



FOR LEASE



FOR LEASE

BUILDING 710

7415 Laughlin Blvd Spotsylvania, VA 22553

PROPERTY HIGHLIGHTS

- Highway Frontage at Courthouse Bypass (16,000 ADT)
- At Lighted Intersection to Spotsylvania Courthouse Village
- Anchored by Link Bank branch, Papa John's Opening 2025
- Small Retail Space, Shell Condition, 22.5' of Building Frontage
- Gorgeous Painted Masonry Stands Out

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VAKOS REAL ESTATE SERVICES

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SPOTSYLVANIA COURTHOUSE VILLAGE BUILDING 710

7415 Laughlin Blvd Spotsylvania, VA 22553



PROPERTY DESCRIPTION

Stunning white painted brick masonry and timber building with standing seam metal roof, dental molding and other exquisite details, designed and suited for multiple tenants.

Anchored by Link Bank, and with Papa John's now open, 7415 Laughlin Boulevard is located at the blinking lighted intersection of Courthouse Bypass and Old Battlefield Blvd, was built new in 2021, with its own monument sign with placards for each tenant available. The property also faces the all-new freestanding El Gran Patron Restaurant, which opened mid-2024. And a final note on growth, 7415 Laughlin will neighbor a new housing block slated for up to 450 combined single family and attached homes starting in 2025 and beyond!

Spaces remaining total 1,392-5,080 square feet. Tenant Improvement allowance provided for well-qualified tenants, requiring long-term lease. Zoning supports retail, food, and office uses alike.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Available Units:	3
Available SF:	1,392-5,080 SF
Lot Size:	2.8 Acres
Building Size:	9,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	210	14,086	47,697
Total Population	691	42,662	136,815
Average HH Income	\$94,127	\$89,917	\$85,756

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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	691	42,662	136,815
Median age	35.0	33.7	35.3
Median age (Male)	31.3	31.2	33.5
Median age (Female)	38.7	36.1	36.7
Total households	210	14,086	47,697
Total persons per HH	3.3	3.0	2.9
Average HH income	\$94,127	\$89,917	\$85,756
Average house value	\$275,094	\$334,813	\$325,095

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	9,000 SF
Available SF:	1,392 SF
Lot Size:	2.8 Acres
Number of Units (# Available):	4 total (1)
Year Built:	2021
Zoning:	Mixed Use (MU-5)

LOCATION OVERVIEW

Welcome to the Spotsylvania Courthouse Village, a master-planned, mixed-use development in the heart of the Spotsylvania Courthouse area.

Neighboring historical landmarks while creating its own mark anew, the Village contains several retail and/or office opportunities to supplement and provide additional amenities for the 145 (and growing) apartments on-site, and the future 171 Single Family Homes being constructed on-site by Ryan Homes. Newly completed residential developments like

With Link Bank anchored on the corner of Courthouse Bypass, established restaurants like Itavie New York Grill, Cider Lab and El Gran Patron Mexican Restaurant, household names like Anytime Fitness, Movement Mortgage, All State Insurance, and Subway, plus 300 daytime employees within Spotsylvania County's offices, the Village is an oasis amidst what was once a rurally dominated area.

At the true gateway to Lake Anna, Central and Western Spotsylvania, allow your business to thrive by joining this growing center of activity whose architecture pays homage to the County's Colonial roots.

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TENANT MAP AND AVAILABILITY

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SPOTSYLVANIA COURTHOUSE VILLAGE

Neighboring Buildings



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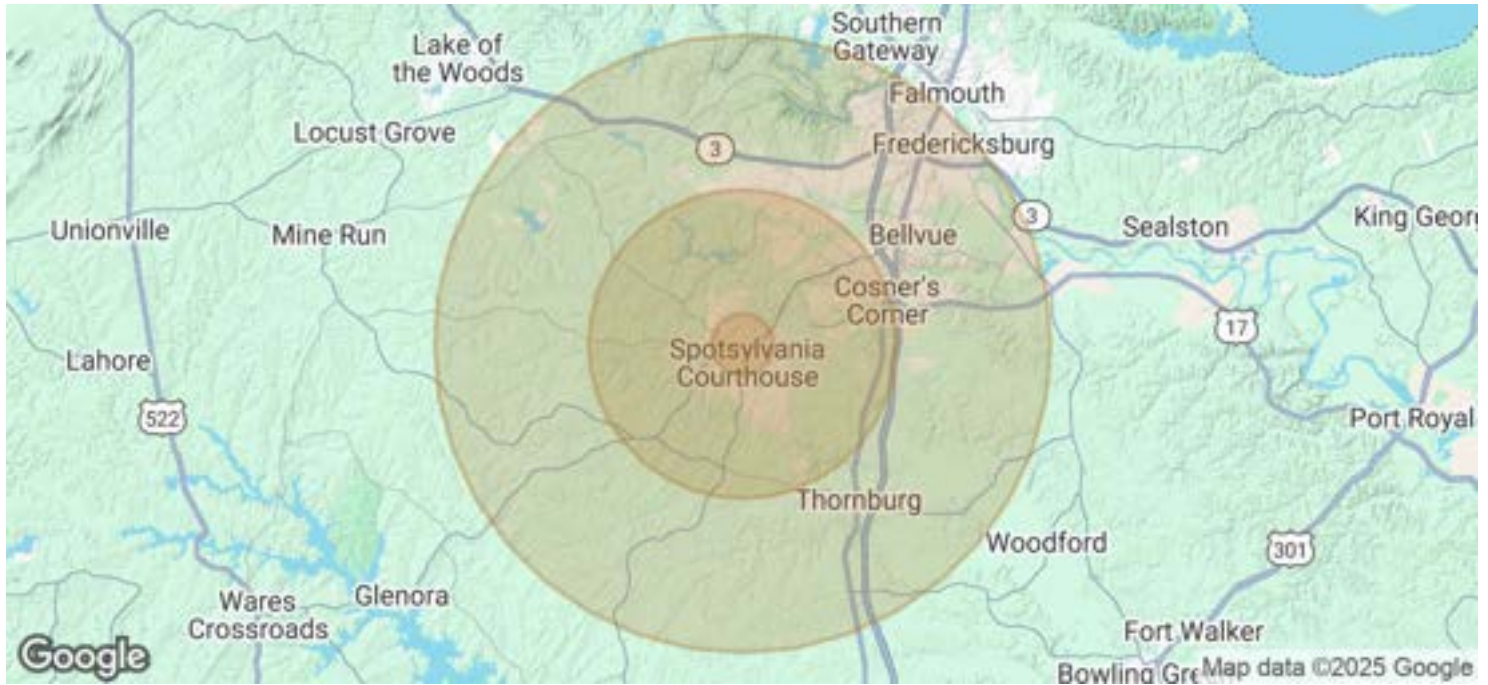
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Average Age	35.0	33.7	35.3
Average Age (Male)	31.3	31.2	33.5
Average Age (Female)	38.7	36.1	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	210	14,086	47,697
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$94,127	\$89,917	\$85,756
Average House Value	\$275,094	\$334,813	\$325,095

* Demographic data derived from 2020 ACS - US Census

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