

**8,450 SF END CAP
AVAILABLE**



RETAIL FOR LEASE

THE SHOPS AT ENGLAND RUN

**736 WARRENTON RD.
FREDERICKSBURG, VA 22406**



**CUSHMAN &
WAKEFIELD**

THALHIMER

THE SHOPS AT ENGLAND RUN

736 WARRENTON RD. FREDERICKSBURG, VA 22406

Property Features:

- Ample parking available
- Excellent road visibility and signage
- Convenient to Warrenton Road and I-95, exit 133

Building Size: 115,000 SF

Available: 736-101 8,450 SF
736-109 1,600 SF
736-114 1,200 SF

Lease Rate: \$18.00 PSF NNN (\$2.25)

Parking: 3.34 / 1,000 SF

Timing: Available Immediately

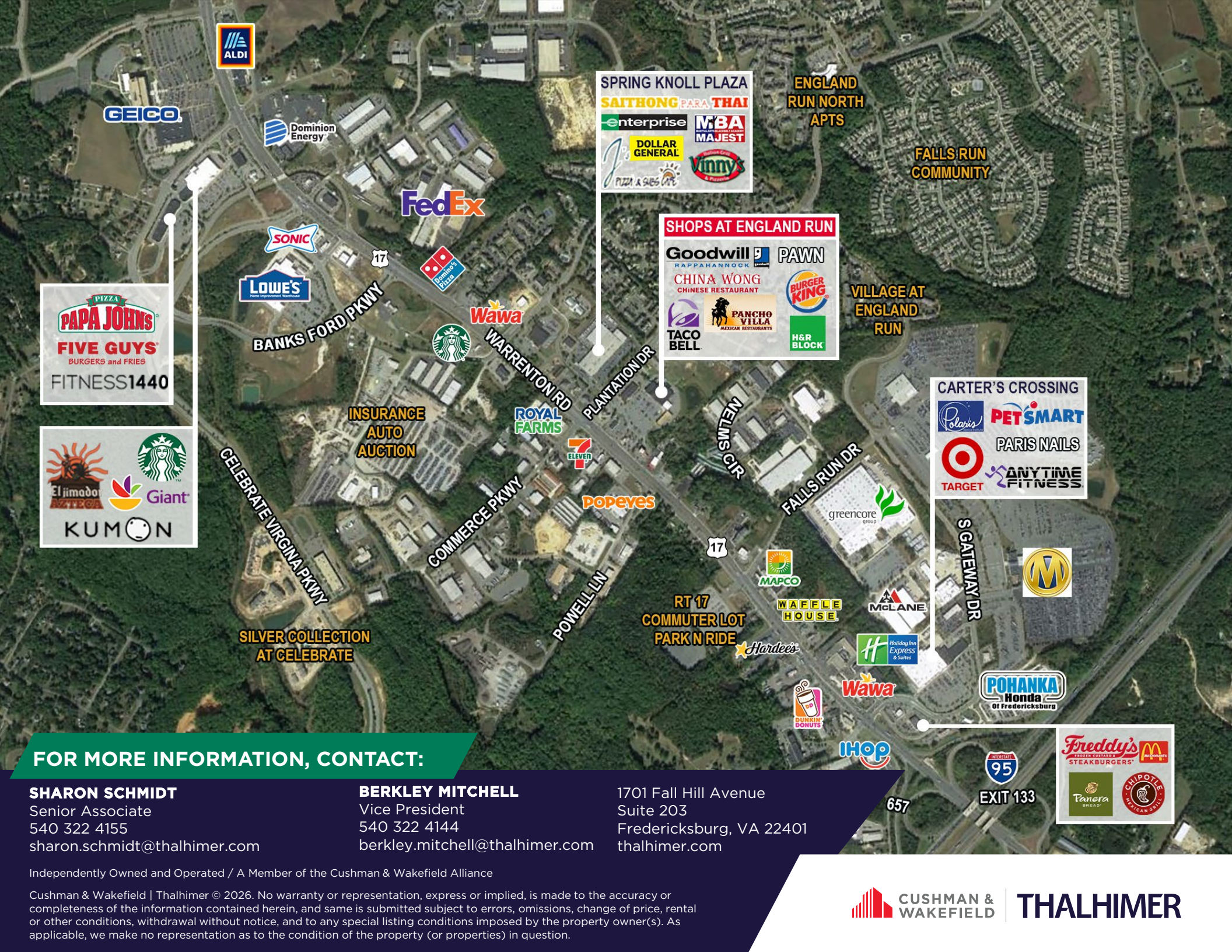


THE SHOPS AT ENGLAND RUN

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SUITE	TENANT	SF
736-101	AVAILABLE	8,450
	GOODWILL	22,584
736-102	D-BAT	14,625
736-103	ROBIN'S HAIR	1,200
736-104	GONZALEZ BOXING CLUB	1,600
736-105	ADO-WAY	1,600
736-106	THE WASH DEPOT	2,000
736-107 & 108	FIRE PRAISE & WORSHIP	3,200
736-109	AVAILABLE	1,600
736-110	SAKURA SPA	1,200
736-111	CHINA WONG	1,200
736-112	SMOKE TIMES	1,200
736-113	H & R BLOCK	1,200
736-114A	AVAILABLE	1,200
736-114	LITTLE CAESARS	1,200
PAD	AVAILABLE	



GEICO



FedEx



Wawa



Wawa

ROYAL FARMS



POPEYES

POWELL LN

SPRING KNOLL PLAZA
SAITHONG PARA THAI
 enterprise
MBA MAJEST
 DOLLAR GENERAL
 PIZZA & SUBS LIFE
 VIMMY'S

ENGLAND RUN NORTH APTS

FALLS RUN COMMUNITY

SHOPS AT ENGLAND RUN
 Goodwill
 RAPPAHANNOCK
 PAWN
 CHINA WONG CHINESE RESTAURANT
 BURGER KING
 TACO BELL
 PANCHO VILLA MEXICAN RESTAURANTS
 H&R BLOCK

VILLAGE AT ENGLAND RUN

PIZZA
PAPA JOHN'S
FIVE GUYS
 BURGERS and FRIES
 FITNESS1440

El Jimador AZTECA
 Starbucks
 Giant
 KUMON

INSURANCE AUTO AUCTION

CARTER'S CROSSING
 PetSmart
PET SMART
 PARIS NAILS
 TARGET
 ANYTIME FITNESS

CELEBRATE VIRGINIA PKWY

SILVER COLLECTION AT CELEBRATE

COMMERCE PKWY

RT 17 COMMUTER LOT PARK N RIDE



WAFLE HOUSE



Wawa

SCATEWAY DR



IHOP



Freddy's
 STEAKBURGERS
 Panera BREAD
 CHIPOTLE MEXICAN GRILL

FOR MORE INFORMATION, CONTACT:

SHARON SCHMIDT
 Senior Associate
 540 322 4155
 sharon.schmidt@thalhimer.com

BERKLEY MITCHELL
 Vice President
 540 322 4144
 berkley.mitchell@thalhimer.com

1701 Fall Hill Avenue
 Suite 203
 Fredericksburg, VA 22401
 thalhimer.com

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