



**RETAIL FOR LEASE
NEW ANCHOR OPPORTUNITY**

THE SHOPS AT ENGLAND RUN

**736 WARRENTON RD.
FREDERICKSBURG, VA 22406**



**CUSHMAN &
WAKEFIELD**

THALHIMER

THE SHOPS AT ENGLAND RUN

736 WARRENTON RD. FREDERICKSBURG, VA 22406

Property Features:

- Anchor opportunity available in busy neighborhood center
- Ample parking available
- Excellent road visibility and signage
- Convenient to Warrenton Road and I-95, exit 133

Building Size: 115,000 SF

Available:	736-102	36,815 SF
	736-104	1,600 SF
	736-109	1,600 SF
	736-112	1,200 SF
	736-114	1,200 SF

Lease Rate: \$18.00 PSF NNN (\$2.18)

Anchor: 36,815 SF*
*Lease Rate Negotiable

Parking: 3.34 / 1,000 SF

Timing: Available Immediately



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SUITE	TENANT	SF
736-101	GOODWILL	8,450
736-102	AVAILABLE	36,815
736-103	ROBIN A. HAIR	1,200
736-104	AVAILABLE	1,600
736-105	RESTAURANT	1,600
736-106	THE WASH DEPOT	2,000
736-107	LEASED	1,600
736-108	LEASED	1,600
736-109	AVAILABLE	1,600
736-110	SAKURA SPA	1,200
736-111	CHINA WONG	1,200
736-112	AVAILABLE	1,200
736-113	H&R BLOCK	1,200
736-114	AVAILABLE	1,200
736-114A	LITTLE CAESARS	1,200
PAD	AVAILABLE	



FOR MORE INFORMATION, CONTACT:

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