



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.

DEMOGRAPHICS

LEARN MORE ABOUT THIS PROPERTY

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| | 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 VA/22407 State/Zip County Spotsylvania **PROPERTY DETAILS** Retail Avail SF ± **Property Type** Acres ± 1.75 14,564 Parking ± 70 Building SF ± 14,564 Year Built 2007 PRICING & TERMS Lease Rt/SF ± \$14.00 Sublease Lease Type



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