



**Property Features**

- Highly visible shopping center located at signalized intersection
- 38,000 vehicles per day on Warrenton Rd/Route 17
- Located just minutes to Interstate 95
- Pylon signage available
- Stafford County boasts an almost 40% population growth in the last decade

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	5,324	27,385	67,582
No. of Households	2,068	9,679	24,570
Avg. HH Income	\$76,694	\$93,963	\$98,389
Daytime Population	5,239	10,977	49,998



For more information, contact:

**JOBY SALICETI**

Senior Associate  
 540 322 4142  
[joby.saliceti@thalhimer.com](mailto:joby.saliceti@thalhimer.com)

**SHARON SCHMIDT**

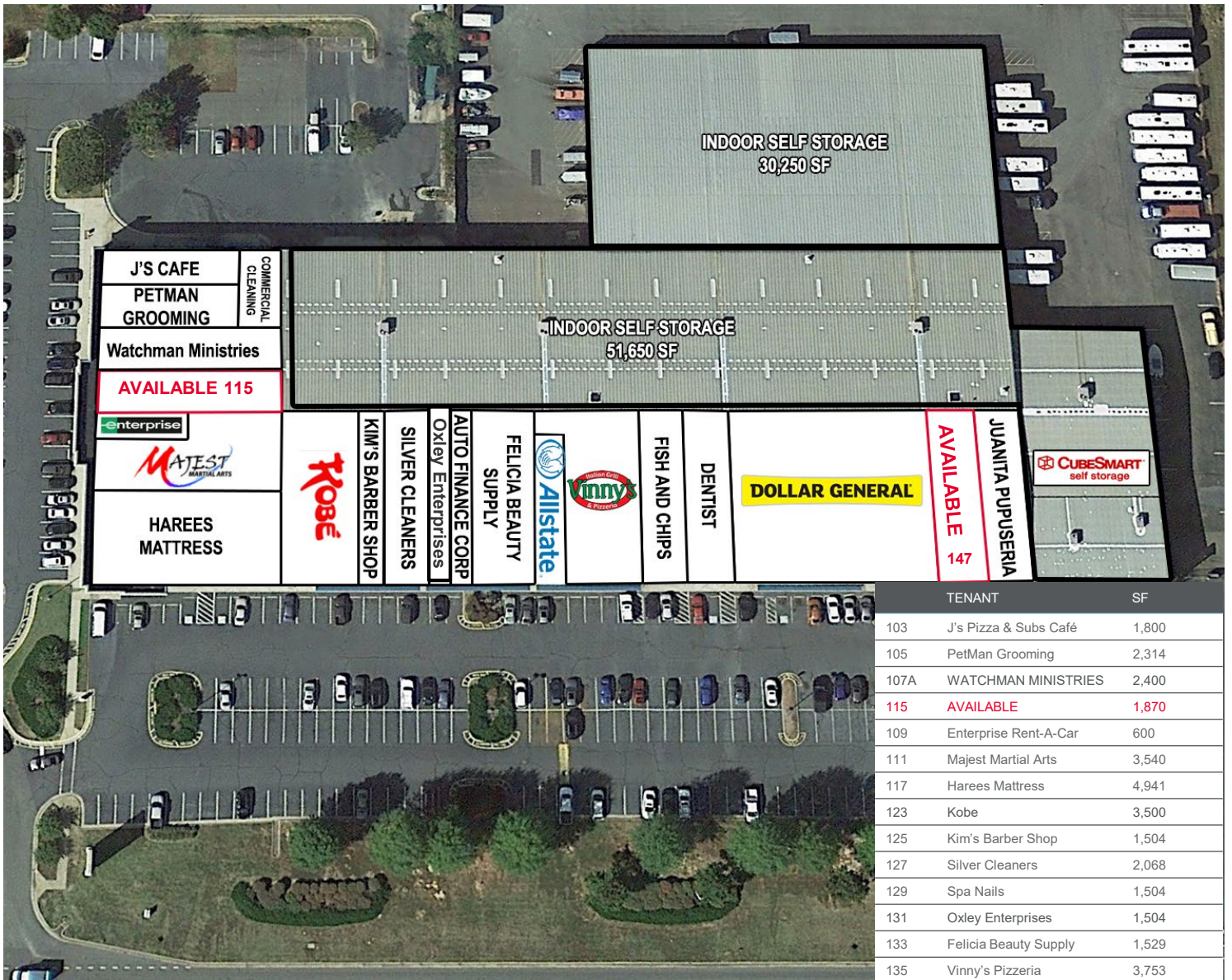
Senior Associate  
 540 322 4155  
[sharon.schmidt@thalhimer.com](mailto:sharon.schmidt@thalhimer.com)

Eagle Village  
 1125 Jefferson Davis Highway, Suite 350  
 Fredericksburg, VA 22401-8449  
[www.thalhimer.com](http://www.thalhimer.com)

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TENANT	SF
103 J's Pizza & Subs Café	1,800
105 PetMan Grooming	2,314
107A WATCHMAN MINISTRIES	2,400
115 AVAILABLE	1,870
109 Enterprise Rent-A-Car	600
111 Majest Martial Arts	3,540
117 Harees Mattress	4,941
123 Kobe	3,500
125 Kim's Barber Shop	1,504
127 Silver Cleaners	2,068
129 Spa Nails	1,504
131 Oxley Enterprises	1,504
133 Felicia Beauty Supply	1,529
135 Vinny's Pizzeria	3,753
137 Fish and Chips Restaurant	1,880
139 Dentist	2,068
145 Dollar General	8,417
147 AVAILABLE	2,850
149 Juanita Pupuseria	3,000
151 Cube Smart Self Storage	

Specifications	
Available SF	1,870 – 2,850 SF
Lease Rate	\$12.00 PSF NNN
Timing	Available immediately

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