



Property Features

- 1,831 SF space available
- 12,000 SF retail center on pad-site in front of 200,000+ SF shopping center
- Parked well at 4.5/1,000 SF
- Zoned C-3
- Daily traffic count 60,000 VPD at Four Mile Fork intersection of Courthouse Rd and Jefferson Davis Hwy
- Excellent access directly off major intersection

Specifications

Available SF	1,831 SF
Lease Rate	\$15.00 PSF NNN
Timing	Available immediately
Parking	4.5/1,000 SF



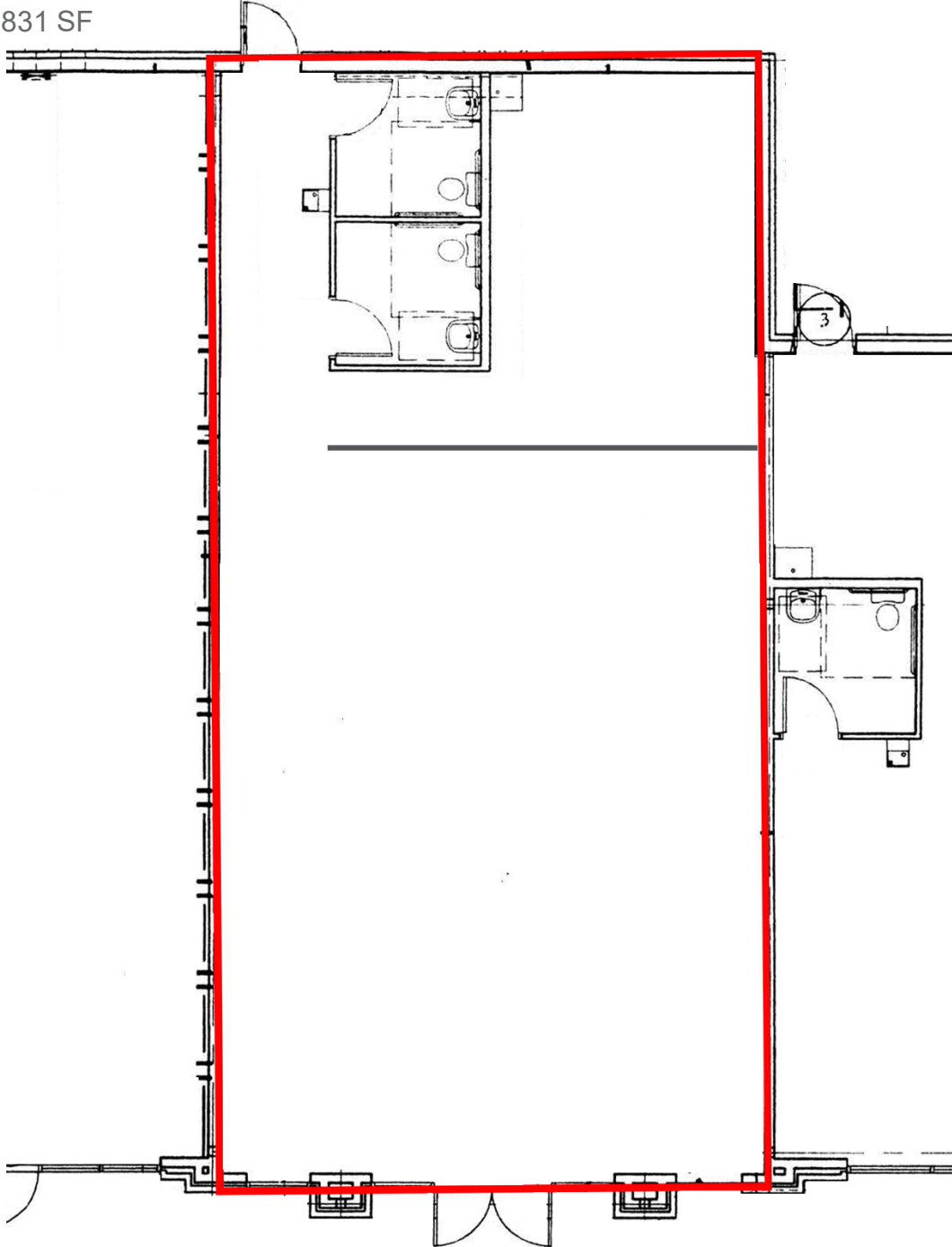
For more information, contact:

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CHRIS RUSSOTTI
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Eagle Village
 1125 Jefferson Davis Highway, Suite 350
 Fredericksburg, VA 22401
www.thalhimer.com

Floor Plan
Suite 106 – 1,831 SF

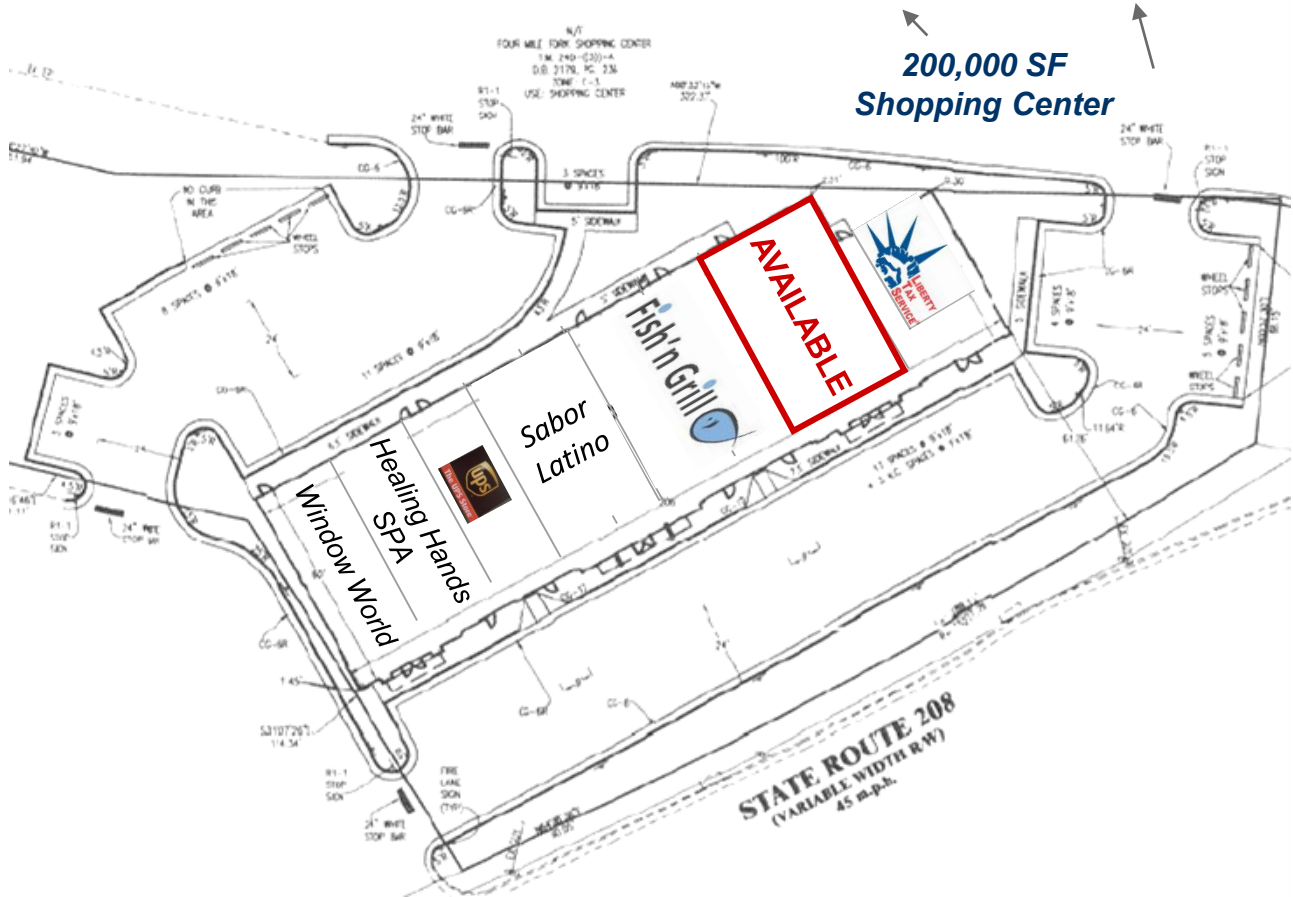


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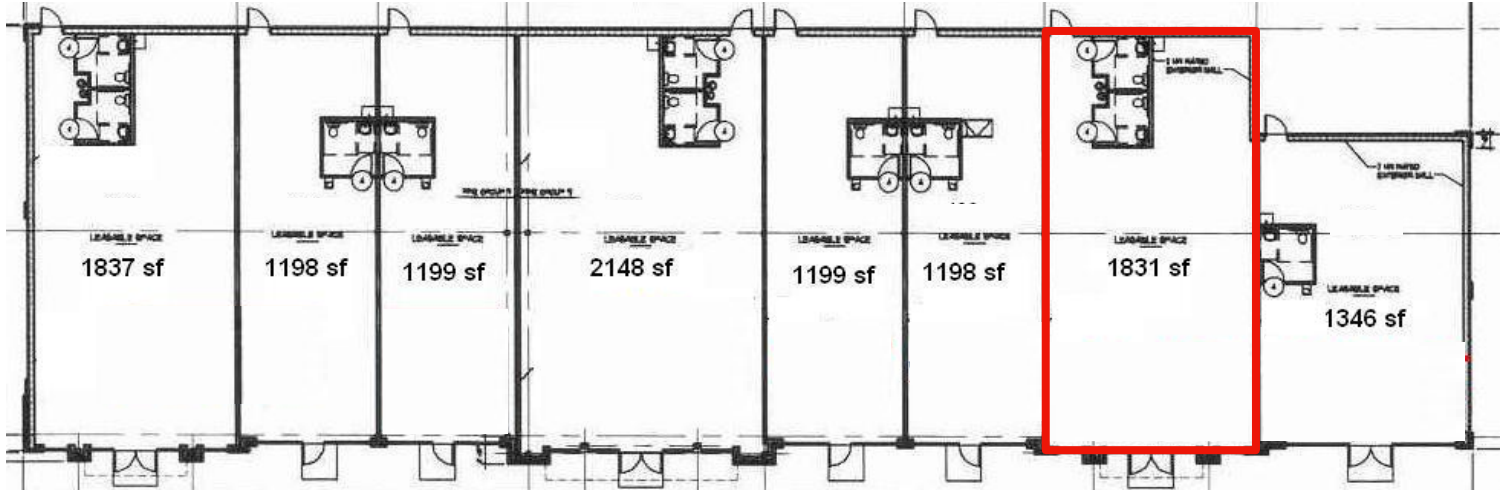


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