

# SALEM FIELDS RETAIL

7000 – 7028 Salem Fields Boulevard | Fredericksburg, VA 22407 | **For Lease**



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## Property Features

- Flexible terms | Aggressive lease rates
- Surrounded by dense residential population
- Join Vocelli's, China Garden, and RMH Dance
- Well located along a well traveled North/South county connector road
- Ideal location for massage business, tutoring center, or carryout/delivery restaurant
- Nearby Tenants & Retailers:



## SPECIFICATIONS

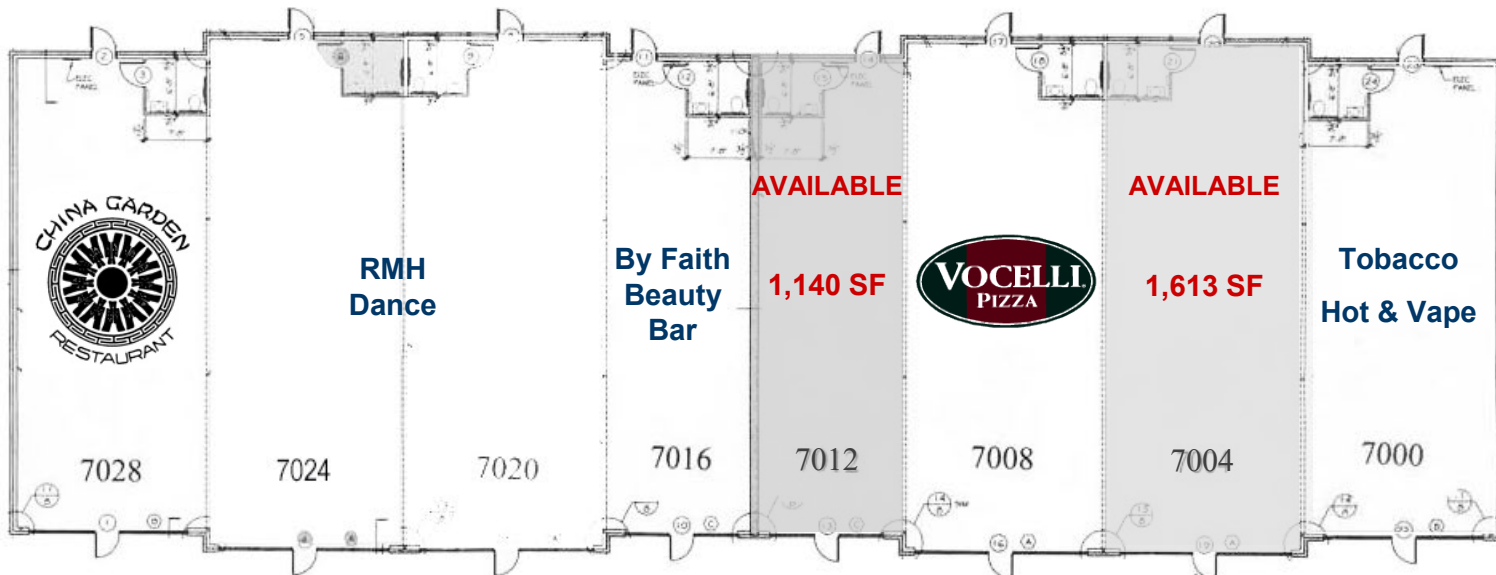
<b>Spaces Available:</b>	2
<b>Available SF:</b>	7004: 1,613 SF 7012: 1,140 SF
<b>Lease Rate:</b>	\$15.00 PSF NNN (\$4.40)
<b>Parking:</b>	4.58 / 1,000 SF
<b>Timing:</b>	Available Immediately

## DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	HOUSEHOLDS
1 Mile	6,680	\$135,456	4,485	2,223
3 Miles	39,759	\$132,963	27,535	13,574
5 Miles	84,289	\$129,603	76,63	29,327



# PROPERTY AERIAL



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