

# LEE PLAZA

314 – 328 Emancipation Highway | Fredericksburg, VA 22401 | **For Lease**



**THALHIMER**

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## Property Features

- End-Cap unit available in busy center
- Prime retail space with offices in back and ample parking
- Owner prefers 3-5-year lease
- Located on Route 1 / Emancipation Highway near 7-Eleven, Charli G's and Fredericksburg Food Co-op
- Nearby Tenants & Retailers:



*Charlie G's*



## SPECIFICATIONS

**Spaces Available:** Unit 328

**Available SF:** 2,800 SF

**Lease Rate:** \$18.00 PSF + Utilities

**Parking:** 2.98 / 1,000 SF  
(120 Spaces)

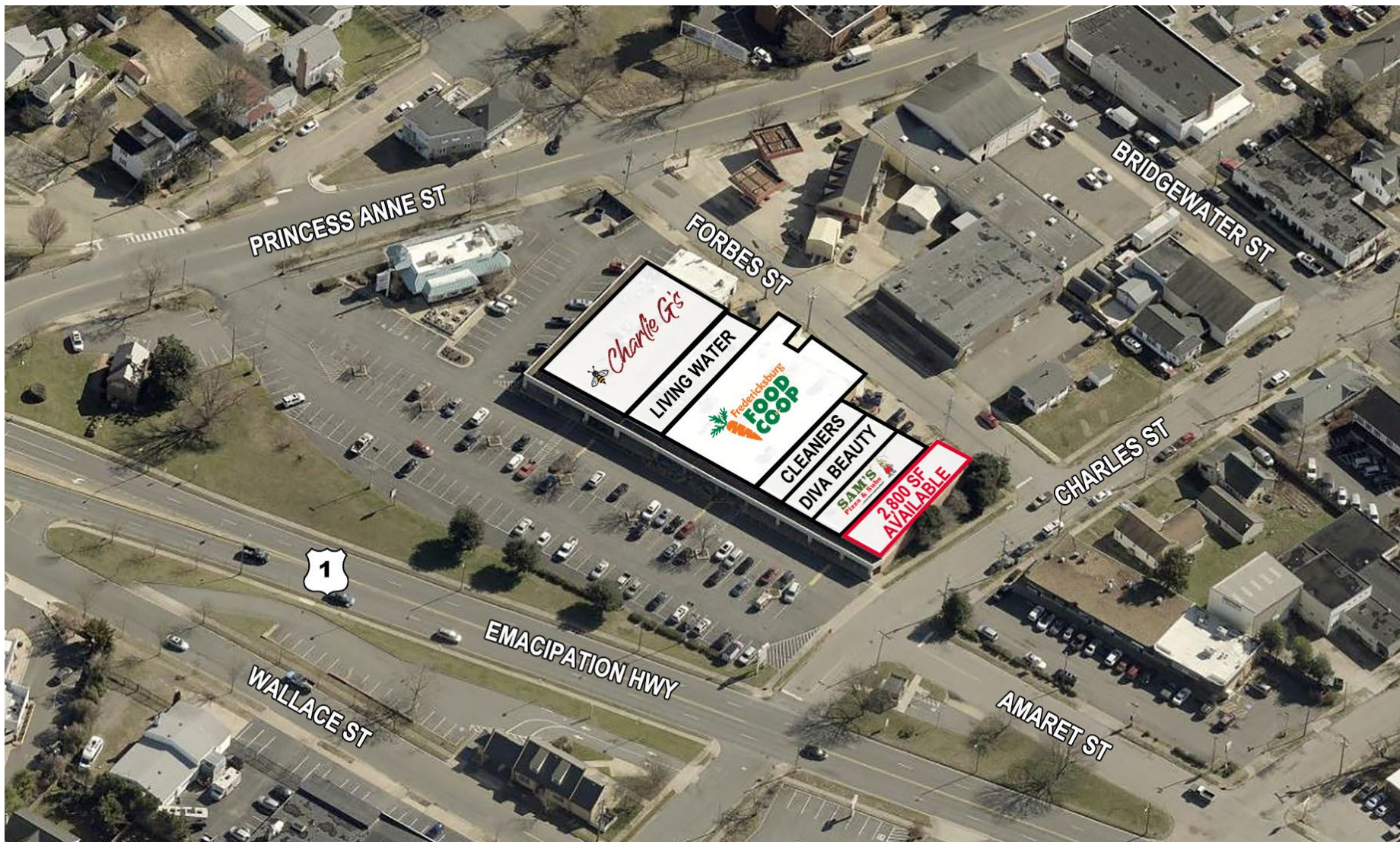
**Timing:** Available Immediately

# PROPERTY PHOTOGRAPHY





# SITE PLAN



## DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	6,784	\$106,428	15,654
3 Miles	54,729	\$122,491	71,116
5 Miles	101,877	\$124,455	118,870





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