

JUST SIGNED!



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 Corporate office with 7,505 employees and many retailers including Walmart and LIDL.
- New high school #6 (294,000 GSF) proposed opening August 2025 (2,150 students).

AVAILABLE INLINE SPACE & PADS

SIZE	RATE	CONDITION	TIMING
1,272 SF	\$28 PSF NNN*	COLD DARK SHELL & NO TI	IMMEDIATE
TO ACCOMMODATE UP TO 6,300 SF	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES OR BUILD TO SUIT	IMMEDIATE
LOT 1 (1.22 AC)	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES	IMMEDIATE
LOT 3 (1.50 AC)	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES	IMMEDIATE
LOT 4 (1.30 AC)	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES	IMMEDIATE

*Est. NNN: \$6.00 PSF

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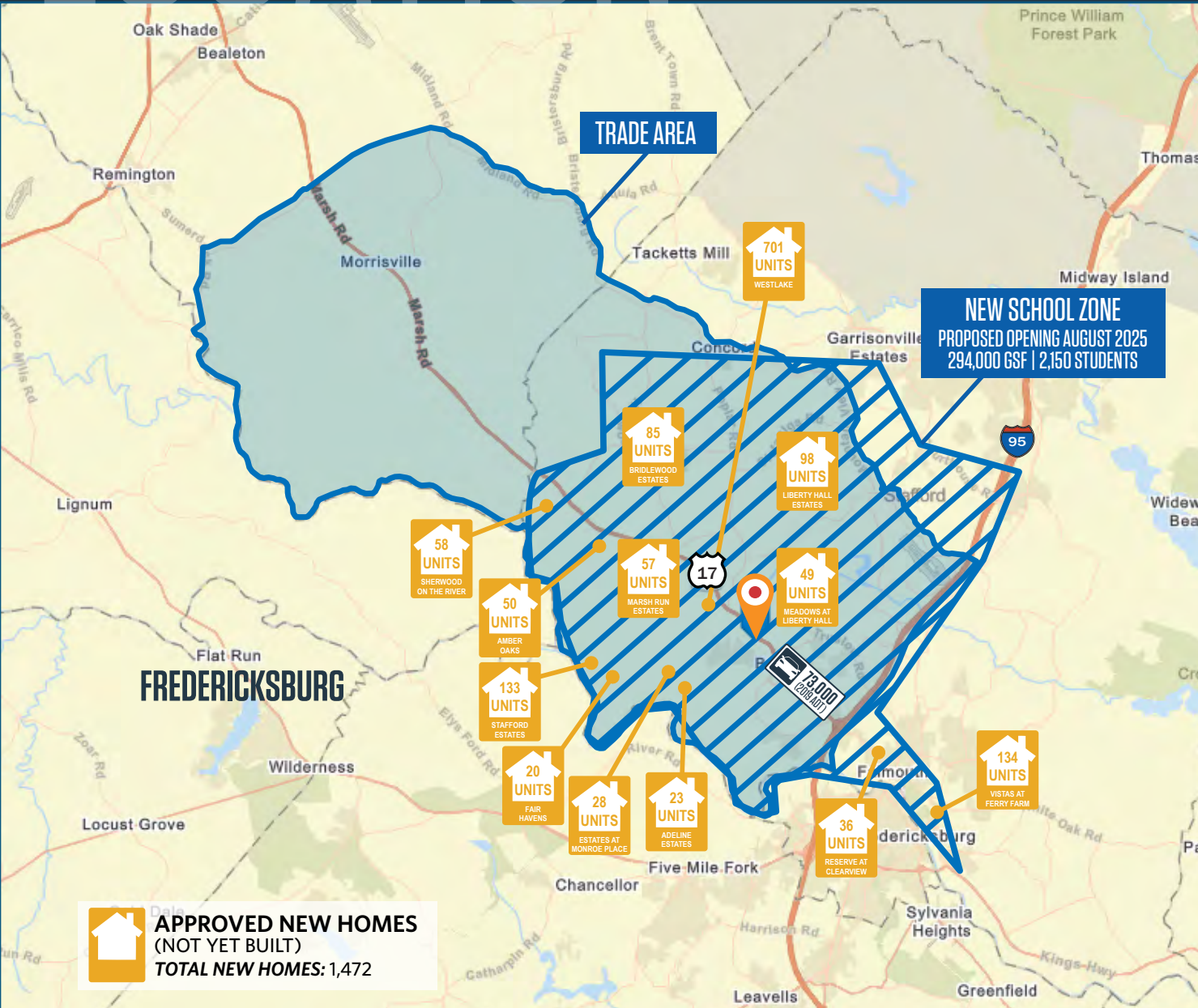


CLICK HERE TO WATCH VIDEO OF PROPERTY

LOCATION

STAFFORD LAKES & FALLS RUN

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



TRADE AREA DEMOGRAPHICS (2020)

SEE ADJACENT MAP

Population
36,724

Daytime Population
13,970

Households
12,588

Average HH Income
\$132,405

5 & 10 MILE DEMOGRAPHICS (2020)

5 MILES 10 MILES

Population
42,614 243,377

Daytime Population
25,747 93,944

Households
14,736 82,525

Average HH Income
\$114,228 \$122,259

Total Homes: 15,434

[CLICK TO DOWNLOAD TRADE AREA DEMOS](#)

[CLICK TO DOWNLOAD DEMOS FOR SCHOOL ZONE](#)

TRAFFIC COUNTS | 2019:

Warrenton Road (Route 17) 73,000 ADT
Village Parkway 8,900 ADT

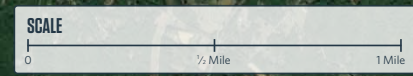
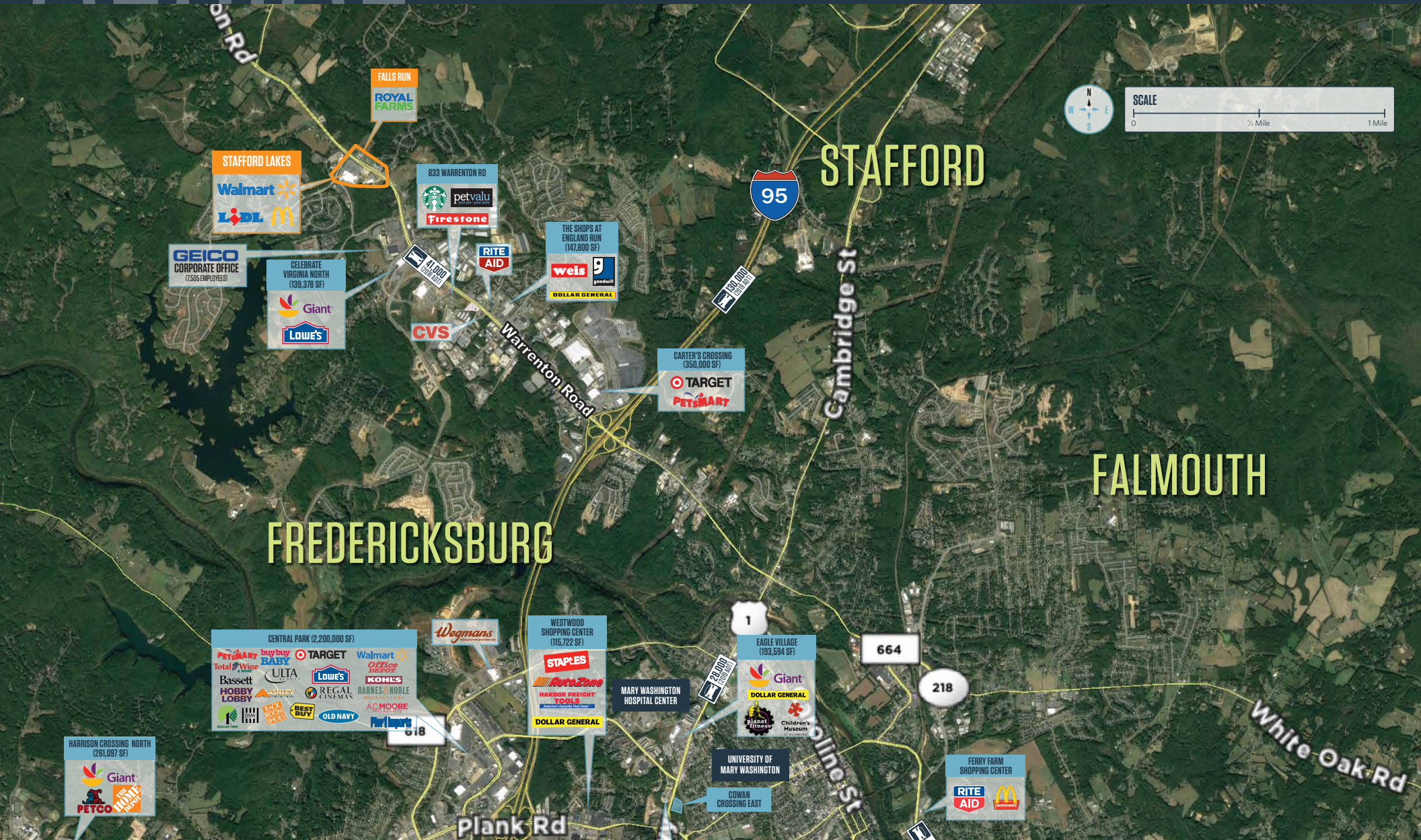
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CLOSE UP

STAFFORD LAKES & FALLS RUN

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NEW HIGH SCHOOL DEVELOPMENT

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SITE PLAN

STAFFORD LAKES & FALLS RUN

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ROYAL FARM



73,000
(2019 ADT)

WARRENTON ROAD 17

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



CLICK HERE TO WATCH
VIDEO OF PROPERTY

4,152 SF

6,300 SF
AVAILABLE

121 117 113 109 105 101
IABC 3,200 SF
Great Clips 1,269 SF
1,272 SF AVAILABLE
SHERWIN WILLIAMS 3,707 SF
MECHANICAL ROOM

LIDL

Walmart



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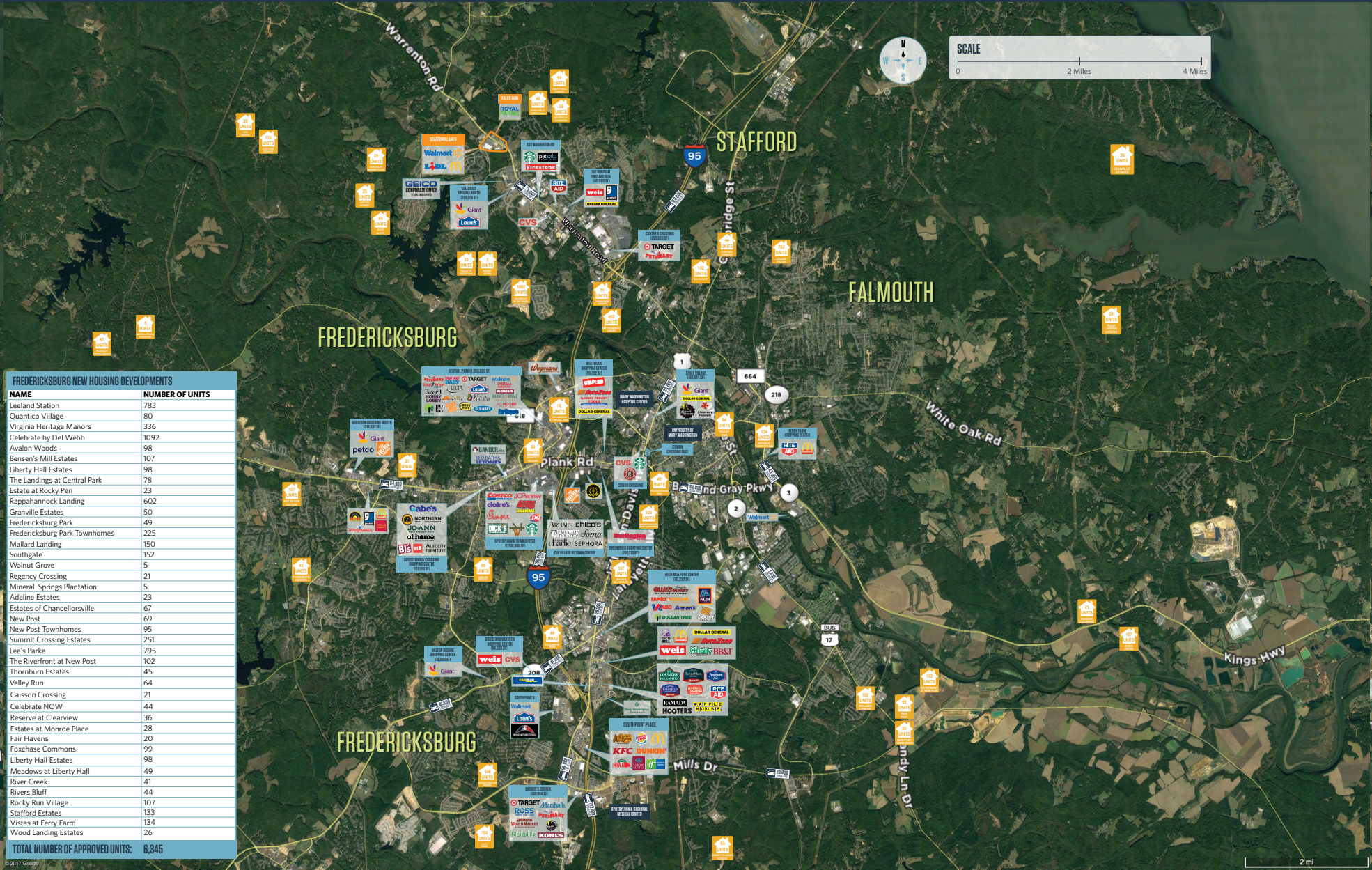
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HOUSING MAP

STAFFORD LAKES & FALLS RUN

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



FREDERICKSBURG NEW HOUSING DEVELOPMENTS	
NAME	NUMBER OF UNITS
Leeland Station	783
Quantico Village	80
Virginia Heritage Manors	336
Celebrate by Del Webb	1092
Avalon Woods	98
Bensen's Mill Estates	107
Liberty Hall Estates	98
The Landings at Central Park	78
Estate at Rocky Pen	23
Rappahannock Landing	602
Granville Estates	50
Fredericksburg Park	49
Fredericksburg Park Townhomes	225
Mallard Landing	150
Southingate	152
Walnut Grove	5
Regency Crossing	21
Mineral Springs Plantation	5
Adeline Estates	23
Estates of Chancellorsville	67
New Post	69
New Post Townhomes	95
Summit Crossing Estates	251
Lee's Parke	795
The Riverfront at New Post	102
Thornburn Estates	45
Valley Run	64
Caisson Crossing	21
Celebrate NOW	44
Reserve at Clearview	36
Estates at Monroe Place	28
Fair Havens	20
Foxchase Commons	99
Liberty Hall Estates	98
Meadows at Liberty Hall	49
River Creek	41
Rivers Bluff	44
Rocky Run Village	107
Stafford Estates	133
Vistas at Ferry Farm	134
Wood Landing Estates	26
TOTAL NUMBER OF APPROVED UNITS:	6,345

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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