

Eagle Village

1201-1289 Emancipation Highway Route 1
 Fredericksburg, Virginia 22401
broadreachretail.com



Property Features

- High-volume grocery-anchored shopping center with Giant serving the community since 1963
- Strong traffic counts (33,000+ cars/day)
- Across the University of Mary Washington with 4,000+ students & adjacent to Mary Washington Hospital with 2,000 employees
- Hyatt Place brings in out-of-town visitors

Join these Retailers



Retail Spaces for Lease

Suite	Size	Available
1277	2,500 sf	NOW
1283	5,372 sf	NOW
1289	1,525 sf	NOW
Outparcel	.54 acres	NOW

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

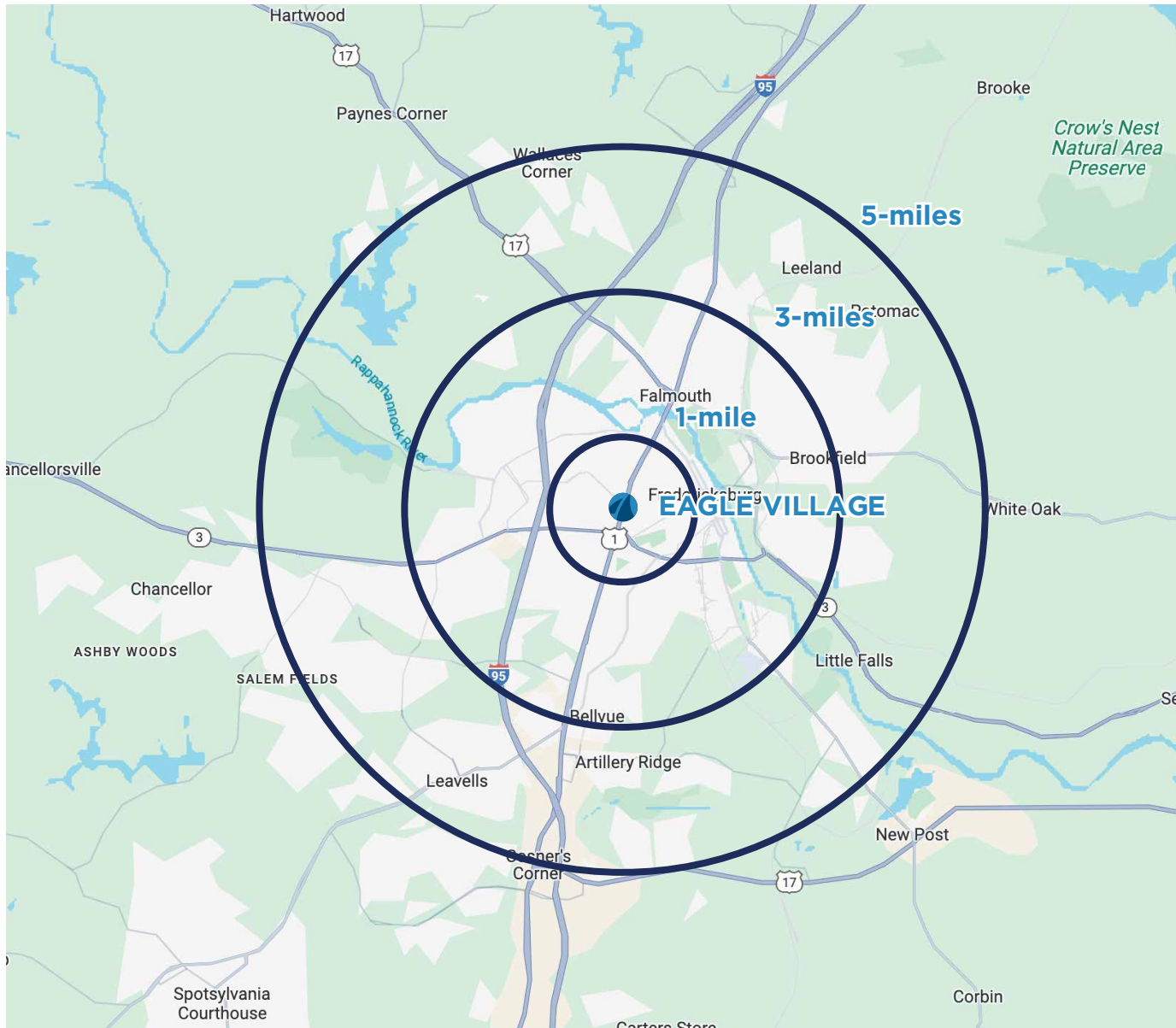
For Leasing Information, contact: **Kimberly Wagner**
kwagner@broadreachretail.com 443.225.4479



Location



Eagle Village Shopping Center
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Demographics (2023 Estimates)

- 1-Mile Radius
 - Population: 12,762
 - Average Household Income: \$99,043
- 3-Mile Radius
 - Population: 57,211
 - Average Household Income: \$121,779
- 5-Mile Radius
 - Population: 115,710
 - Average Household Income: \$124,551

Property Highlights

- 128,375 square foot shopping center
- Anchor: Giant Food, a dominant, high-volume community grocer since 1963
- Junior Anchors: Planet Fitness, Salvation Army, and Fred Vegas Bins
- Located on the 1-95 corridor between Washington D.C. & Richmond, VA
- Surrounded by residential housing: 1,600 apartments + townhomes & 970 single-family homes

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Site Plan

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Suite	Tenant	SF
1201	Robles Cantina	4,174
1211	Chunky Cup	1,800
1217	Crimson Coward	1,800
1219	Flavor Food	1,320
1223	A&S Distribution	2,280
1245	Giant Food	43,888
1249	VA ABC	2,800
1251	Kumo, Sushi & Hibachi	2,610
1253	Hart Animal Clinic	3,750
1255	Rent-A-Center	3,500
1255A	Fred Vegas Bins	10,000
1267	Planet Fitness	17,867
1267B	Univ. of Mary Washington	2,040
1275	The Salvation Army	11,999
1277	Available May 2026	2,500
1279	Lee's Cleaners	1,500
1281	Any Lab Test Now	1,650
1283	Available & Subdividable	5,372
1285	U.S. Postal Service	2,500
1287	Clean Town	3,500
1289	Available	1,525
Total		128,375
Potential Outparcel		.54 Acres



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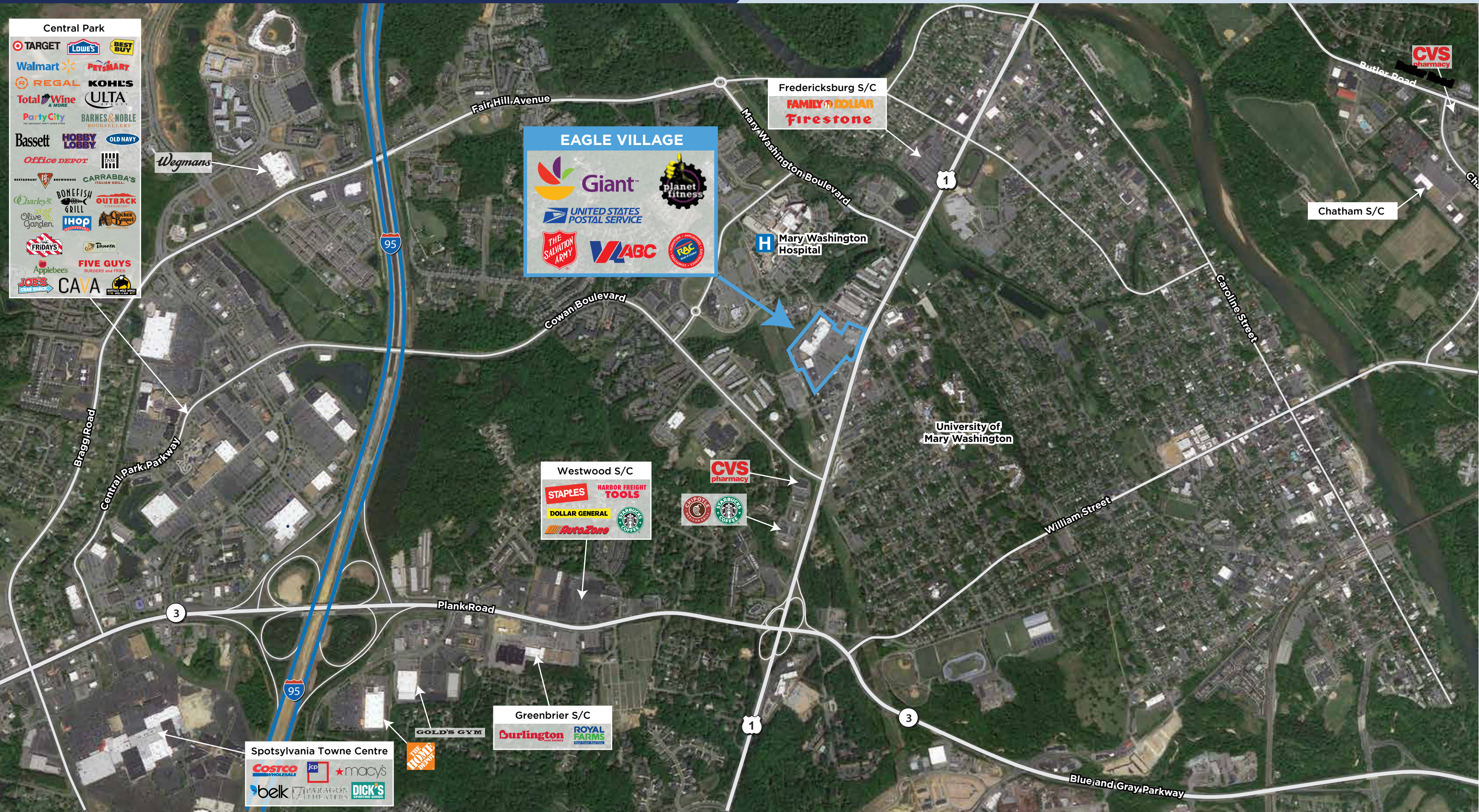
Market Aerial

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Central Park

- TARGET
- LOWE'S
- BEST BUY
- Walmart
- PETSMART
- REGAL
- KOHL'S
- Total Wine & More
- ULTA
- Party City
- BARNES & NOBLE BOOKSELLERS
- Bassett
- HOBBY LOBBY
- OLD NAVY
- Office DEPOT
- RESTAURANT
- BREWHOUSE
- CARRABBA'S ITALIAN GELLS
- Charley's
- BONEFISH GRILL
- OUTBACK
- Olive Garden
- IHOP
- FRIDAYS
- Panera
- Applebees
- FIVE GUYS
- JOE'S
- CAVA



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