

# RETAIL PROPERTY FOR LEASE

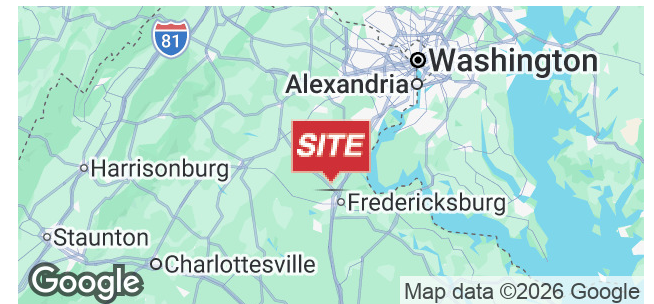


## 840 WARRENTON ROAD

Fredericksburg, VA  
22406

### PROPERTY HIGHLIGHTS

- **SUITE 101: 3,500± SF available**
- **Can be split into two 1,750± SF units**
- Zoned B2 (Urban Commercial) with many permitted retail and commercial uses
- High visibility on Warrenton Road/Route 17, with an avg. daily traffic count of 40,900+ vehicles
- Adjacent to Magnolia Ridge (200-unit apartment community) and Wawa
- Quick access to I-95, a major east coast artery with over 149,000+ vehicles daily
- Centralized location between DC and Richmond, VA



**MICHAEL DIMEGLIO**  
301.918.2949  
mdimeglio@naimichael.com

For Sale - Redevelopment Opportunity  
 840 WARRENTON RD, FREDERICKSBURG, VA 22406



**DEMOGRAPHICS**



**POPULATION**



**HOUSEHOLDS**



**AVG. HOUSEHOLD INCOME**

0.25 Miles	217	88	\$111,635
0.5 Miles	771	318	\$113,395
1 Mile	3,935	1,502	\$117,113

2023 American Community Survey (ACS)

**LOCATION DESCRIPTION**

Located in the rapidly expanding Fredericksburg, 840 Warrenton Road is ideally situated between Washington, DC and Richmond, VA along the busy I-95 corridor. Fredericksburg is an affluent and highly educated region, making it attractive to many institutions, businesses, and companies. It is home to the University of Mary Washington, Germanna Community College, the Fredericksburg Nationals, Mary Washington Hospital, Atkinson Aeronautics and more! Additionally, the property is adjacent to Magnolia Falls, a 200-unit apartment community, and a Wawa, which shares an access point with the subject property.

Fredericksburg is well connected and has excellent accessibility to I-95, US Route 1, Route 3, and Route 17. I-95 is a major east coast artery, serving 110 million people along the Atlantic Coast.

For Sale - Redevelopment Opportunity  
840 WARRENTON RD, FREDERICKSBURG, VA 22406



Map data  
©2026  
Google

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.