



Property Features

- Great lease rate
- Largest shopping center in Colonial Beach
- McKinney Boulevard: 4,900 VPD
- Space 1: 3,000 SF Former Movie Gallery
- Space 2: 900 SF; Former ABC Store
- Space 3: 3000 SF Former Laundromat - corner space!
- NNN fees are \$1.50 PSF
- Join:



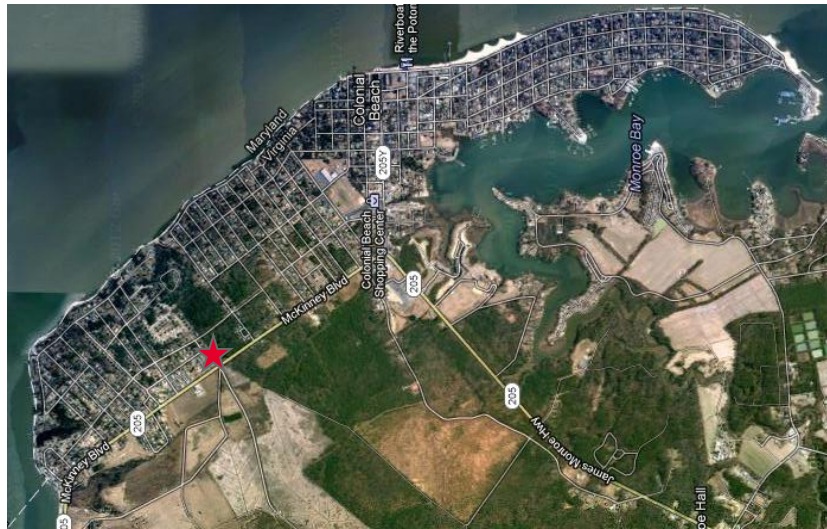
Specifications

Available SF	900 -3,000 SF
Lease Rate	\$12.00 - \$13.00 PSF NNN
Timing	Available immediately

For more information, contact:

VIRGIL NELSON, CCIM
 540 322 4150
virgil.nelson@thalhimer.com

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



For more information, contact:

VIRGIL NELSON, CCIM
540 322 4150
virgil.nelson@thalhimer.com

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