



KEY FEATURES

- ±14,564 SF
- ±1.75 Acre Site
- 70 Parking Spots
- Existing Drive-Thru Window
- AADT: Jefferson Davis H wy (55,000)
- Built in 2007
- Master Lease Expires 1/31/2027

RETAIL

SUBLEASE | \$14 PSF

DARK WALGREENS FREDERICKSBURG, VA

10100 Jefferson Davis Highway
Fredericksburg, VA 22407

Excellent sublease opportunity for a former Walgreens location in Fredericksburg, VA. This property is located at a high traffic signalized corner, with great visibility from VA Hwy 1. Master Lease runs through 1/31/2027.

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,763	42,213	93,627
Households	1,939	14,627	32,805
Average Household Income	\$107,105	\$109,016	\$107,492



DARK WALGREENS - FREDERICKSBURG, VA

LOCATION

Address	10100 Jefferson Davis Highway				
City	Fredericksburg	State/Zip	VA/22407	County	Spotsylvania

PROPERTY DETAILS

Property Type	Retail	Acres ±	1.75	Avail SF ±	14,564
Parking ±	70	Building SF ±	14,564	Year Built	2007

PRICING & TERMS

Lease R ^t /SF ±	\$14.00	Lease Type	Sublease
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