



Longitude: -77.58100



Latitude: 38.26375

- GLA: 44,900 SF
- ✈ 3 major airports within 1 hour
- 15,100+ VPD
- 🅑 276 spaces

## SHOPPING CENTER HIGHLIGHTS

The Shops at Salem Fields is ideally positioned in south Fredericksburg between Washington, D.C. and Richmond, VA. These major metropolitan cities make the center a convenient stop for commuters. The Weis Markets-anchored center has the only grocery store within 3 miles of the prosperous, suburban area. Other notable tenants include Subway, Mail 'N' Go and Primo Pizza.



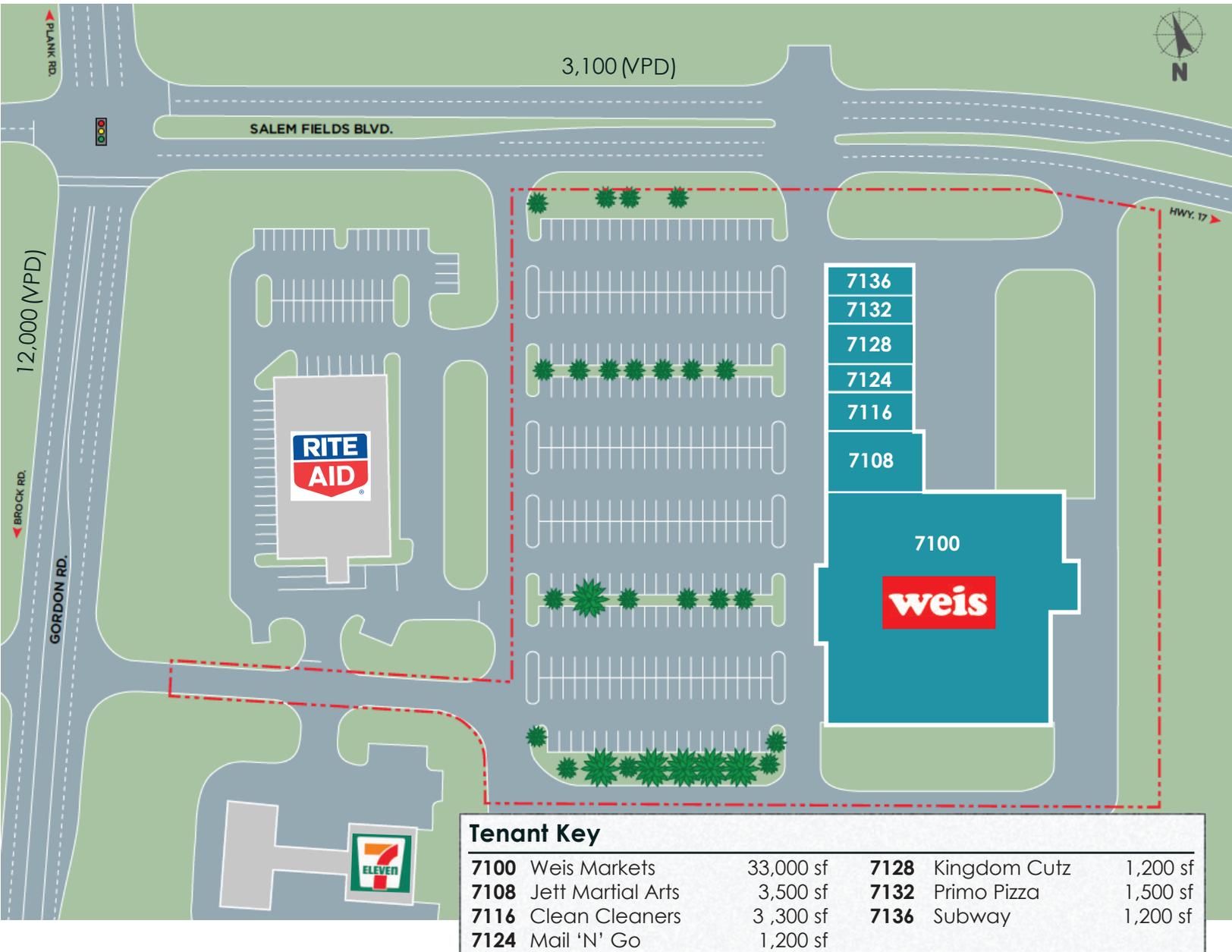
Demographics	3 mile	5 mile	10 mile
Population	40,066	74,782	190,440
Projected	41,946	79,444	206,747
Avg. HH Income	\$98,939	\$96,596	\$94,260
Med. HH Income	\$85,081	\$83,380	\$79,265



Leasing Contact:  
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**★ THE SHOPS AT SALEM FIELDS**



Tenant Key			
7100	Weis Markets	33,000 sf	
7108	Jett Martial Arts	3,500 sf	
7116	Clean Cleaners	3,300 sf	
7124	Mail 'N' Go	1,200 sf	
7128	Kingdom Cutz	1,200 sf	
7132	Primo Pizza	1,500 sf	
7136	Subway	1,200 sf	

Notice of disclaimer: Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.

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