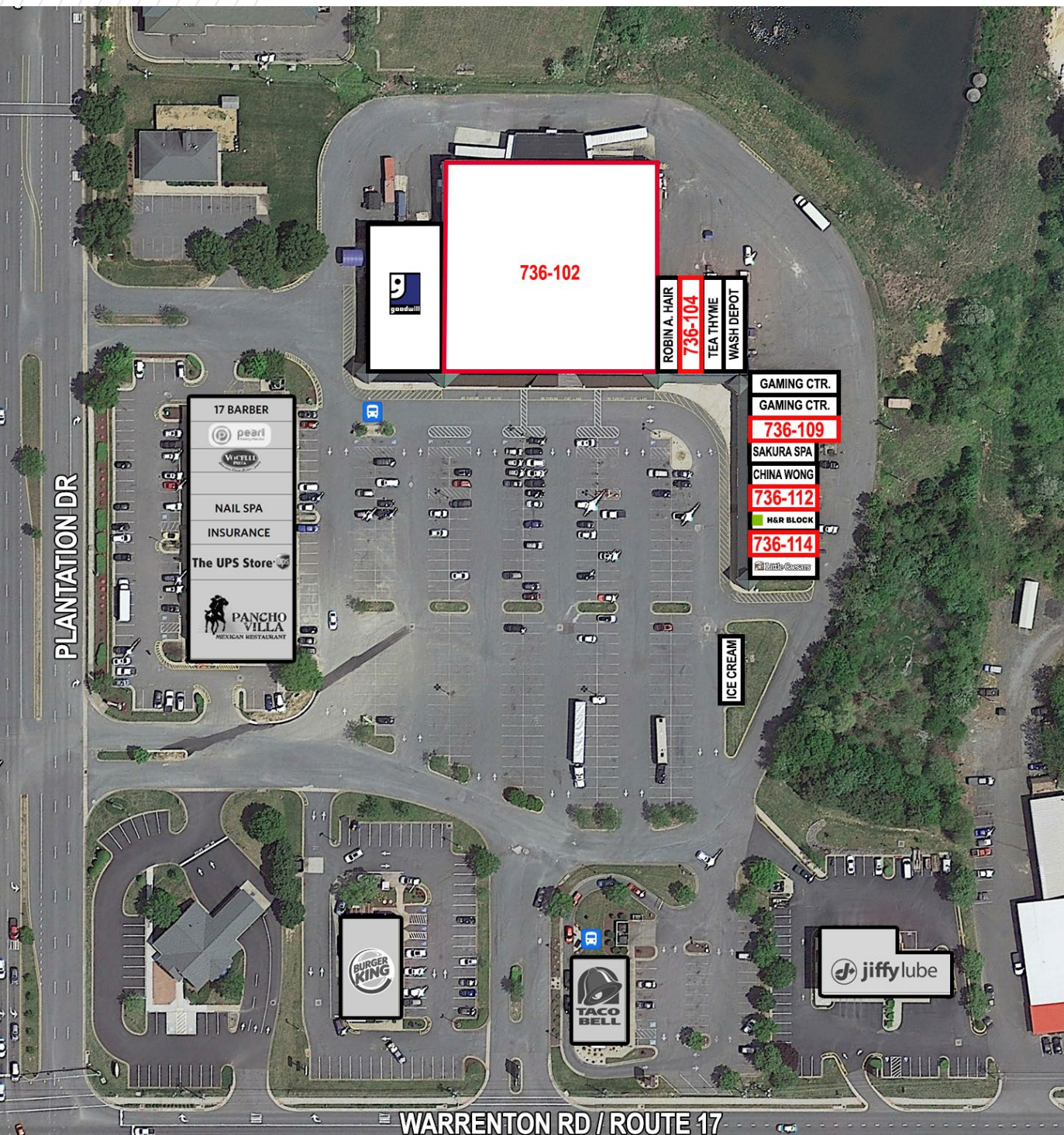


## SPECIFICATIONS

Total SF:	115,000 SF
Available SF:	1,200 - 36,815 SF
Lease Rate:	\$18.00 PSF NNN (\$2.18)
Anchor:	36,815 SF* *Lease Rate Negotiable
Parking:	3.34 / 1,000 SF
Timing:	Available Immediately



# PROPERTY SITE PLAN



SUITE #	TENANT	SF
736-101	GOODWILL	8,450 SF
736-102	AVAILABLE	36,815 SF
736-103	ROBIN A. HAIR	1,200 SF
736-104	AVAILABLE	1,600 SF
736-105	TEA THYME	1,600 SF
736-106	THE WASH DEPOT	2,000 SF
736-107	GAMING CENTER	1,600 SF
736-108	GAMING CENTER	1,600 SF
736-109	AVAILABLE	1,600 SF
736-110	SAKURA SPA	1,200 SF
736-111	CHINA WONG	1,200 SF
736-112	AVAILABLE	1,200 SF
736-113	H&R BLOCK	1,200 SF
736-114	AVAILABLE	1,200 SF
736-114A	LITTLE CAESARS	1,200 SF
PAD	ICE CREAM	-





# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	5,836	33,363	75,637
<b>DAYTIME POPULATION</b>	9,300	34,382	94,040
<b>HOUSEHOLDS</b>	2,536	12,607	28,106
<b>AVERAG H.H. INCOME</b>	\$103,889	\$121,517	\$128,569

# TRAFFIC COUNTS

	VPD
<b>WARRENTON ROAD / ROUTE 17</b>	69,000
<b>PLANTATION ROAD</b>	8,000

**FOR MORE INFORMATION, CONTACT:**

**SHARON SCHMIDT**  
Senior Associate  
540 322 4155  
sharon.schmidt@thalhimer.com

**JOBY SALICETI**  
Senior Associate  
540 322 4142  
joby.saliceti@thalhimer.com

**BERKLEY MITCHELL**  
Vice President  
540 322 4144  
berkley.mitchell@thalhimer.com

**Thalhimer Center**  
1125 Emancipation Hwy  
Suite 350  
Fredericksburg, VA 22401  
Thalhimer.com

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