

10205 – 10221 SOUTHPOINT PKWY FREDERICKSBURG, VA 22407

AVAILABLE 1,400 – 2,800 SF FOR LEASE | RETAIL



BERKLEY MITCHELL

Vice President | 540 322 4144
berkley.mitchell@thalhimer.com

JOBY SALICETI

Senior Associate | 540 322 4142
joby.saliceti@thalhimer.com



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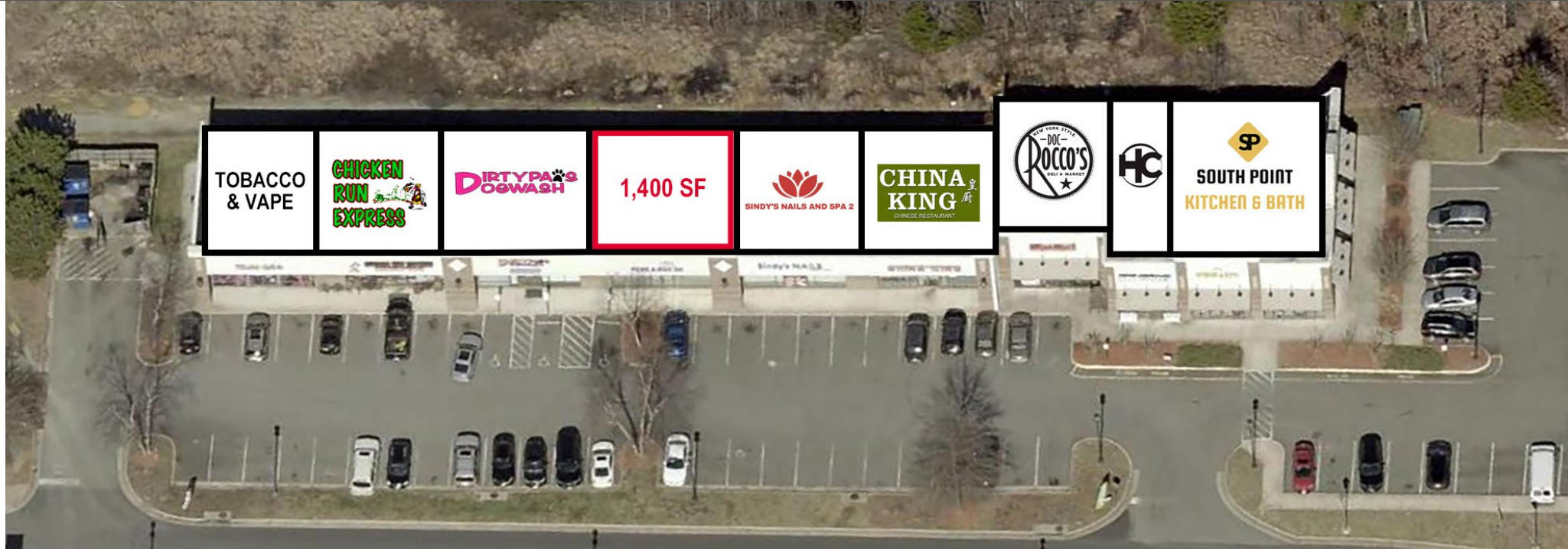
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NEIGHBORHOOD MAP

FOR LEASE | RETAIL



NEARBY TENANTS/ RETAILERS



TRAFFIC COUNTS

PATRIOT HWY. / RT. 1	53,000 VPD	COURTHOUSE RD. / RT. 208	39,000 VPD
SOUTHPOINT PKWY.	22,000 VPD	INTERSTATE 95	113,000 VPD

DEMOGRAPHICS

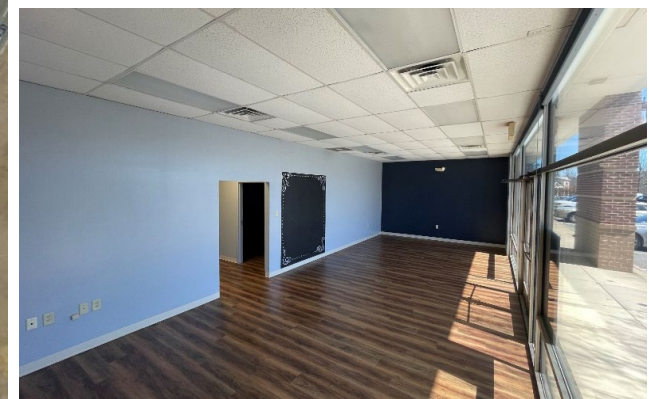
	1 MILE	3 MILES	5 MILES
POPULATION	7,208	58,509	114,117
DAYTIME POPULATION	10,219	50,794	114,717
HOUSEHOLDS	3,099	21,332	41,273
AVERAG H.H. INCOME	\$116,163	\$125,289	\$123,767

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PHOTOS

FOR LEASE | RETAIL



PROPERTY FEATURES

- Retail strip in Southpoint Shoppes that includes Walmart, Lowes, Buffalo Wild Wings, and Kickback Jack's
- Near Cosner's Corner, featuring Target, Publix, and Kohl's
- Fantastic new residential communities at Southpoint Landing
- Great proximity to I-95 Interchange; exit 126 and Route 1

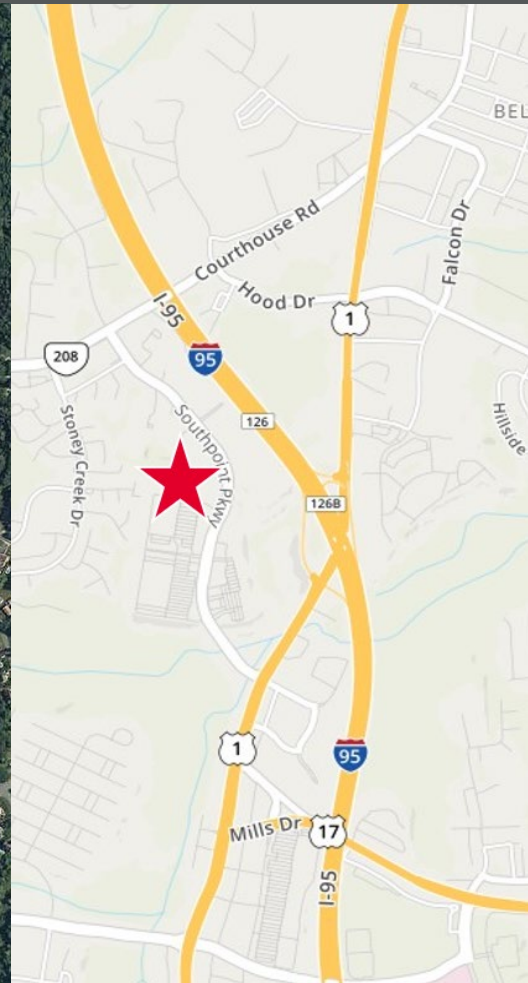
SPECIFICATIONS

Total Size:	13,200 SF
Available SF:	Unit 10215: 1,400 SF - 2,800 SF
Lease Rate:	\$3,500 / Month Gross
Timing:	Available Immediately

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AERIAL VIEW

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