

**8,450 SF END CAP  
AVAILABLE**



**RETAIL FOR LEASE**

**THE SHOPS AT ENGLAND RUN**

**736 WARRENTON RD.  
FREDERICKSBURG, VA 22406**



**THALHIMER**

# THE SHOPS AT ENGLAND RUN

## 736 WARRENTON RD. FREDERICKSBURG, VA 22406

### Property Features:

- Ample parking available
- Excellent road visibility and signage
- Convenient to Warrenton Road and I-95, exit 133

Building Size: 115,000 SF

Available:	736-101	8,450 SF
	736-102	14,625 SF
	736-109	1,600 SF
	736-114	1,200 SF

Lease Rate: \$18.00 PSF NNN (\$2.25)

Parking: 3.34 / 1,000 SF

Timing: Available Immediately

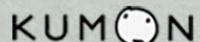
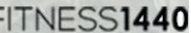
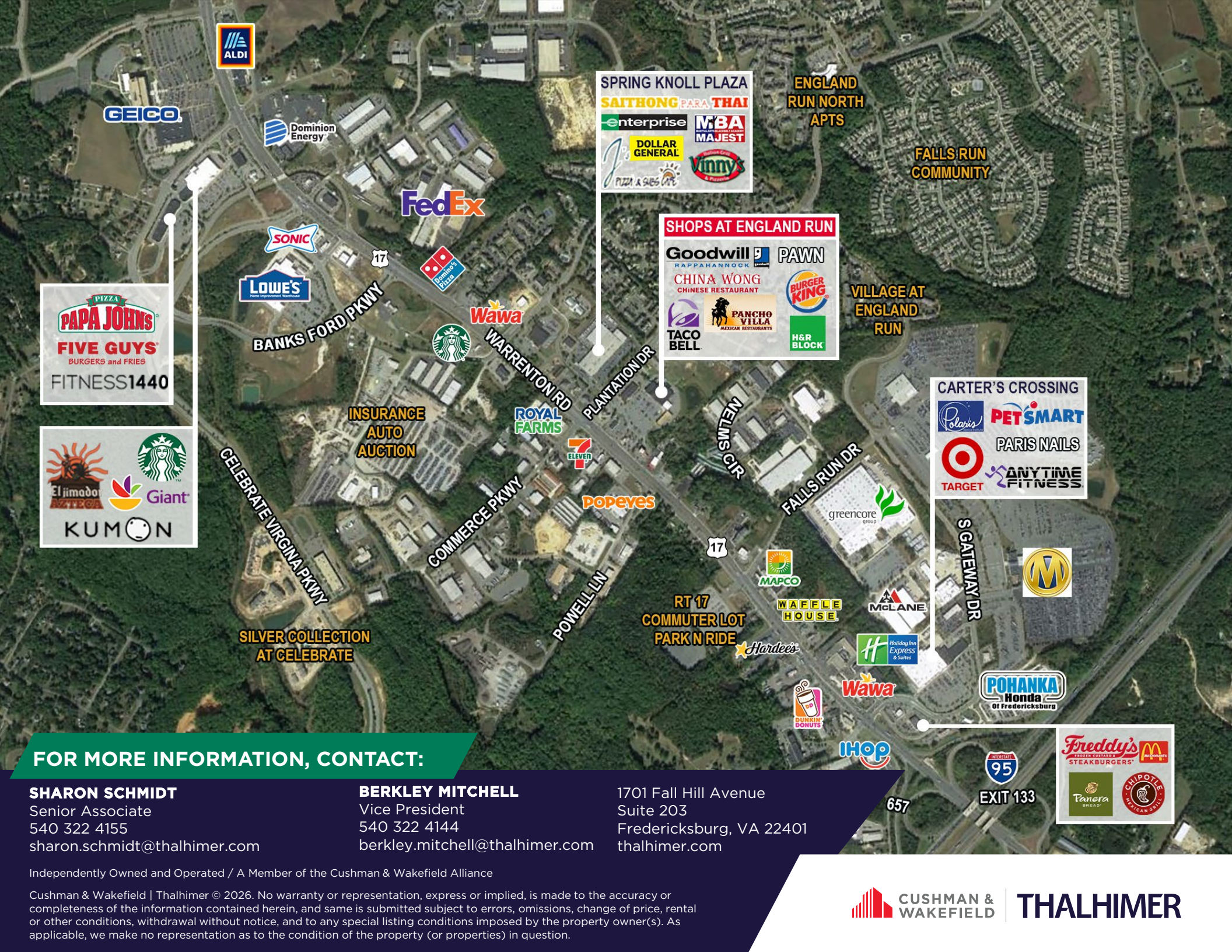


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736 WARRENTON RD., FREDERICKSBURG, VA 22406



SUITE	TENANT	SF
736-101	AVAILABLE	8,450
	GOODWILL	22,584
736-102	AVAILABLE	14,625
736-103	ROBIN'S HAIR	1,200
736-104	GONZALEZ BOXING CLUB	1,600
736-105	ADO-WAY	1,600
736-106	THE WASH DEPOT	2,000
736-107 & 108	FIRE PRAISE & WORSHIP	3,200
736-109	AVAILABLE	1,600
736-110	SAKURA SPA	1,200
736-111	CHINA WONG	1,200
736-112	SMOKE TIMES	1,200
736-113	H & R BLOCK	1,200
736-114	AVAILABLE	1,200
736-114A	LITTLE CAESARS	1,200
PAD	AVAILABLE	



ENGLAND RUN NORTH APTS

FALLS RUN COMMUNITY



VILLAGE AT ENGLAND RUN



S GATEWAY DR



CELEBRATE VIRGINIA PKWY

SILVER COLLECTION AT CELEBRATE

COMMERCE PKWY

POWELL LN

RT 17 COMMUTER LOT PARK N RIDE



WAFLE HOUSE



657



EXIT 133



**FOR MORE INFORMATION, CONTACT:**

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