

RETAIL NOW PRE-LEASING



Retail Space & Ground Lease Opportunities

For more information, contact:

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Thalhimer Center
11100 W. Broad Street
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Property Features

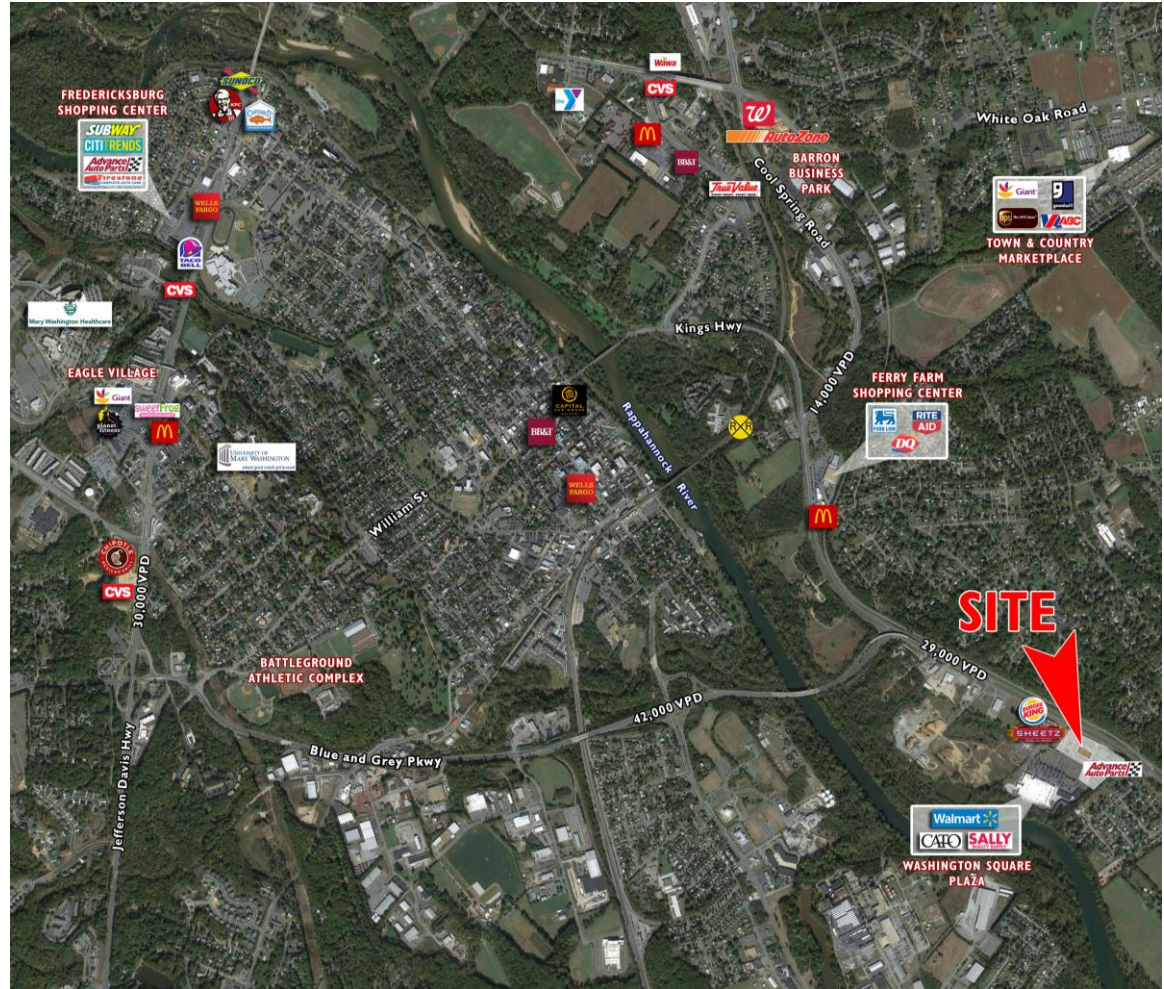
- **NOW PRE-LEASING | GROUND LEASING**
- 1,000 - 15,000 SF available
- 2.88 Acres available for ground lease
- Near entrance to newly-renovated Walmart
- Direct access to Route 3
- Near signalized intersection
- Over 30,000 VPD at intersection

Join Nearby Retailers



Demographics - 2017

	1 Mile	3 Miles	5 Miles	10 Miles
Population	3,616	40,788	88,275	194,552
Avg. HH Income	\$95,466	\$94,992	\$94,531	\$99,864
Businesses	161	2,277	5,076	8,249
Daytime Population	1,824	23,015	52,725	84,789



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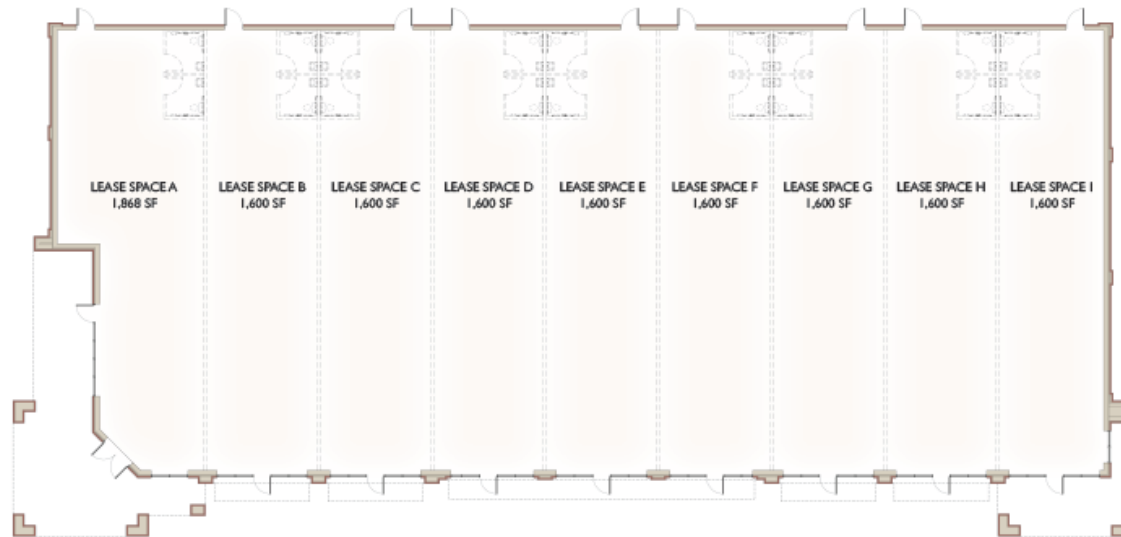
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RETAIL FOR LEASE | GROUND LEASE Shoppes at Washington Square

Washington Square Plaza (fronting Rt. 3) | Fredericksburg, VA 22405



FRONT ELEVATION



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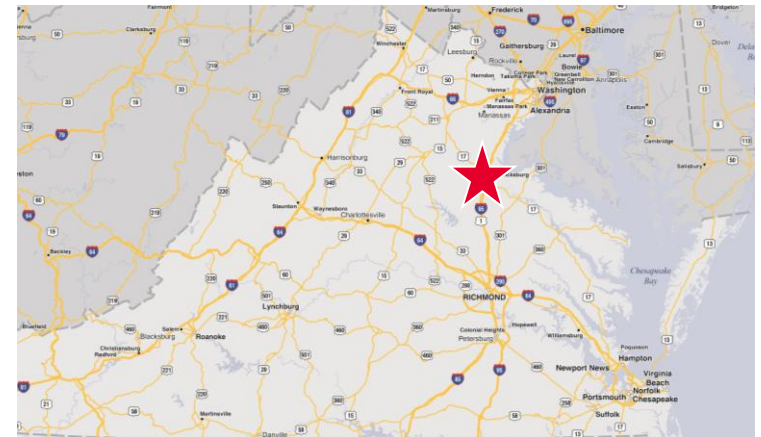
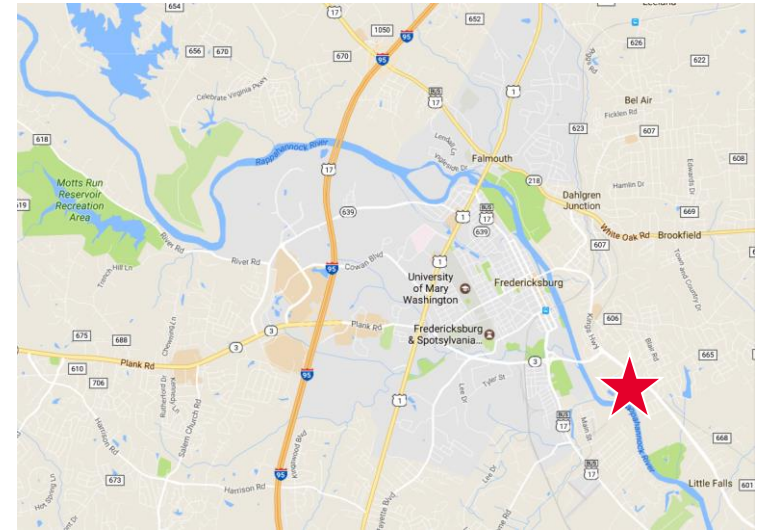
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