

# Ferry Farm Shopping Center

201-207 Kings Highway | Stafford County, Virginia 22405

Retail | For Lease | Anchor Opportunity | Shop Space Available



[VIRTUAL TOUR](#)

[ADA SHEET](#)



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## FEATURES

- **ANCHOR OPPORTUNITY 36,254 SF (CAN BE DIVIDED)**
- 61,774 SF neighborhood shopping center
- Intersection of Kings Highway (State Route 3) and Ferry Road (Route 606)
- ±200 parking spaces
- 50,000+ population within 3 miles
- Average household income - \$120,000+
- Just minutes from downtown Fredericksburg



**48,000 VPD**  
VPD – Kings Highway



**LOD**

99,196  
**POPULATION**

\$126,321  
**AVERAGE INCOME**

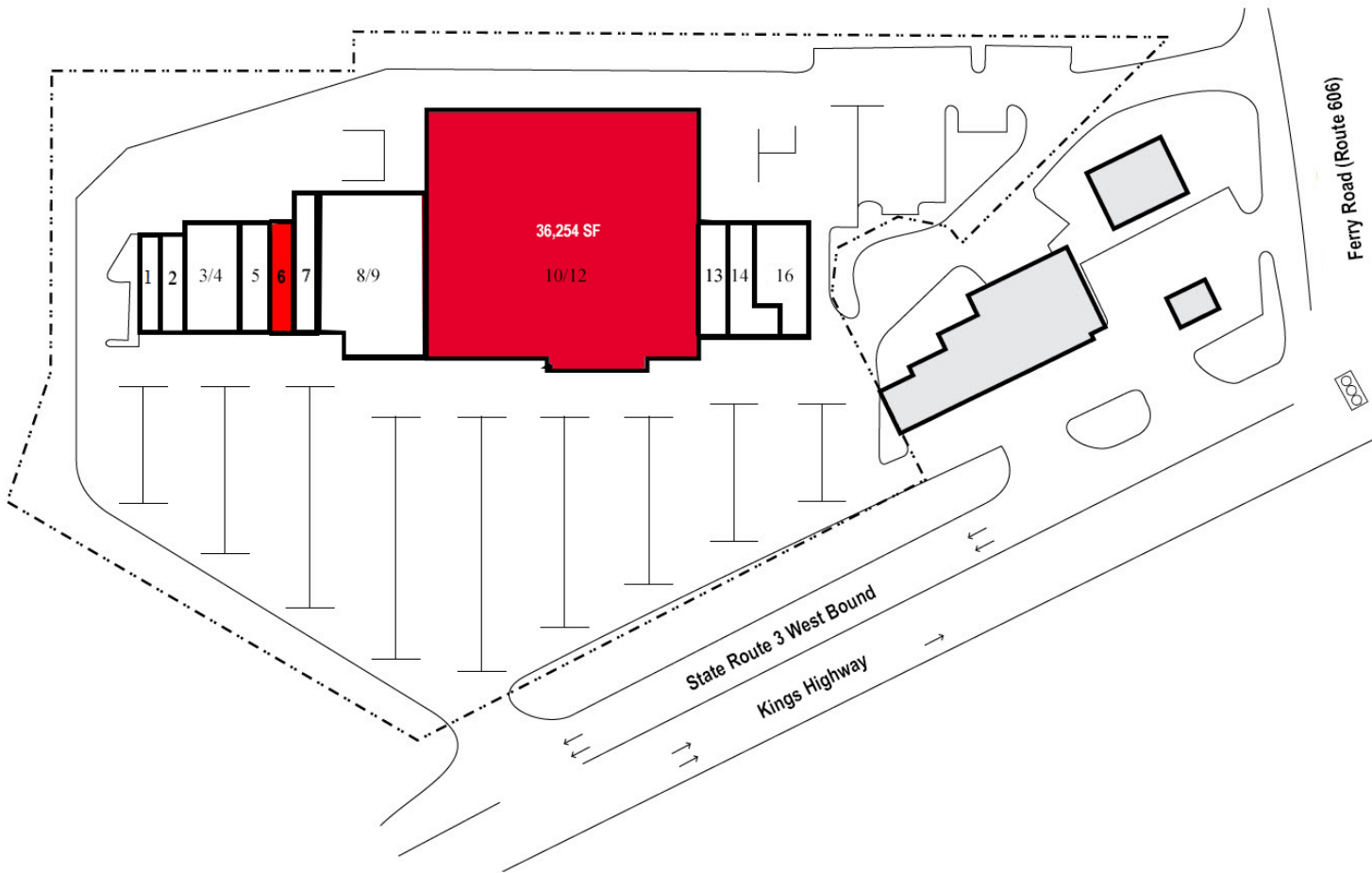
111,050  
**DAYTIME POPULATION**

DEMOGRAPHICS				
	1 MILE	3 MILES	5 MILES	10 MILES
<b>Population</b>	6,171	48,828	99,196	224,569
<b>Avg. Household Income</b>	\$125,308	\$126,063	\$126,321	\$132,811
<b>Daytime Population</b>	9,418	56,348	111,050	212,868

# JOIN TENANTS & NEARBY RETAILERS



## CENTER SITE PLAN



SPACE	TENANT	SF
1	H&R Block	1,260
2	Jacob's Ladder	1,260
3/4	Vinny's Italian Restaurant	3,200
5	Moon Star Chinese	2,000
<b>6</b>	<b>AVAILABLE</b>	<b>1,200</b>
7	International Mart	1,800
8/9	New Restoration Church	8,800
<b>10/12</b>	<b>AVAILABLE</b>	<b>36,254</b>
13	Ferry Farm Health & Wellness	2,250
14	Berkshire Hathaway	1,750
16	Dairy Queen	2,000

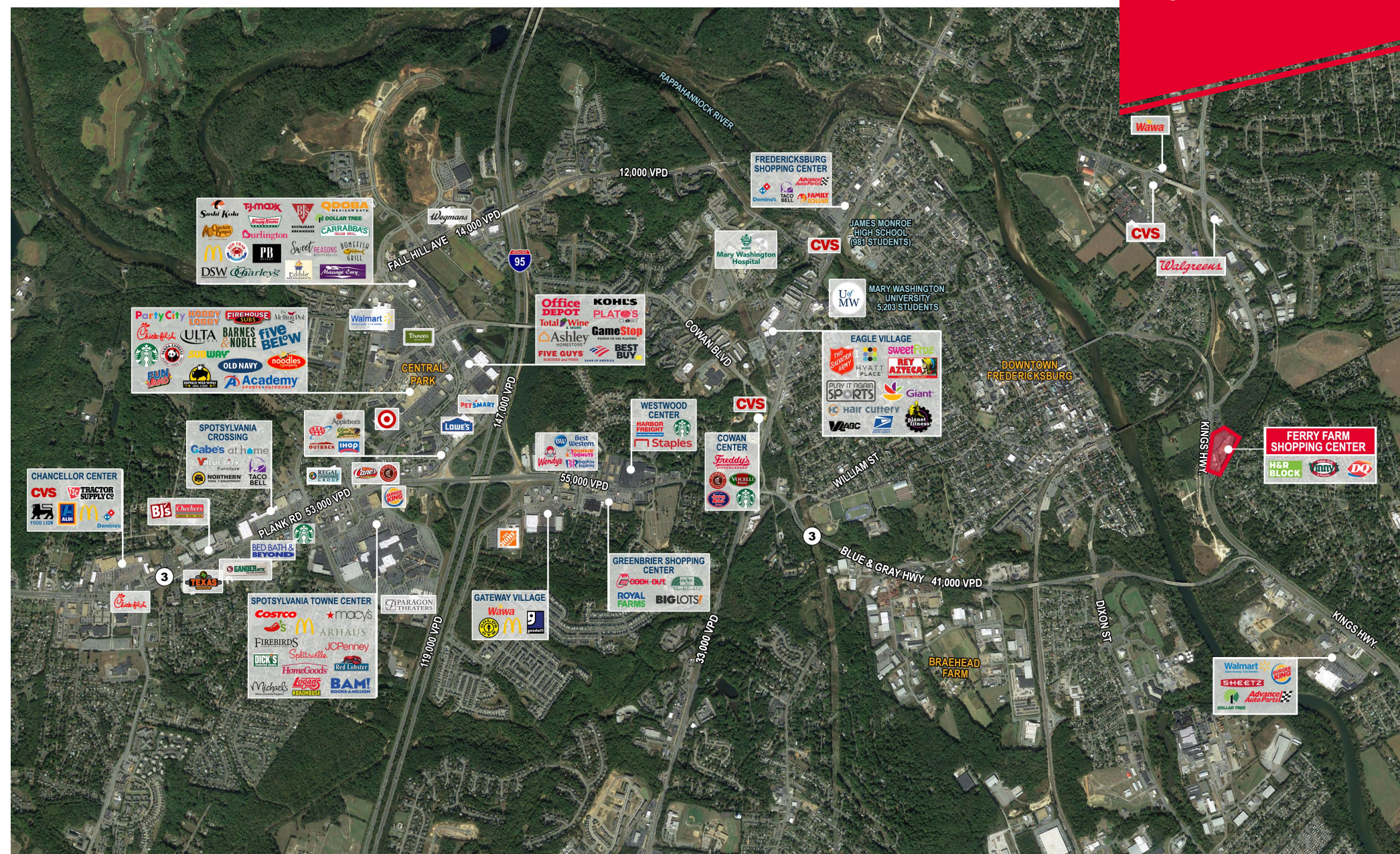
# PROPERTY PHOTOS

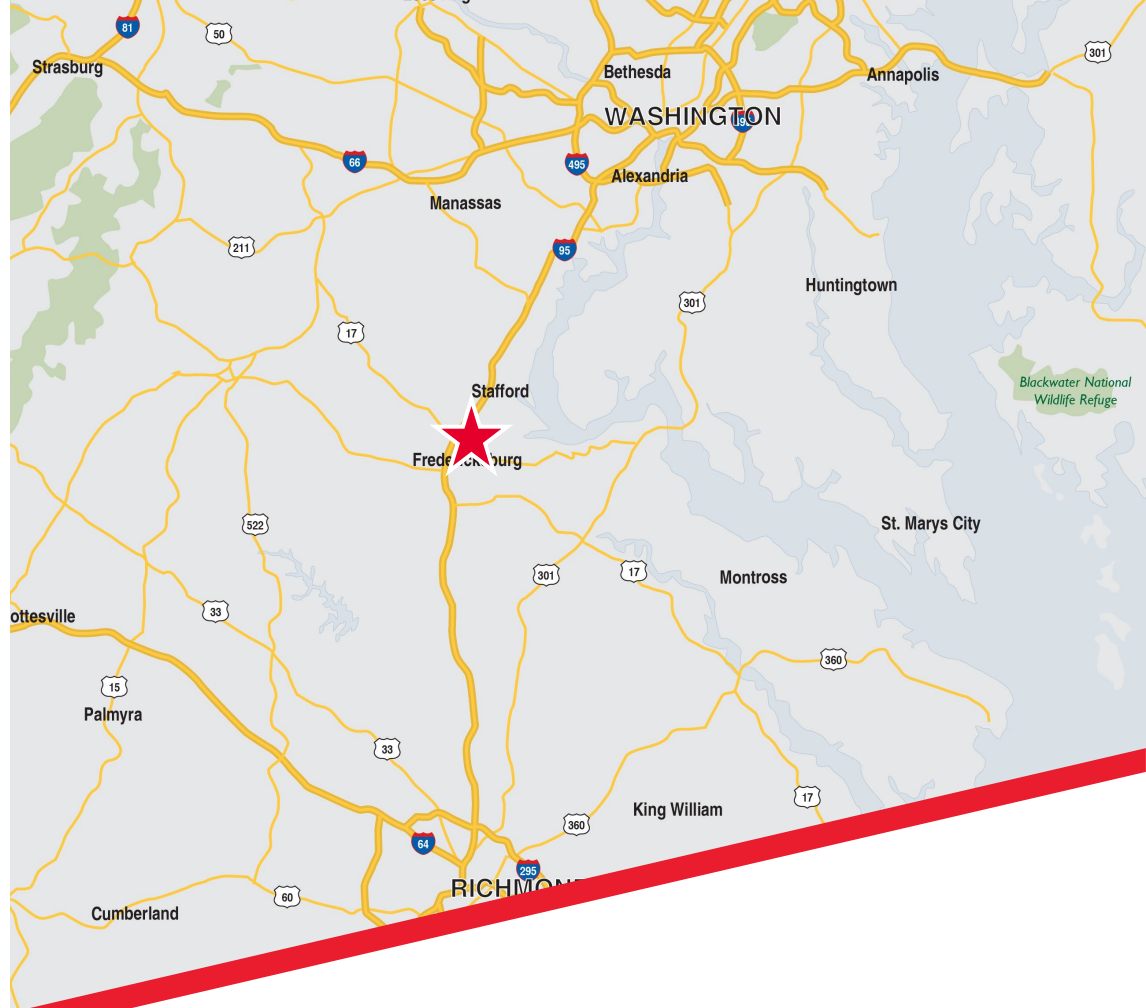
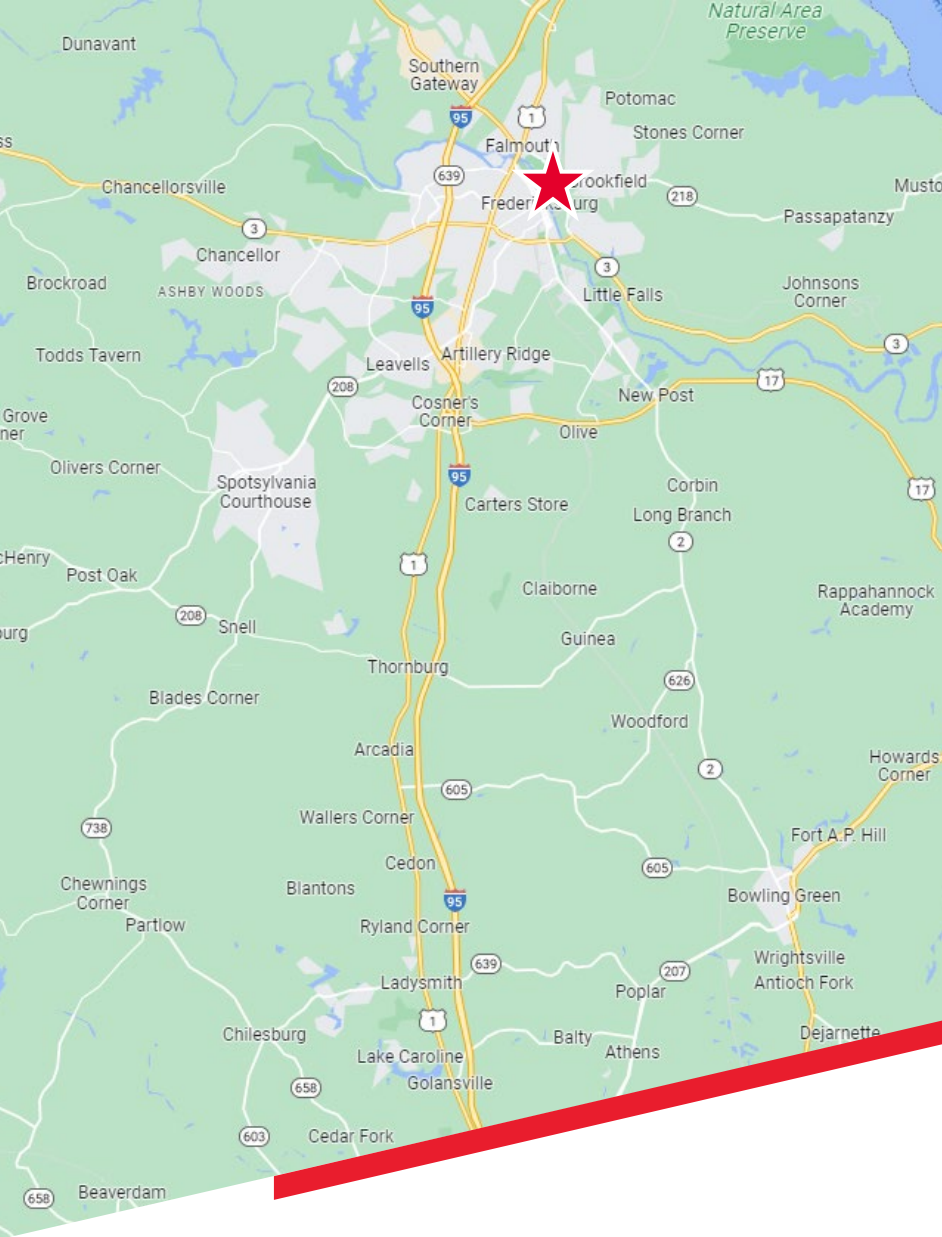
FERRY FARM  
SHOPPING  
CENTER



# AERIAL OVERVIEW

## FERRY FARM SHOPPING CENTER





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