



Property Features

- Retail space available in prime location
- Zoned C-2
- Near entrance to Southpoint Shopping Center
- High visibility and signage
- Route 208 in Spotsylvania County
- Across the street from Wawa

Specifications

| | |
|--------------|------------------------------|
| Available SF | Suite 110 – 1,050 SF |
| Lease Rate | \$18.00 PSF NNN (\$3.50 PSF) |
| Timing | Immediately |



For more information, contact:

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FOR LEASE
Breezewood Station

10705 Courthouse Road | Fredericksburg, VA 22407



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|-----------|----------|
| Population | 6,465 | 56,903 | 111,599 |
| No. of Households | 2,348 | 20,153 | 39,434 |
| Avg. HH Income | \$81,616 | \$102,166 | \$96,436 |
| Daytime Employment | 5,979 | 19,393 | 59,792 |

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