

FOR LEASE  
CARTER’S CROSSING WEST



ELITE

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ELITE



DONNY SELF, CCIM  
O: 540.548.1023 | C: 540.842.6202  
dself@cbecommercial.com



15 South Gateway Drive ▪ Fredericksburg, VA 22406

Property Information

- Space Available**
- 6,800 sq. ft. Retail space available for lease
- Features**
- Carter's Crossing is a 34 Acre retail shopping center anchored by Target, Pohanka Honda and Petsmart
  - Located directly off I-95 (160,000 ADT) via exit 133 at the first signalized intersection on Route 17/Warrenton Road (55,000 ADT)
- Area**
- Located on a major business corridor, Route 17, with employers such as Geico (4,000), McLane (500+), FBI (300+) and more
  - Situated within 1 miles of 11 hotels providing over 1,100 rooms

Demographics

	3 MILES	5 MILES	10 MILES
Population	34,109* 38,908**	77,584* 87,442**	230,699* 251,493**
Households	12,343* 14,173**	28,352* 32,156**	78,686* 86,074**
Average HH Income	\$80,094* \$90,138**	\$87,480* \$98,955**	\$102,484* \$116,427**
Employees	11,752	44,404	94,879

\*2015 Estimate  
\*\*2020 Projection

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Coldwell Banker Commercial  
ELITE  
1201 Central Park Blvd.,  
Fredericksburg, VA 22401  
540-786-1402

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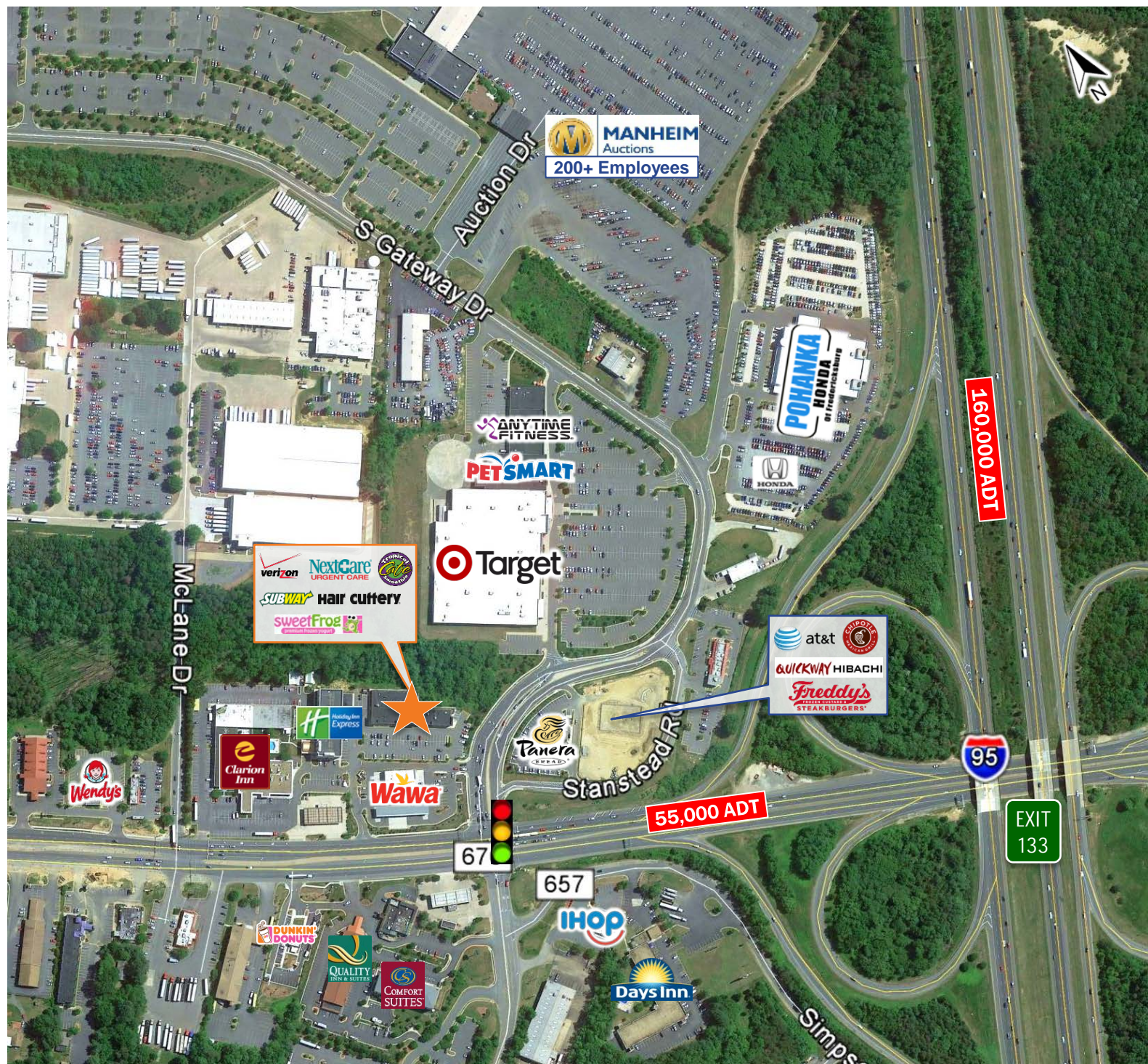
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