

**FORMER PONDEROSA
RESTAURANT**
591 WARRENTON ROAD
FREDERICKSBURG, VIRGINIA
RETAIL PROPERTY FOR LEASE
5,326 SF



RETAIL SERVICES



PROPERTY FEATURES

- 5,326 SF Plug-in Ready 3-Star Retail Restaurant Space
- 200+ seats!
- Huge pylon sign in-place
- Just off of Interstate 95 at Exit 133
- 55,000 vehicles daily
- Ample parking
- Zoned B-2 Commercial
- 140 feet of road frontage on Route 17 (Warrenton Road)



BUILDING FEATURES	
TOTAL SQUARE FEET	5,326 SF
LEASE PRICE	\$20.00/SF NNN
TIMING	IMMEDIATE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2015 TOTAL POPULATION	3,490	33,236	80,563
POPULATION GROWTH 2015-20	8.97%	13.51%	13.05%
2015 TOTAL HOUSEHOLDS	1,401	12,102	29,509
HOUSEHOLD GROWTH 2015-20	9.06%	14.44%	14.32%

For more information, please contact:

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591 WARRENTON ROAD, FREDERICKSBURG, VA

Retail Property for Lease

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AVAILABLE



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