



# FREDERICKTOWNE CROSSING

240 ELIZABETH DRIVE  
STEPHENS CITY, VA 22655

**Jim Guisewhite**

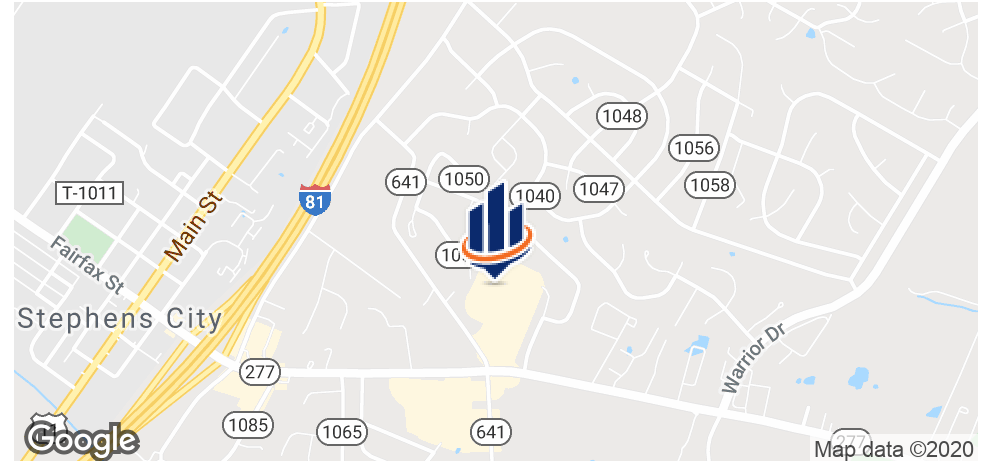
Managing Director | Principal Broker

540.325.0573

[jim.guisewhite@svn.com](mailto:jim.guisewhite@svn.com)



# Property Summary



## OFFERING SUMMARY

Available SF:	1,200 - 3,000 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	16.08 Acres
Year Built:	2006
Building Size:	86,018 SF
Zoning:	B-2
Market:	Northern Virginia
Submarket:	Stephens City

## PROPERTY OVERVIEW

Martin's Grocery anchored center is located in the heart of the Central Business District along busy Fairfax Pike. We have available; 1,200sf space with drive thru and outside seating located at the entrance to the center and adjacent to the newly expanded Virginia ABC. We have the following in line space available; 1,200sf, 1,500sf, 3,000sf and 1,772 end cap space. Retail, office, medical and restaurant are all acceptable uses in the center. Large Pylon sign brings your shopping center presence to the street along Fairfax Pike. We also have a two acre out parcel for development offered for ground lease @ \$1.50psf NNN or possibility of purchasing as well. May consider sub-division to two one acre parcels.

## PROPERTY HIGHLIGHTS

- Dominate Grocery anchored center
- Assorted spaces in line and out parcel
- One space with drive thru window and outside seating
- Two pad sites available for development
- \$14.00psf Lease Rate with Ground Lease rate of \$1.50psf.



# Additional Photos



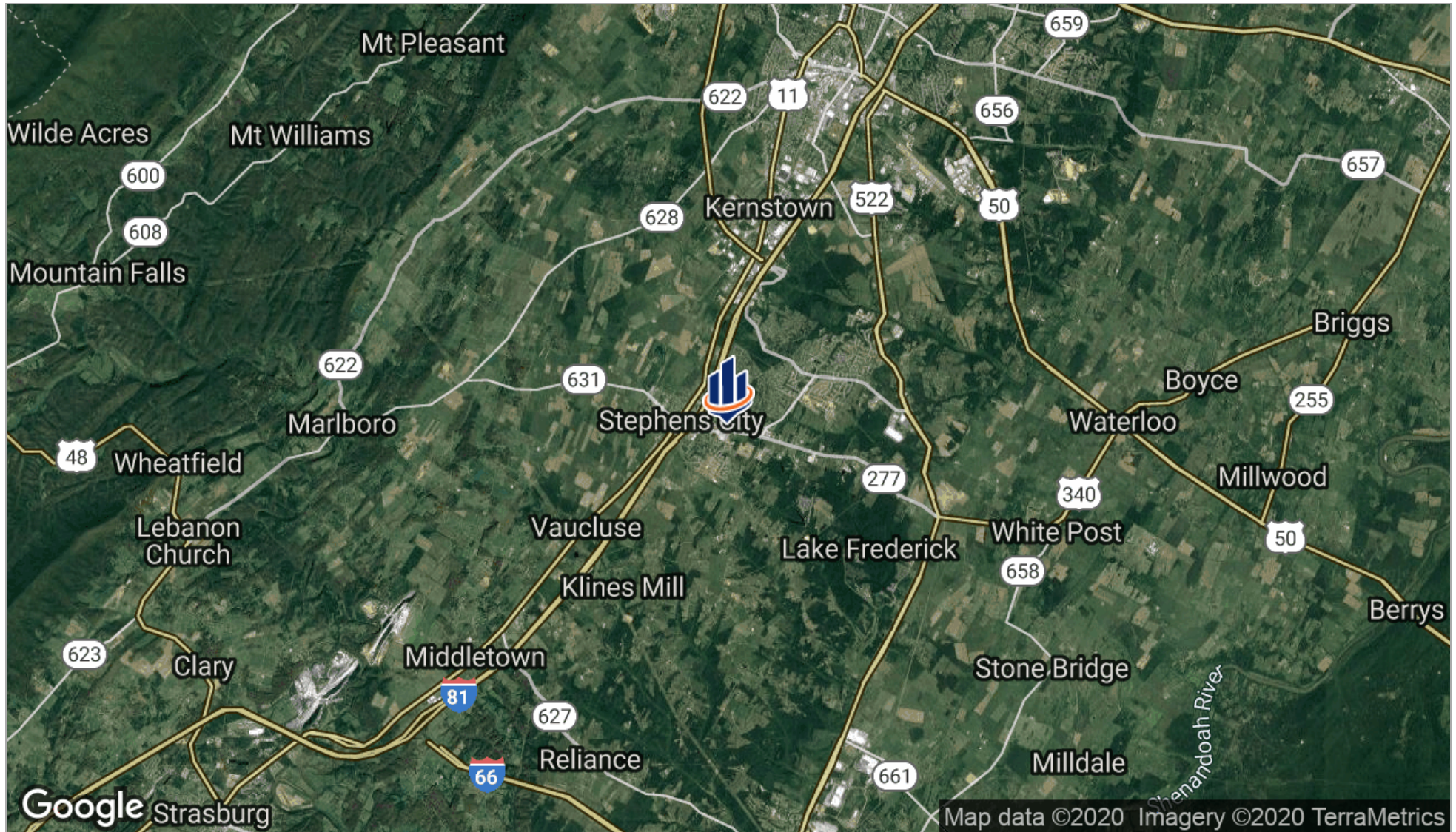


SPACE	TENANT	SF	PAD	TENANT	Acre
1	<b>Martin's Food</b>	67,157	1	<b>City National Bank</b>	1
2	<b>Hair Cuttery</b>	1,500	2	<b>Available</b>	1
3	<b>Available</b>	1,500	3	<b>Available</b>	1
	<b>Available</b>	1,500			
5	<b>Ginger Asian</b>	2,389			
6	<b>Domino's</b>	1,200			
7	<b>Available</b>	1,200			
8	<b>Drycleaner</b>	1,800			
9	<b>Perfect Nails</b>	1,800			
10	<b>Available</b>	1,772			
11& 12	<b>VA ABC</b>	3,000			
13	<b>Available</b>	1,200			
Total		86,018			



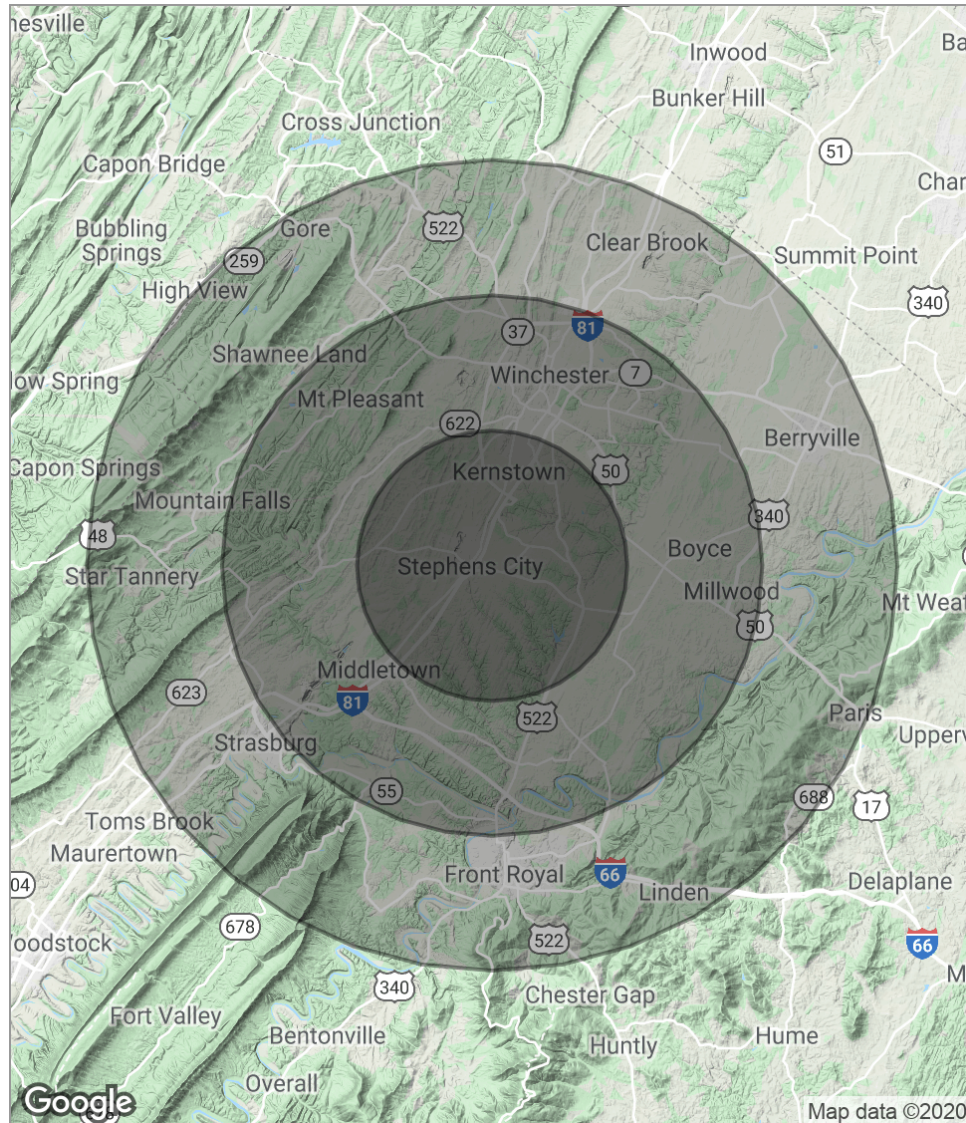


# Location Maps





# Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	30,471	108,108	173,763
Median age	36.9	37.8	38.5
Median age [Male]	36.1	36.6	37.5
Median age [Female]	37.8	38.7	39.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	11,671	41,241	66,689
# of persons per HH	2.6	2.6	2.6
Average HH income	\$71,508	\$71,073	\$72,014
Average house value	\$239,946	\$303,378	\$299,387

*\* Demographic data derived from 2010 US Census*