

LEASE

CARTER'S CROSSING WEST
15 South Gateway Drive Fredericksburg, VA 22406



PROPERTY DESCRIPTION

18,780 sf Retail Multi-Tenant Building for Lease

PROPERTY HIGHLIGHTS

- 4,800 sf (sub-dividable) for Lease
- Excellent Retail/Office Space
- Carter's Crossing is a 34-acre retail shopping center anchored by Target, Chipotle, Pohanka Honda, Panera, AT&T, Freddy's Steakburgers, and PetSmart
- Located at I-95 Exit 133 (160,000 + ADT)

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	4,800 SF
Lot Size:	1.44 Acres
Building Size:	18,780 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	666	25,591	82,690
Total Population	1,638	69,775	243,200
Average HH Income	\$75,128	\$82,869	\$93,505

Donny Self, CCIM
540 842 6202
dself@cbcommercial.com

Brian Cunningham, CCIM
540 429 3414
bcunningham@coldwellbankerelite.com

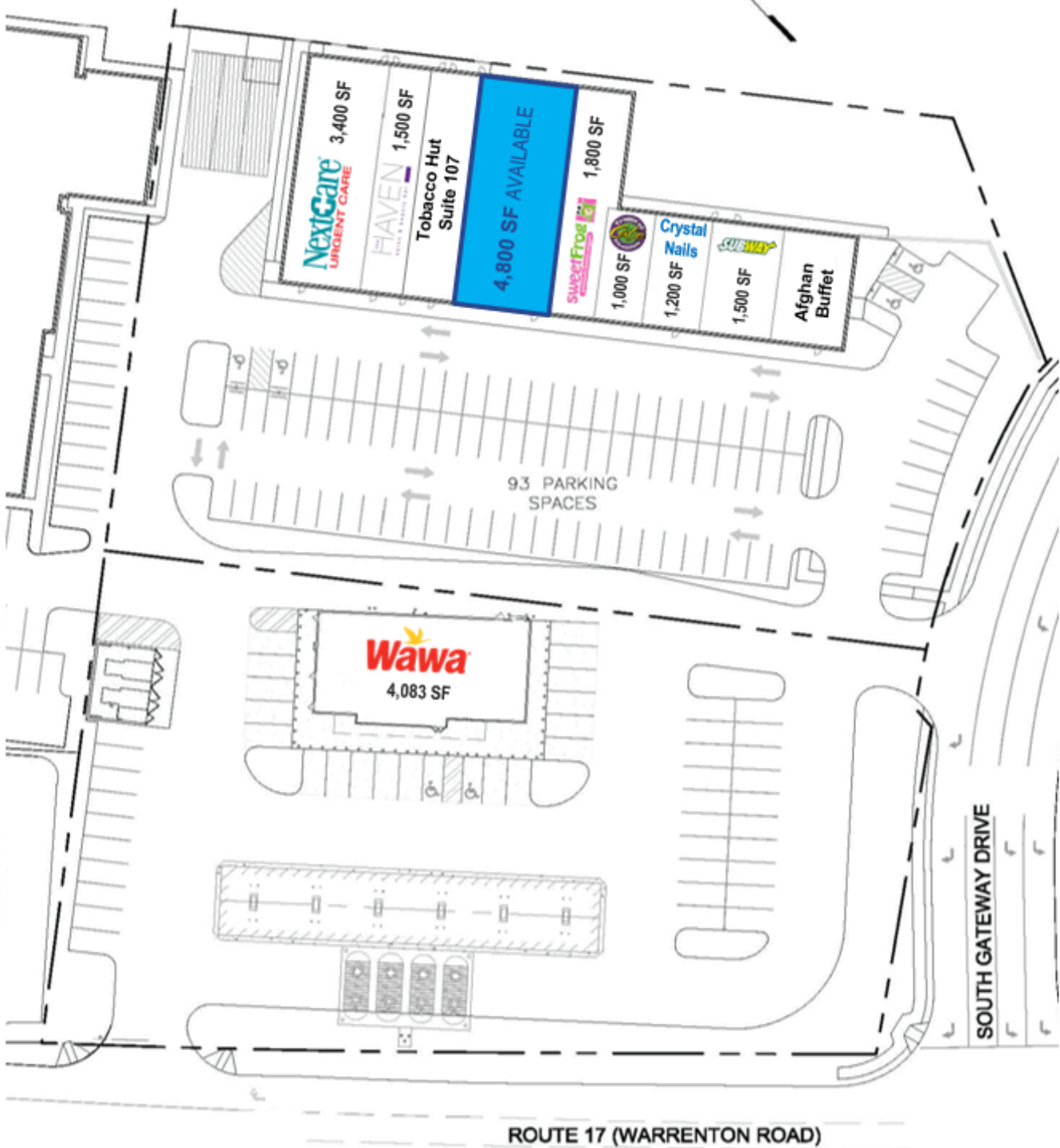


COLDWELL BANKER
COMMERCIAL
ELITE

LEASE

CARTER'S CROSSING WEST

15 South Gateway Drive Fredericksburg, VA 22406



Donny Self, CCIM
540 842 6202
dself@cbcommercial.com

Brian Cunningham, CCIM
540 429 3414
bcunningham@coldwellbankerelite.com

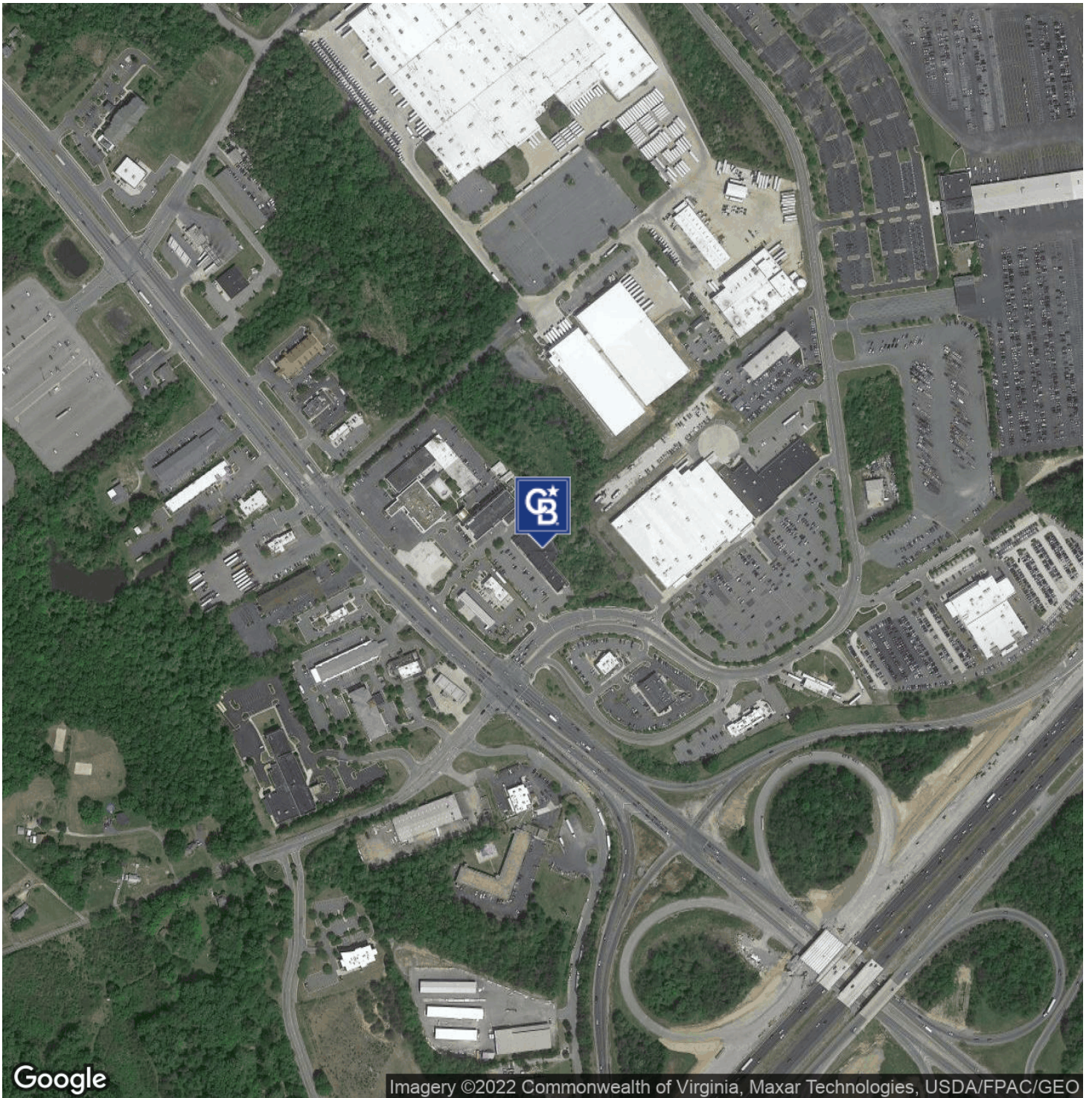


COLDWELL BANKER
COMMERCIAL
ELITE

LEASE

CARTER'S CROSSING WEST

15 South Gateway Drive Fredericksburg, VA 22406



Donny Self, CCIM
540 842 6202
dself@cbcommercial.com

Brian Cunningham, CCIM
540 429 3414
bcunningham@coldwellbankerelite.com

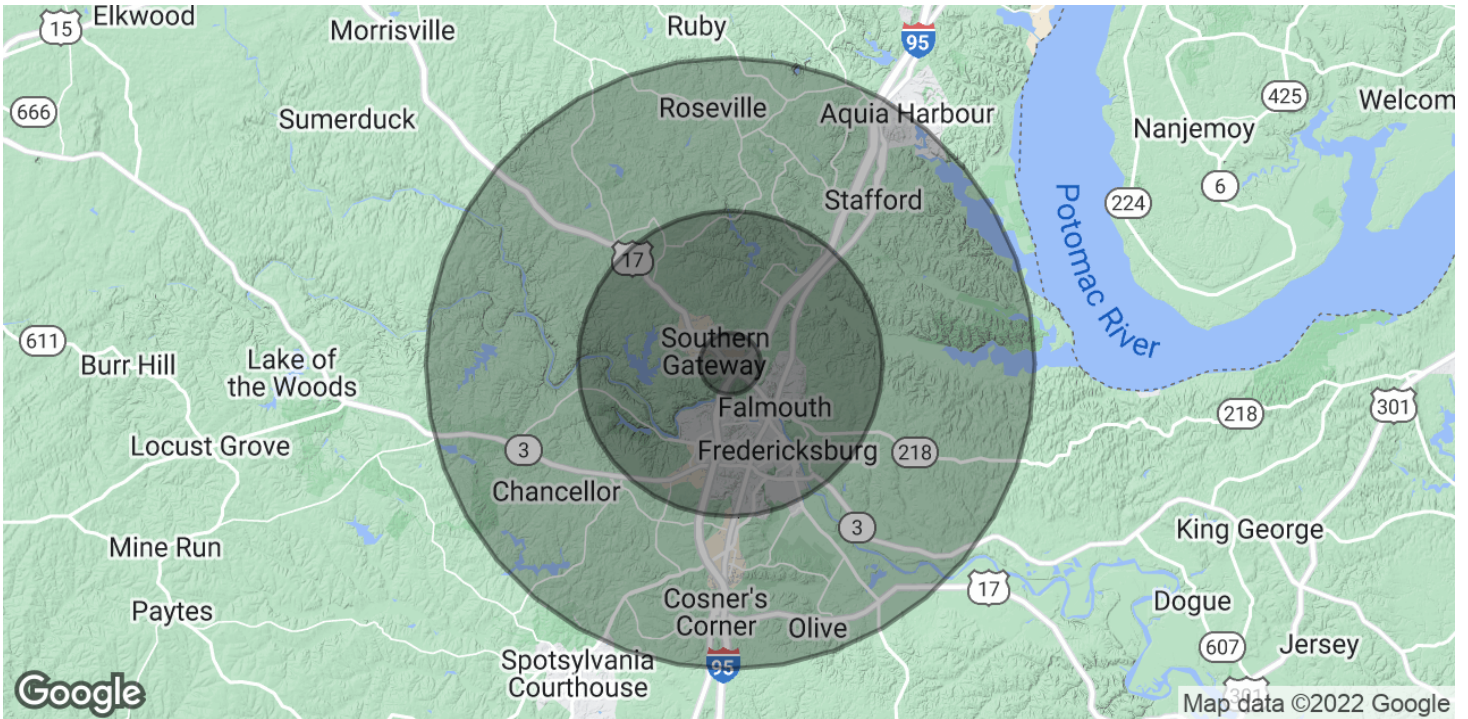


COLDWELL BANKER
COMMERCIAL
ELITE

LEASE

CARTER'S CROSSING WEST

15 South Gateway Drive Fredericksburg, VA 22406



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,638	69,775	243,200
Average Age	36.3	34.9	34.6
Average Age (Male)	38.2	34.3	33.7
Average Age (Female)	35.5	35.3	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	666	25,591	82,690
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$75,128	\$82,869	\$93,505
Average House Value	\$308,180	\$378,964	\$351,021

* Demographic data derived from 2010 US Census

Donny Self, CCIM
540 842 6202
dself@cbcommercial.com

Brian Cunningham, CCIM
540 429 3414
bcunningham@coldwellbankerelite.com



COLDWELL BANKER
COMMERCIAL
ELITE