

# FOR LEASE

RETAIL SPACE

# Washington Square

101 Washington Square Plaza | Fredericksburg, VA 22405



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 3,840± SF of inline retail space available for lease
- › Adjacent to new Walmart expansion on Route 3 in Stafford County
- › Current Tenant Mix: Dollar Tree, CATO, Sally Beauty and more
- › Traffic Count: 31,400± VPD - Kings Highway
- › Lease Rate: \$16.00/SF + \$2.50 NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,859	43,794	94,786
AVERAGE HH INCOME	\$111,118	\$109,550	\$108,784

### FOR MORE INFORMATION:

#### MORGAN TRIBLE

Vice President

804-433-1822

mtrible@commonwealthcommercial.com

#### LIZ GRAY

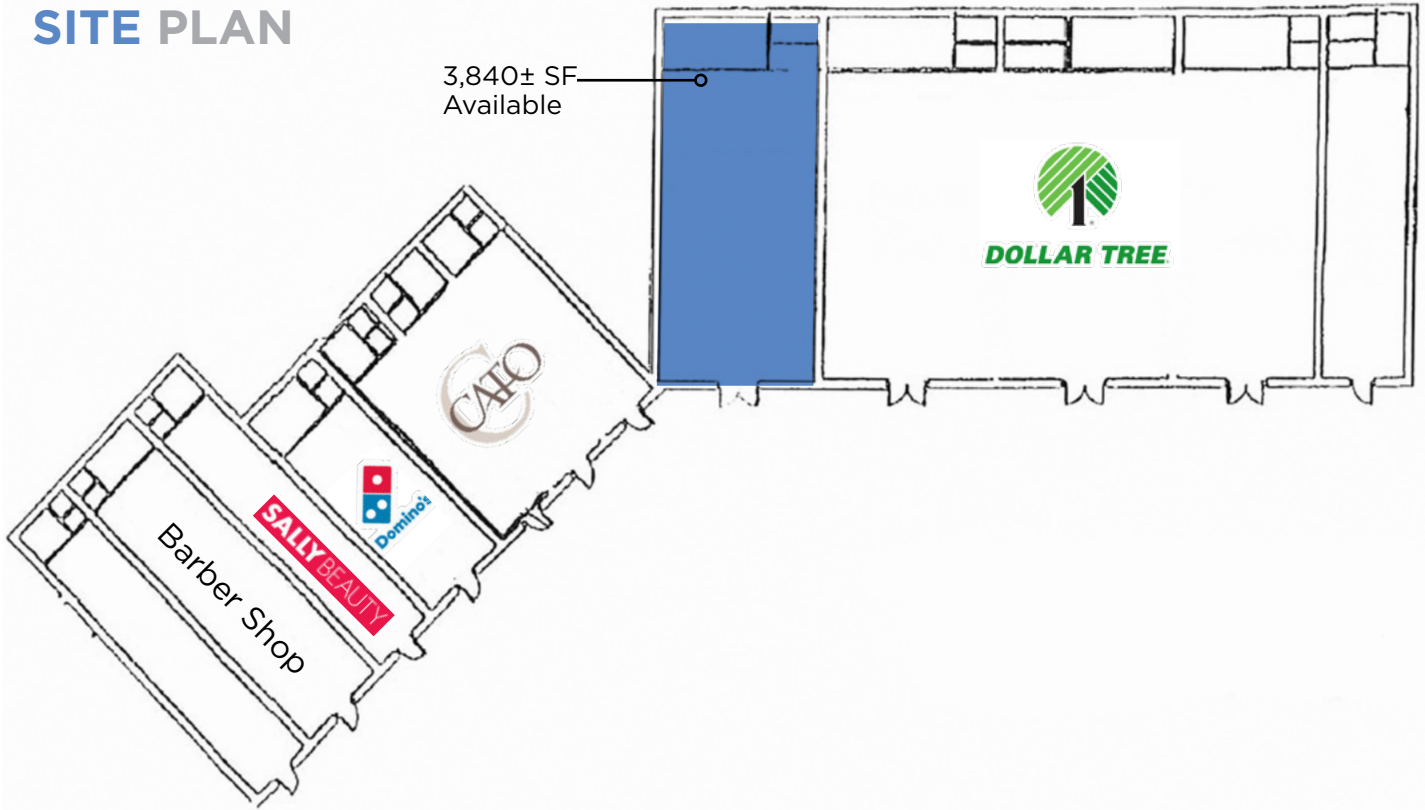
Senior Associate

804-433-1814

lgray@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

# SITE PLAN



## FREDERICKSBURG SNAPSHOT

### A Prime Destination for Business Growth

Fredericksburg is a wonderful city to either move or expand your business. As one of the fastest-growing localities in Virginia, Fredericksburg is proud to provide first-rate healthcare, schools, and a skilled workforce to the community. The city's strategic location along I-95, State Route 3, and U.S. Route 1 ensures efficient accessibility for businesses and customers alike.

