

FOR LEASE CARTER'S CROSSING WEST



ELITE



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JOIN: **TARGET** **POHANKA** **PETSMART** **NextCare URGENT CARE** **Wawa** **SweetFrog** **Subway** **Tropical Smoothie** **Panera Bread** **Hair cuttery** **Verizon**



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

*2015 Estimate

**2020 Projection

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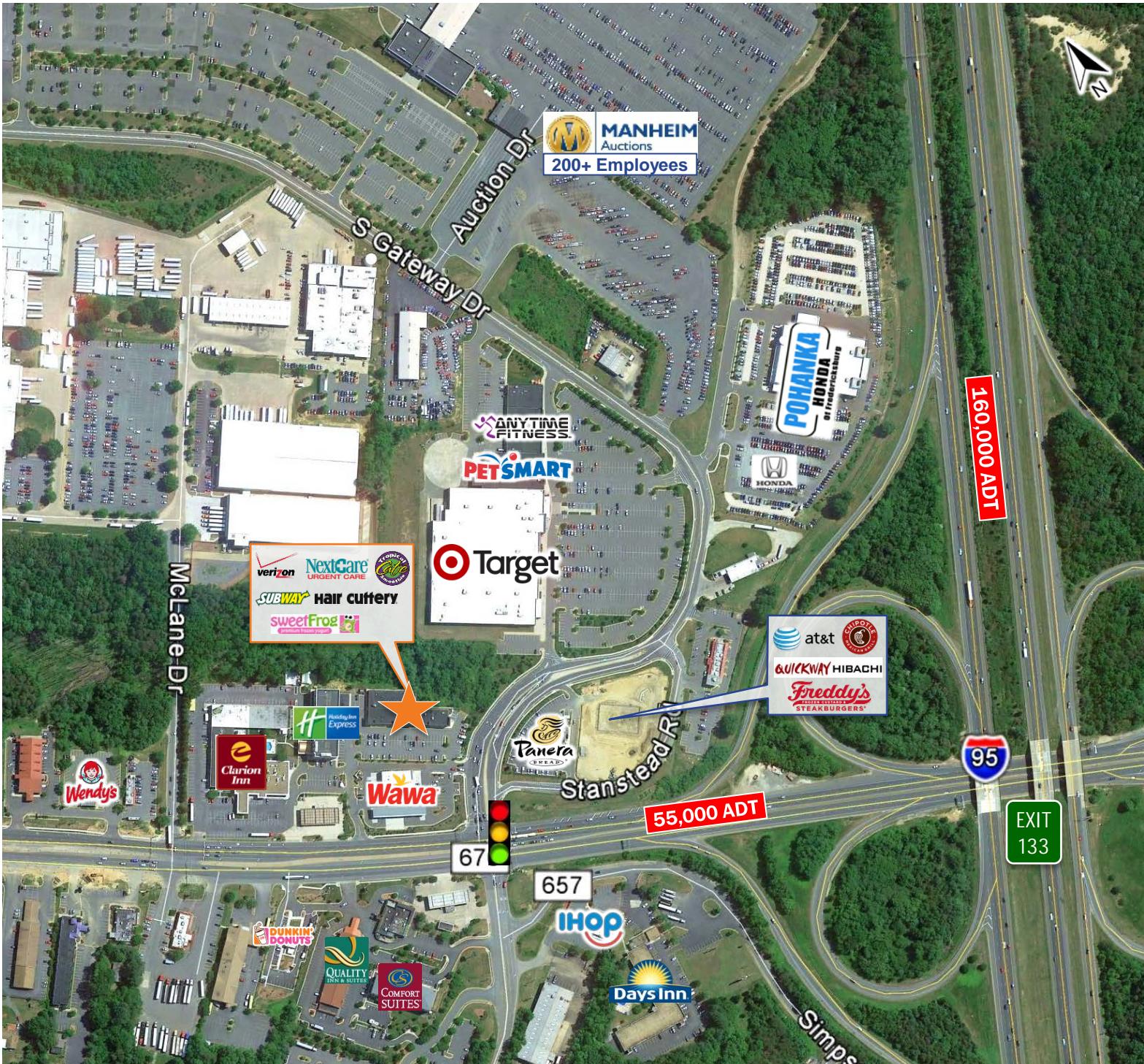
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15 SOUTH GATEWAY DRIVE • FREDERICKSBURG, VA 22406



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