



RETAIL FOR LEASE

# TRAVELER'S ROW

6320-6332 PATRITOT HWY  
FREDERICKSBURG, VA



CUSHMAN &  
WAKEFIELD

THALHIMER



# TRAVELER'S ROW

## FREDERICKSBURG, VA

### PROPERTY FEATURES

- 2,139 SF AVAILABLE (CAN BE DIVIDED) IDEAL FOR STORAGE SPACE AND OTHER USES
- 49,800 SF Food Lion anchored center
- Food Lion recently renovated
- Located on Route I just off Interstate 95
- Strong residential nearby and very busy center
- Near Thornburg Raceway

#### Specifications

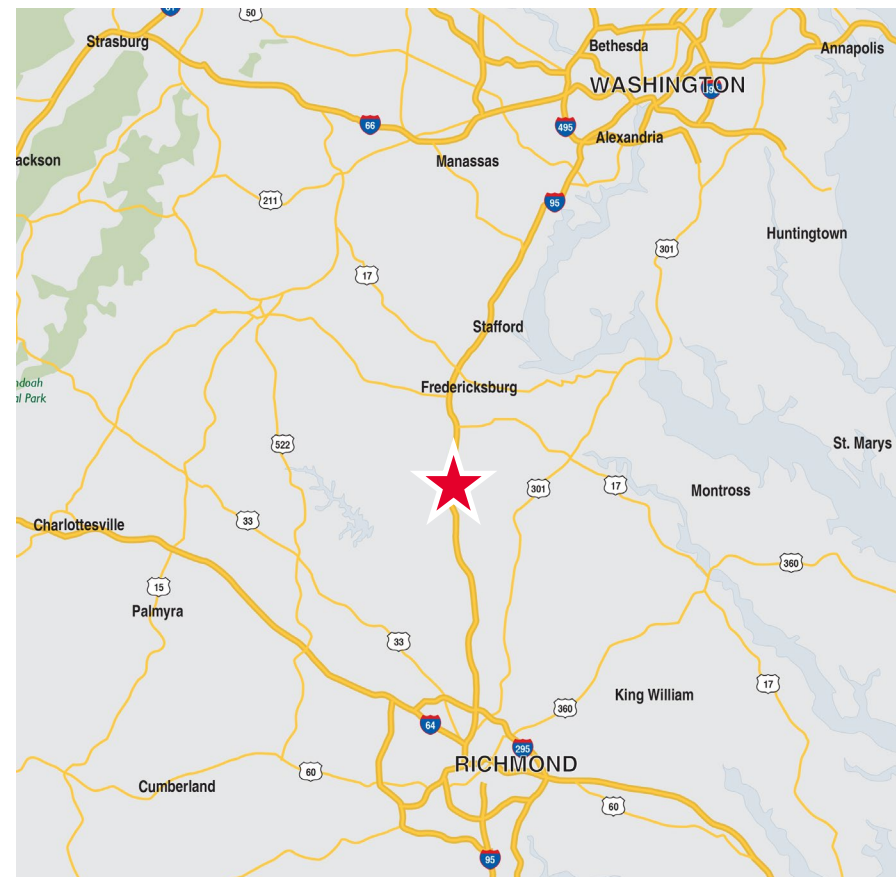
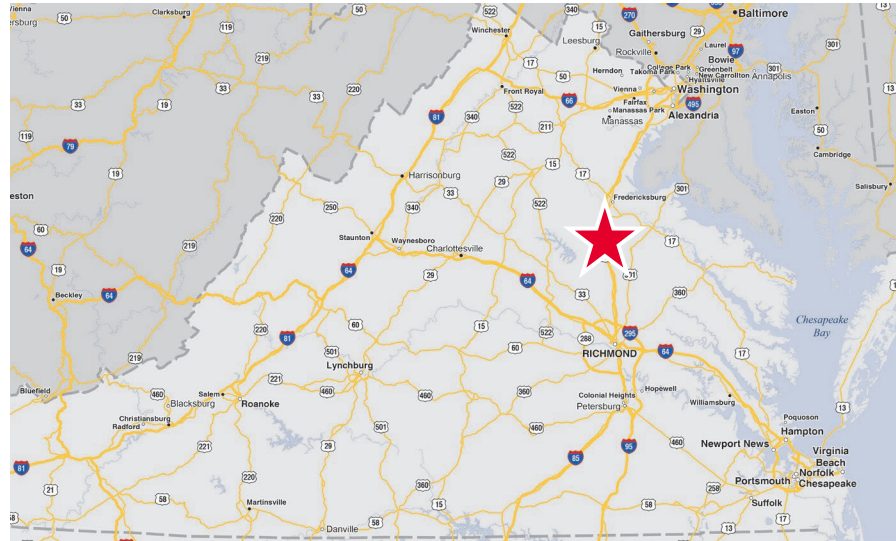
Available SF	2,139 SF
Lease Rate	\$12.00 PSF NNN
NNN Fees	\$3.20
Timing	Available immediately

#### Join Tenants



#### Demographics

	7 Miles	10 Miles	20 Miles
Population	35,815	103,048	292,831
Avg. HH Income	\$113,669	\$115,955	\$121,134
Daytime Population	31,705	85,942	267,357



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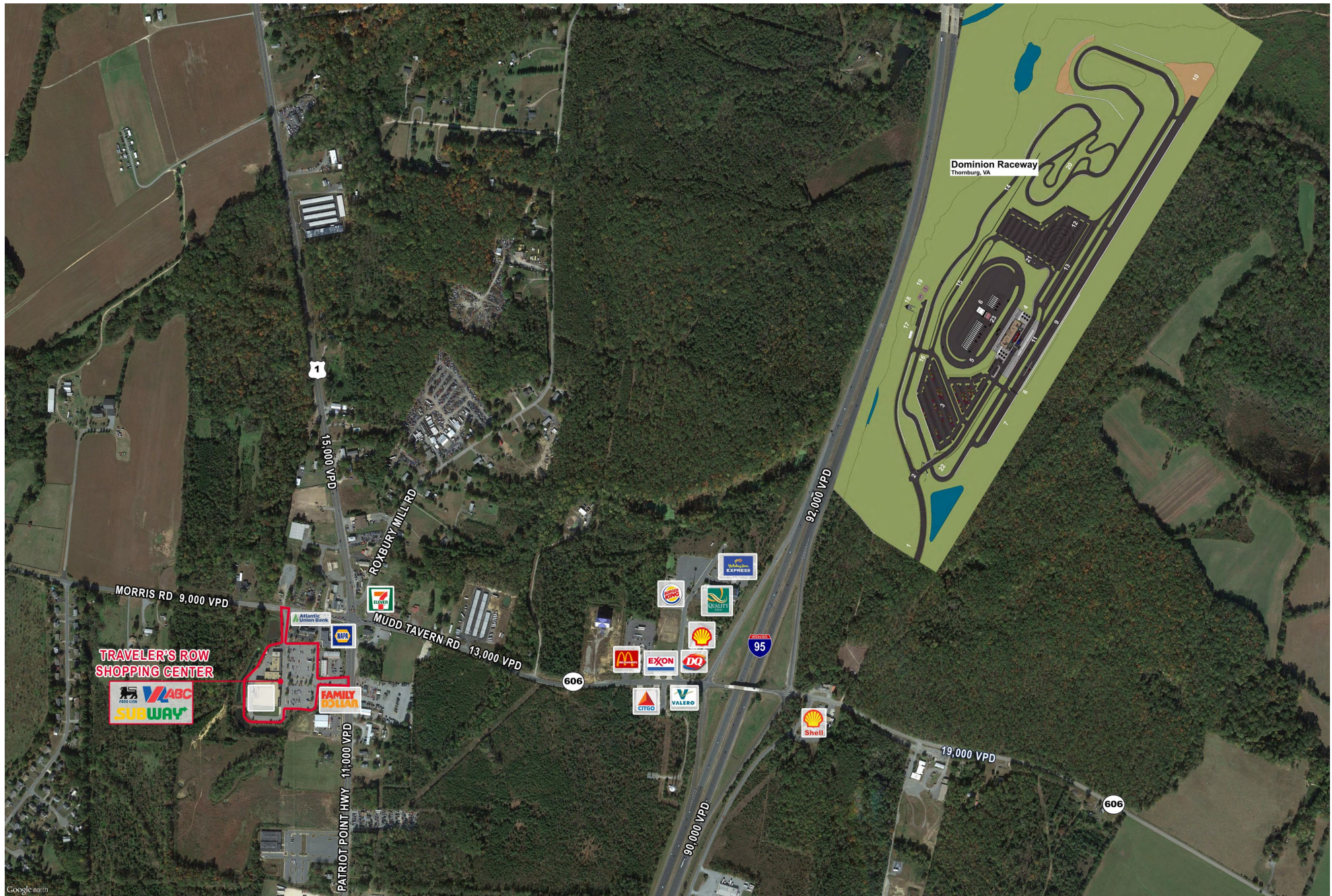
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## FOR MORE INFORMATION, CONTACT:

**SHARON SCHMIDT**  
Senior Associate  
540 322 4155  
[sharon.schmidt@thalhimer.com](mailto:sharon.schmidt@thalhimer.com)

Thalhimer Center  
11100 W. Broad Street  
Glen Allen, VA 23060  
[thalhimer.com](http://thalhimer.com)

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