



FOR LEASE 1,200 – 8,352 SF

BREEZEWOOD SHOPPING CENTRE

**10600 – 10695 COURTHOUSE RD.
FREDERICKSBURG, VA 22407**



THALHIMER

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Property Features

- Great junior anchor opportunity in busy Big Lots anchored shopping center
- Excellent visibility and street access from Courthouse Rd. / Route 208
- Less than one mile from the \$300 million 470,000 SF U. S. Department of Veterans Affairs outpatient clinic.
- Situated 1.8 miles from I-95, exit 126
- Traffic Count: 42,000 VPD on Courthouse Rd. / Route 208

Nearby Tenants & Retailers:



TRAFFIC COUNTS

Courthouse Rd.	42,000 VPD
Southpoint Parkway	18,000 VPD
Interstate 95	214,000 VPD



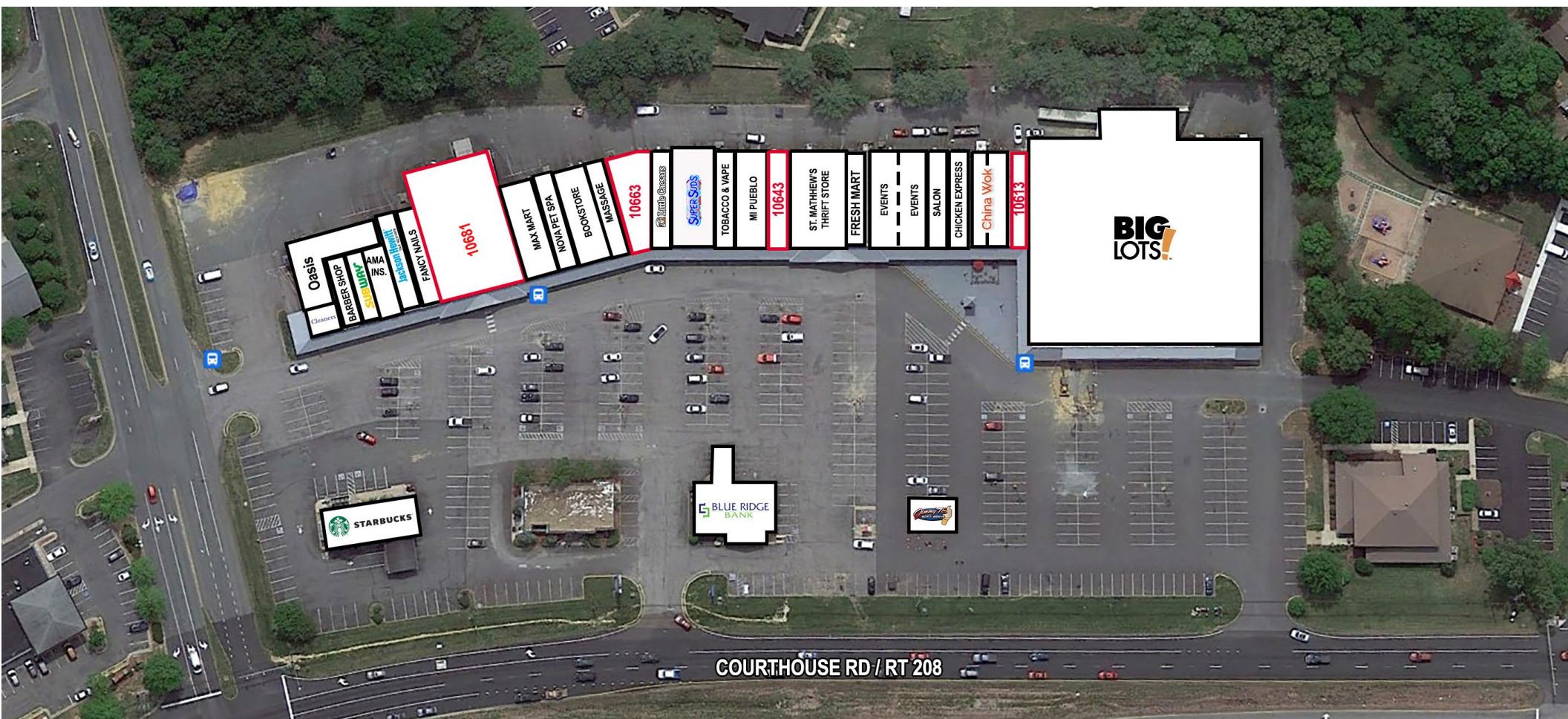
SPECIFICATIONS

Available SF:	1,200 – 8,352 SF
Lease Rate:	\$21.00 PSF
NNN Fees:	\$2.34 PSF
Parking:	330 Spaces
Timing:	Available Immediately

UNIT	SF	RATE
10613	1,450	\$21.00 PSF NNN
10643	1,200	\$21.00 PSF NNN
10663	2,400	\$21.00 PSF NNN
10681	8,352	NEGOTIABLE

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POPULATION

1 MILE	7,628
3 MILES	62,414
5 MILES	120,984



AVE. HOUSEHOLD INCOME

1 MILE	\$108,659
3 MILES	\$130,092
5 MILES	\$130,244



DAYTIME POPULATION

1 MILE	6,544
3 MILES	53,689
5 MILES	120,493

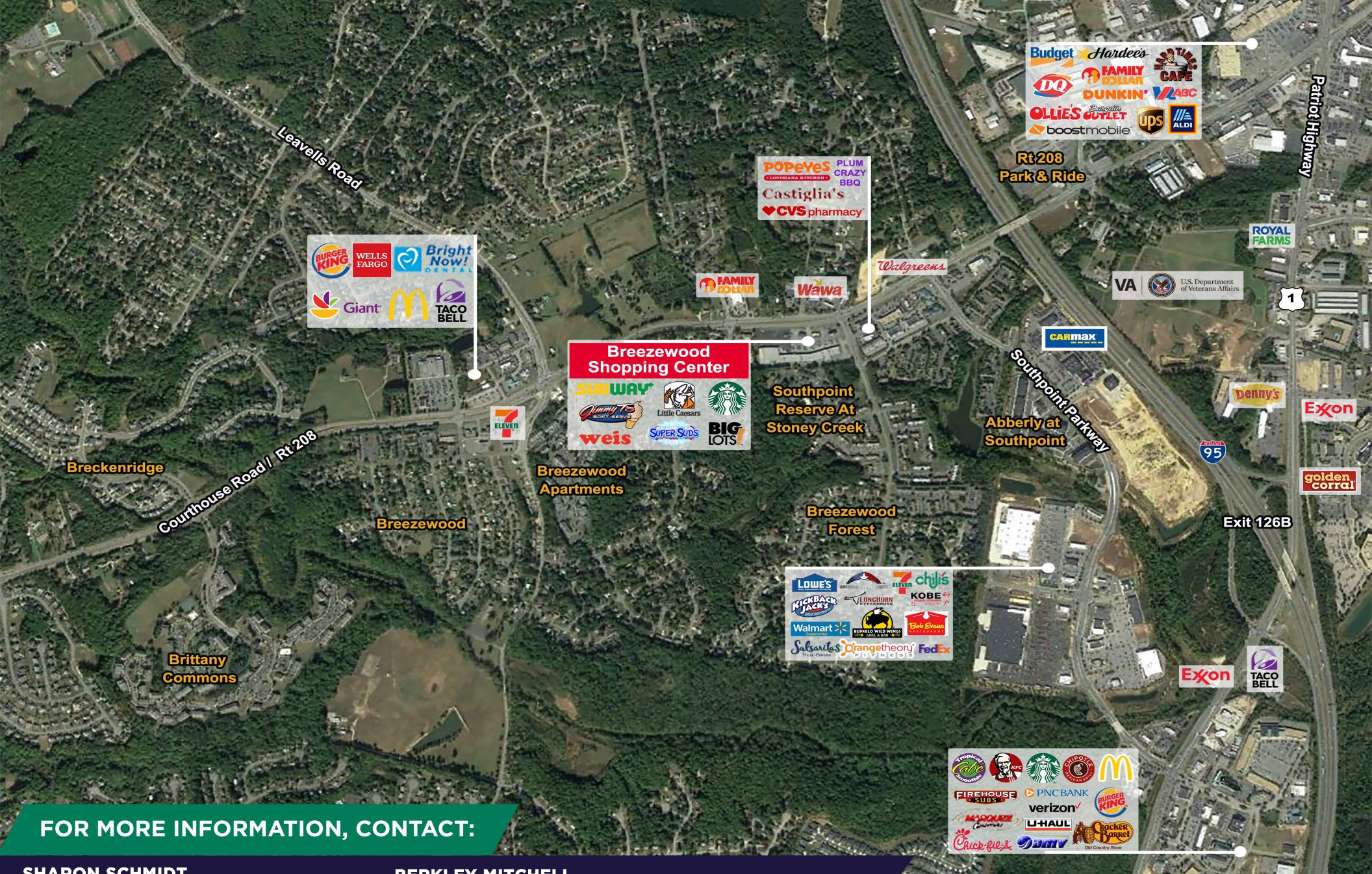
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SUITE	TENANT	SF
10611	BIG LOTS	35,125
10613	AVAILABLE	1,450
10617	CHINA WOK	2,400
10621	CHICKEN EXPRESS	1,280
10623	SALON	1,200
10625-29	EVENTS	3,200
10633	FRESH MART	1,700
10635	ST. MATTHEWS THRIFT	2,400
10639	ST. MATTHEWS THRIFT	2,400
10643	AVAILABLE	1,200
10645	BLUE RIDGE BANK	2,746
10647	MI PUEBLO	2,000
10651	VAPE	1,600
10653-57	SUPER SUDS, LLC	3,600
10661	LITTLE CAESARS	1,200
10663	AVAILABLE	2,400
10667	MASSAGE	1,200
10673	BOOK STORE	2,400
10677	NOVA PET SPA, LLC	1,200
10679	MAX MARKET	2,000
10681	AVAILABLE	8,352
10685	FANCY NAILS	1,200

10687	JACKSON HEWITT	1,280
10689	AMA INSURANCE	700
10691	SUBWAY	1,145
10693	STARBUCKS	2,000
10695	BARBER SHOP	600
10697	DRY CLEANERS	1,600
10699	THE OASIS CHURCH	2,328
PAD 1	JIMMY T'S, LLC	2,000



FOR MORE INFORMATION, CONTACT:

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