

# FOR LEASE Breezewood Station

10705 Courthouse Road | Fredericksburg, VA 22407

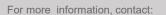


## **Property Features**

- 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



#### VIRGIL NELSON, CCIM Senior Vice President 540 322 4150 virgil.nelson@thalhimer.com

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ADAM NELSON



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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

For more information, contact:

### **VIRGIL NELSON, CCIM**

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