

**FOR  
LEASE**

Pad Site/Ground Lease/Build to Suit



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### Pad Sites/Ground Lease/Build to Suit

Join Starbucks, and Firestone in retail development on lighted intersection at Warrenton Road (42,000 AADT) in Fredericksburg, VA

Ground Lease, Build to Suit or Strip Center options available

High daytime population due to over 5,600+ employees in nearby corporate offices of Geico, Intuit, FBI, Greencore Group and McLane

Nearby retailers include Walmart, Lowe's, Target, LIDL, Aldi, Chick fil-a and more



### Demographics

### Retailers



52,336

Employees

\$87,019

Median HH Income

4,221

Business

(based on 5-mile radius)

Population

Households

Median HH Income

Average HH Income

3-miles

26,991

9,662

\$87,462

\$105,570

5-miles

69,392

25,351

\$87,019

\$107,779

7-miles

135,885

48,290

\$89,508

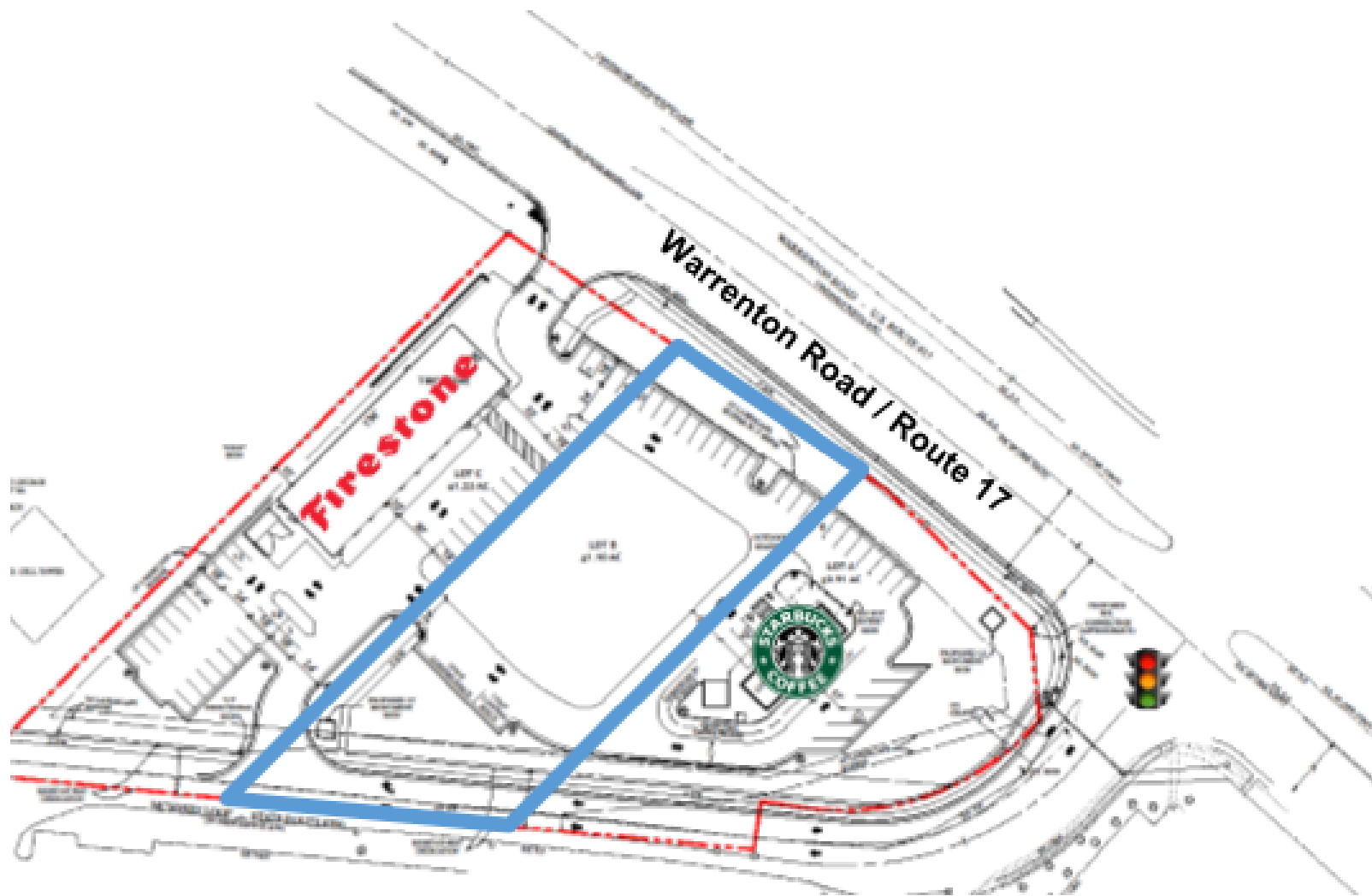
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Site Plan



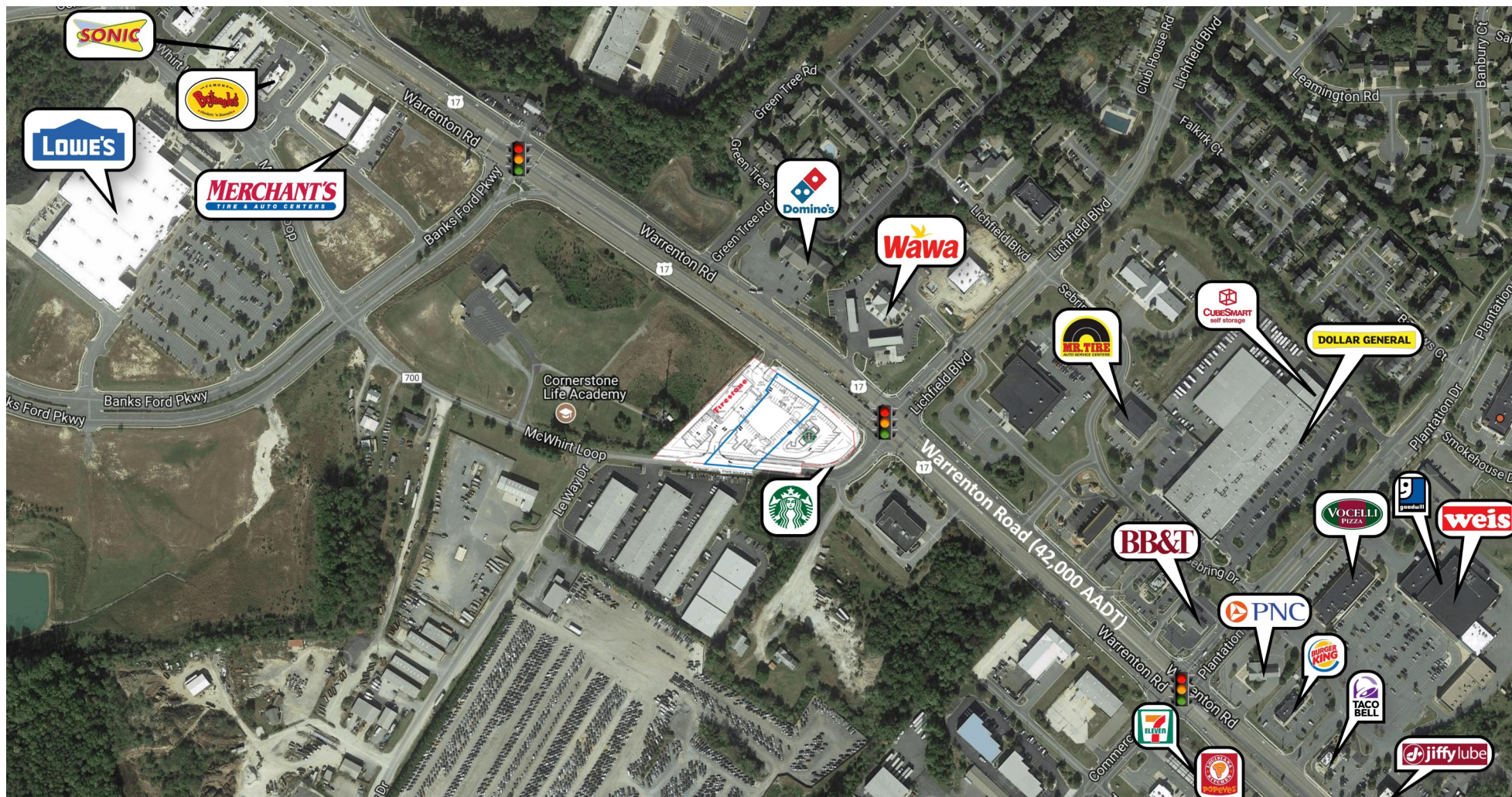
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Retail Aerial



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