



RETAIL PROPERTY FOR LEASE

WHITE OAK VILLAGE

1838 - 1856 TAPPAHANNOCK BOULEVARD, TAPPAHANNOCK, VA 22560



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: 900 and 1,586 SF
Building Size: 72,446 SF
Traffic Count: 22,000 VPD on Tappahannock Blvd

AVAILABLE SPACES **SF**

Space 5	900 SF
Space 9	900 SF
Space 17	1,586 SF

PROPERTY OVERVIEW

Food Lion anchored shopping center located in Tappahannock. Excellent visibility and access on Tappahannock Boulevard/Route 17. Tenants include Food Lion, Family Dollar, H&R Block, Domino's, Subway, Walgreens, and more.

PROPERTY HIGHLIGHTS

- Endcap space available
- Located at signalized intersection in the heart of main retail corridor
- Pylon signage
- Well maintained

DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
Total Households:	3,019	7,454	12,798
Total Population:	5,089	14,681	25,939
Average HH Income:	\$44,244	\$48,992	\$54,642

SITE PLAN

- | | | | |
|---|--------------------------|----|----------------------------------|
| 1 | Subway | 9 | AVAILABLE 900 SF |
| 2 | VA Farm Bureau Insurance | 10 | A&N Tobacco |
| 3 | Domino's Pizza | 11 | White Oak Nutrition |
| 4 | Lovely Nails | 12 | H&R Block |
| 5 | AVAILABLE 900 SF | 13 | Walgreens |
| 6 | Lendmark Financial | 14 | Food Lion |
| 7 | Bubba's Shrimp Shack | 15 | Family Dollar |
| 8 | Miracle Ear | 16 | Transitions Day Support Services |
| | | 17 | AVAILABLE 1,586 SF |

White Oak Dr

Ball St

Tappahannock Blvd 22,000 VPD



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MARKET AERIAL



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FLOOR PLANS

