



RETAIL PROPERTY FOR LEASE

WHITE OAK VILLAGE

1838 - 1856 TAPPAHANNOCK BOULEVARD, TAPPAHANNOCK, VA 22560



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	900 - 4,160 SF
Building Size:	72,446 SF
Traffic Count:	22,000 VPD on Tappahannock Blvd

AVAILABLE SPACES PSF NNN

Space 9: 900 SF	\$13.00
Space 16: 4,160 SF	\$9.00

PROPERTY OVERVIEW

Food Lion anchored shopping center located in Tappahannock. Excellent visibility and access on Tappahannock Boulevard/Route 17. Tenants include Food Lion, Family Dollar, H&R Block, Domino's, Subway, Walgreens, Bubba's Shrimp Shack and more.

PROPERTY HIGHLIGHTS

- Located at signalized intersection in the heart of main retail corridor
- Well maintained with new roof
- Retail, office, or restaurant opportunities
- Low NNN costs

DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
Total Households:	2,389	5,248	9,598
Total Population:	5,836	12,939	24,353
Average HH Income:	\$55,408	\$55,055	\$55,840

- | | | | |
|---|------------------------|----|---------------------|
| 1 | Subway | 9 | AVAILABLE 900 SF |
| 2 | State Farm | 10 | A&N Tobacco |
| 3 | Domino's Pizza | 11 | Allied Cash Advance |
| 4 | Lovely Nails | 12 | H&R Block |
| 5 | U.S. Marine Career Ctr | 13 | Walgreens |
| 6 | Lendmark Financial | 14 | Food Lion |
| 7 | Bubba's Shrimp Shack | 15 | Family Dollar |
| 8 | Miracle Ear | 16 | AVAILABLE 4,160 SF |

White Oak Dr



Ball St

Tappahannock Blvd - 22,000 VPD





Coleman Island

Peebles **DOLLAR GENERAL**
your town. your store.

Aaron's **Advance Auto Parts**

Auto Zone

Applebee's

CAFO ABC

OneMain Hair cuttery
Lending Made Personal Cuts • Color • Style

Wendy's

DOLLAR TREE

Walmart

Essex 5 Cinemas

SHEETZ

Pizza Hut

WHITE OAK VILLAGE

Walgreens **FOOD LION** **BURGER KING** **FAMILY DOLLAR**

Domino's **SUBWAY**

LOWE'S

ond Hwy

Tidewater Trail



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