

PROPERTY FOR LEASE

HARRISON CROSSING SOUTH

7019 HARRISON ROAD FREDERICKSBURG, VA 22407

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

9,759 SF Available for Prelease in Fredericksburg, VA.

PROPERTY HIGHLIGHTS

- Located in Harrison Crossing, a 70 AC shopping center, anchored by Giant & Home Depot
- Brand new, beautifully designed neighborhood retail center w/ outdoor dining patio
- Join Basilico New York Deli
- 11,905 SF of space currently completed; 9,759 SF to be built in Phase II
- Ideal for multiple office or retail uses - Zoned C3
- Multiple spaces and layouts with attractive brick storefronts

OFFERING SUMMARY

Lease Rate:	Ask Agent
Available SF:	9,759 SF
Building Size:	21,470 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,449	33,659	76,577
Total Population	42,805	93,222	212,063
Average HH Income	\$121,944	\$125,981	\$135,073

For more information:



ELLEN LONG

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ROBERT MARSHALL

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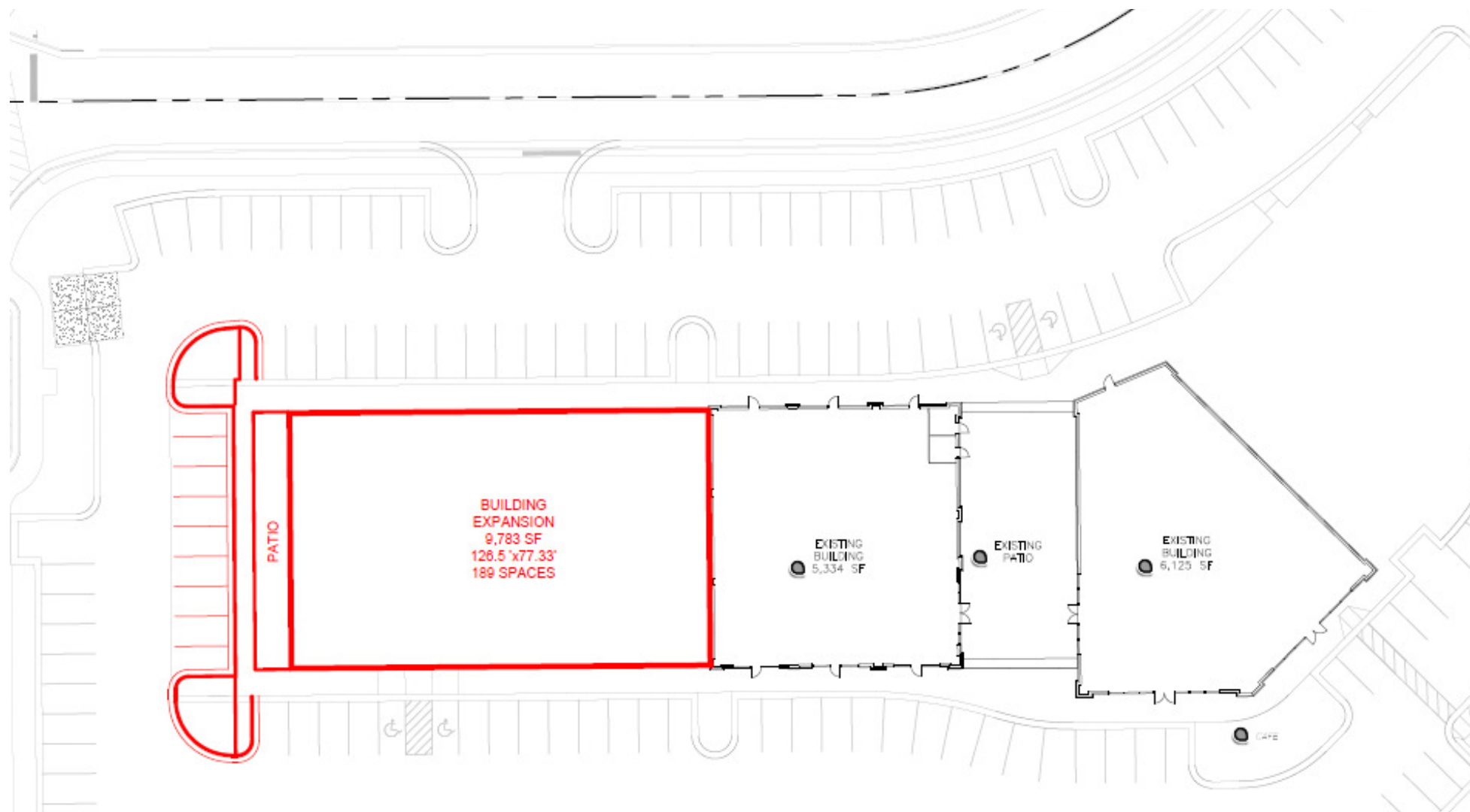
Taylor Long Properties
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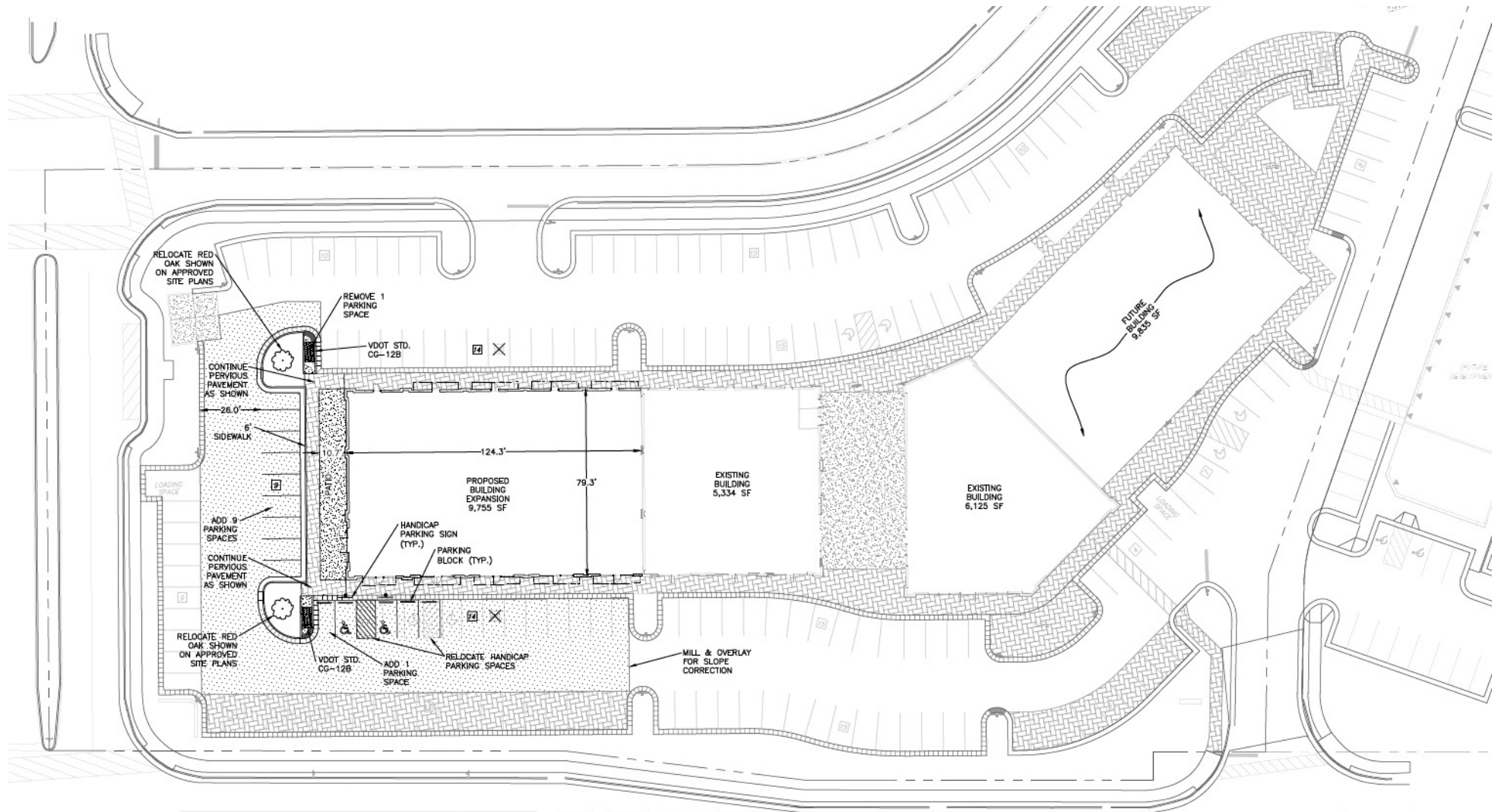
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RETAIL PROPERTY FOR LEASE

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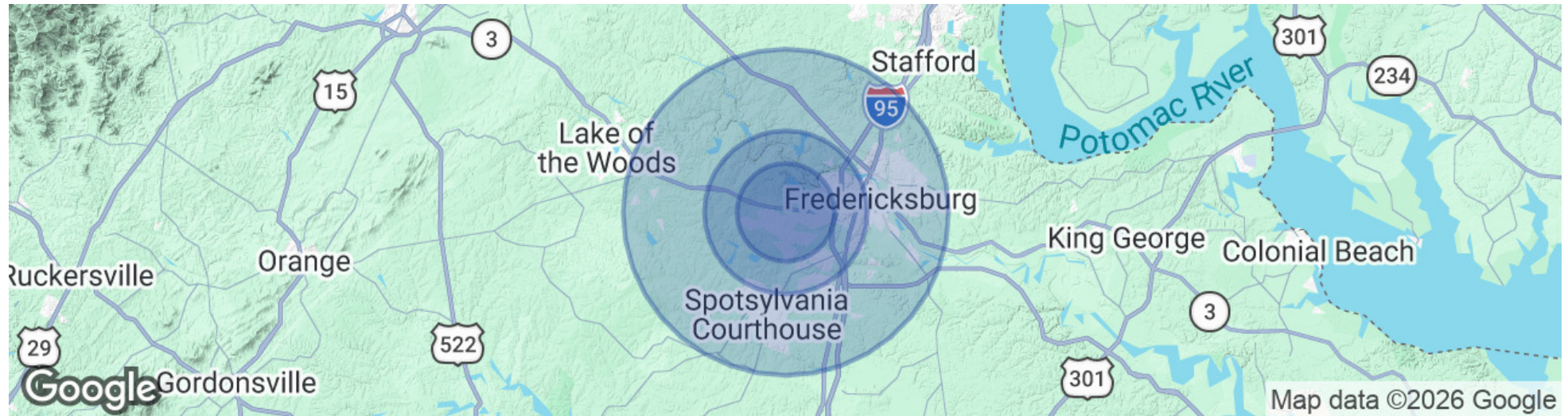
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	42,805	93,222	212,063
Average Age	37.9	37.5	38.4
Average Age (Male)	37.4	37.1	37.5
Average Age (Female)	38.2	38.3	39.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,449	33,659	76,577
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$121,944	\$125,981	\$135,073
Average House Value	\$364,994	\$404,406	\$425,233

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