

1605 Jefferson Davis Highway | Fredericksburg, VA 22401

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

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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		

For more information, contact:

MARK J. BANACH Associate 540 322 4151 mark.banach@thalhimer.com



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STOREFRONT



BACK DOOR AREA



DINING ROOM

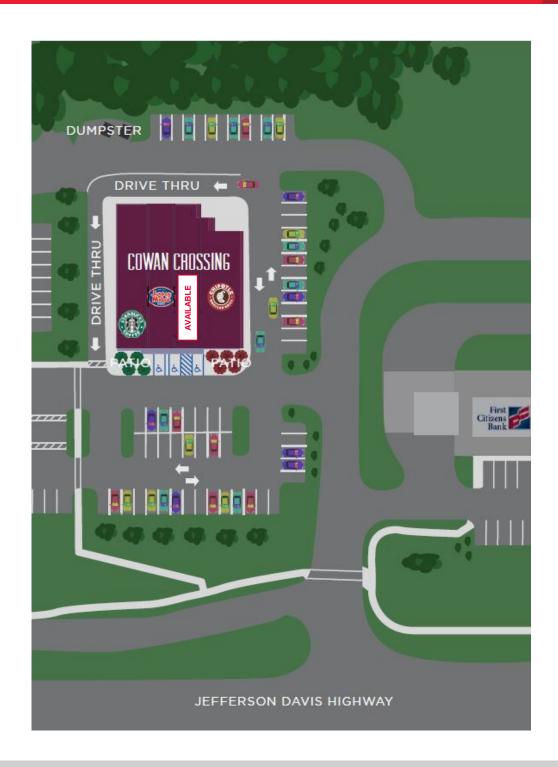
BEHIND THE COUNTER

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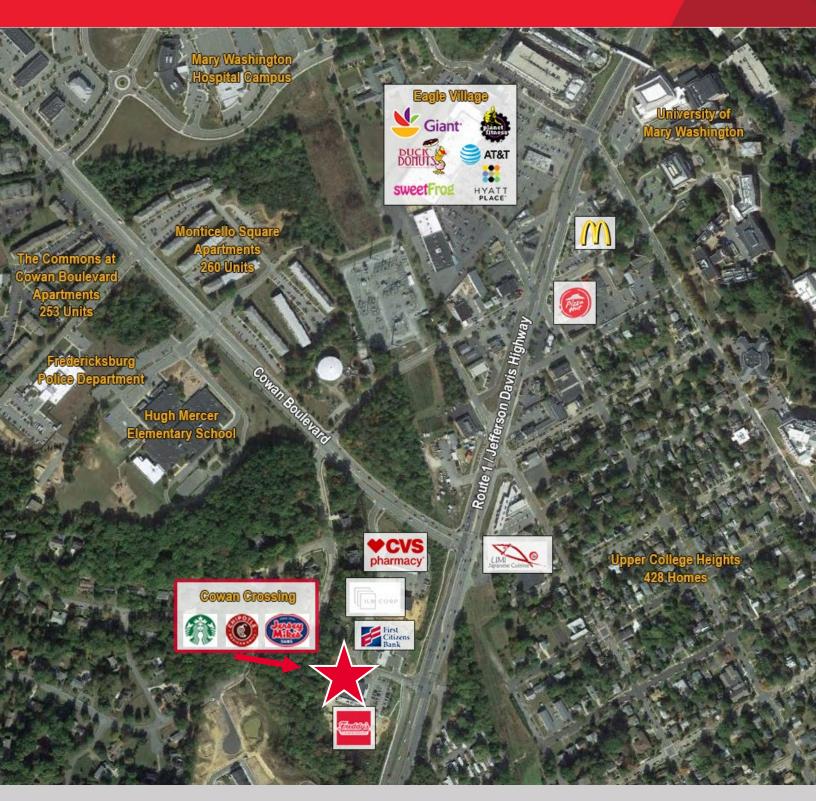
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