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Walgreens



FORMER BANK BRANCH FOR LEASE

- Building Size: 2,659 SF with drive thru lanes
- Land Area: 0.66 Acres
- Approximately 19 parking spaces
- Large Free standing pylon sign
- Prominent visibility to Chatham Heights Rd (11,730 ADT)

MATT SKALET

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BEN BECKER

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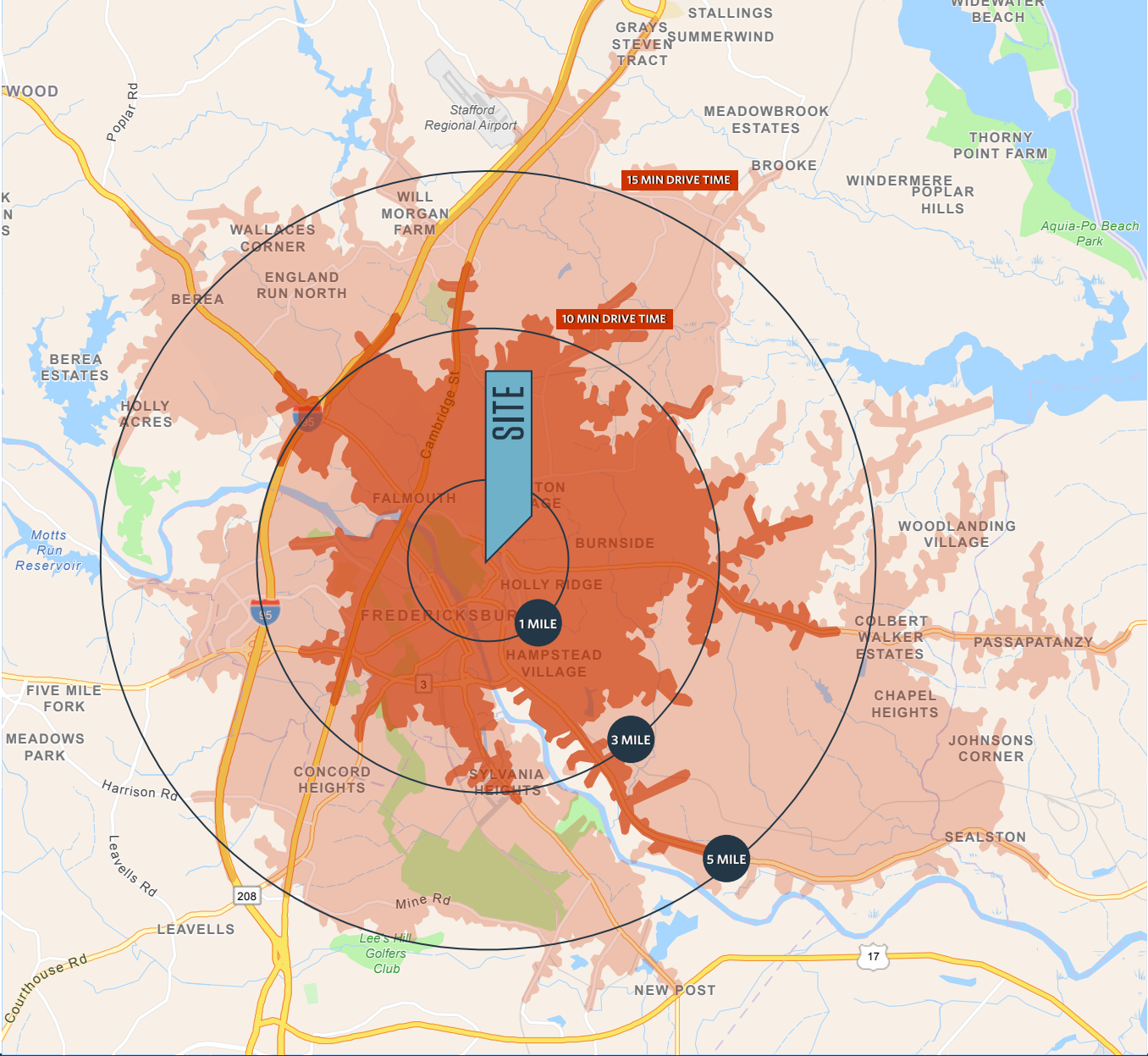
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LOCATION

375 CHATHAM HEIGHTS RD

FREDERICKSBURG, VA 22405, STAFFORD COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE	10-MIN DRIVE TIME	15-MIN DRIVE TIME
Population				
5,355	54,443	96,462	40,651	87,361
Daytime Population				
6,042	31,871	61,999	46,002	55,547
Households				
2,222	20,343	35,955	14,750	32,359
Average HH Income				
\$144,274	\$124,762	\$124,472	\$128,847	\$124,930

TRAFFIC COUNTS | 2022:

Chatham Heights Rd	11,730 ADT
Butler Rd	34,170 ADT
Cool Springs Rd	23,500 ADT

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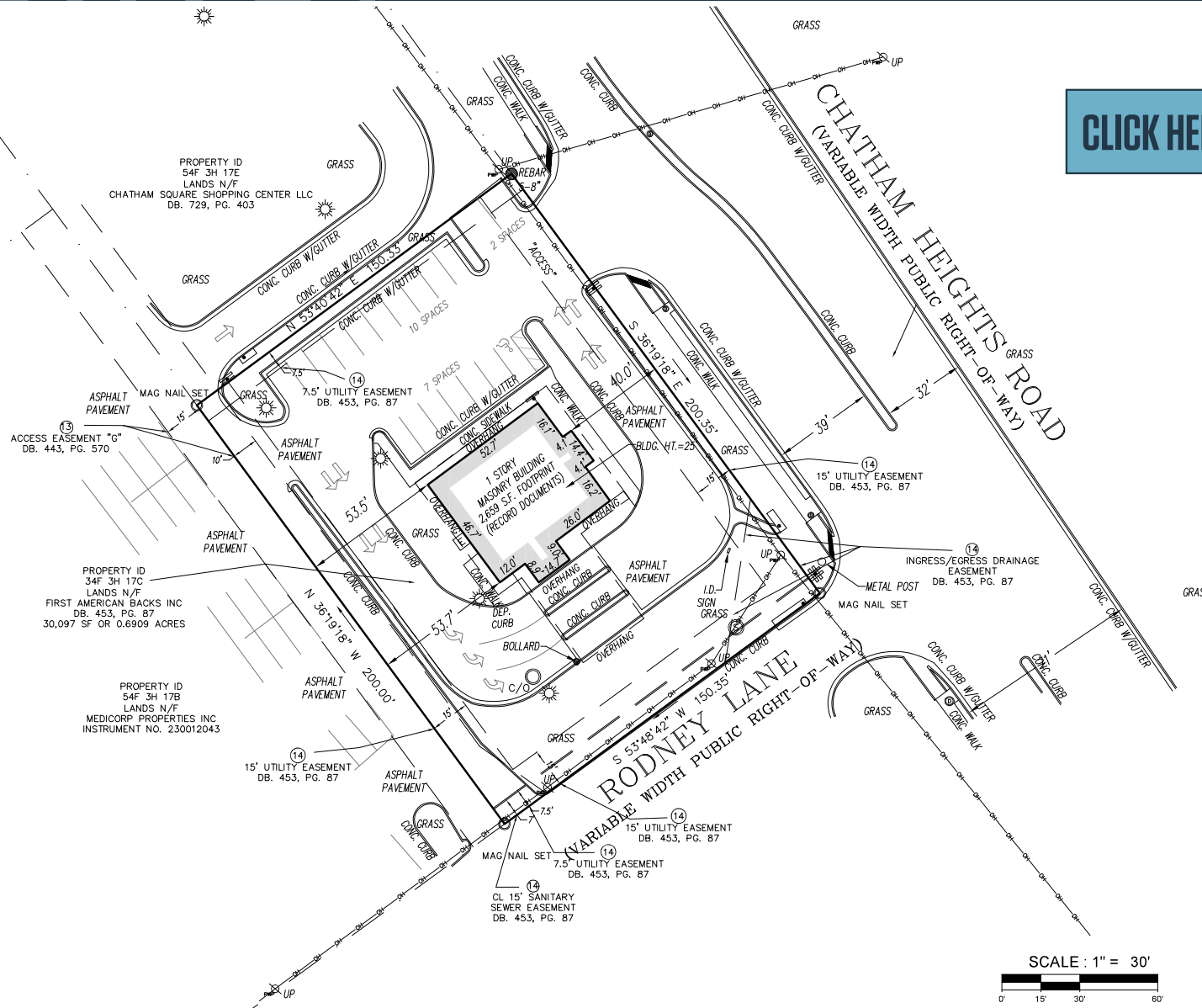
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