

FOR LEASE

# The Shops at Lee's Hill

10601 – 10635 Spotsylvania Avenue | Fredericksburg, VA 22408



## Property Features

- The Shops at Lee's Hill is anchored by Weis Markets, with Subway, Dollar General, King's Cleaners, and Family Taekwondo as co-tenants
- Located less than 1 mile from Interstate 95 in Fredericksburg, VA
- Two spaces currently available:
  - 1,320 SF – warm vanilla shell
  - 3,600 SF – fully built out restaurant space
- Monument signage available on Spotsylvania Avenue with a digital display, and on Route 1 visible from I-95



## Specifications

Available SF	1,320 SF; 3,600 SF
Timing	Available immediately

For more information, contact:

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**Aerial**



**2017 Demographics**

	1 Mile	3 Miles	5 Miles
Population	3,919	49,126	111,340
No. of Households	1,364	17,689	39,607
Avg. HH Income	\$96,714	\$92,749	\$88,259
Daytime Population	7,129	43,293	114,440

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