



## 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 2026 (2,150 students).
- New elementary school #18 (131,000 GSF) Proposed opening August 2026 (1,070 students)

## AVAILABLE INLINE SPACE & PADS

SIZE	RATE	CONDITION	TIMING
1,272 SF	"MARKET"	NEGOTIABLE	IMMEDIATE
TO ACCOMMODATE UP TO 6,300 SF	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES	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: \$8.00 PSF

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CLICK HERE TO WATCH VIDEO OF PROPERTY

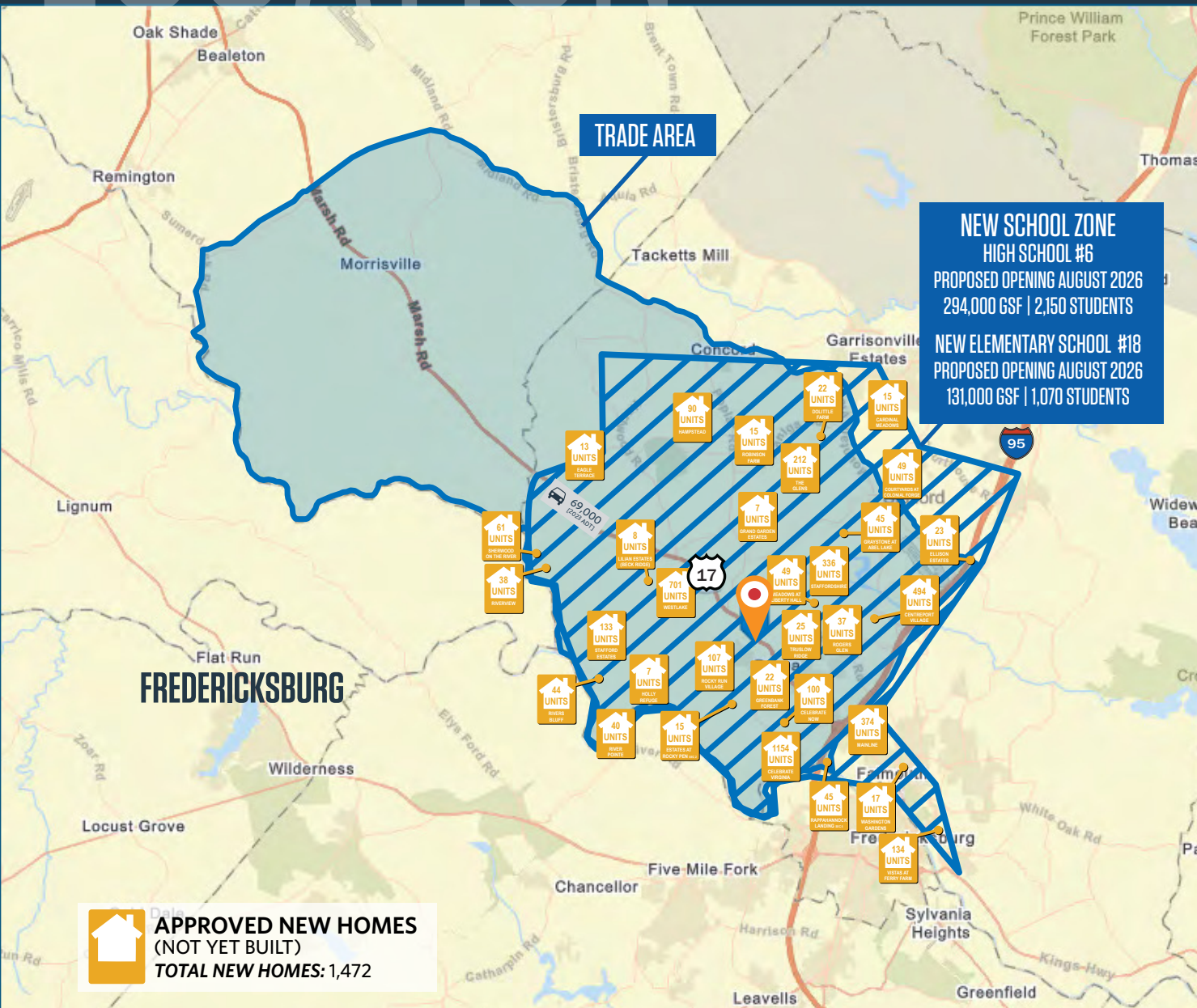
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# LOCATION

# STAFFORD LAKES & FALLS RUN

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



## TRADE AREA DEMOGRAPHICS (2024)

SEE ADJACENT MAP

Population

39,041

Daytime Population

33,389

Households

13,827

Average HH Income

\$165,038

## 5 & 10 MILE DEMOGRAPHICS (2024)

5 MILES

Population

46,375

Daytime Population

50,505

Households

16,853

Average HH Income

\$146,945

10 MILES

Population

260,511

Daytime Population

238,440

Households

89,838

Average HH Income

\$150,156

**Total Homes: 27,844**

[CLICK TO DOWNLOAD TRADE AREA DEMOS](#)

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

## TRAFFIC COUNTS | 2023:

Warrenton Road (Route 17)

69,000 ADT

Village Parkway

9,728 ADT

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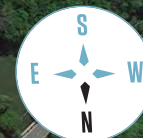
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# NEW HIGH SCHOOL DEVELOPMENT

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# SITE PLAN

## STAFFORD LAKES & FALLS RUN

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# PHOTOS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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