



FOR LEASE 700 – 8,352 SF

## BREEZEWOOD SHOPPING CENTER

10600 – 10695 COURTHOUSE RD.  
FREDERICKSBURG, VA 22407



CUSHMAN &  
WAKEFIELD

THALHIMER



# BREEZEWOOD SHOPPING CENTER

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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

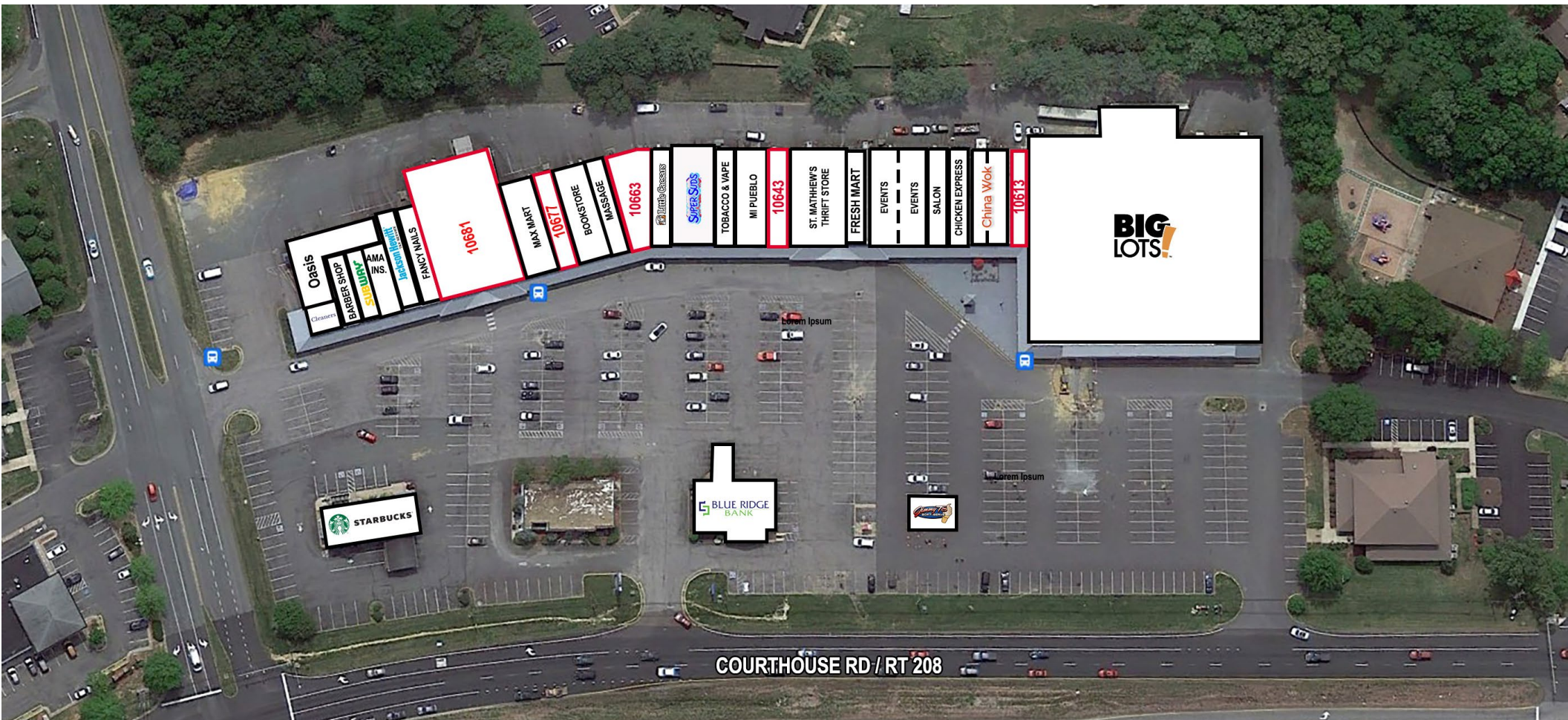
|               |                       |
|---------------|-----------------------|
| Available SF: | 700 – 8,352 SF        |
| NNN Fees:     | \$2.34 PSF            |
| Parking:      | 330 Spaces            |
| Timing:       | Available Immediately |

| UNIT  | SF    | RATE            |
|-------|-------|-----------------|
| 10613 | 1,450 | \$20.00 PSF NNN |
| 10663 | 2400  | \$20.00 PSF NNN |
| 10677 | 1,200 | \$20.00 PSF NNN |
| 10681 | 8,352 | NEGOTIABLE      |
| 10689 | 700   | \$20.00 PSF NNN |



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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 CENTER

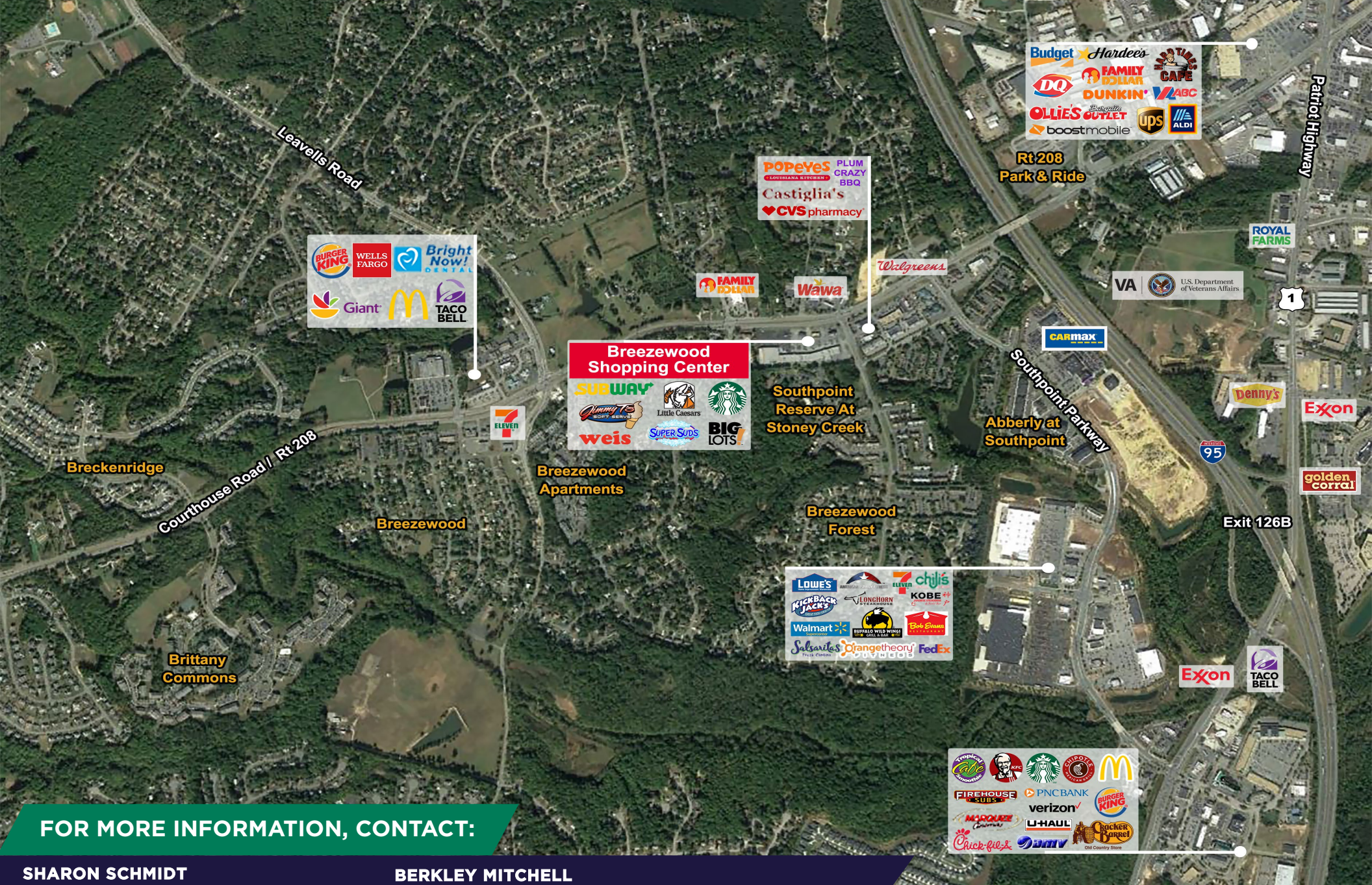
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| SUITE        | TENANT              | SF           |
|--------------|---------------------|--------------|
| 10611        | BIG LOTS            | 35,125       |
| <b>10613</b> | <b>AVAILABLE</b>    | <b>1,450</b> |
| 10617        | CHINA WOK           | 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        |
| <b>10677</b> | <b>AVAILABLE</b>    | <b>1,200</b> |
| 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 |





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