

PROPERTY FOR LEASE

HARRISON CROSSING SOUTH

7011 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	14,526	33,905	76,565
Total Population	43,006	93,974	212,043
Average HH Income	\$121,874	\$125,829	\$135,067

For more information:

ELLEN LONG

President / Principal Broker

804.864.9788 x101

ellenlong@taylorlongproperties.com

ROBERT MARSHALL

Senior Vice President

804.864.9788 x102

robertmarshall@taylorlongproperties.com

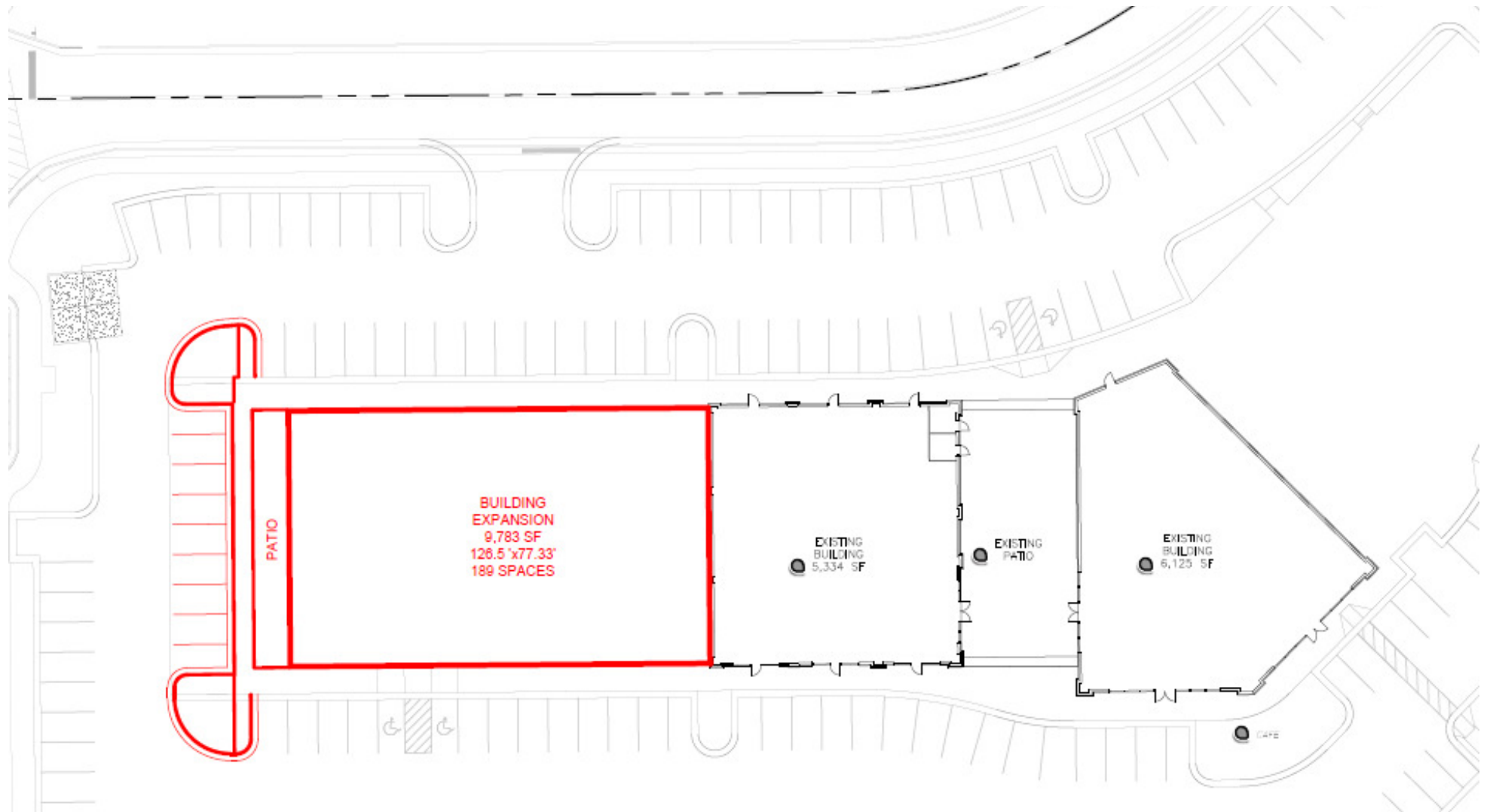
Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

PROPERTY FOR LEASE

HARRISON CROSSING SOUTH

7011 HARRISON ROAD FREDERICKSBURG, VA 22407

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:

ELLEN LONG

President / Principal Broker

804.864.9788 x101

ellenlong@taylorlongproperties.com

ROBERT MARSHALL

Senior Vice President

804.864.9788 x102

robertmarshall@taylorlongproperties.com

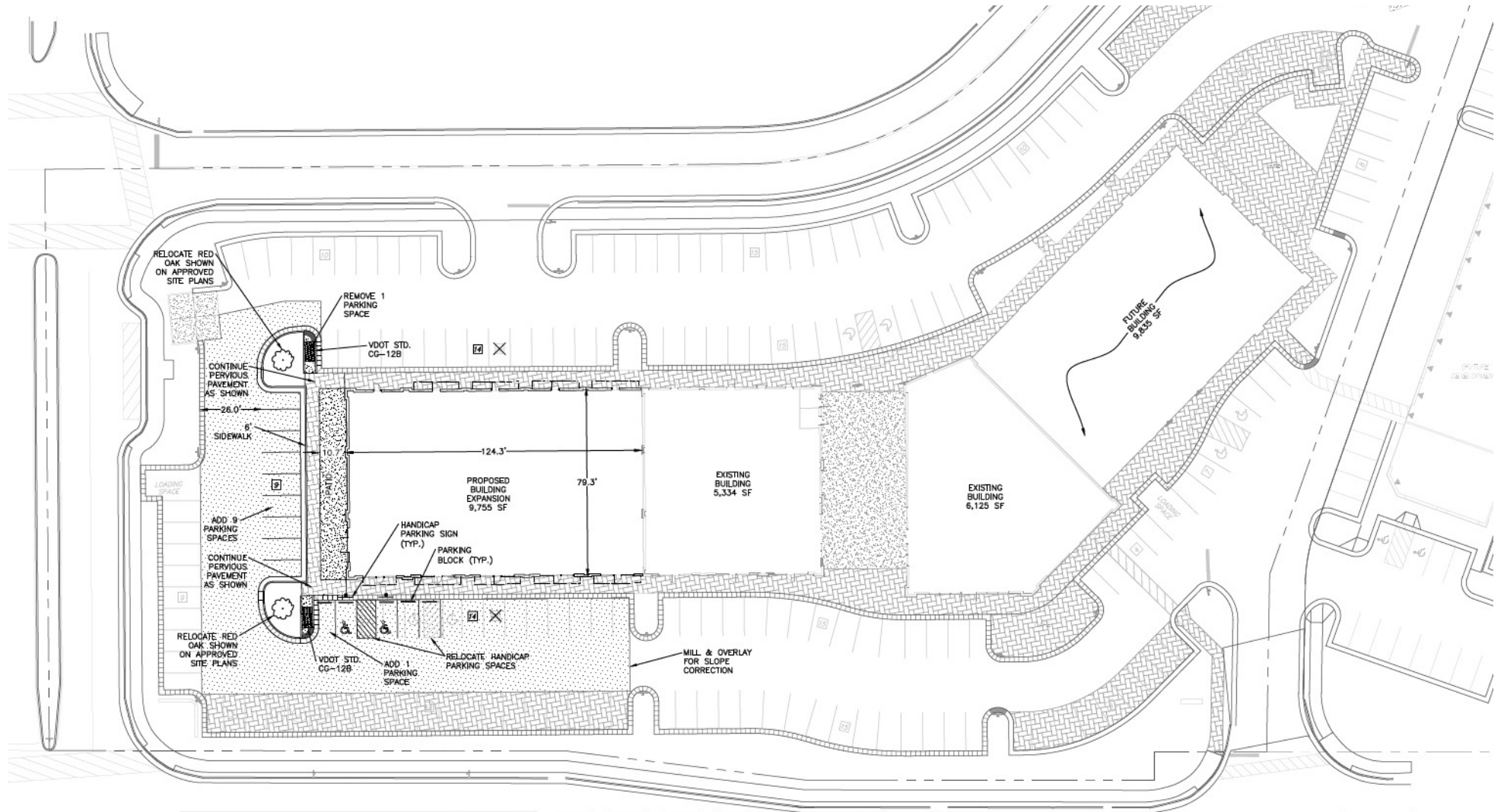
Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

RETAIL PROPERTY FOR LEASE

HARRISON CROSSING SOUTH

7011 HARRISON ROAD FREDERICKSBURG, VA 22407

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:

ELLEN LONG

President / Principal Broker

804.864.9788 x101

ellenlong@taylorlongproperties.com

ROBERT MARSHALL

Senior Vice President

804.864.9788 x102

robertmarshall@taylorlongproperties.com

Taylor Long Properties

10142 West Broad St

Glen Allen, VA 23060

taylorlongproperties.com

PROPERTY FOR LEASE

HARRISON CROSSING SOUTH

7011 HARRISON ROAD FREDERICKSBURG, VA 22407

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:

ELLEN LONG

President / Principal Broker

804.864.9788 x101

ellenlong@taylorlongproperties.com

ROBERT MARSHALL

Senior Vice President

804.864.9788 x102

robertmarshall@taylorlongproperties.com

Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

RETAIL PROPERTY FOR LEASE

HARRISON CROSSING SOUTH

7011 HARRISON ROAD FREDERICKSBURG, VA 22407

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:

ELLEN LONG

President / Principal Broker

804.864.9788 x101

ellenlong@taylorlongproperties.com

ROBERT MARSHALL

Senior Vice President

804.864.9788 x102

robertmarshall@taylorlongproperties.com

Taylor Long Properties

10142 West Broad St

Glen Allen, VA 23060

taylorlongproperties.com

PROPERTY FOR LEASE

HARRISON CROSSING SOUTH

7011 HARRISON ROAD FREDERICKSBURG, VA 22407



For more information:

ELLEN LONG

President / Principal Broker

804.864.9788 x101

ellenlong@taylorlongproperties.com

ROBERT MARSHALL

Senior Vice President

804.864.9788 x102

robertmarshall@taylorlongproperties.com

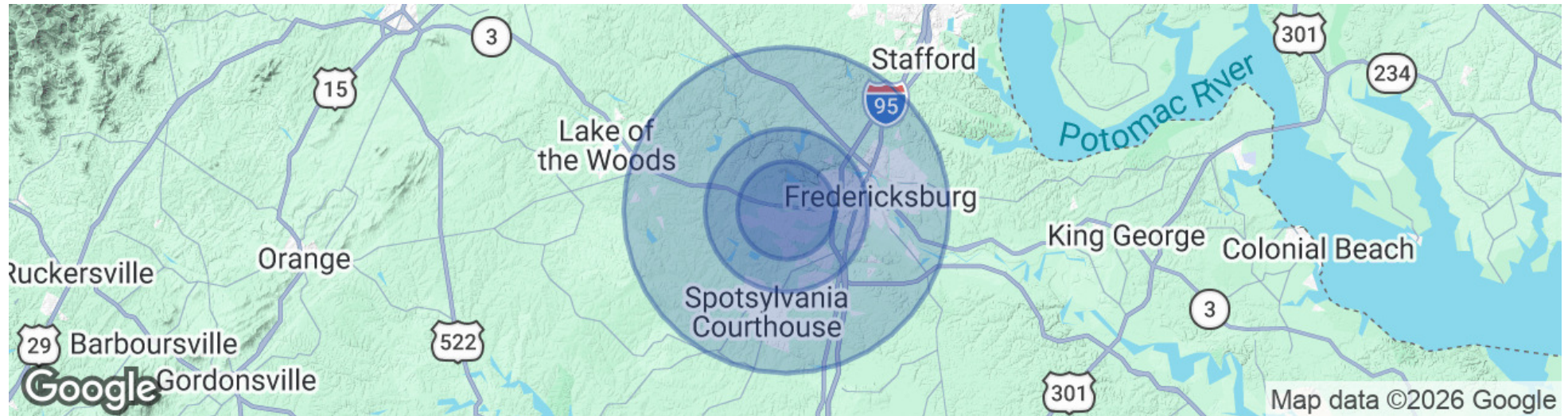
Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

PROPERTY FOR LEASE

HARRISON CROSSING SOUTH

7011 HARRISON ROAD FREDERICKSBURG, VA 22407

Taylor Long
PROPERTIES
Commercial Real Estate



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	43,006	93,974	212,043
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	14,526	33,905	76,565
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$121,874	\$125,829	\$135,067
Average House Value	\$364,662	\$404,124	\$425,272

2023 American Community Survey (ACS)

For more information:

ELLEN LONG

President / Principal Broker

804.864.9788 x101

ellenlong@taylorlongproperties.com

ROBERT MARSHALL

Senior Vice President

804.864.9788 x102

robertmarshall@taylorlongproperties.com

Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com