



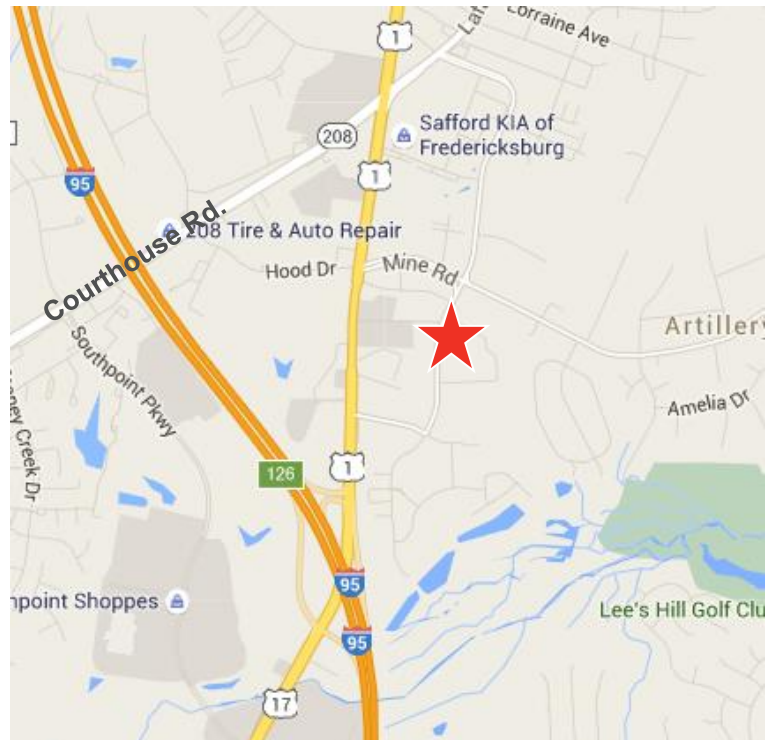
One Space Left in Established Retail Area

Property Features

- Suites available: 1,080 SF
- Location convenient to Route 1 and I-95
- Across from Weis-anchored shopping center
- Aggressive lease rates
- Immediately surrounded by casual dining restaurants and five hotels

Specifications	
Available SF	1,080
Lease Rate	\$12.50 PSF NNN
NNN Fees	\$4.07 PSF

Demographics	1 Mile	3 Miles	5 Miles
	Population	4,260	48,765
Avg. HH Income	\$107,913	\$102,521	\$95,424
Daytime Population	6,728	19,563	63,638



For more information, contact:

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FOR LEASE
Lee's Hill Retail

10651-10673 Spotsylvania Avenue | Fredericksburg, VA 22408



Glenda's Cleaning Service	Pots & Palettes	DANNY'S PIZZA & SUBS <small>Family Owned & Operated Since 1997</small>	Day Spa	Nail Salon	Beauty & Barber Salon	10667	McCORMICK Paints	Easy Tax
Care Advantage			1,080 SF					

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