RETAIL FOR LEASE

THE SHOPS AT RIVER CLUB

10861-10863 TIDEWATER TRAIL | FREDERICKSBURG,VIRGINIA 22408

CUSHMAN & WAKEFIELD | THALHIMER

PROPERTY HIGHLIGHTS

PROPERTY FEATURES

- SF Available: 2,400 SF
- Lease rate: $25.00/SF, NNN
- 52,373 SF Weis grocery anchored center
- Neighborhood shopping center located on US Route 17/ State Route 2 at signalized intersection just minutes from downtown Fredericksburg
- Strong residential surrounding the center
- Monument and pylon signage available

JOIN TENANTS

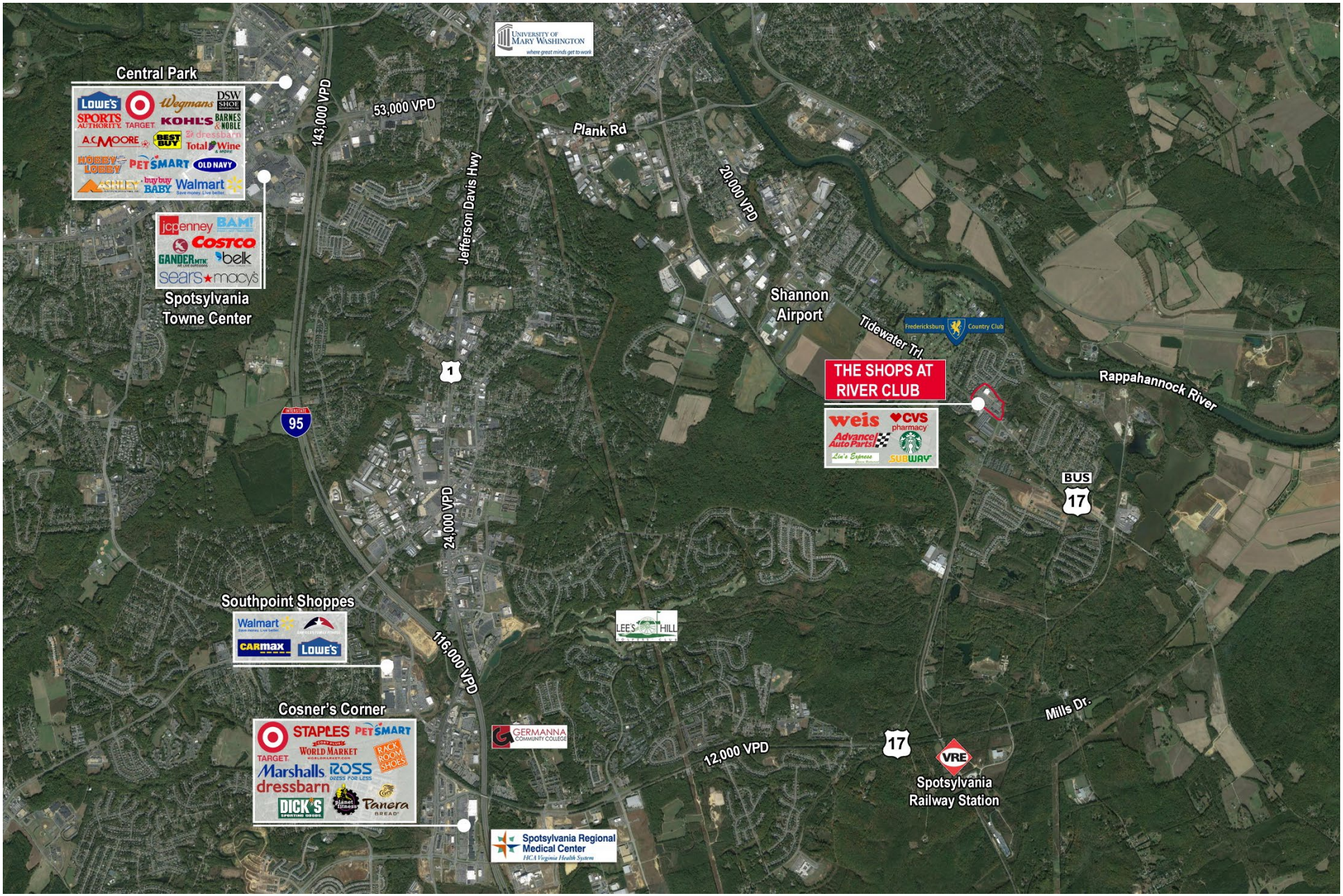
weis
SUBWAY
STARBUCKS COFFEE
CVS pharmacy
Whistle Express Car Wash
Domino's
Advance Auto Parts
Lin's Express Chinese Restaurant

Pictures

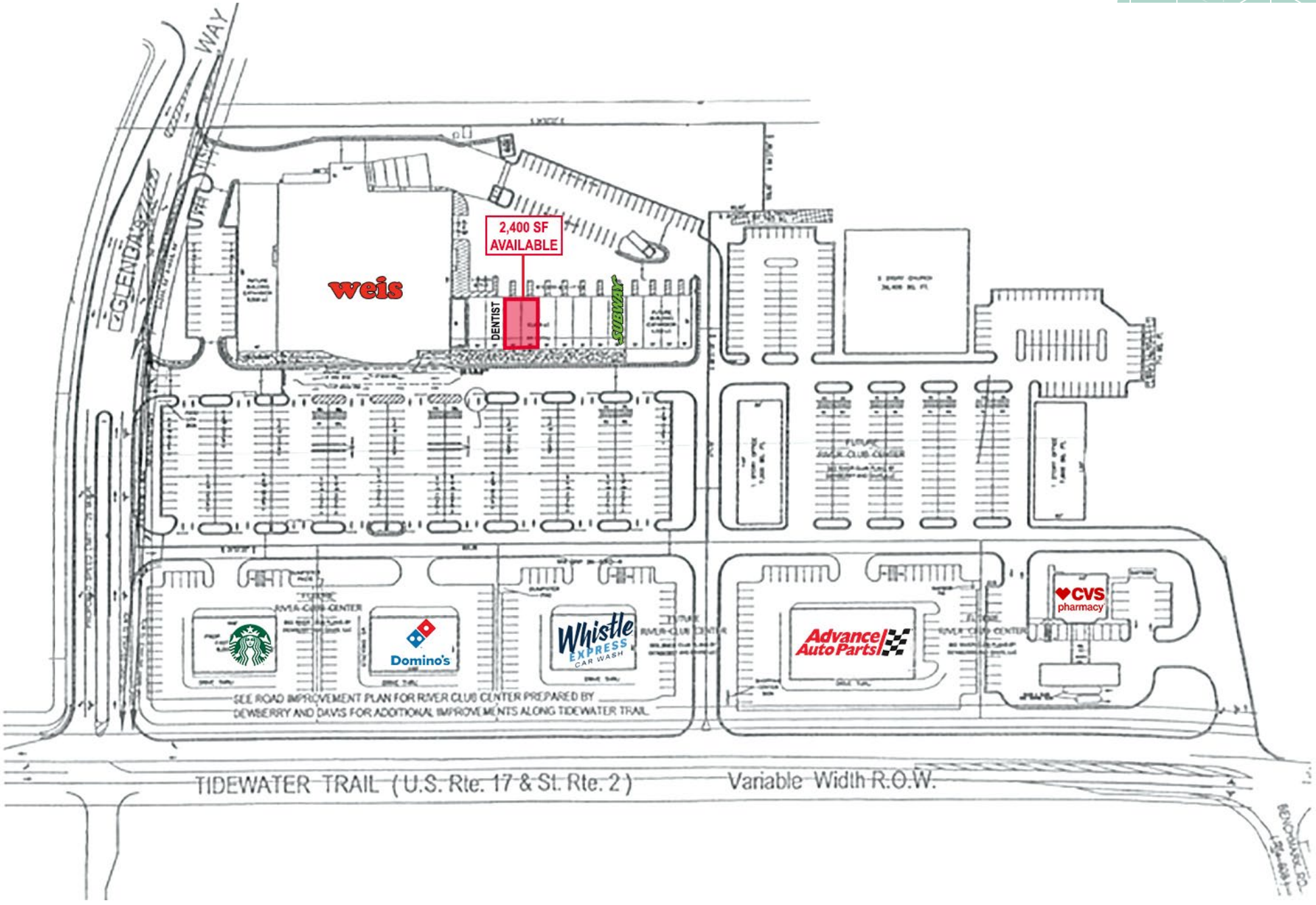
River Club

THE SHOPS AT RIVER CLUB
weis markets
LIN'S CHINESE
DENTIST
BARBER
PIZZA
SUBWAY
CLEANERS
MAIL N GO
ICONIC VAPOR
TIDEWATER TRAIL ANIMAL HOSPITAL
RIVER CLUB CHURCH
MANAGED BY
Mid Atlantic Management Co.
804.419.0721

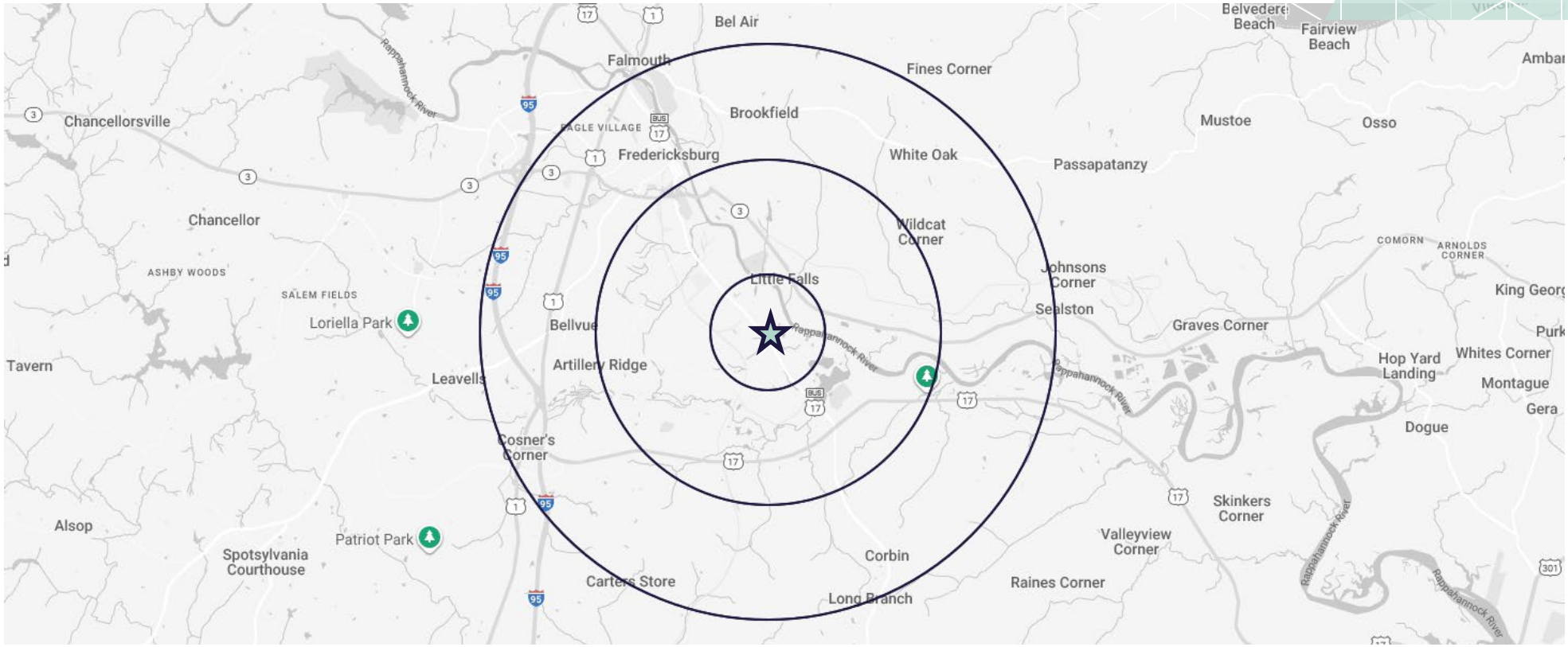
Area Aerial


Central Park
143,000 VPD
53,000 VPD
Jefferson Davis Hwy
Plank Rd
20,000 VPD
University of Mary Washington
Spotsylvania Towne Center
Shannon Airport
Tidewater Trl
Fredericksburg Country Club
THE SHOPS AT RIVER CLUB
Rappahannock River
1
95
BUS 17
24,000 VPD
Southpoint Shoppes
Lee's Hill
116,000 VPD
Cosner's Corner
Germanna Community College
12,000 VPD
17
Mills Dr.
VRE
Spotsylvania Railway Station
Spotsylvania Regional Medical Center
HCA Virginia Health System

Site Plan


2,400 SF
AVAILABLE
weis
DENTIST
SUBWAY
Domino's
Whistle
EXPRESS
CAR WASH
Advance
Auto Parts
CVS
pharmacy
SEE ROAD IMPROVEMENT PLAN FOR RIVER CLUB CENTER PREPARED BY
DEWBERRY AND DAVIS FOR ADDITIONAL IMPROVEMENTS ALONG TIDEWATER TRAIL
TIDEWATER TRAIL (U.S. Rte. 17 & St. Rte. 2)
Variable Width R.O.W.

Location strengths



ANNUAL DEMOGRAPHICS	1 mile	3 mile	5 mile
2025 Population	4,525	21,860	76,504
Avg HH Income	$127,158	$133,220	$140,441
Daytime Population	1,307	6,761	41,513

DRIVE TIME

9 min
AND **3.8** MILES TO DOWNTOWN FREDERICKSBURG

11 min
AND **4.4** MILES TO UNIVERSITY OF MARY WASHINGTON

FOR MORE INFORMATION, CONTACT:

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THALHIMER

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