

TURN-KEY RESTAURANT BETWEEN STARBUCKS & CHIPOTLE



Property Features

- Excellent visibility with store fronts facing a signalized intersection on Route 1
- Access from both Cowan Boulevard and Jefferson Davis Highway
- Over 30,000 VPD
- Less than one mile from the University of Mary Washington and Mary Washington Hospital Campus

Specifications

Total Size	8,500 SF
Available SF	1,700 SF
Timing	Available Immediately
Rental Rate	\$34.00 PSF NNN (NNN = \$7.74 PSF)
Traffic Count	30,000 + VPD at Route 1 & Cowan Blvd

Demographics

	1 Mile	3 Miles	5 Miles
Population	11,125	54,321	118,042
No. of Households	4,277	20,598	43,203
Avg. HH Income	\$80,957	\$89,794	\$95,430
Daytime Population	11,425	46,292	68,281

JOIN:



For more information, contact:

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Eagle Village
 1125 Jefferson Davis Highway, Suite 350
 Fredericksburg, VA 22401-8449
www.thalhimer.com

FOR LEASE
Cowan Crossing

1605 Jefferson Davis Highway | Fredericksburg, VA 22401



STOREFRONT



BACK DOOR AREA



DINING ROOM



BEHIND THE COUNTER

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