

STAFFORD LAKES

9 VILLAGE CENTER DRIVE
FREDERICKSBURG, VIRGINIA 22406

JOIN NOW OPEN LIDL, MCDONALD'S
& WALMART SUPER CENTER



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STAFFORD LAKES

FACTS AT-A-GLANCE

- 1,125-5,001 SF newly built retail opportunities in bustling Fredericksburg
- Prime pad site and retail opportunities with frontage alongside Warrenton Road
- Close proximity to Stafford Lakes residential development, University of Mary Washington and several retailers such as Lidl, Target and Lowe's

AREA RETAILERS



DEMOS

10-Mile Radius, 2019



POPULATION

75,155



AVG HH INCOME

\$98,607



TRAFFIC COUNTS

40,000

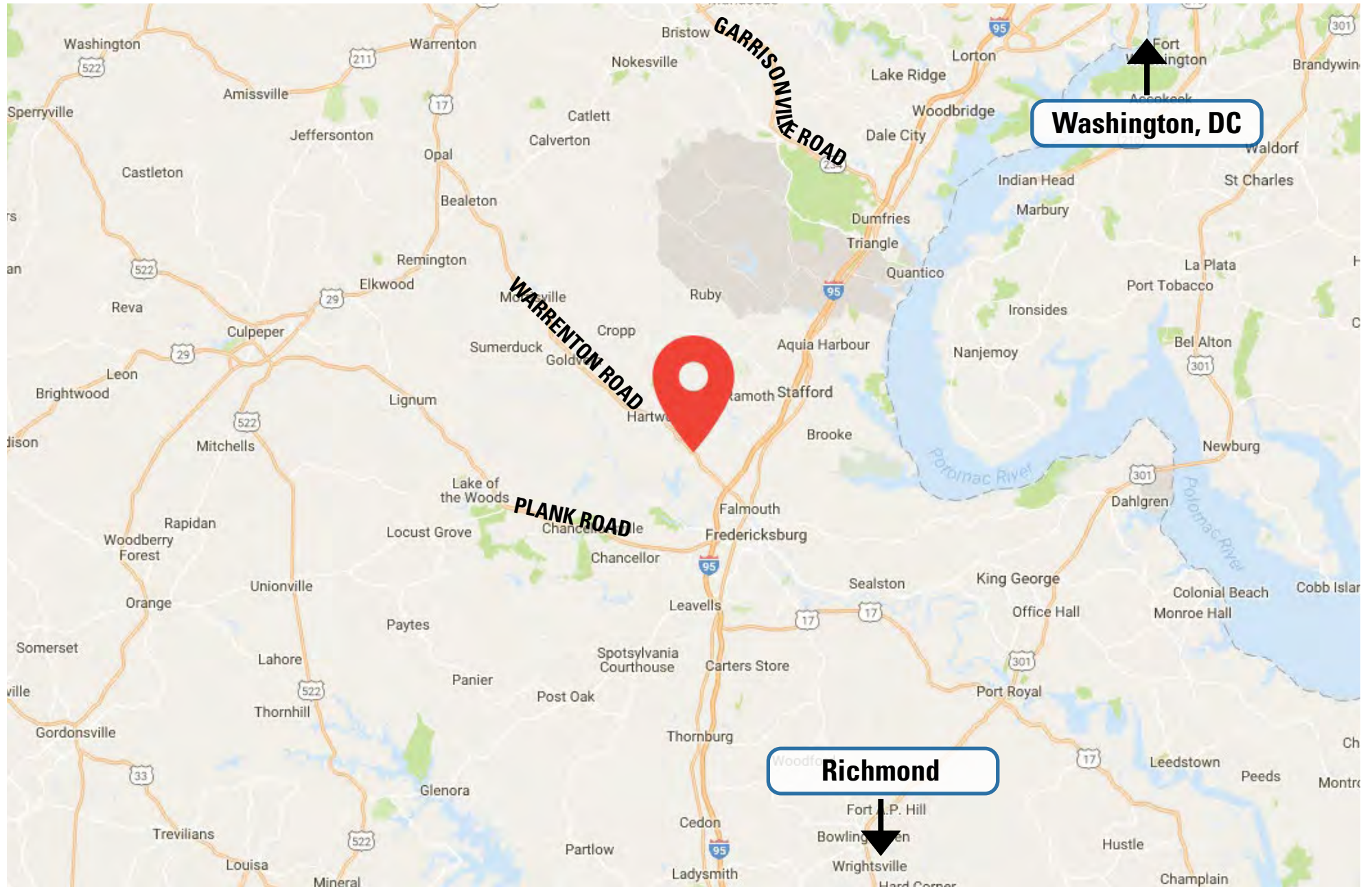
(Route 17)



DAYTIME POPULATION

50,955

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Road A

Route 17 40,000 VPD



1,000 Students



STAFFORD LAKES

Pad Site

6,300 SF

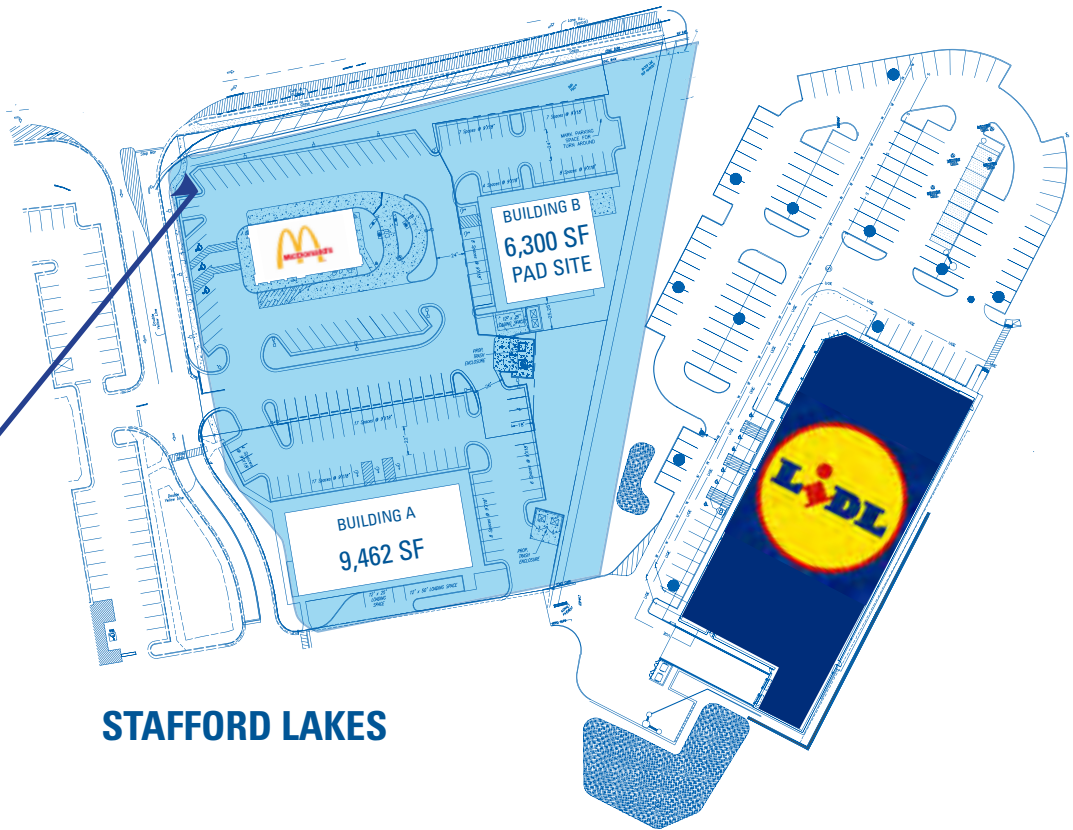
9,462 SF

Small Shop Space



Stafford Lakes
1,200 Homes

ROUTE 17



STAFFORD LAKES

DEMOGRAPHICS (2019)	1 MILE	3 MILES	5 MILES
POPULATION	3,302	20,312	41,736
AVG HH INCOME	\$125,644	\$109,623	\$96,318
EMPLOYEES	1,612	9,941	20,391
SITE FACTS			

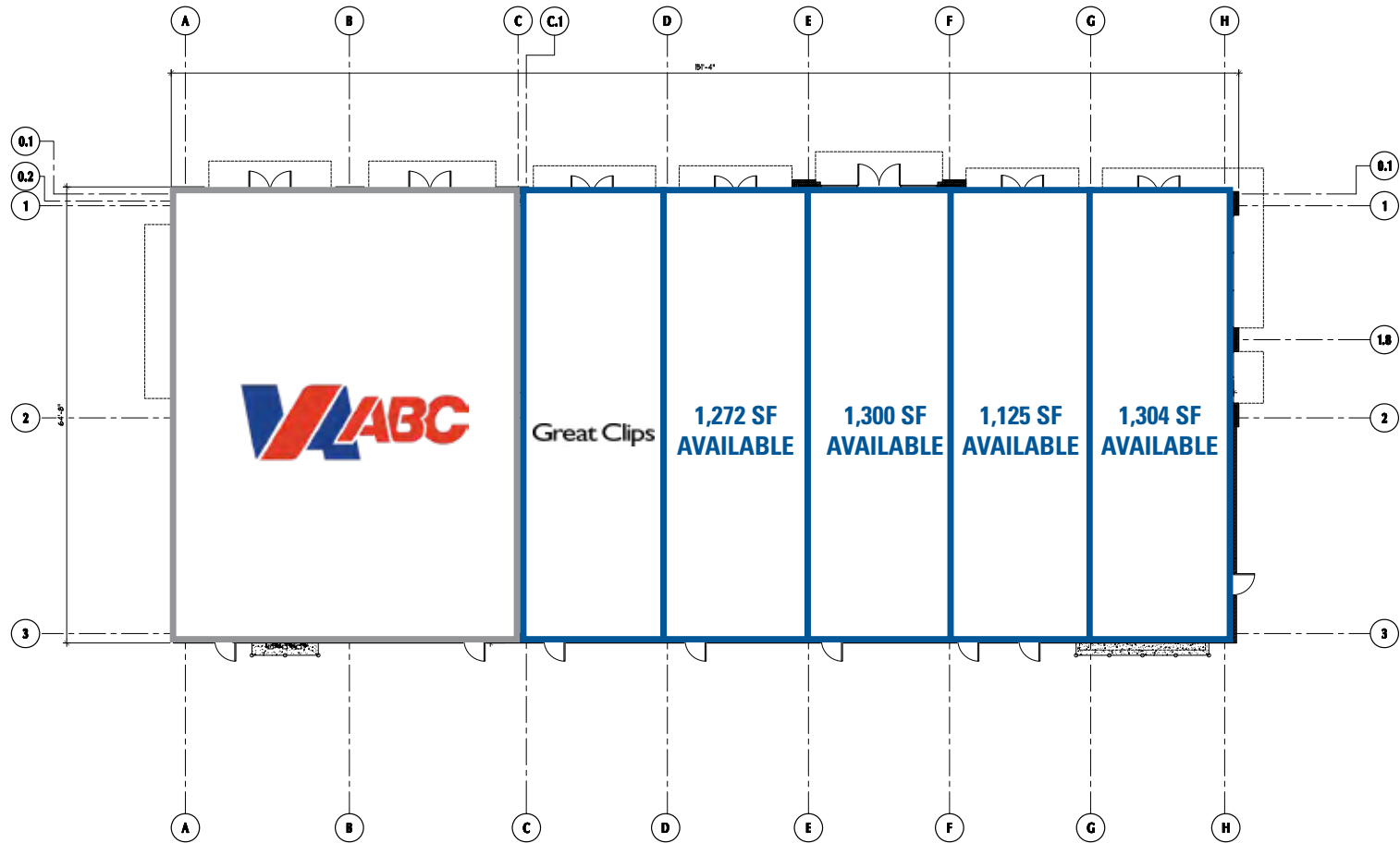
SPACE: Pad Sites and Small Shop Space

TRAFFIC COUNTS: 40,000 (Route 17)

STAFFORD LAKES SITE PLAN

UP TO 5,001 SF AVAILABLE

BUILDING A



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Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

rappaportco.com