

TOWN & COUNTRY MARKETPLACE

39 Town & Country Drive | Fredericksburg, VA

RETAIL FOR LEASE / PAD SITE FOR GROUND



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PROPERTY FEATURES

- 87,306 SF Giant grocery anchored center with Giant 10-bleand gas station
- **1,200 SF retail space available**
- Two pad sites available for ground lease/sale: 1.015-acre parcel to the right of Nextcare Urgent Care & 1.351 AC to the left of the monument sign
- Zoned B-2
- Pylon signage available
- Located in Stafford County along Route 218, one of the fastest growing counties

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JOIN TENANTS:



SPECIFICATIONS

Total Size: 87,306 SF

Available: 105: 1,200 SF

Pad Site 1: 1.015 AC

Pad Site 2: 1.351 AC

Lease Rate: \$24.00 PSF NNN (NNN = \$3.90)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



DAYTIME POPULATION

1 Mile

5,544

\$132,769

4,259

3 Miles

39,445

\$127,149

41,645

5 Miles

81,448

\$123,423

87,695

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SITE PLAN

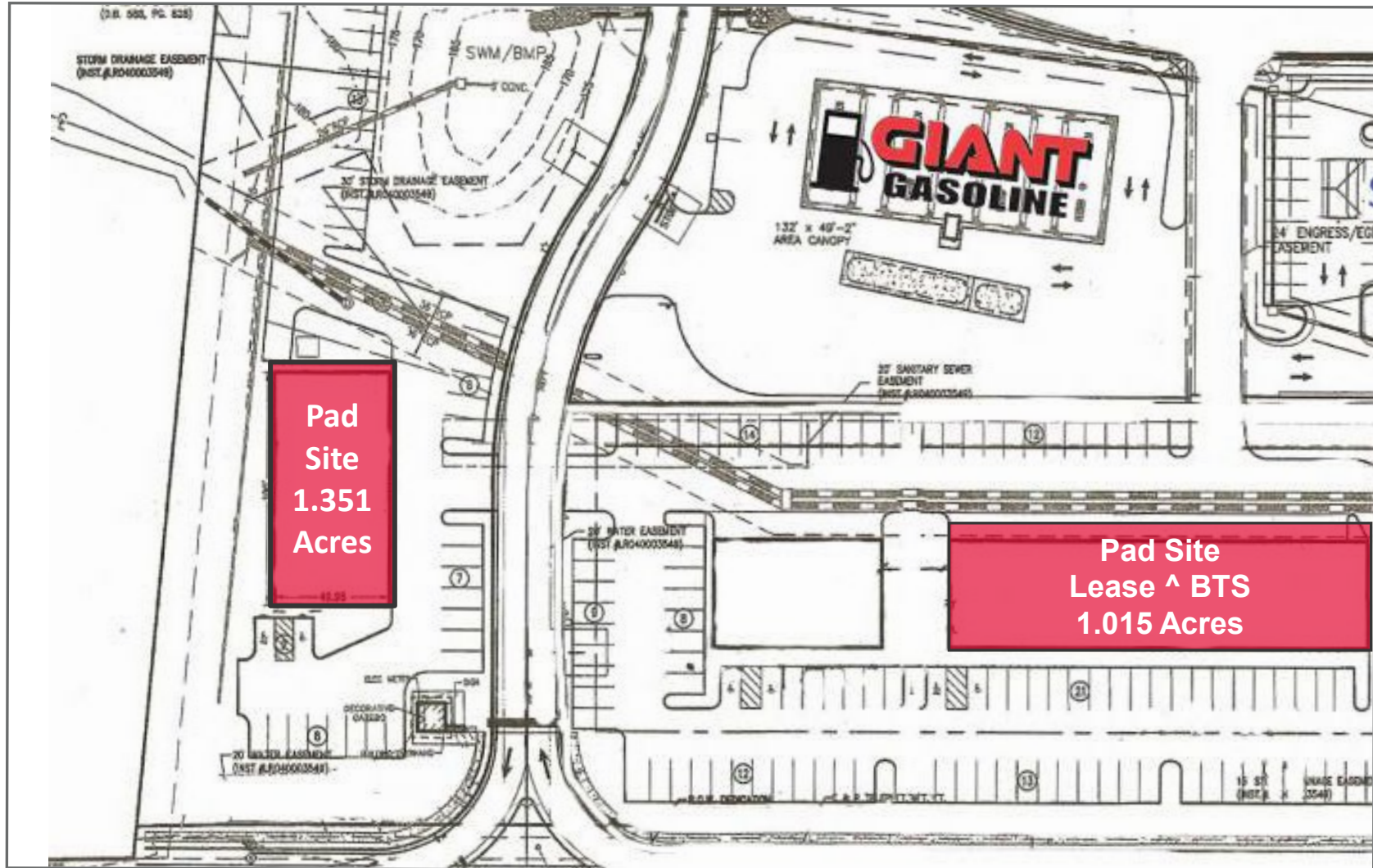


SUITE #	TENANT	SF
35	GIANT	SF
101	GOODWILL	10,228SF
103	GOODWILL	-
101A	UNIT B BQ	1,800 SF
105	VACANT	1,200 SF
107	TOBACCO & VAPE	1,200 SF
109	TOP CHEF	1,200 SF
111	WARHAMMER	1,200 SF
113	MASTER HA'S TAE KWON DO	1,200 SF
115	3 STARS CLEANERS	2,400 SF
119	THE UPS STORE	1,200 SF
121	HAIR CUTTERY	1,200 SF
123	TOP TEN NAILS	1,200 SF
125	VA ABC	2,666 SF

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PAD SITE PLAN



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