FOR LEASE

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SPOTSYLVANIA COURTHOUSE VILLAGE

9110 Old Battlefield Boulevard Spotsylvania Courthouse, VA 22553

PROPERTY HIGHLIGHTS

- Commercial Epicenter of Spotsylvania Courthouse Village
- Sprawling Mixed-use Town Center (Live/Work/Play)
- Rare Vacancy Offers Immediate Occupancy
- First Floor Retail Beneath Luxury Apartments
- Commercial Gateway to Lake Anna (13 Miles West)
- Gorgeous Landmark Featuring Jeffersonian Architecture
- Over 16,000 Daily Traffic on Lake Anna Pkwy
- 200+ Residences on Site and Growing

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BUILDING 618 SPOTSYLVANIA COURTHOUSE VILLAGE

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PROPERTY DESCRIPTION

With elevations evoking a simpler time, in the colonial style, with pitched rooves and attractive architectural features setting it apart from the standard cookie cutter retail/office buildings, 9110 Old Battlefield Blvd Suite 104 beckons for its new occupant. Standing in the five story shadow of Hanover House, the breathtaking Jeffersonian centerpiece to the burgeoning oasis that is Spotsylvania Courthouse Village, is a small office suite totaling 977 square feet. Brick-clad 9110 Old Battlefield Blvd is surrounded by complementary retail such as Anytime Fitness, All-State, Cider Lab, Movement Mortgage and more coming soon. Available immediately, the unit for lease is suitable for both retail and office uses alike. In addition, ask about the available 1,475 square foot former florist space at Hanover House and overlooks Merchant's Square, ready too for its next small tenant to capitalize on the Spotsylvania Courthouse Village.

OFFERING SUMMARY

Lease Rate:	$26.00 SF/yr (NNN)
Available SF:	977 SF
Building Size:	3,584 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,206	20,674	63,977
Total Population	12,357	59,194	176,850
Average HH Income	$131,162	$128,879	$133,207

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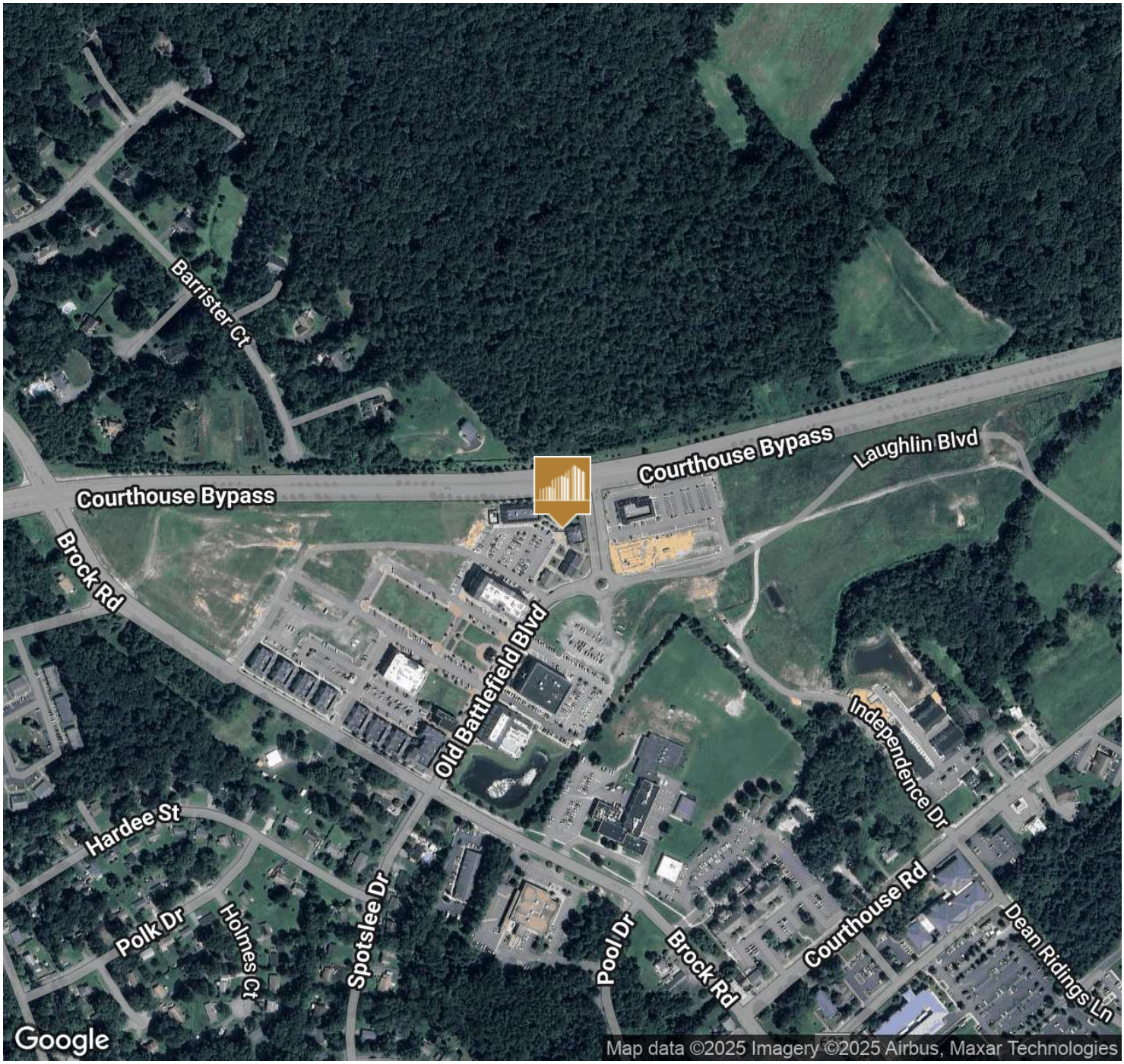

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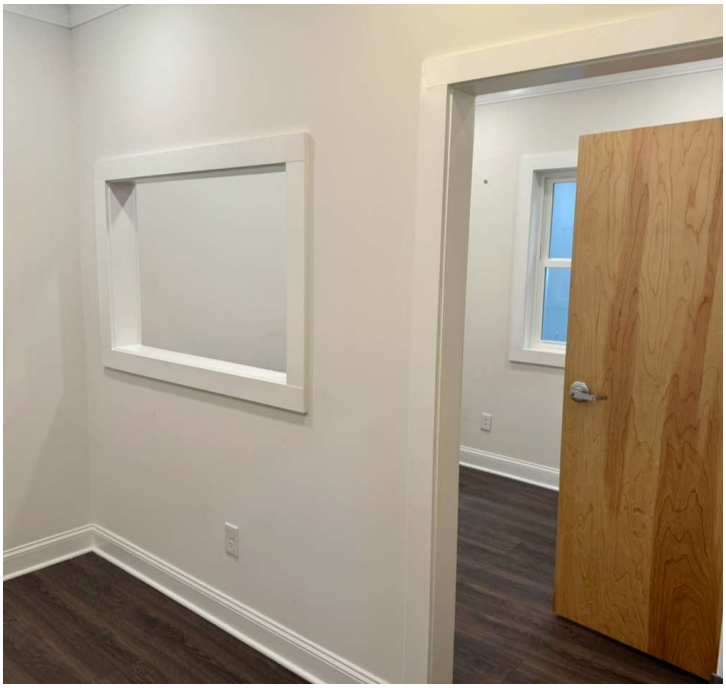

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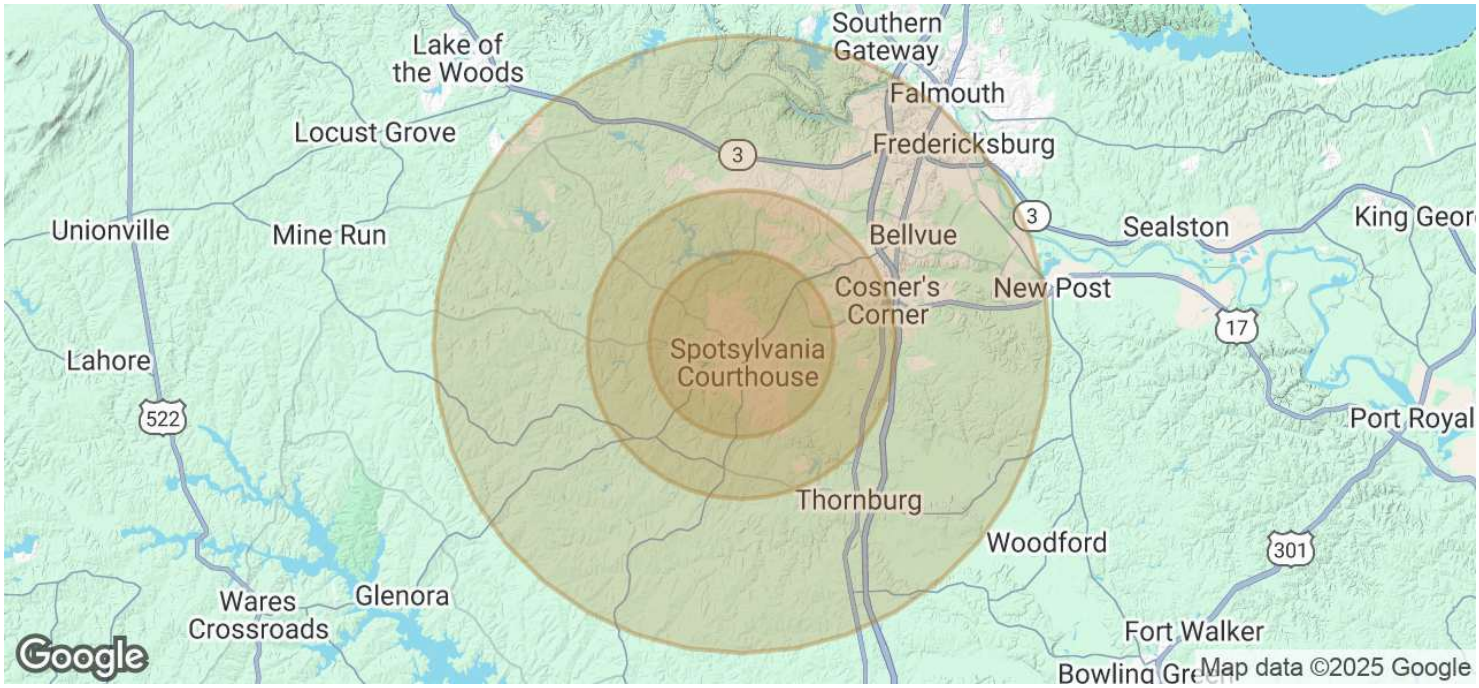

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,357	59,194	176,850
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,206	20,674	63,977
# of Persons per HH	2.9	2.9	2.8
Average HH Income	$131,162	$128,879	$133,207
Average House Value	$462,138	$443,165	$470,475

Demographics data derived from AlphaMap

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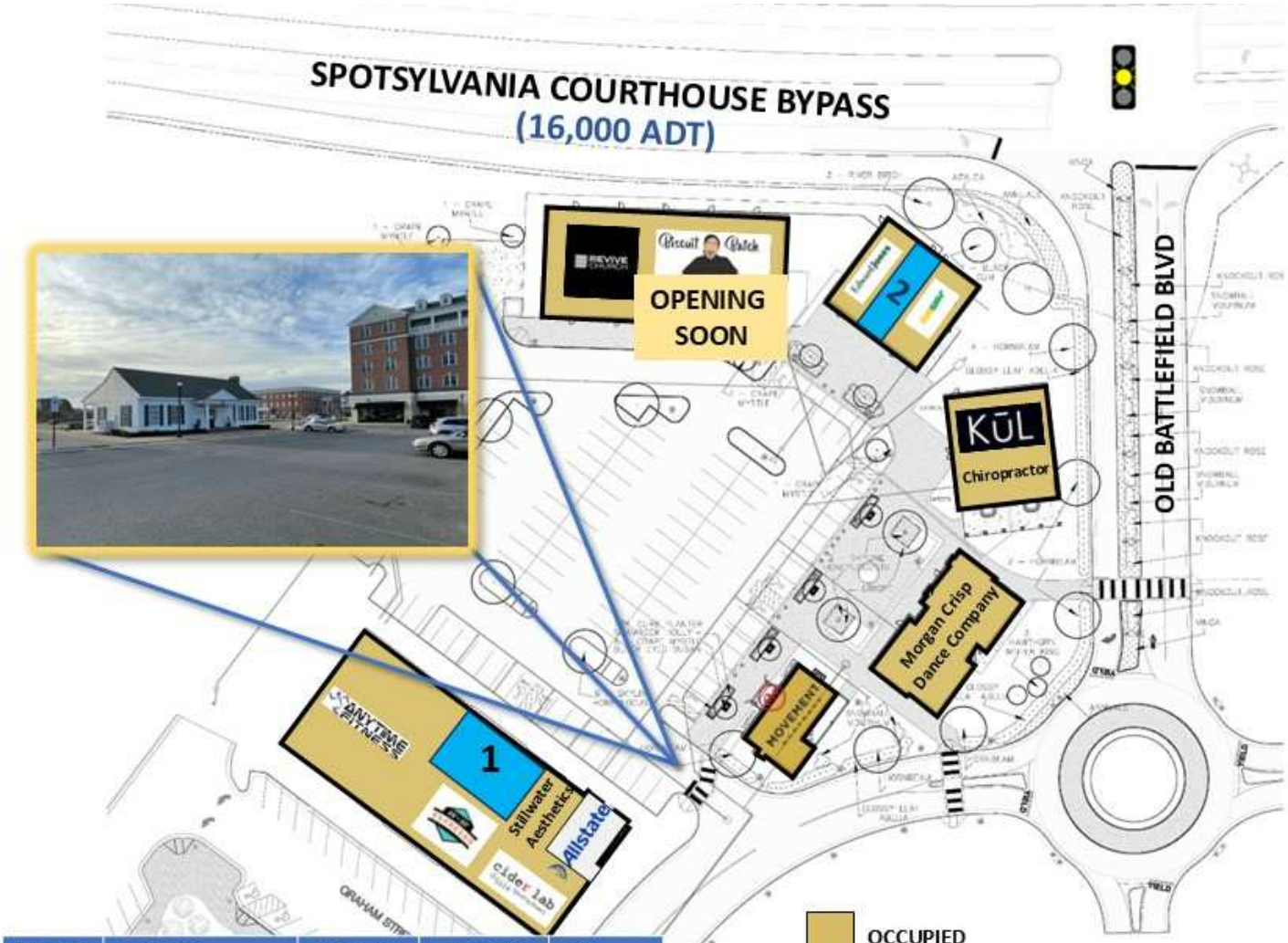

MAP ID	ADDRESS	SIZE (sqft)	AVAILABLE	USE
1	7501 Graham #121	1,475	NOW	Retail
2	9110 OBB #104	977	NOW	Office/Retail

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VAKOS REAL ESTATE SERVICES

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