

FOR LEASE

# The Shops at Lee's Hill

10601 – 10635 Spotsylvania Avenue | Fredericksburg, VA 22408



## Property Features

- The Shops at Lee's Hill is anchored by Weis Markets, with Subway, Dollar General, King's Cleaners, and Family Taekwondo as co-tenants
- Located less than 1 mile from Interstate 95 in Fredericksburg, VA
- 1,320 SF former Hair Cuttery available
- Monument signage available on Spotsylvania Avenue with a digital display, and on Route 1 visible from I-95

Specifications			
Available SF	1,320 SF		
Rental Rate	\$14.00 PSF NNN		
Timing	Available immediately		
Demographics			
	1 Mile	3 Miles	5 Miles
Population	4,212	47,775	111,225
No. of Households	1,499	17,249	39,868
Avg. HH Income	\$110,027	\$102,405	\$95,455
Daytime Population	5,939	19,470	63,755

For more information, contact:

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**Aerial**

Space	Tenant	SF
10601	Weis Markets	33,000
10611	Dollar General	8,450
10615	La Luna	3,600
10619	Family Taekwondo	3,500
<b>10627</b>	<b>Available</b>	<b>1,320</b>
10631	King's Cleaners	2,160
10635	Subway	1,320



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