



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Prime pad sites available with frontage on Warrenton Road (Route 17).
- Close proximity to University of Mary Washington, Stafford Lakes residential development, GEICO and many retailers including Walmart and LIDL.

## AVAILABLE INLINE SPACE & PADS

SIZE	RATE	CONDITION	TIMING
UP TO 3,702 SF	\$32-35 PSF NNN	COLD DARK SHELL & TI	IMMEDIATE
TO ACCOMMODATE UP TO 6,300 SF	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES OR BUILD TO SUIT	IMMEDIATE
LOT 1 (1.32 AC)	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES	IMMEDIATE
LOT 3 & 4 (UP TO 2.67 AC)	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES	IMMEDIATE

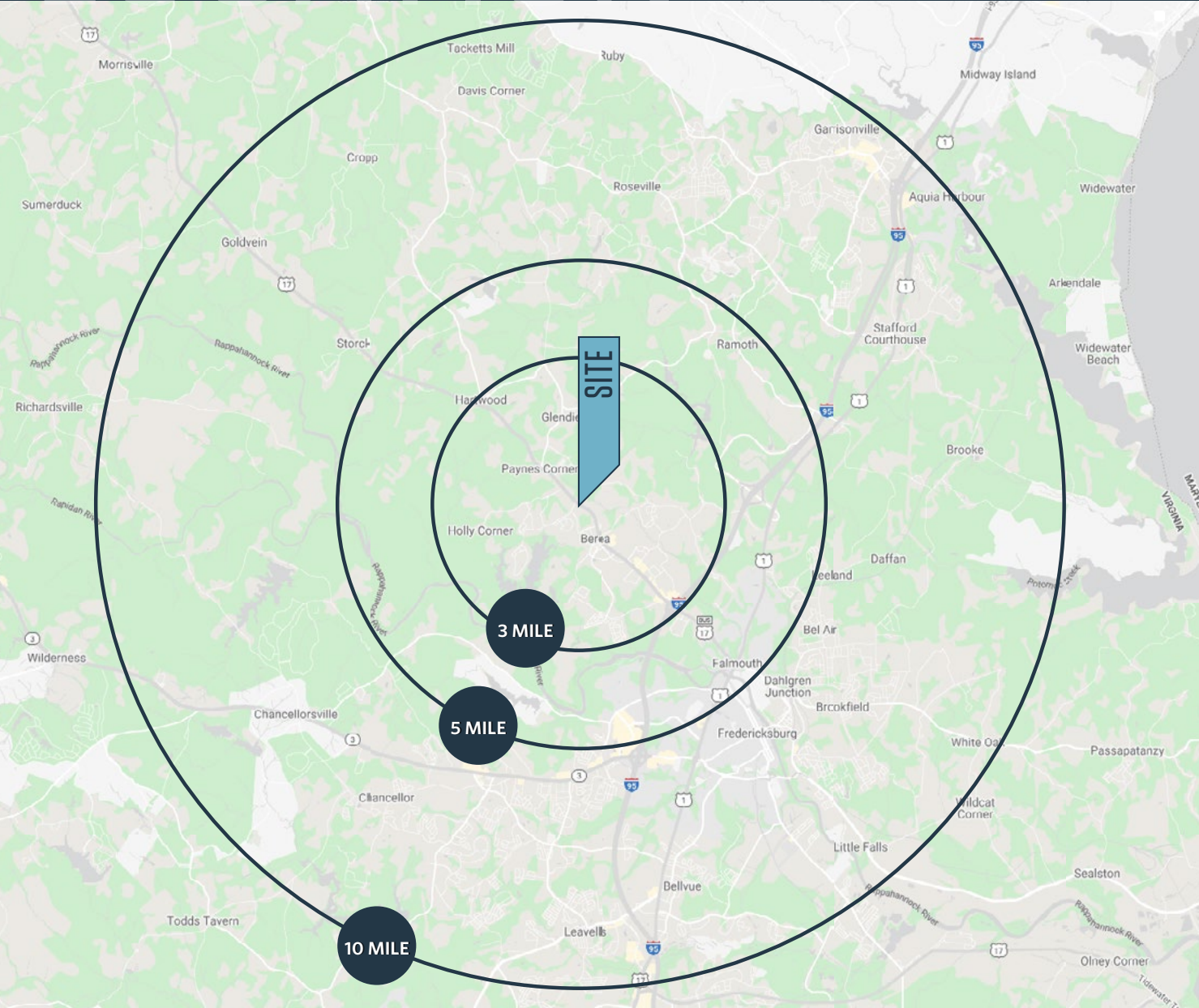
\*Est. NNN: \$6.00 PSF



# LOCATION

# STAFFORD LAKES & FALLS RUN

WARRENTON RD. (ROUTE 17) & VILLAGE PARKWAY, FREDERICKSBURG, VA 22406, STAFFORD COUNTY



## DEMOGRAPHICS | 2019:

	3-MILE	5-MILE	10-MILE
Population	20,311	41,621	239,184
Daytime Population	12,082	26,543	94,536
Households	7,066	14,366	80,883
Average HH Income	\$125,528	\$114,871	\$121,936

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2018:

Warrenton Road (Route 17)	41,000 ADT
Village Parkway	8,900 ADT

**FORREST MORRILL**

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# AERIAL

# STAFFORD LAKES & FALLS RUN

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# CLOSE UP

# STAFFORD LAKES & FALLS RUN

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STAFFORD LAKES

Walmart

PAD FOR GROUND LEASE  
OR  
6,300 SF RETAIL SPACE  
FOR LEASE

41,000  
(2018 ADT)

8,900  
(2018 ADT)

UMW  
1,000 STUDENTS

Warrenton Road



Village Parkway

LOT 4  
±1.34 AC

LOT 3  
±1.34 AC

ROYAL FARMS

LOT 1  
1.32 AC

2.67 TOTAL AC  
AVAILABLE

FALLS RUN

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# SITE PLAN

# STAFFORD LAKES & FALLS RUN

WARRENTON RD. (ROUTE 17) & VILLAGE PARKWAY, FREDERICKSBURG, VA 22406, STAFFORD COUNTY

**ROYAL FARM**  
**FARMS**



**41,000**  
(2018 ADT)

**WARRENTON ROAD**

**PAD FOR GROUND LEASE  
OR  
6,300 SF RETAIL SPACE  
FOR LEASE**

**4,152 SF**

**6,300 SF  
AVAILABLE**

**WALBC** 3,200 SF

**Great Clips** 1,269 SF

1,272 SF

1,009 SF AVAILABLE

1,009 SF AVAILABLE

1,304 SF AVAILABLE

MECHANICAL ROOM

**NEGOTIATING LEASE**

**LIDL**

**Walmart**



**CLICK HERE TO WATCH  
VIDEO OF PROPERTY**

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# PHOTOS

# STAFFORD LAKES & FALLS RUN

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**CLICK TO VIEW PROPERTY WEBSITE**

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