



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR LEASE

THORNBURG PLAZA

6380 Jefferson Davis Hwy
Thornburg, VA 22551

AVAILABLE SPACE

1,500 SF

FEATURES

- Finished Retail Space Ready to go
- Immediately Available
- Excellent Visibility of Retail Center
- Zoned C-2 - Retail Commercial



OFFICE

Carl Braun
540 842 7551
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**COLDWELL BANKER COMMERCIAL
ELITE**
1201 Central Park Boulevard, Fredericksburg, VA 22401
540.786.1402



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6380 Jefferson Davis Hwy, Thornburg, VA 22551

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OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: Negotiable

Year Built: 2008

Building Size: 10,537 SF

Zoning: C-2

PROPERTY OVERVIEW

1,500 SF Available for Lease

Space 4

Prime Retail location at the corner of Rt 1/Jefferson Davis Hwy and Morris Road

In front of Food Lion Shopping Center

PROPERTY HIGHLIGHTS

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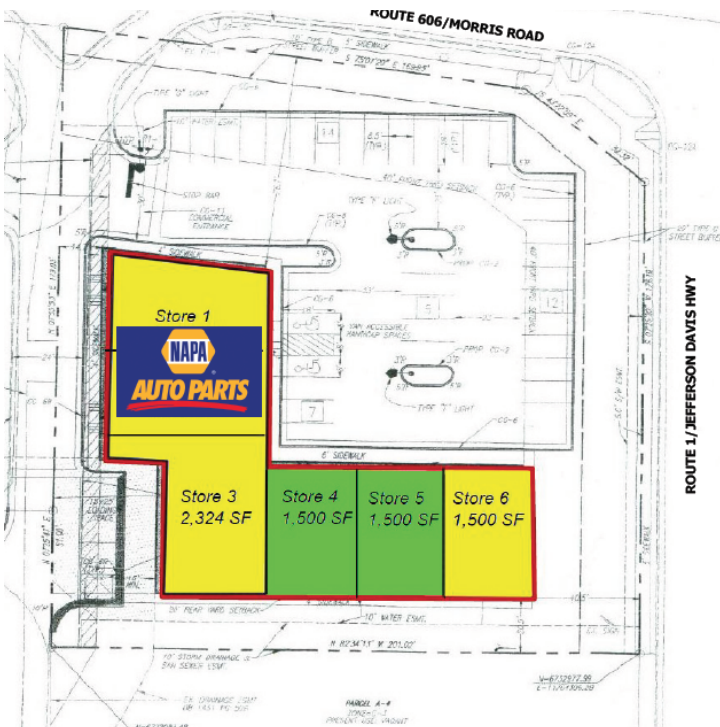
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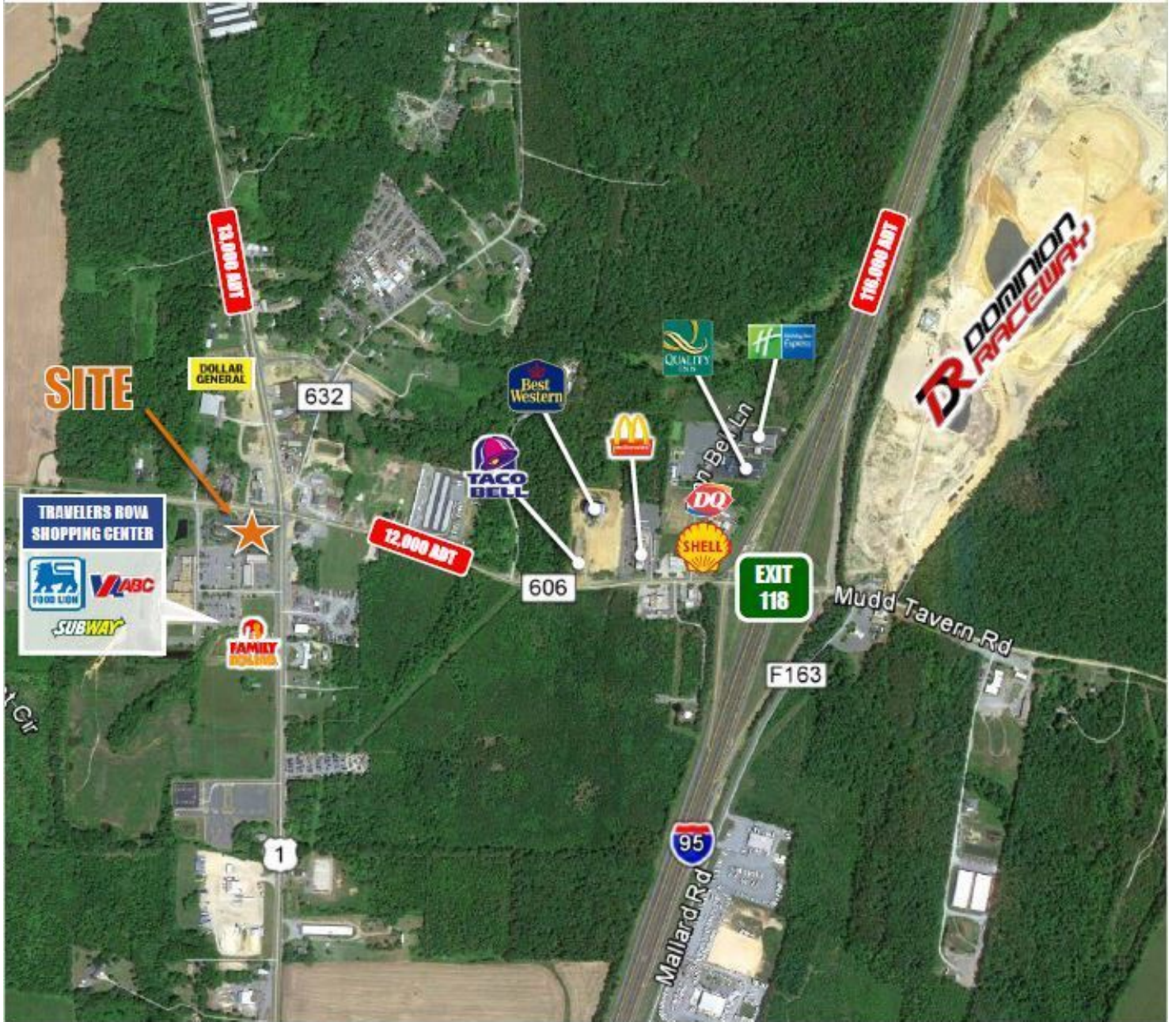
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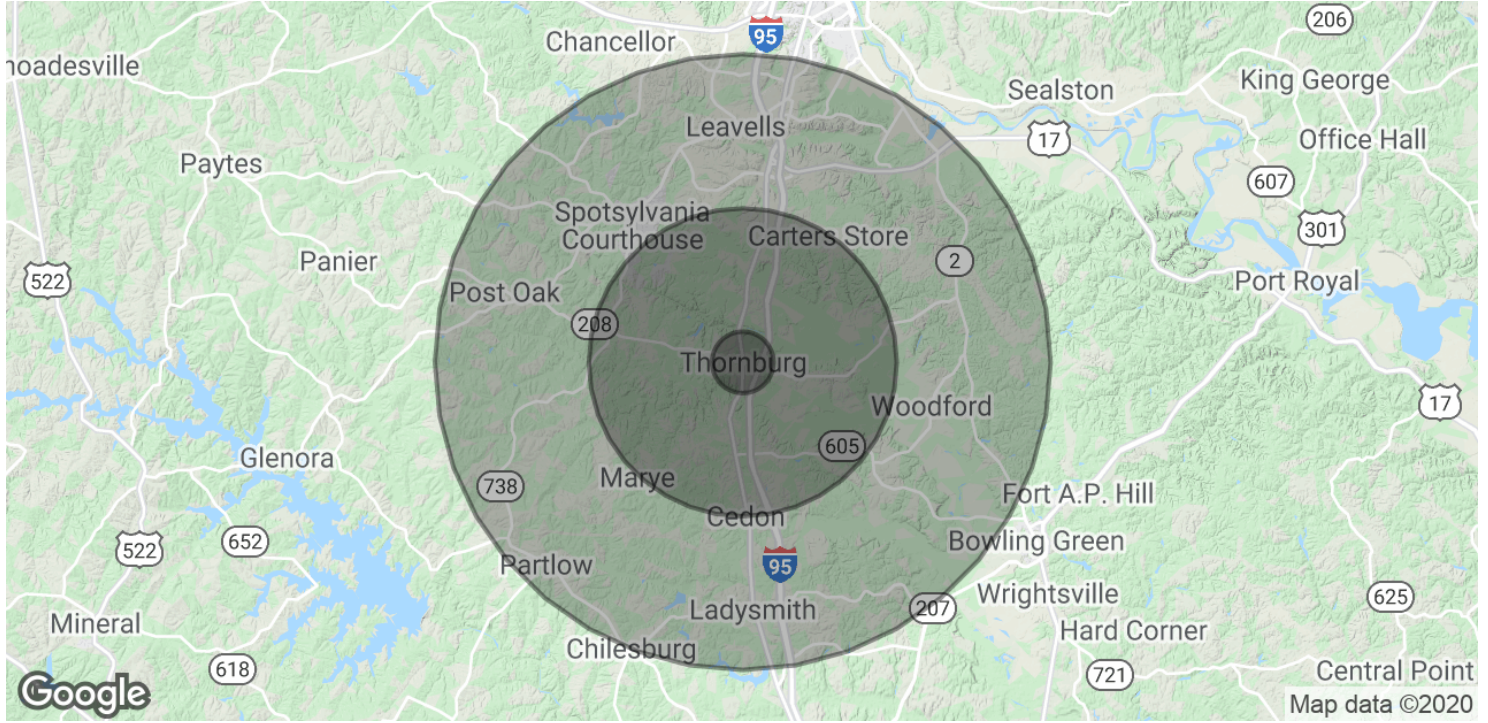
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 483 | 11,381 | 92,668 |
| Average age | 37.3 | 35.8 | 34.8 |
| Average age (Male) | 31.1 | 32.5 | 33.1 |
| Average age (Female) | 40.3 | 37.8 | 36.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 160 | 3,743 | 32,193 |
| # of persons per HH | 3.0 | 3.0 | 2.9 |
| Average HH income | \$73,905 | \$80,055 | \$83,470 |
| Average house value | \$268,343 | \$290,979 | \$302,151 |

* Demographic data derived from 2010 US Census

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