

WOODLAWN VILLAGE SHOPPING CENTER

282 Deacon Road | Fredericksburg, VA 22405

FOR LEASE



LOCATED IN GROCERY ANCHORED CENTER

1,600 & 2,982 SF of Retail Space Available

VIRGIL NELSON, CCIM

Senior Vice President

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**CUSHMAN &
WAKEFIELD**

THALHIMER

1125 Emancipation Hwy. Suite 350

Fredericksburg, VA 22401



Property Features

- Highly visible grocery anchored center on Deacon Road with 16,000 VPD
- Join a strong mix of national and regional retailers including Weis and Little Caesars
- Easily accessible to Route 218 and Route 1
- Located in South Stafford's main population hub

• Nearby Tenants & Retailers:



SPECIFICATIONS

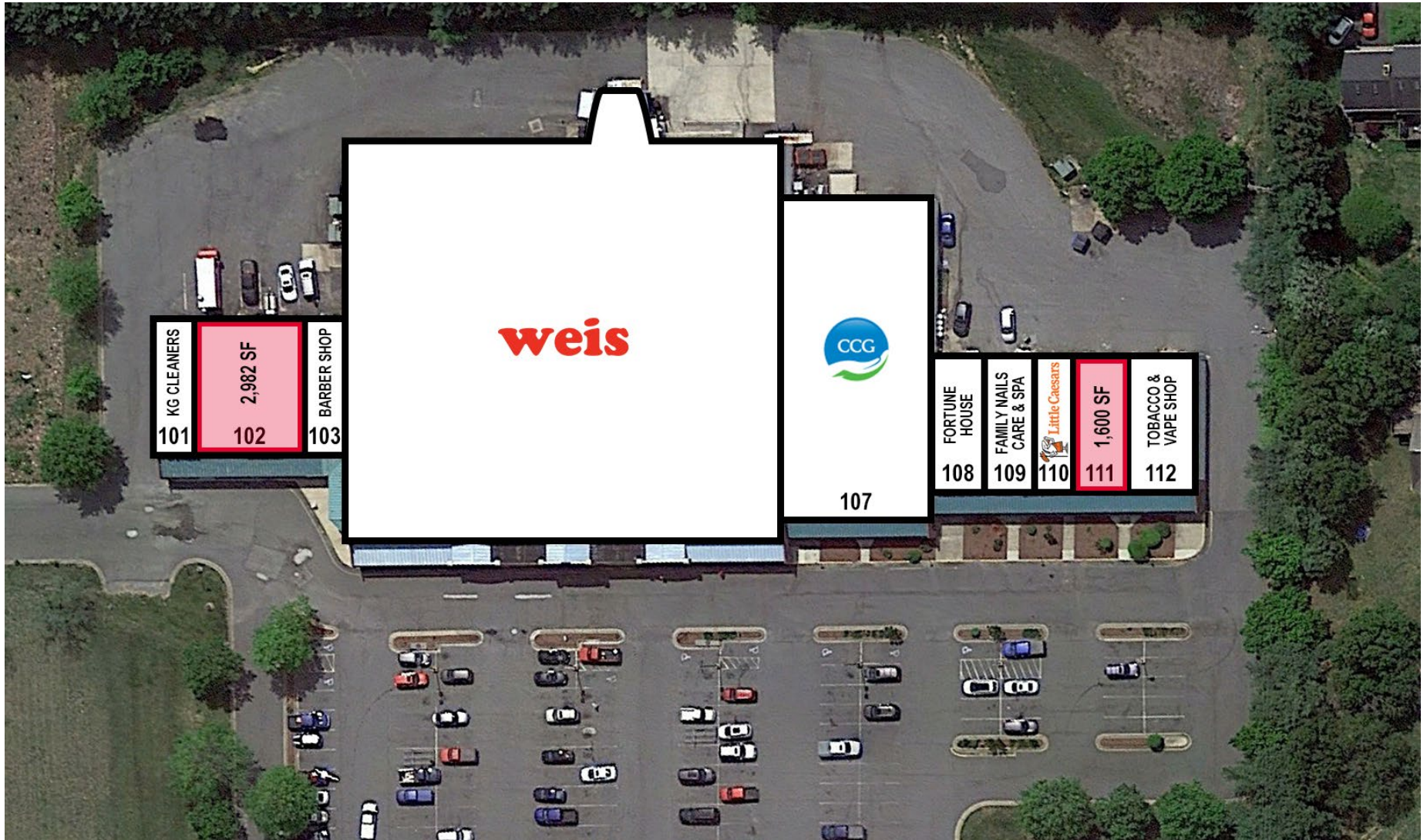
Total Size: 56,402 SF

Available SF: Unit 102: 2,982 SF
Unit 111: 1,600 SF

Timing: Available Immediately

Traffic Counts: Deacon Road: 16,000 VPD
Butler Road: 23,000 VPD

SITE PLAN



UNIT	TENANT	SF
101	KG CLEANERS	900
102	AVAILABLE	2,982
103	BARBER SHOP	1,200
-	WEIS	32,744
107	CCG MEDICAL CLINIC	9,100

UNIT	TENANT	SF
108	FORTUNE HOUSE	1,600
109	FAMILY NAILS CARE & SPA	1,600
110	LITTLE CAESARS	1,200
111	AVAILABLE	1,600
112	TOBACCO & VAPE SHOP	2,000

PROPERTY PHOTOGRAPHY



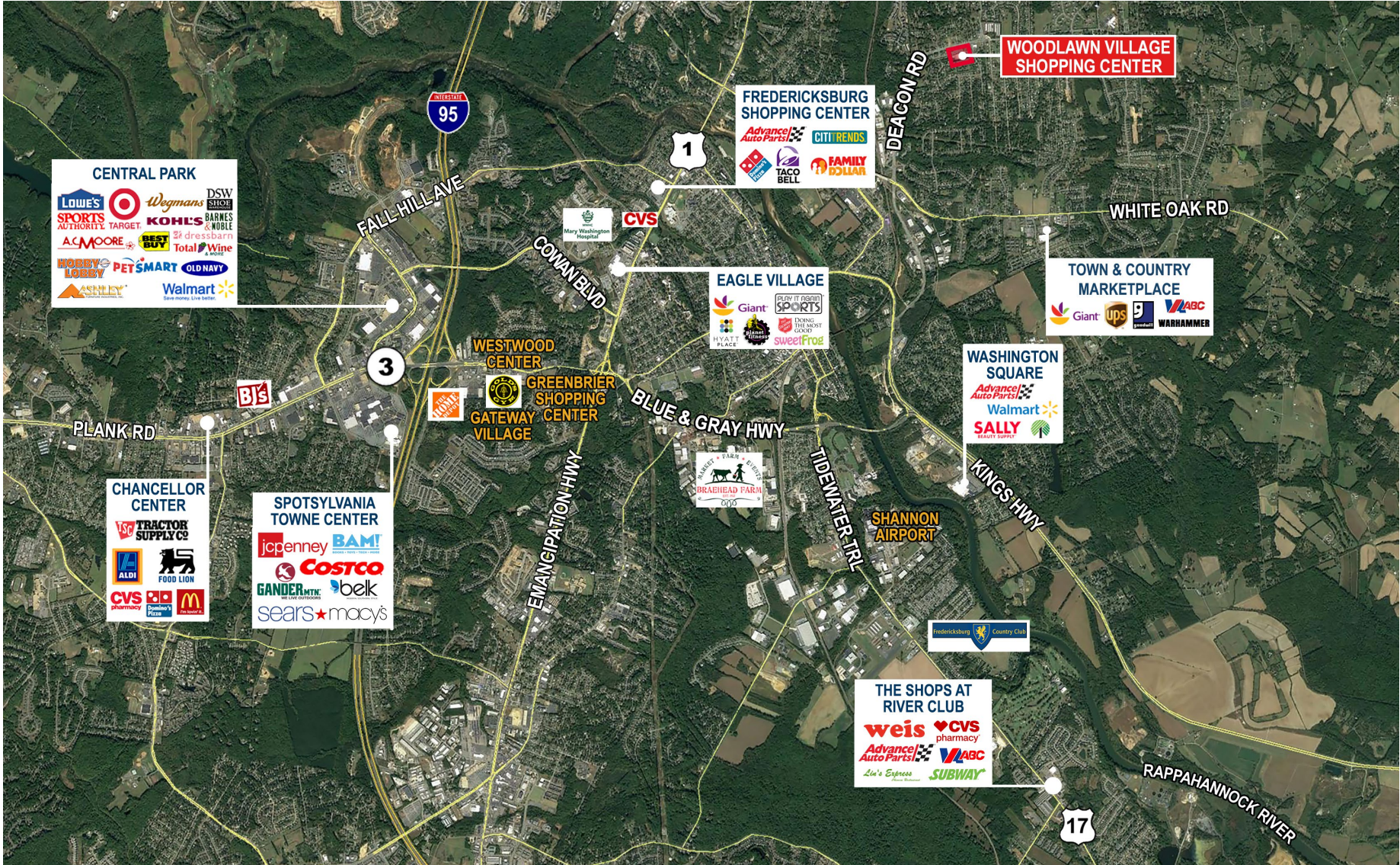
DEMOGRAPHICS



DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	40,345	82,587	254,665
Households	14,555	31,124	88,829
Avg. HH Income	\$135,274	\$124,126	\$138,514
Daytime Population	44,849	95,153	232,778

AERIAL



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