



RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Quick Facts

PROJECT SIZE

± 74,328 SF

AVAILABILITY

1,300	1,600 SF
1,400 SF	3,100 SF

DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME EMP

1 mile	7,626	\$96,273	10,318
3 mile	53,643	\$91,042	39,343
5 mile	126,725	\$99,442	68,549

Click For Street View



Village Square Shopping Center

912-980 Bragg Road, Fredericksburg, VA 22407

Retail Space For Lease



○ Andrew Poncher

Direct | 571.765.4430

Cell | 312.399.5566

Email | aponcher@renaudconsulting.net

○ Jolin Jiang

Direct | 571.765.4418

Cell | 703.233.0705

Email | jjjiang@renaudconsulting.net

This is a well-established 75,000 SF retail shopping center with a dedicated customer base and excellent visibility. Directly adjacent to the Costco in the 1.6 million SF Spotsylvania Towne Center. Located within Spotsylvania County's most densely populated housing hub with over 50,000 residents within 3 miles. Convenient to Route 3/Plank Road and less than 1 mile from I-95.

JOIN THESE RETAILERS:



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Leasing Plan

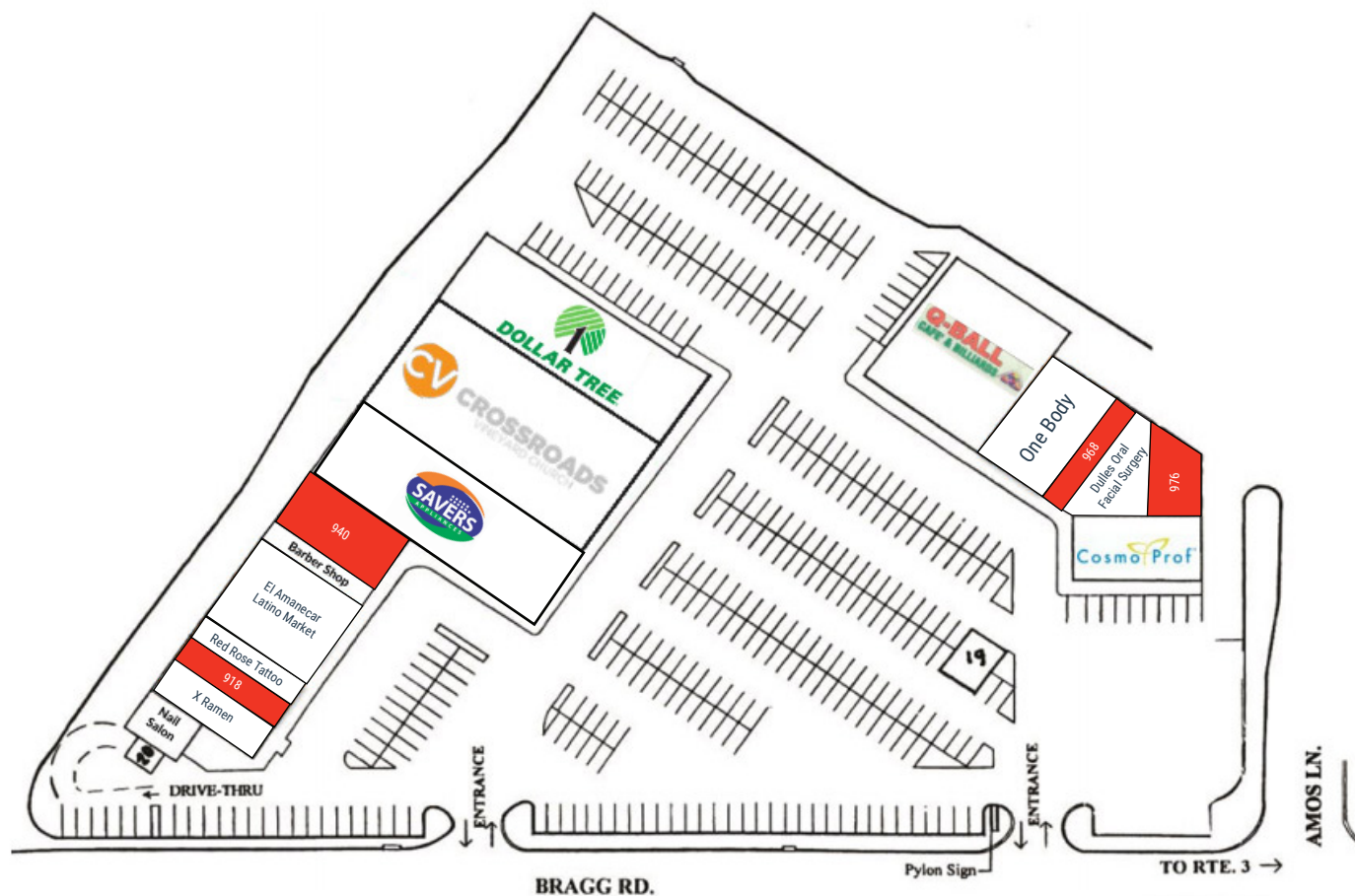
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Tenants

912	Diane's Nails	1,200
914	X Ramen	2,000
918	Available	1,600
922	Red Rose Tattoo	1,200
926-930	El Amanecer Latino Market	5,600
934	Village Square Barber & Hair	974
940	Discrete Listing (Do Not Disturb Tenant)	3,100
944	Savers Appliances	10,791
952	Crossroads Church	16,033
956	Dollar Tree	10,321
960	Q-Ball Cafe	8,750
964	One Body Training	4,000
968	Available	1,300
974	Dulles Oral Facial Surgery	2,167
976	Available	1,400
980	CosmoProf	3,892

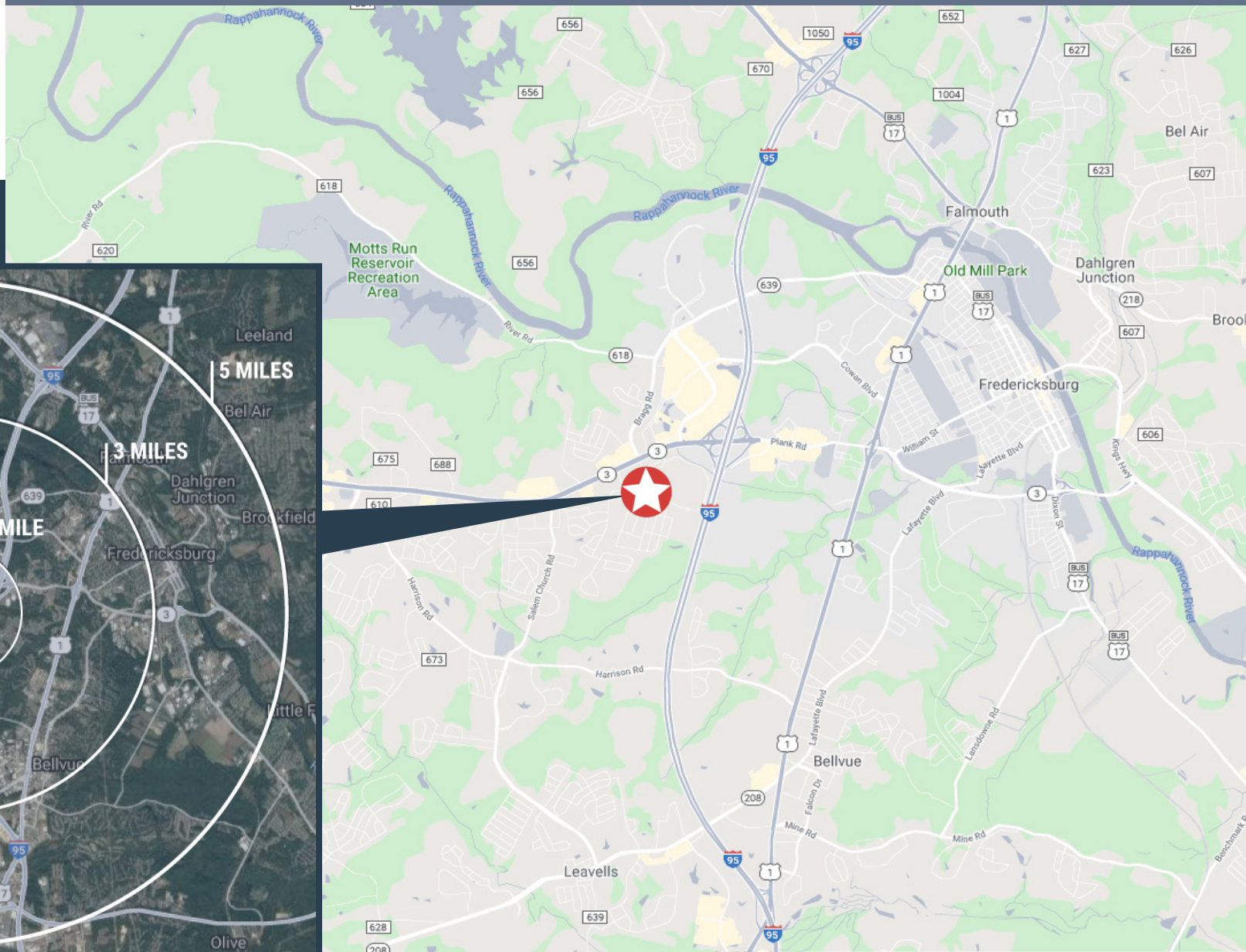
Total Site 74,328



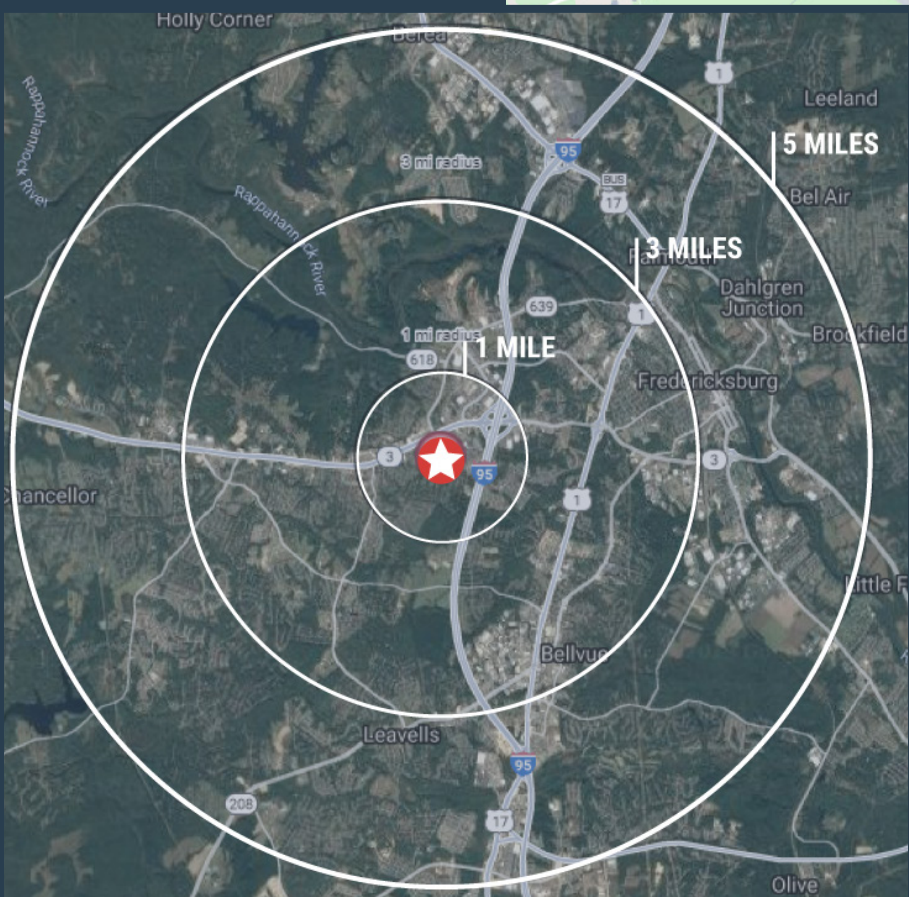


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Location Map



Radius Map



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In The Area

NEARBY RETAILERS

Walmart
Kohl's
Target
DSW
At Home
Gabe's
Staples
Guitar Center
JCPenney
Dick's Sporting Goods
Macy's
Costco
Value City Furniture
Hyatt Place
Burlington
Giant
Planet Fitness
AutoZone
Silver Diner

Retail Trade Area



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