FOR LEASE SPRING KNOLL PLAZA

RETAIL



FOR LEASE **SPRING KNOLL PLAZA**



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Coldwell Banker Commercial ELITE 1201 Central Park Blvd., Fredericksburg, VA 22401 540-786-1402



Property Information

Space Available

- 4 Retail Units Available for Lease including:
- Move-in Ready End Cap Unit Available: 4,941 sq. ft.

Features

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- Well established retail center with strong occupancy history
- Combined traffic counts at intersection of Plantation Drive an Route 17: 64,000 ADT

Area

- The shopping center is situated at the entrance to England R and Fall Run communities with over 2,400 housing units
- Located on a major business corridor, Route 17, with employ such as Geico (4,000), McLane (500+), FBI (300+) and more
- Directly off of Route 17 / Warrenton Road & Approximately 1 miles from Interstate 95

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Demographics

		3 Miles	5 Miles	10 Miles
	Population	20,210* 23,269**	54,617* 61,687**	234,045* 253,799**
nd	Households	7,061* 8,065**	19,575* 22,243**	79,743* 86,841**
Run	Average HH Income	\$94,789* \$103,257**	\$89,633* \$97,684**	\$105,009* \$115,594**
oyers	Employees	11,752	44,404	94,879
те 1 ¼	*2015 Estimate **2020 Projection			

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FOR LEASE RETAIL

SPRING KNOLL PLAZA







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