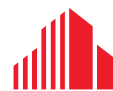




RETAIL FOR LEASE

CLAIBORNE RUN

430 CHATHAM HEIGHTS ROAD
FREDERICKSBURG, VA



CUSHMAN &
WAKEFIELD

THALHIMER

CLAIBORNE RUN FREDERICKSBURG, VA

PROPERTY FEATURES

- UP TO 8,100 SF AVAILABLE
 - Suite 101-105: 3,900 SF
 - Suite 109: 1,500 SF*
 - Suite 111: 1,500 SF*
 - Suites 113-119: 5,100 SF*
**can be combined*
- \$24.00 PSF NNN | NNN = \$6.74
- Available immediately
- Space available in retail strip center
- Superior signage and visibility
- Located on Chatham Heights Rd; a busy connector road between Fredericksburg and Stafford County
- Surround by an extremely large mass of residential neighborhoods

Nearby Tenants & Retailers



CLAIBORNE RUN

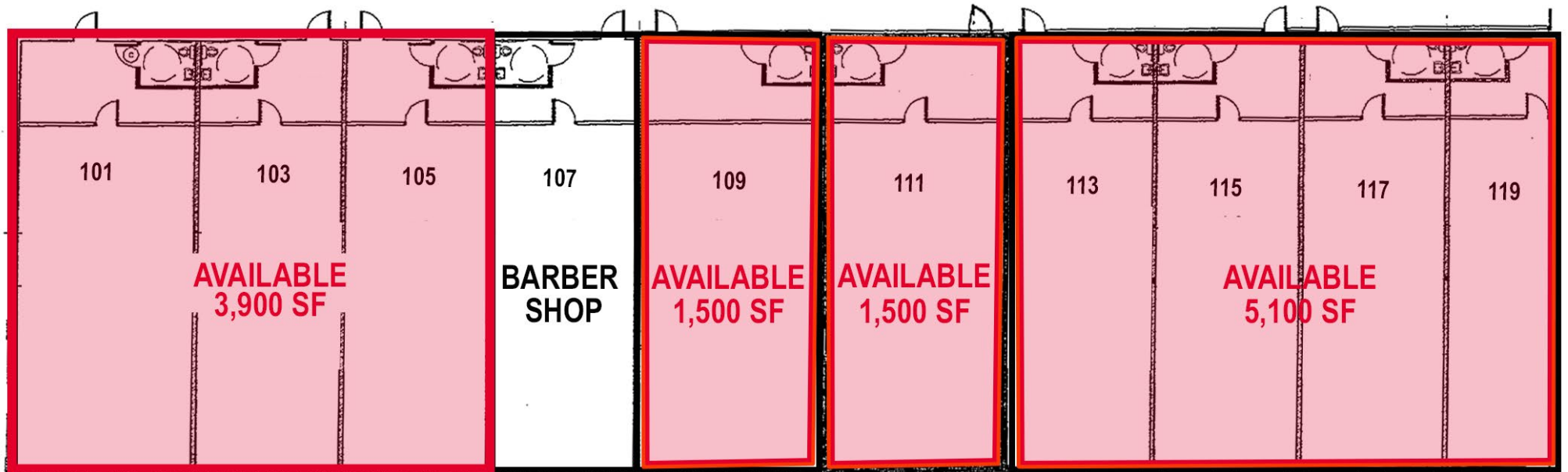
FREDERICKSBURG, VA

DEMOGRAPHICS

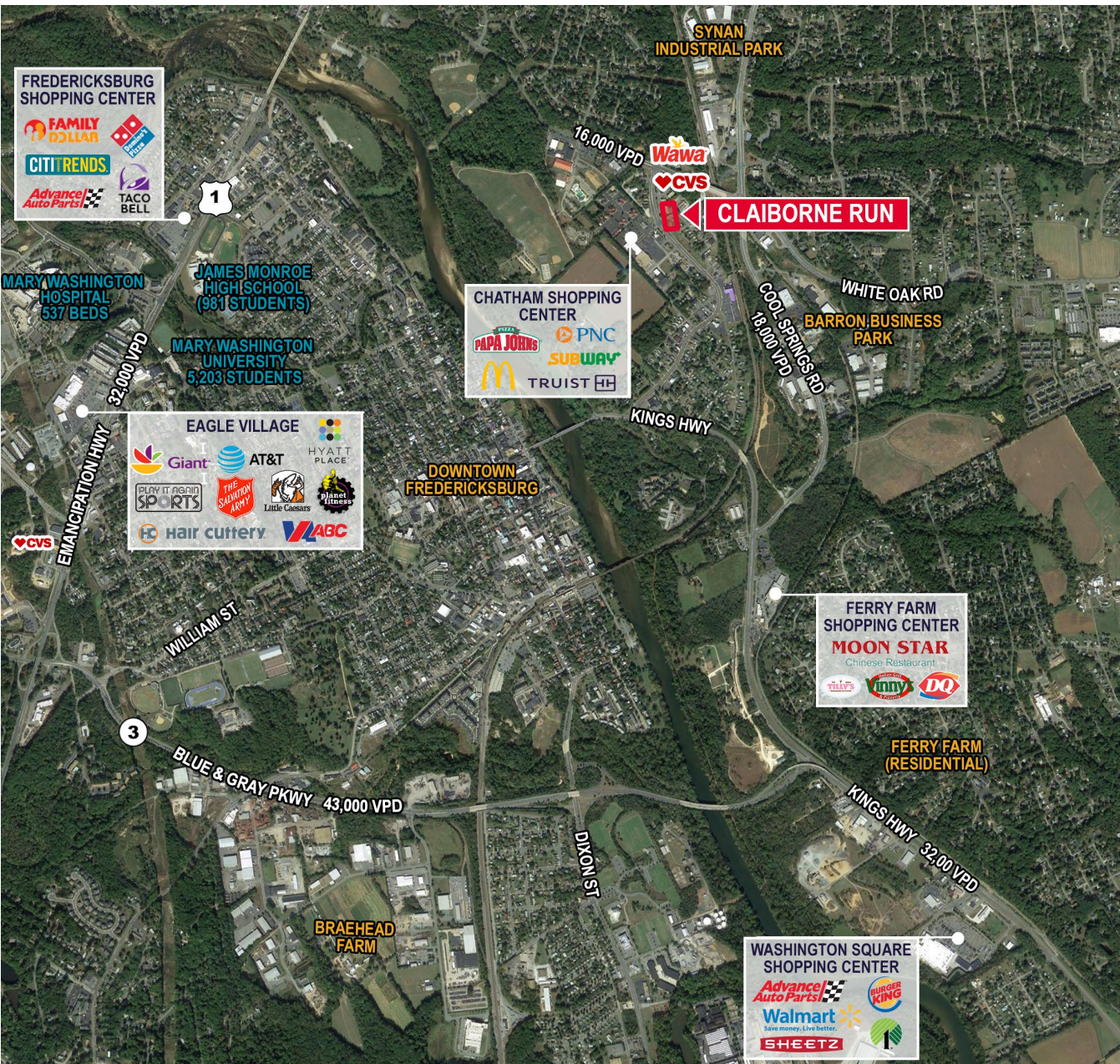
	1 Mile	3 Miles	5 Miles
Population	5,327	56,166	101,412
Daytime Population	4,841	26,783	50,866
Average H.H. Income	\$171,313	\$149,054	\$141,333

Tenant List

Suite	Tenant	SF
101-105	Available	3,900
107	Barber Shop	1,200
109	Available	1,500
111	Available	1,500
113-119	Available	5,100

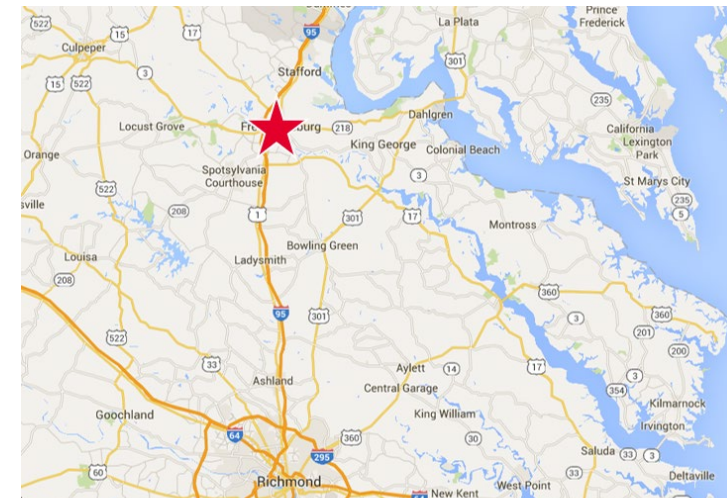


CLAIBORNE RUN FREDERICKSBURG, VA



TRAFFIC COUNTS

	VPD
White Oak Road	16,000
Cool Springs Road	18,000
Kings Highway	32,000





FOR MORE INFORMATION, CONTACT:

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