

STAFFORD LAKES & FALLS RUN

1221 WARRENTON ROAD
FREDERICKSBURG, VIRGINIA 22406

JOIN NOW OPEN LIDL, MCDONALD'S
& WALMART SUPER CENTER

SHOP SPACE NOW UNDER CONSTRUCTION



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STAFFORD LAKES & FALLS RUN CENTERS

FACTS AT-A-GLANCE

- Shop space now under construction, delivering in May 2019
- Prime pad site and retail opportunities with frontage alongside Warrenton Road
- Close proximity to Stafford Lakes residential development, University of Mary Washington and several retailers such as Lidl, Target and Lowe's

AREA RETAILERS



DEMOS

10-Mile Radius, 2017



POPULATION

75,155



AVG HH INCOME

\$98,607



TRAFFIC COUNTS

40,000

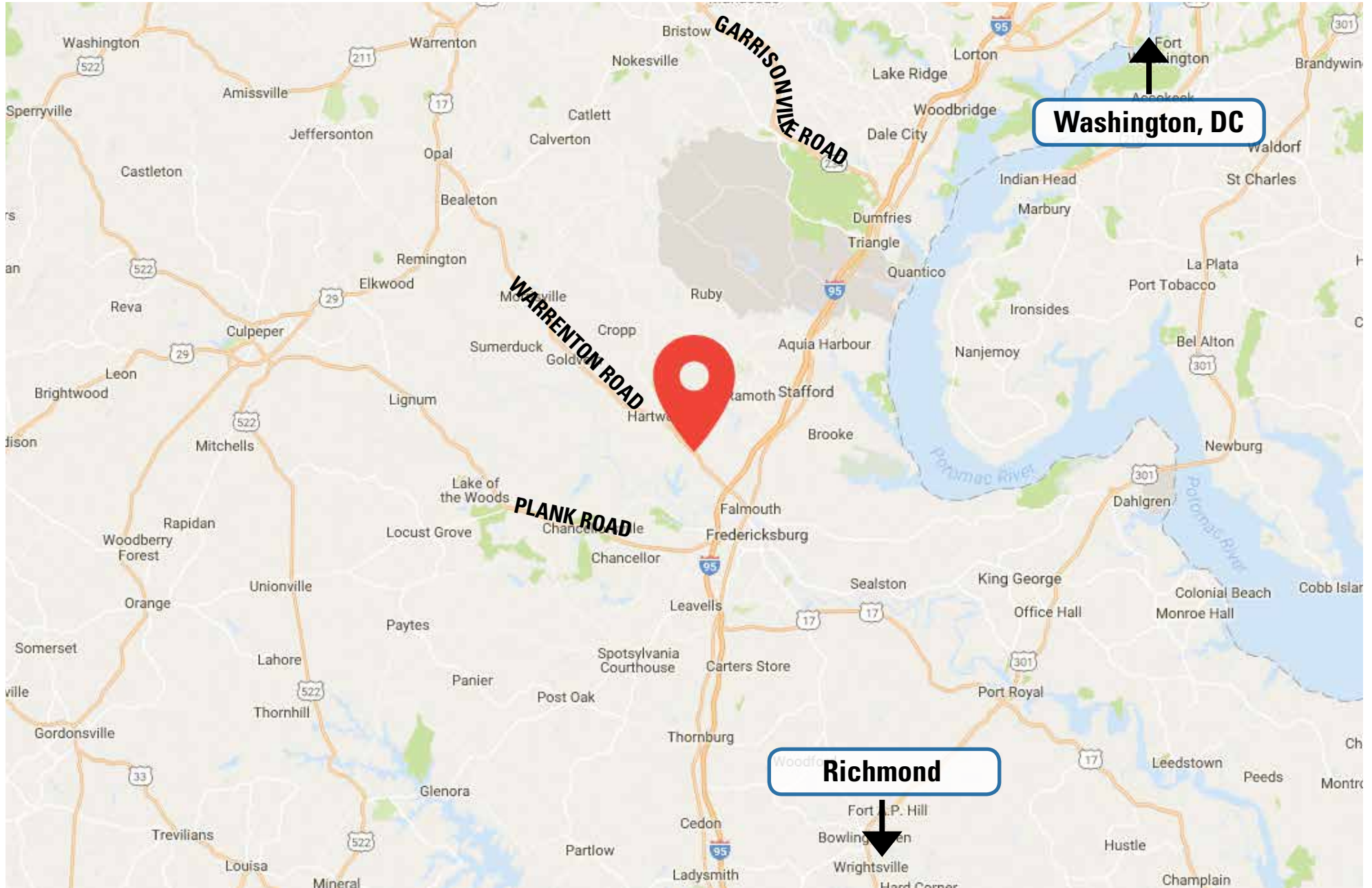
(Route 17)



DAYTIME POPULATION

50,955

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FALLS RUN

Access Road A

Lot 1
1.47 AC
AVAILABLE FOR GROUND LEASE



ROYAL FARMS

Lot 3
3.17 AC
AVAILABLE FOR GROUND LEASE

Route 17 40,000 VPD

STAFFORD LAKES

Pad Site

6,300 SF

9,462 SF

Small Shop Space

MURPHY OIL CORPORATION



1,000 Students

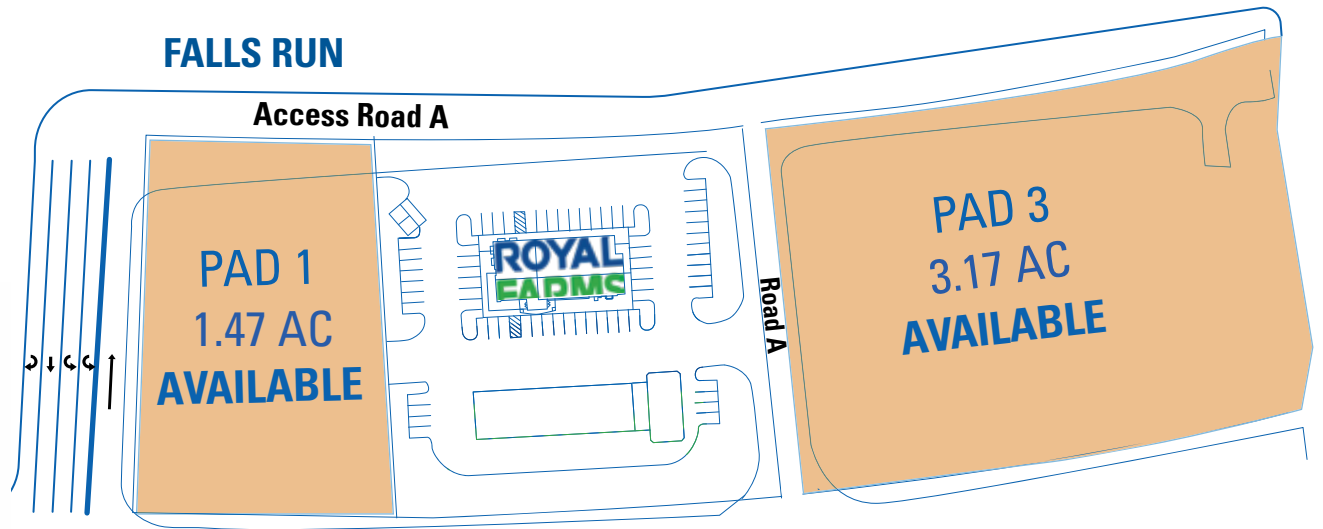
Walmart
Save money. Live better.



Stafford Lakes
1,200 Homes



FALLS RUN



ROUTE 17

STAFFORD LAKES



| DEMOGRAPHICS (2017) | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|----------|
| POPULATION | 19,162 | 39,545 | 75,155 |
| AVG HH INCOME | \$115,809 | \$101,603 | \$98,607 |
| EMPLOYEES | 8,618 | 23,395 | 50,955 |
| SITE FACTS | | | |

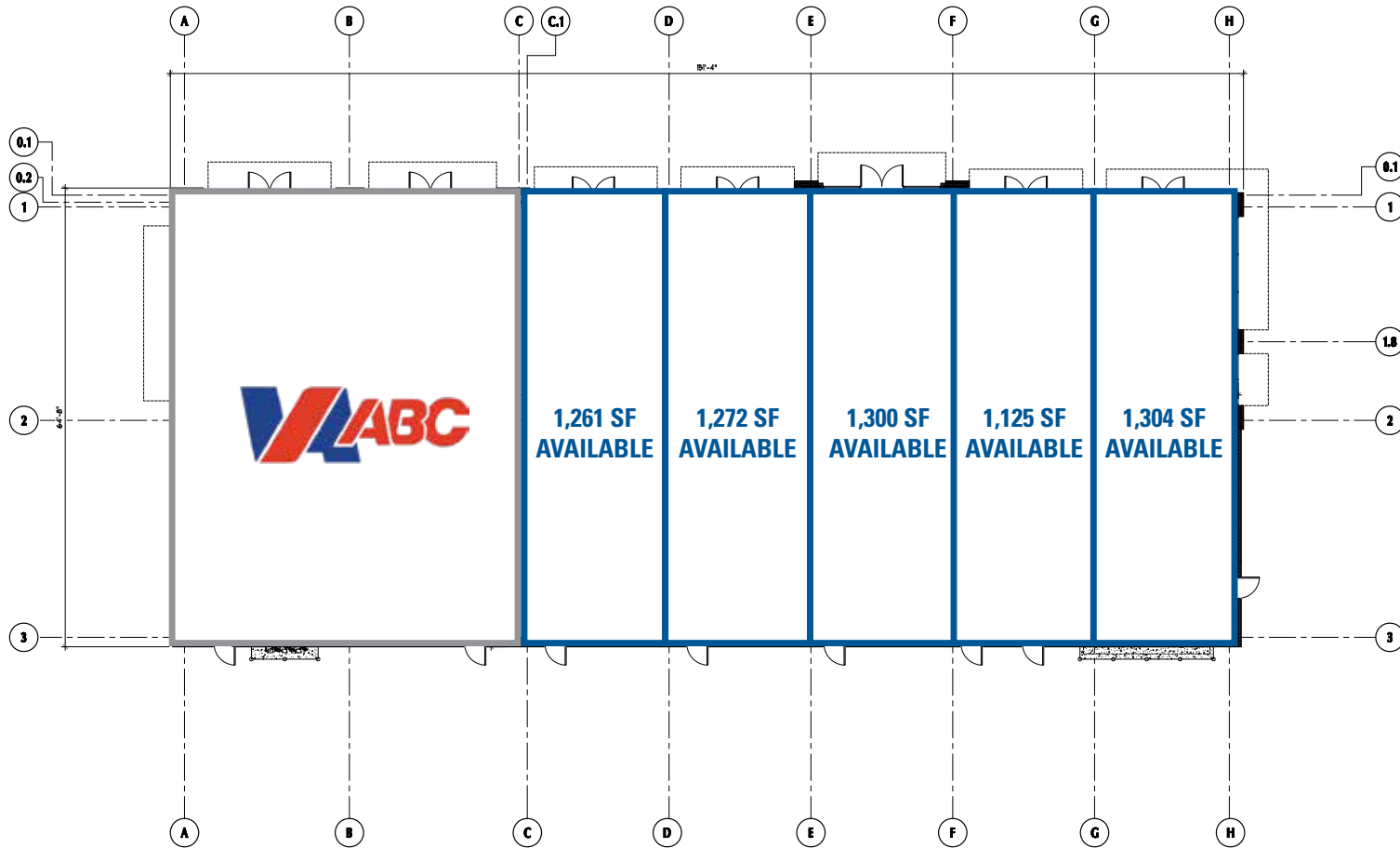
SPACE: Pad Sites and Small Shop Space

TRAFFIC COUNTS: 40,000 (Route 17)

STAFFORD LAKES SITE PLAN

UP TO 6,262 SF AVAILABLE

BUILDING A



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