



**Property Features**

- Adjacent to:
  - University of Mary Washington - ±4,000 students; 1,000 employees
  - Mary Washington Hospital – 412 beds; 5,000 employees

**Join Tenants**



For more information, contact:

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11100 W. Broad Street  
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**RETAIL FOR LEASE**  
**Eagle Village**

Jefferson Davis Highway | Fredericksburg, VA

**PHASE I**

- 31,000 SF New Retail
- 34,500 SF New Class A Office
- 116,669 SF Existing Grocer Anchored Center
- 156 Student Housing Units / 624 Beds
- Enclosed Parking Garage
- Pedestrian Bridge Connecting Campus to Student Housing

**PHASE II**

- Completed connector road adjoining Mary Washington Hospital Medical Campus, a 93 room Hyatt Place Hotel

**PHASE III FUTURE DEVELOPMENT**

- Façade Improvements
- Additional Retail
- Multi-Family Residential



AVAILABILITIES	
Space	SF
1255	10,000
1151/1153	3,418
1147	734
1129	1,480
1127	1,987
1117	3,404
1113	1,678



[www.eaglevillage.com](http://www.eaglevillage.com)

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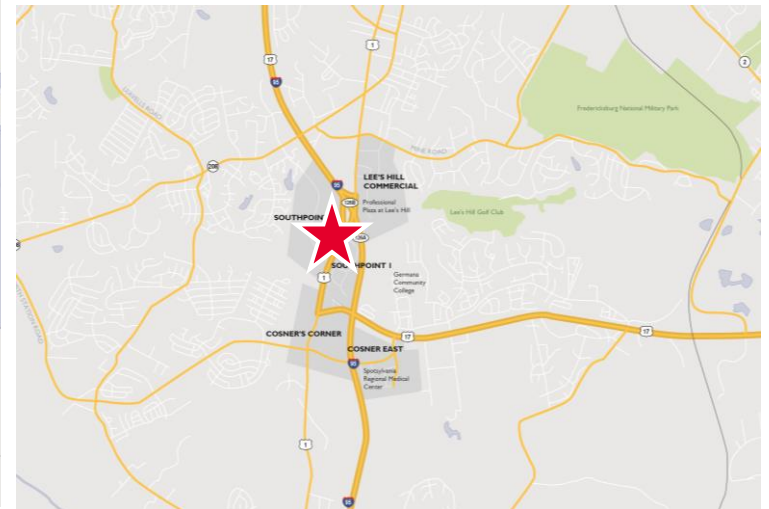
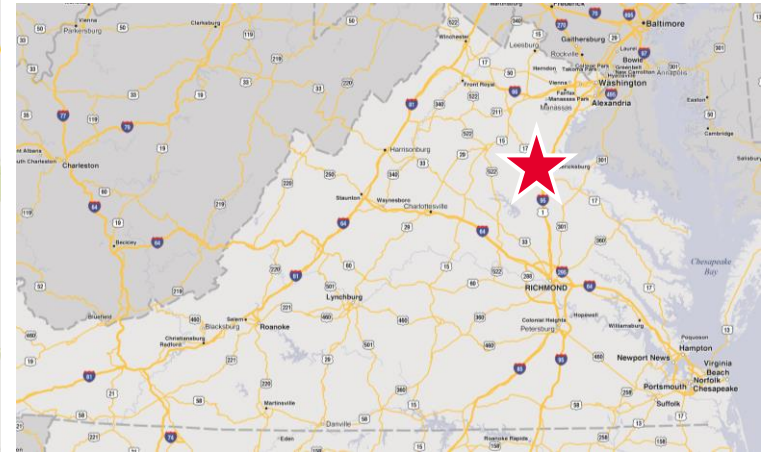
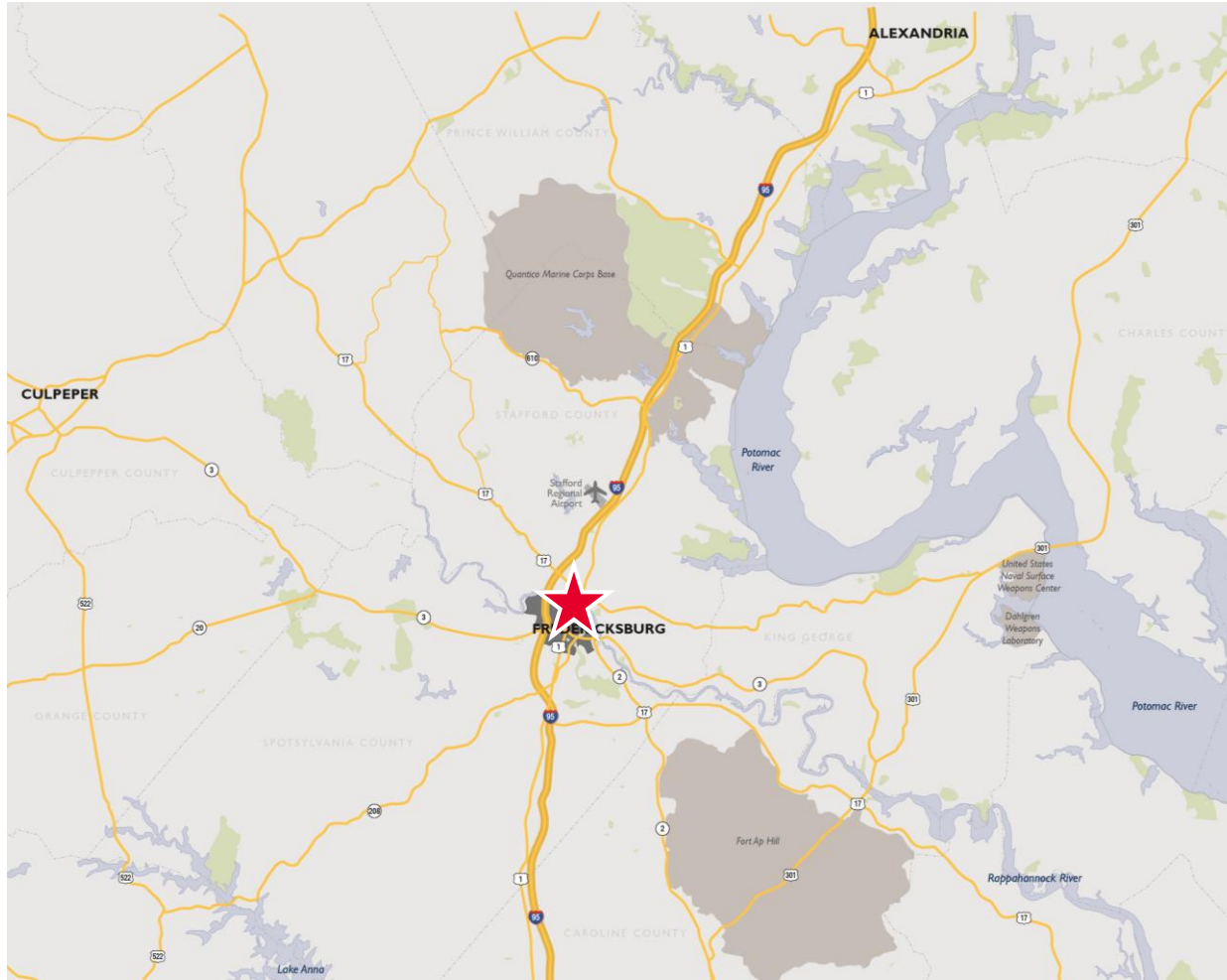
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# RETAIL FOR LEASE Eagle Village

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