



FOR LEASE 1,200 - 10,352 SF

BREEZEWOOD SHOPPING CENTER

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



**CUSHMAN &
WAKEFIELD**

THALHIMER

BREEZEWOOD SHOPPING CENTER

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Property Features

- Great junior anchor 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: 39,000 VPD on Courthouse Rd. / Suite 208

Nearby Tenants & Retailers:



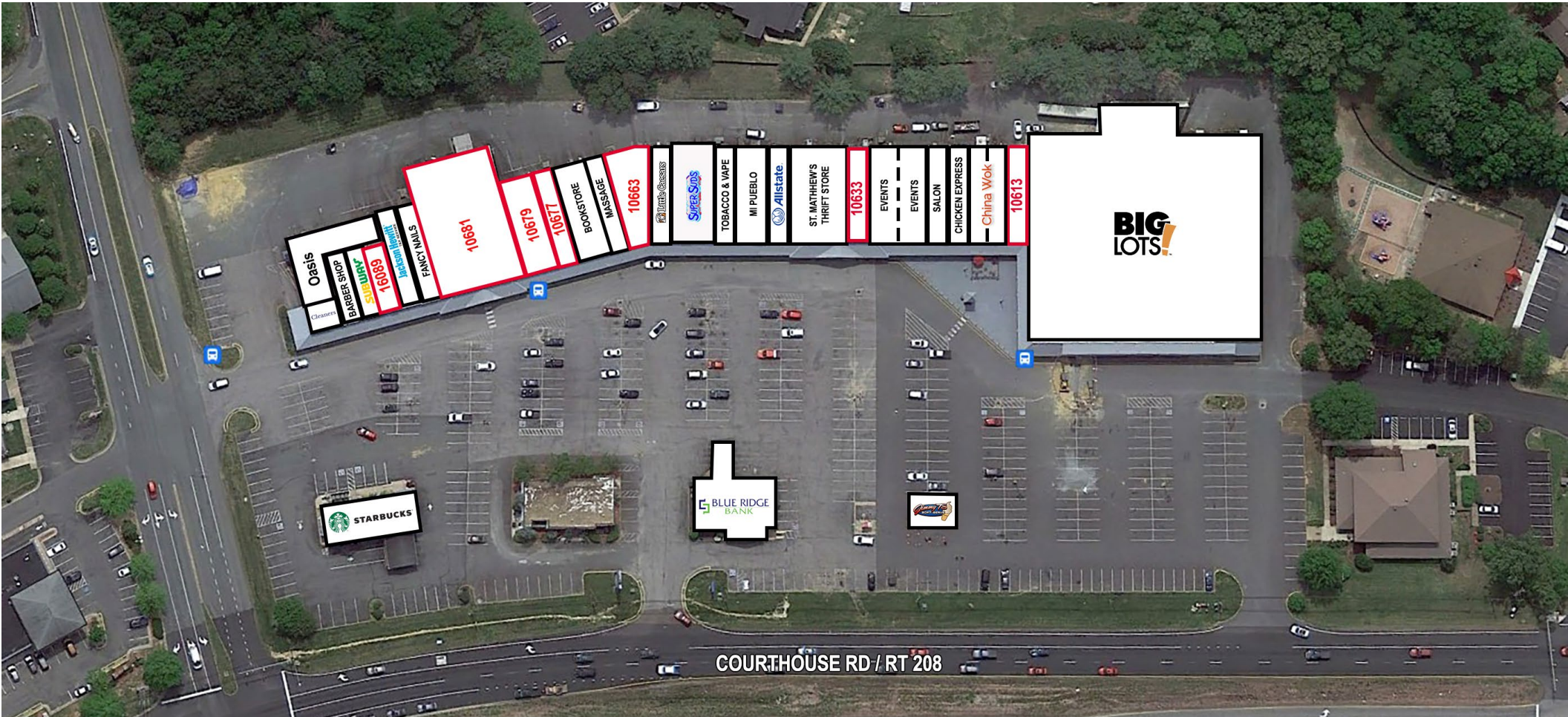
TRAFFIC COUNTS

Courthouse Rd.	39,000 VPD
Southpoint Parkway	22,000 VPD
Interstate 95	120,000 VPD

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POPULATION

1 MILE	7,507
3 MILES	61,026
5 MILES	117,897



AVE. HOUSEHOLD
INCOME

1 MILE	\$111,341
3 MILES	\$124,873
5 MILES	\$124,079



DAYTIME
POPULATION

1 MILE	7,080
3 MILES	52,042
5 MILES	119,365

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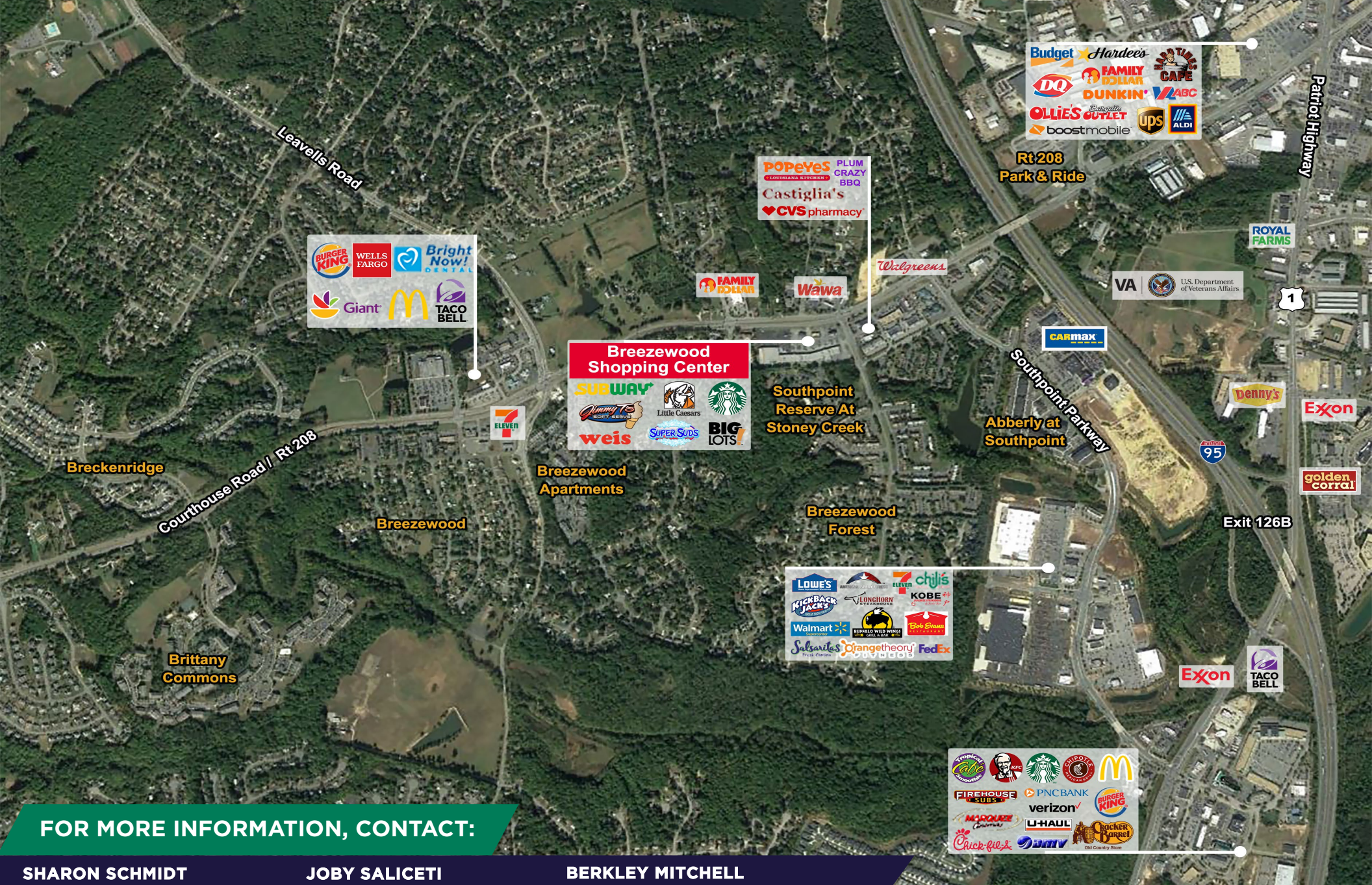
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SUITE	TENANT	SF
10611	BIG LOTS	35,125
10613	AVAILABLE	1,450
10617	CHINA WOK	2,400
10621	CHICKEN EXPRESS	1,280
10623	SALON	1,200
10625-29	EVENTS	3,200
10633	AVAILABLE	1,700
10635	ST. MATTHEWS THRIFT	2,400
10639	ST. MATTHEWS THRIFT	2,400
10643	ALL STATE	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*	AVAILABLE	2,000
10681*	AVAILABLE	8,352
10685	FANCY NAILS	1,200

10687	JACKSON HEWITT	1,280
10689	AVAILABLE	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

* 10679 and 10681 can be combined to 10,352 SF



FOR MORE INFORMATION, CONTACT:

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