



FOR LEASE 1,200 - 2,400 SF

BREEZEWOOD SHOPPING CENTRE

**10600 - 10695 COURTHOUSE RD.
FREDERICKSBURG, VA 22407**



**CUSHMAN &
WAKEFIELD**

THALHIMER

BREEZEWOOD SHOPPING CENTRE

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Property Features

- Great opportunity in busy Big Lots anchored shopping center
- Excellent visibility and street access from Courthouse Rd. / Route 208
- Less than one mile from the \$300 million 470,000 SF U. S. Department of Veterans Affairs outpatient clinic.
- Situated 1.8 miles from I-95, exit 126
- Traffic Count: 46,000 VPD on Courthouse Rd. / Route 208

Nearby Tenants & Retailers:



TRAFFIC COUNTS

Courthouse Rd.	42,000 VPD
Southpoint Parkway	18,000 VPD
Interstate 95	214,000 VPD



UNIT	SF	RATE
10643	1,200	\$21.00 PSF NNN
10663	2,400	\$21.00 PSF NNN
10677	1,200	\$21.00 PSF NNN

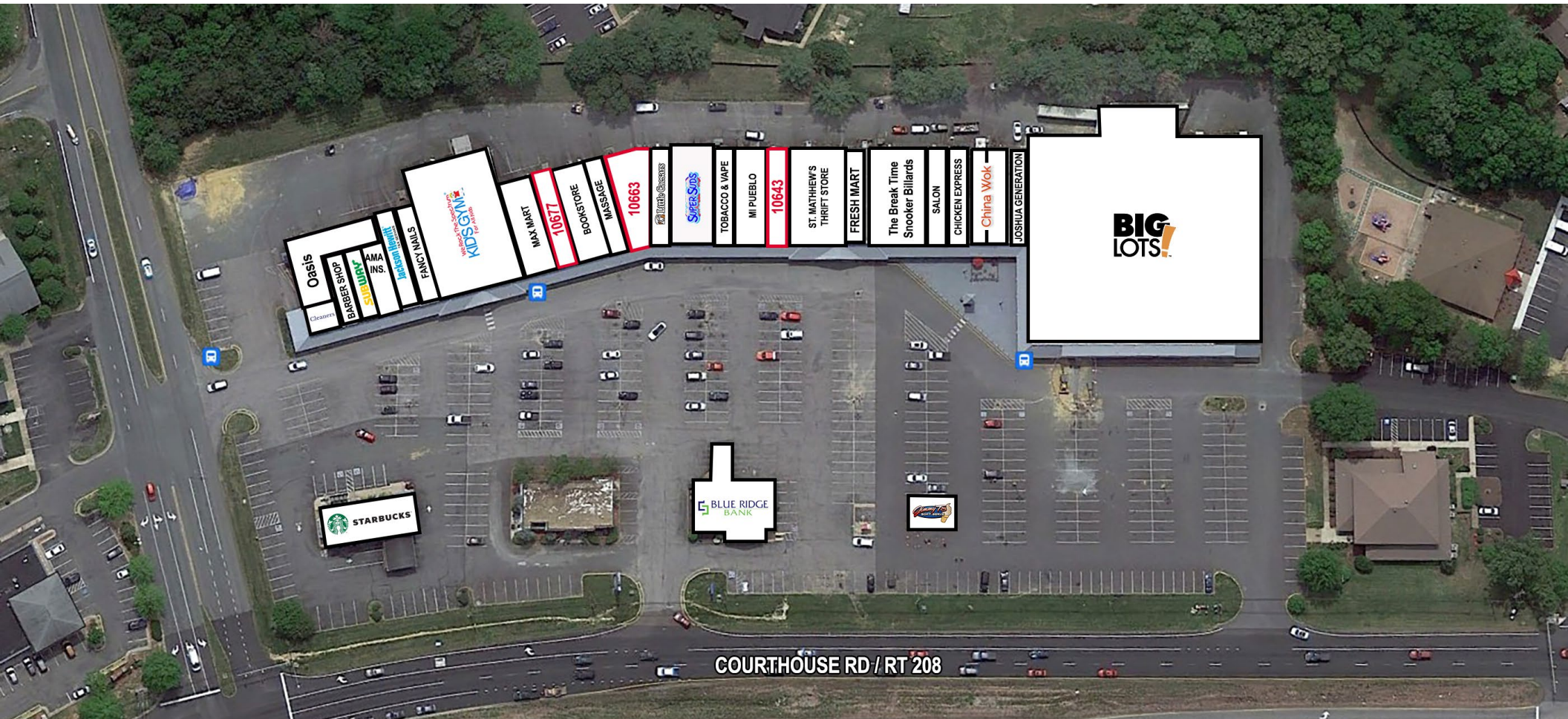
SPECIFICATIONS

Available SF:	1,200 – 2,400 SF
Lease Rate:	\$21.00 PSF
NNN Fees:	\$2.34 PSF
Parking:	330 Spaces
Timing:	Available Immediately

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POPULATION

1 MILE	7,187
3 MILES	62,414
5 MILES	120,984



AVE. HOUSEHOLD INCOME

1 MILE	\$108,659
3 MILES	\$130,092
5 MILES	\$130,244



DAYTIME POPULATION

1 MILE	2,080
3 MILES	18,603
5 MILES	48,118

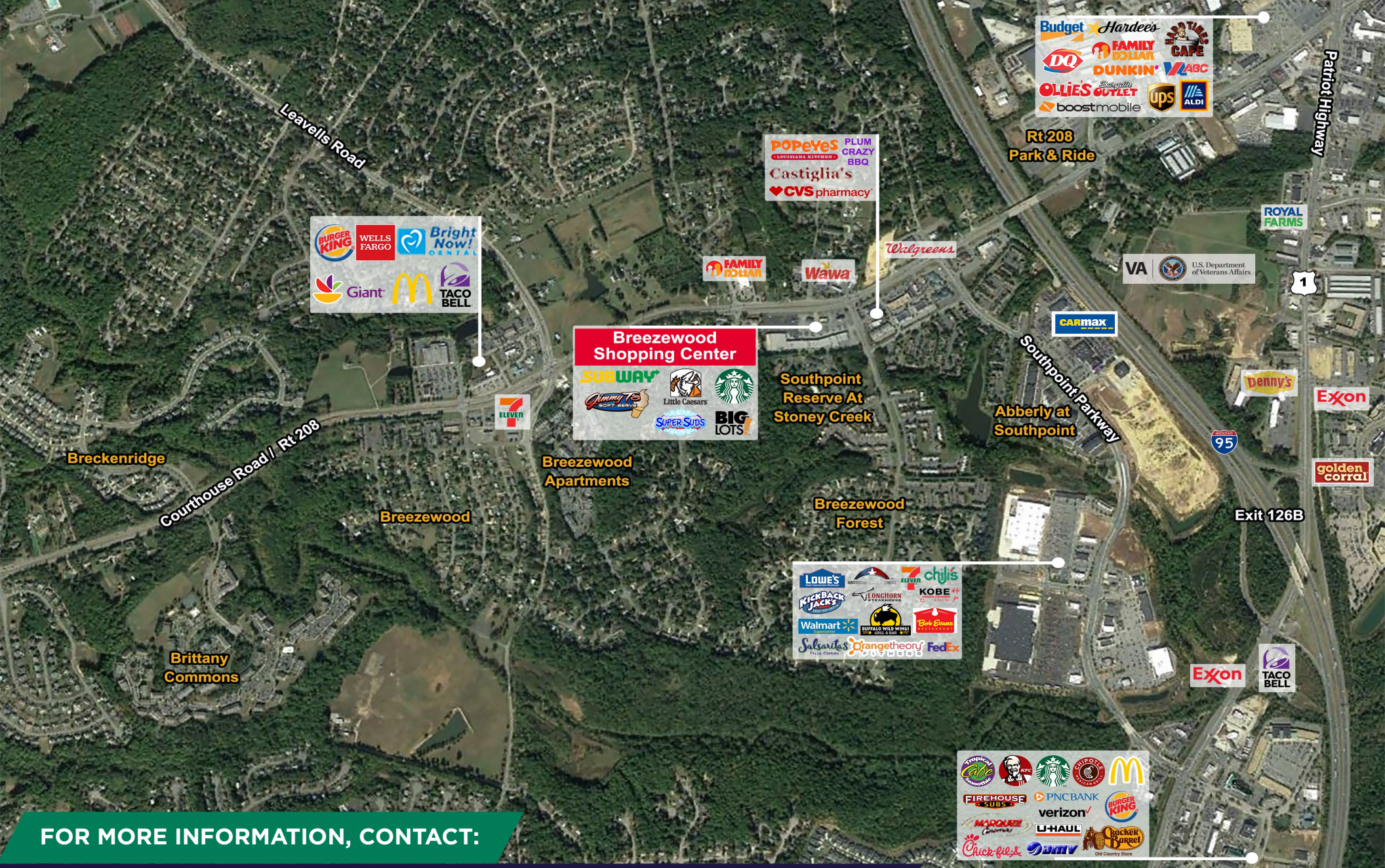
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SUITE	TENANT	SF
10611	BIG LOTS	35,125
10613	JOSHUA GENERATION	1,450
10617	CHINA WOK	2,400
10621	CHICKEN EXPRESS	1,280
10623	SALON	1,200
10625-29	THE BREAK TIME SNOOKER BILLARDS	3,200
10633	FRESH MART	1,700
10635	ST. MATTHEWS THRIFT	2,400
10639	ST. MATTHEWS THRIFT	2,400
10643	AVAILABLE	1,200
10645	BLUE RIDGE BANK	2,746
10647	MI PUEBLO	2,000
10651	VAPE	1,600
10653-57	SUPER SUDS, LLC	3,600
10661	LITTLE CAESARS	1,200
10663	AVAILABLE	2,400
10667	MASSAGE	1,200
10673	BOOK STORE	2,400
10677	AVAILABLE	1,200
10679	MAX MARKET	2,000

10681	WE ROCK THE SPECTRUM GYM	8,352
10685	FANCY NAILS	1,200
10687	JACKSON HEWITT	1,280
10689	AMA INSURANCE	700
10691	SUBWAY	1,145
10693	STARBUCKS	2,000
10695	BARBER SHOP	600
10697	DRY CLEANERS	1,600
10699	THE OASIS CHURCH	2,328
PAD 1	JIMMY T'S, LLC	2,000



FOR MORE INFORMATION, CONTACT:

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