



**FOR LEASE 1,200 – 8,352 SF**

## **BREEZEWOOD SHOPPING CENTRE**

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



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**



# BREEZEWOOD SHOPPING CENTRE

10600 – 10695 COURTHOUSE RD.  
FREDERICKSBURG, VA 22407

## 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

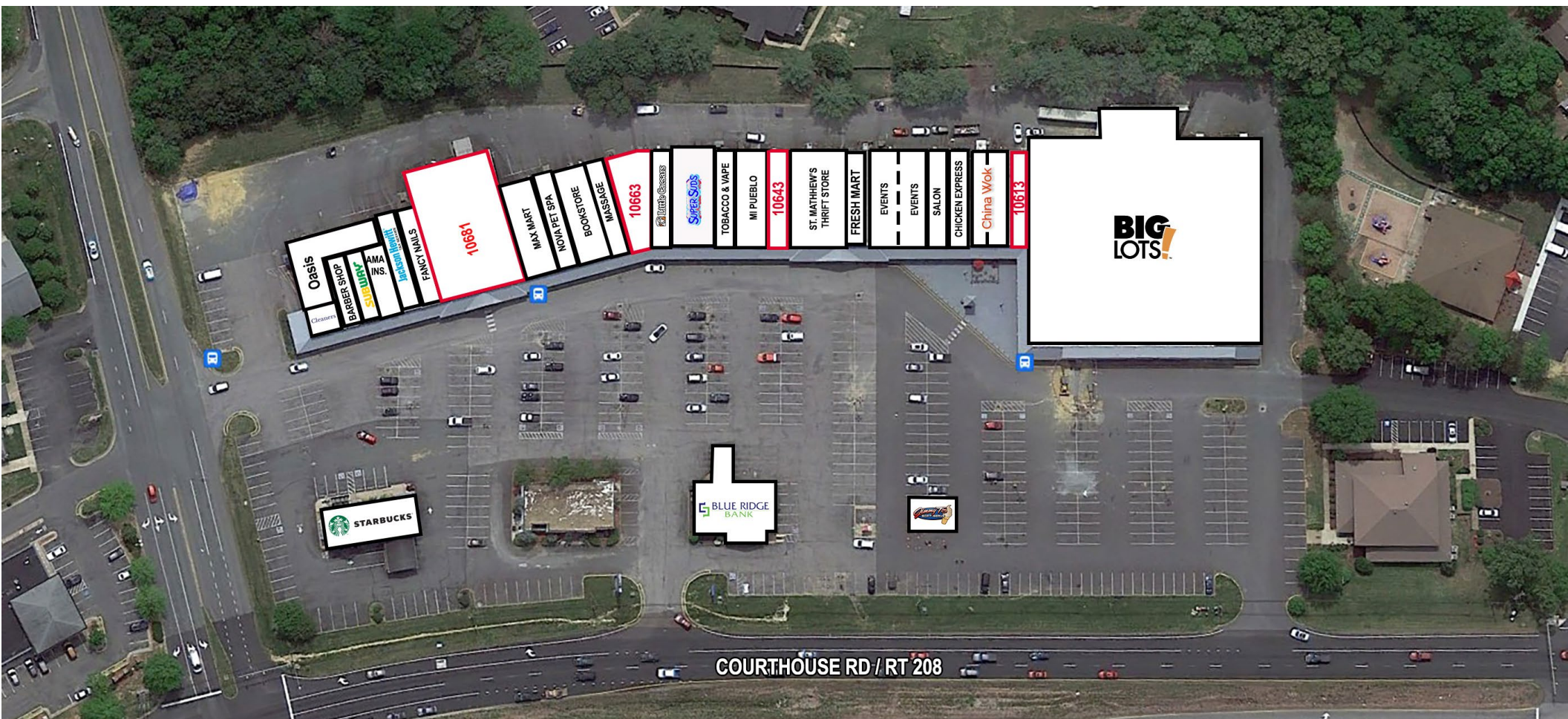
Available SF:	1,200 – 8,352 SF
Lease Rate:	\$21.00 PSF
NNN Fees:	\$2.34 PSF
Parking:	330 Spaces
Timing:	Available Immediately

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

# BREEZEWOOD SHOPPING CENTRE

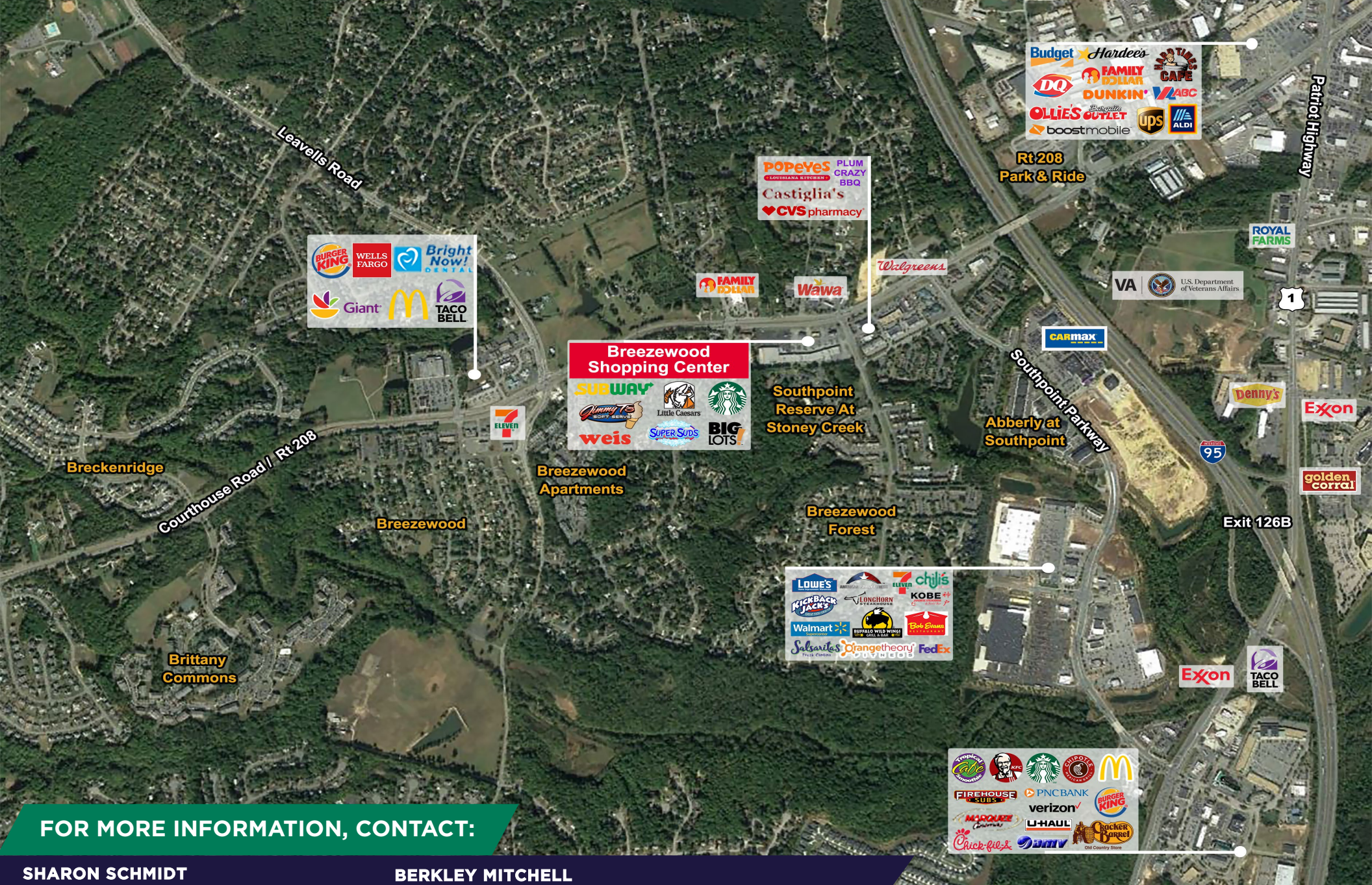
## 10600 – 10695 COURTHOUSE RD.

### FREDERICKSBURG, VA 22407

SUITE	TENANT	SF
10611	BIG LOTS	35,125
<b>10613</b>	<b>AVAILABLE</b>	<b>1,450</b>
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
<b>10643</b>	<b>AVAILABLE</b>	<b>1,200</b>
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
<b>10663</b>	<b>AVAILABLE</b>	<b>2,400</b>
10667	MASSAGE	1,200
10673	BOOK STORE	2,400
10677	NOVA PET SPA, LLC	1,200
10679	MAX MARKET	2,000
<b>10681</b>	<b>AVAILABLE</b>	<b>8,352</b>
10685	FANCY NAILS	1,200

10687	JACKSON HEWITT	1,280
<b>10689</b>	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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