

# Ferry Farm Shopping Center

201-207 Kings Highway | Stafford County, VA 22405

Retail for Lease | Two Spaces Available



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# Ferry Farm Shopping Center

## Property Features



- TWO SPACES AVAILABLE
  - 1,260 SF
  - 1,800 SF
- FXBG Iron Gym Coming Soon!
- 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**  
Kings Highway



98,643  
**POPULATION**



\$134,860  
**AVERAGE  
INCOME**



111,354  
**DAYTIME  
POPULATION**

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
<b>Population</b>	6,172	51,302	98,943	227,944
<b>Avg. Household Income</b>	\$142,904	\$137,480	\$134,860	\$138,864
<b>Daytime Population</b>	9,086	57,627	110,354	213,912



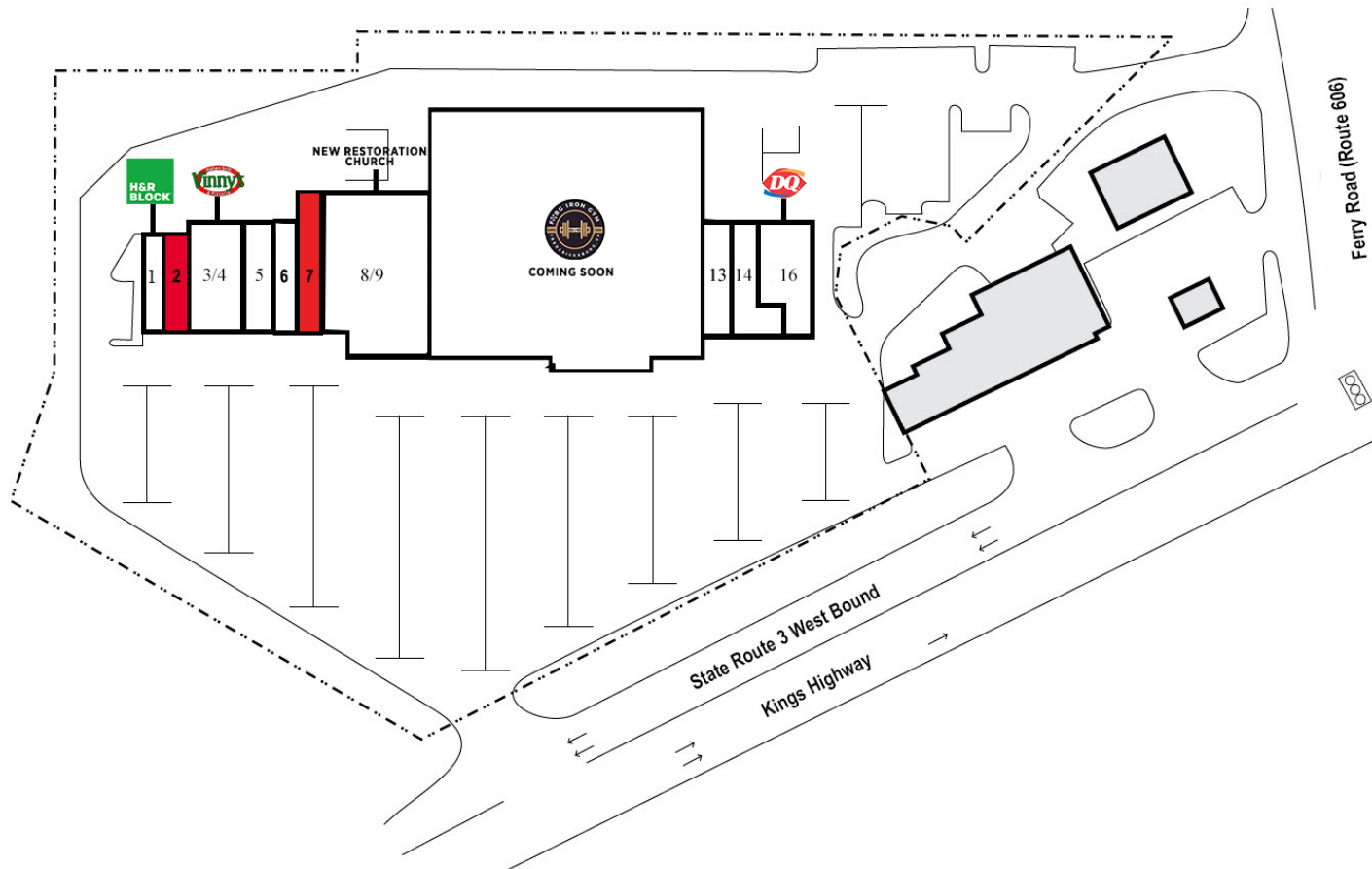
# Ferry Farm Shopping Center

## Join Neighbors



COMING SOON

### CENTER SITE PLAN



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



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## Property Photos







**For more information, please contact:**

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