

KEY MONEY SALE

Located in the highly desirable Eagle Harbor master-planned community, The Shoppes at Eagle Harbor presents a rare key money opportunity in the heart of Carrollton's primary retail corridor. Situated along Carrollton Boulevard, this retail space benefits from strong daily traffic counts, excellent visibility, and consistent foot traffic driven by surrounding residential density and nearby national retailers.

This turnkey space is ideal for an owner-user or operator seeking immediate entry into a well-established commercial hub without the delays and costs associated with new construction. The surrounding area continues to experience steady growth, supporting long-term business sustainability and customer demand.

Highlights

- Prime location within The Shoppes at Eagle Harbor
- Positioned along high-traffic Carrollton Blvd
- Strong visibility and accessibility
- Dense surrounding residential community
- Established retail corridor with national and local tenants
- Turnkey opportunity for owner-user or operator



**13609 CARROLLTON BLVD
CARROLLTON, VA 23314**

\$440,000

**SOFIA JEAN-BAPTISTE
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AND LEASING
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