

# SOUTHPOINT SQUARE

9913 Southpoint Pkwy, Fredericksburg, VA 22407



## NEARBY RETAILERS



tropical CAFE  
SMOOTHIE



Chick-fil-A

Walmart

LOWE'S

## RETAIL FOR LEASE

- FULLY LEASED.
- 10,060 SF retail strip center along Southpoint Pkwy (29,517 ADT) and Patriots Hwy (69,662 ADT).

LEASED BY:

klnb

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8065 Leesburg Pike, Suite 700, Tysons, VA 22182  
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## SITE PLAN



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CLOSE-UP AERIAL



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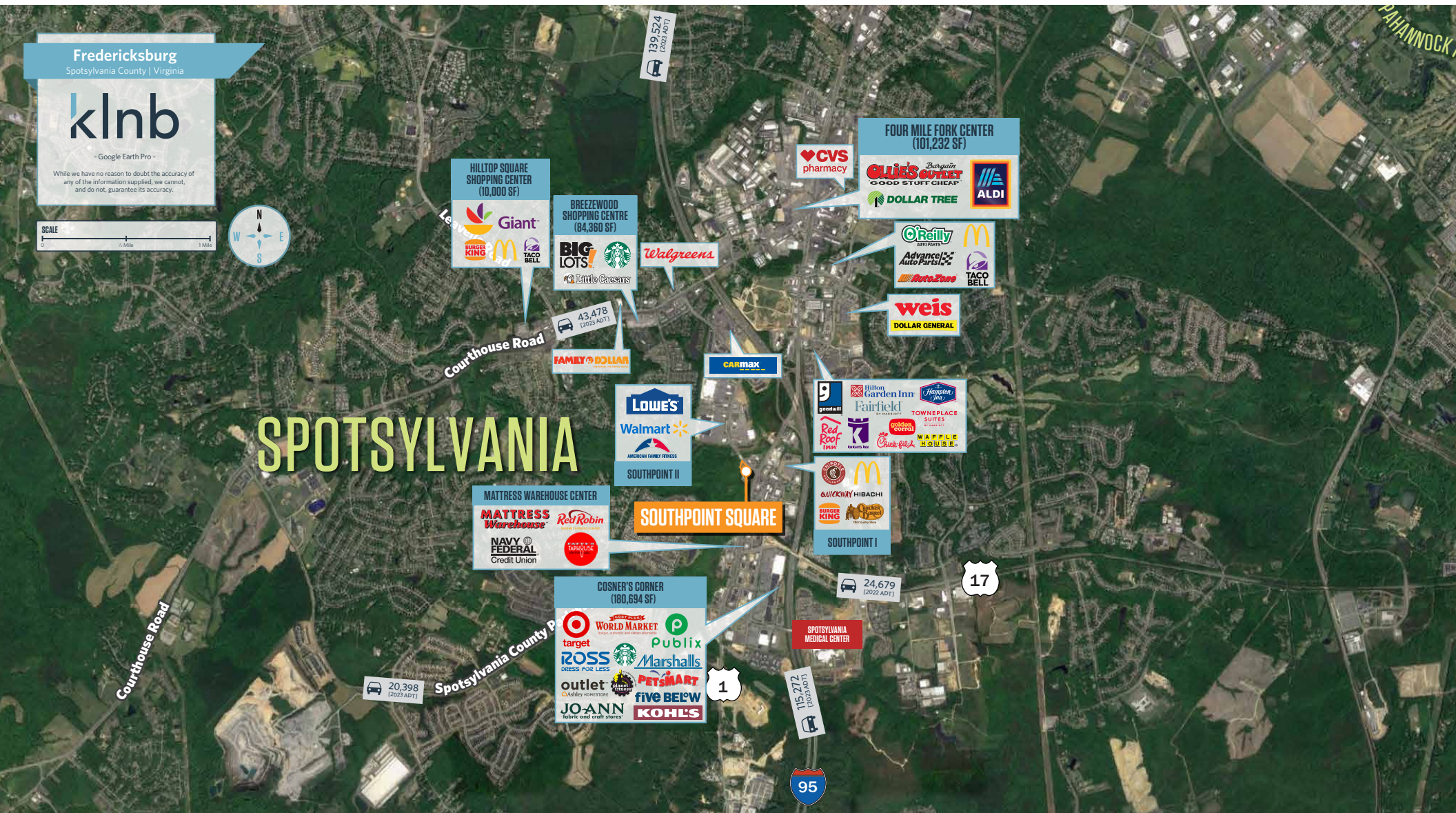
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MARKET AERIAL



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## TRAFFIC COUNTS | 2023

|                          |            |
|--------------------------|------------|
| Patriot Highway [US-1]   | 69,662 ADT |
| Southpoint Pkwy [SR 711] | 29,517 ADT |

|  | 1-MILE                       | 3-MILES | 5-MILES |  |                                       |                        |
|--|------------------------------|---------|---------|--|---------------------------------------|------------------------|
|  | Population<br>7,846          | 52,654  | 108,201 |  | Households<br>3,410                   | 19,408<br>39,870       |
|  | Daytime Population<br>10,513 | 46,106  | 100,128 |  | Average Household Income<br>\$119,491 | \$130,019<br>\$129,545 |

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[CLICK TO VIEW PROPERTY WEBSITE](#)

## For More Information, Please Contact:

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