

**8,450 SF END CAP
AVAILABLE**



RETAIL FOR LEASE

THE SHOPS AT ENGLAND RUN

**736 WARRENTON RD.
FREDERICKSBURG, VA 22406**



THALHIMER

THE SHOPS AT ENGLAND RUN

736 WARRENTON RD. FREDERICKSBURG, VA 22406

Property Features:

- Ample parking available
- Excellent road visibility and signage
- Convenient to Warrenton Road and I-95, exit 133

Building Size: 115,000 SF

Available:	736-101	8,450 SF
	736-102	14,231 SF
	736-107	1,600 SF
	736-108	1,600 SF
	736-109	1,600 SF
	736-114	1,200 SF

Lease Rate: \$18.00 PSF NNN (\$2.25)

Parking: 3.34 / 1,000 SF

Timing: Available Immediately

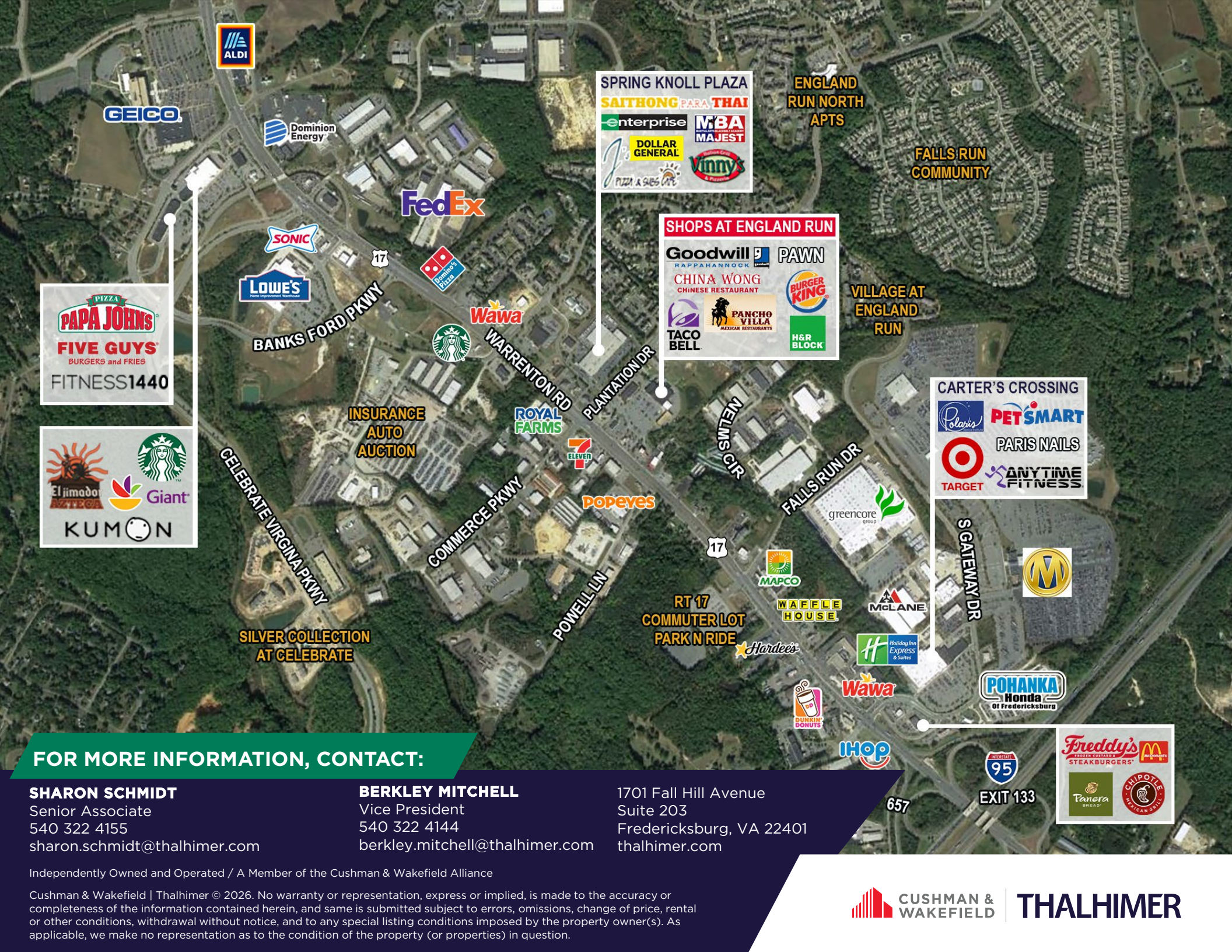


SHOPS AT ENGLAND RUN

736 WARRENTON RD., FREDERICKSBURG, VA 22406



SUITE	TENANT	SF
736-101	AVAILABLE	8,450
	GOODWILL	22,584
736-102	AVAILABLE	14,231
736-103	ROBIN'S HAIR	1,200
736-104	GONZALEZ BOXING CLUB	1,600
736-105	ADO-WAY	1,600
736-106	THE WASH DEPOT	2,000
736-107	AVAILABLE	1,600
736-108	AVAILABLE	1,600
736-109	AVAILABLE	1,600
736-110	SAKURA SPA	1,200
736-111	CHINA WONG	1,200
736-112	SMOKE TIMES	1,200
736-113	H & R BLOCK	1,200
736-114	AVAILABLE	1,200
736-114A	LITTLE CAESARS	1,200
PAD	AVAILABLE	



ENGLAND
RUN NORTH
APTS

FALLS RUN
COMMUNITY

VILLAGE AT
ENGLAND
RUN

SPRING KNOLL PLAZA
SAITHONG PARA THAI
 enterprise **MBA MAJEST**
 DOLLAR GENERAL **Vinny's**
 PIZZA & SUBS LIFE

SHOPS AT ENGLAND RUN
 Goodwill **PAWN**
 RAPPAHANNOCK **CHINA WONG**
 CHINESE RESTAURANT **BURGER KING**
TACO BELL **PANCHO VILLA**
 MEXICAN RESTAURANTS **H&R BLOCK**

CARTER'S CROSSING
 PetSmart **PET SMART**
 PARIS NAILS **ANYTIME FITNESS**
TARGET

W

POHANKA
 Honda
 Of Fredericksburg

Freddy's
 STEAKBURGERS **McDonald's**
Panera BREAD **CHIPOTLE**
 MEXICAN GRILL

PAPA JOHN'S
FIVE GUYS
 BURGERS and FRIES
FITNESS1440

El Jimador **Giant**
KUMON

INSURANCE
AUTO
AUCTION

CELEBRATE VIRGINIA PKWY

SILVER COLLECTION
AT CELEBRATE

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