



REAL ESTATE

For Lease – 4,256 sf

Woodlawn Village

282 Deacon Road, Fredericksburg, VA 22405

JOE ANTHONY, ESQ.

Co-Founder & CEO

C: 814-242-7969

STEVE ZAMIAS JR.

Co-Founder & CFO

C: 814-525-2057



WOODLAWN VILLAGE

ADDRESS:

282 Deacon Road,
Fredericksburg, VA 22405

SPACE AVAILABLE:

4,256 sf

HIGHLIGHTS:

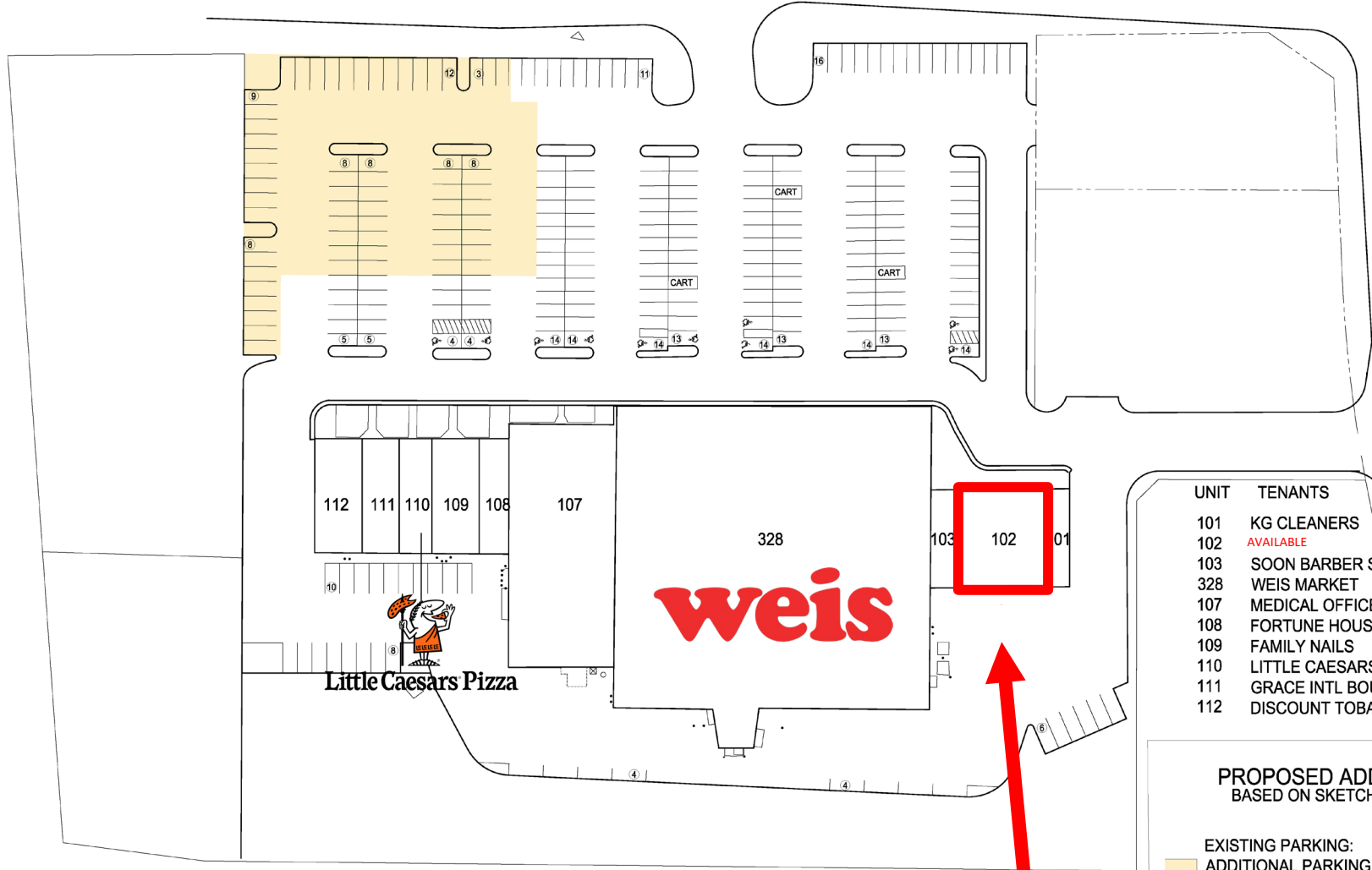
Woodlawn Village Shopping Center is a highly visibly grocery anchored center off Deacon Road with 16,000 vehicles passing daily in Fredericksburg, VA. There is a strong mix of national and regional retailers. The center is easily accessible to Route 218 and Route 1.

The center is located in South Stafford's main population hub. Stafford County is one of the fastest growing and wealthiest counties in the nation.

10 Mile Demos:

Average HH Income -
\$114,078
Population - 247,499
Households - 85,701



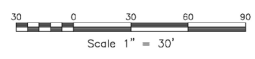


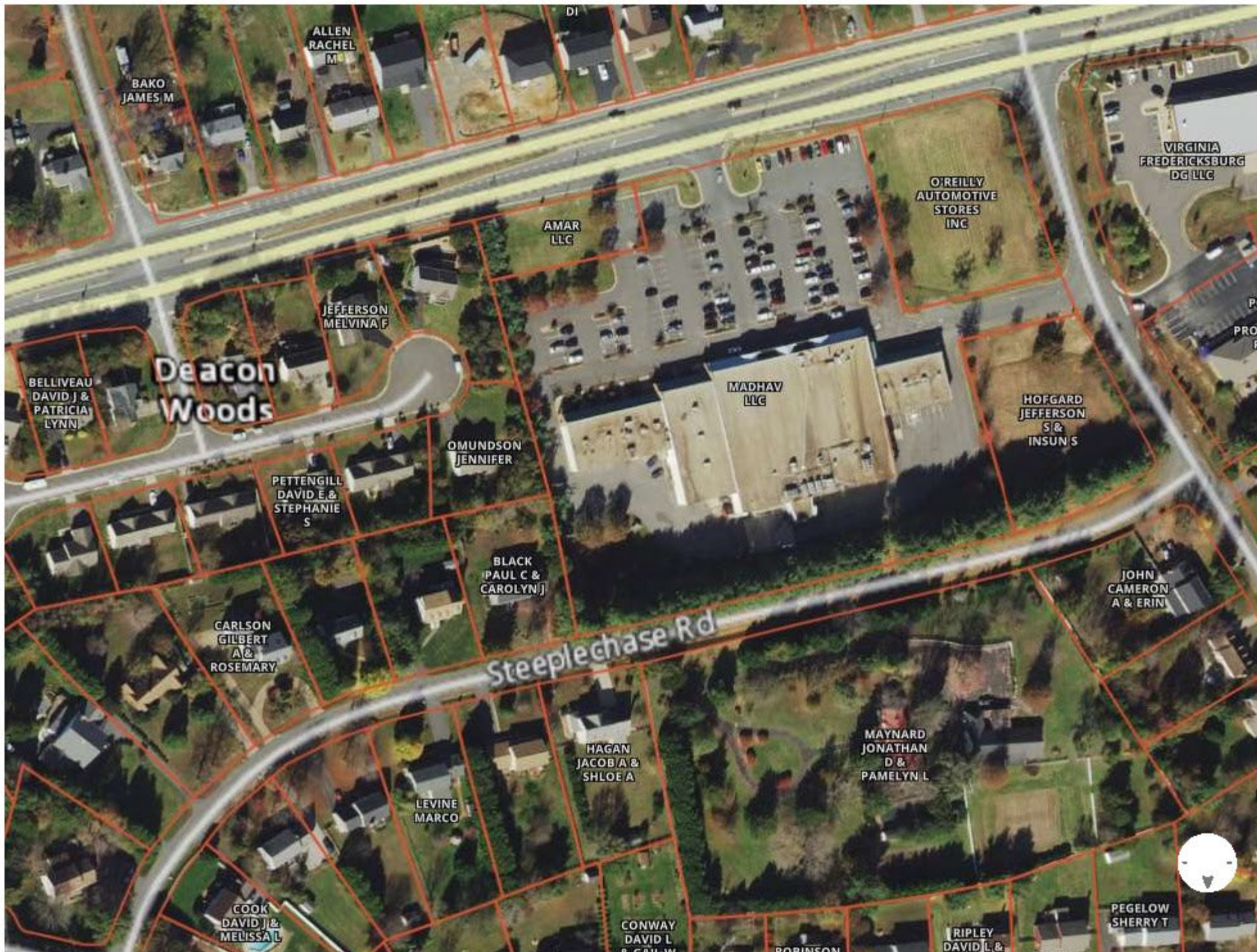
UNIT	TENANTS	AREA
101	KG CLEANERS	900 SF
102	AVAILABLE	4,256 SF
103	SOON BARBER SHOP	1,400 SF
328	WEIS MARKET	32,744 SF
107	MEDICAL OFFICE	9,100 SF
108	FORTUNE HOUSE	1,600 SF
109	FAMILY NAILS	2,000 SF
110	LITTLE CAESARS	1,200 SF
111	GRACE INTL BOUTIQUE	1,600 SF
112	DISCOUNT TOBACCO	2,000 SF

PROPOSED ADDITIONAL PARKING
 BASED ON SKETCH BY A2Z DATED 6/09/22

EXISTING PARKING:	200SPACES
ADDITIONAL PARKING:	64 SPACES
TOTAL PROPOSED PARKING:	264 SPACES

WASHCO HAS NOT PERFORMED A FIELD SURVEY
 TO VERIFY FIELD CONDITIONS





**Deacon
Woods**

BAKO
JAMES M

ALLEN
RACHEL
M

AMAR
LLC

O'REILLY
AUTOMOTIVE
STORES
INC

VIRGINIA
FREDERICKSBURG
DG LLC

JEFFERSON
MELVINA F

BELLIVEAU
DAVID J &
PATRICIA
LYNN

MADHAV
LLC

HOFGARD
JEFFERSON
S &
INSUN S

OMUNDSON
JENNIFER

PETTENGILL
DAVID E. &
STEPHANIE
S

BLACK
PAUL C &
CAROLYN J

JOHN
CAMERON
A & ERIN

CARLSON
GILBERT
A &
ROSEMARY

Steeplechase Rd

HAGAN
JACOB A &
SHLOE A

MAYNARD
JONATHAN
D &
PAMELYN L

LEVINE
MARCO

COOK
DAVID J &
MELISSA L

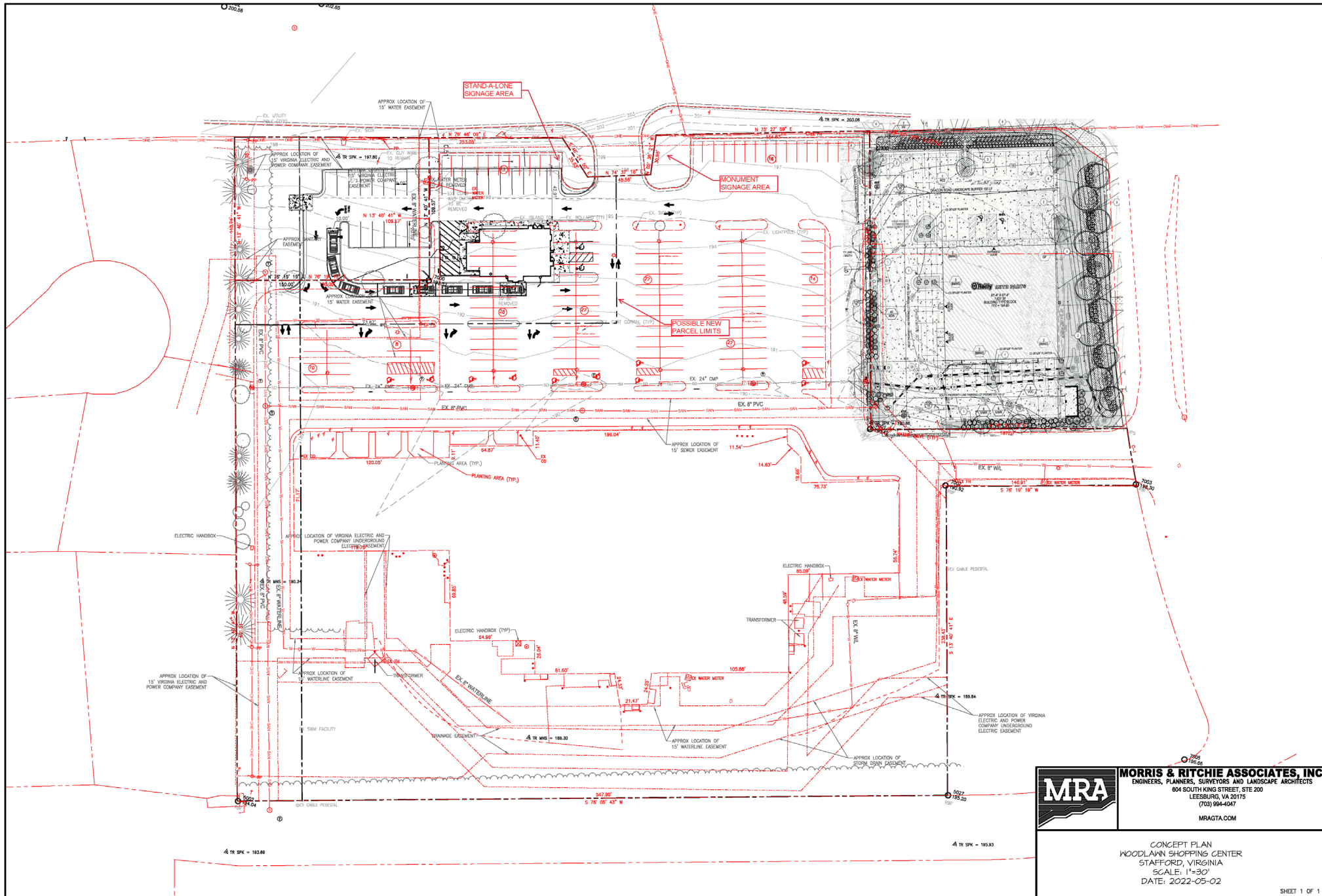
CONWAY
DAVID L
& GAIL W

ROBINSON

RIPLEY
DAVID L &

PEGELOW
SHERRY T





MRA
MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 804 SOUTH KING STREET, STE 200
 LEEBSBURG, VA 20175
 (703) 994-4047
 MRAGTA.COM

CONCEPT PLAN
 WOODLAWN SHOPPING CENTER
 STAFFORD, VIRGINIA
 SCALE: 1"=30'
 DATE: 2022-05-02



149,000 VPD
95

WARRENTON ROAD

LEELAND ROAD 10,000 VPD

WOODLAWN VILLAGE SHOPPING CENTER

weis **FORTUNE HOUSE RESTAURANT**

FREDERICKSBURG SHOPPING CENTER

Domino's **R&C** **CITITRENDS**
TACO BELL **FAMILY DOLLAR**
Firestone **SUBWAY**

ROUTE 1 35,000 VPD
Taco Bell
Riviera

CVS pharmacy

DEACON ROAD 16,000 VPD

MWMC
Mary Washington Hospital

CVS pharmacy

WHITE OAK ROAD 9,000 VPD

WESTWOOD CENTER

MATTRESS Warehouse **STARBUCKS**
STAPLES **UBREAKIFIX**

JAMES MONROE HIGH SCHOOL

CHATHAM MANOR

TOWN AND COUNTRY MARKET PLACE

HC hair cutlery **Giant** **goodwill**

KINGS HIGHWAY

GATEWAY VILLAGE

Pep Boys **Wawa**

EAGLE VILLAGE

planet fitness **Giant**

FREDERICKSBURG TRAIN STATION **18,100 CPD**

RAPPAHANNOCK RIVER

FREDERICKSBURG DESIGN CENTER

GOLDS GYM **goodwill**

GREENBRIER SHOPPING CENTER

BIG LOTS! **UNITED STATES POSTAL SERVICE**
Burlington

UNIVERSITY OF MARY WASHINGTON
where great minds get to work

THE HOME DEPOT

DEMOGRAPHICS

282 Deacon Rd Fredericksburg, VA 22405	2 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2021 Estimated Population	22,208	40,790	83,431	247,499
2026 Projected Population	23,841	42,831	88,684	269,064
2020 Census Population	21,973	40,472	80,662	243,998
2010 Census Population	19,428	36,271	68,376	204,462
Projected Annual Growth 2021 to 2026	1.5%	1.0%	1.3%	1.7%
Historical Annual Growth 2010 to 2021	1.3%	1.1%	2.0%	1.9%
2021 Median Age	38.2	37.2	36.3	35.7
Households				
2021 Estimated Households	7,932	15,039	30,877	85,701
2026 Projected Households	8,270	15,841	33,296	91,489
2020 Census Households	7,798	14,726	29,836	84,420
2010 Census Households	6,940	13,064	25,113	70,196
Projected Annual Growth 2021 to 2026	0.9%	1.1%	1.6%	1.4%
Historical Annual Growth 2010 to 2021	1.3%	1.4%	2.1%	2.0%
Race and Ethnicity				
2021 Estimated White	66.1%	62.7%	59.2%	58.5%
2021 Estimated Black or African American	15.2%	15.3%	18.4%	19.4%
2021 Estimated Asian or Pacific Islander	3.3%	8.1%	6.3%	4.7%
2021 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%	0.6%
2021 Estimated Other Races	14.7%	13.2%	15.4%	16.8%
2021 Estimated Hispanic	11.5%	10.6%	12.5%	13.7%
Income				
2021 Estimated Average Household Income	\$119,929	\$108,724	\$103,621	\$114,078
2021 Estimated Median Household Income	\$106,326	\$90,672	\$86,626	\$102,069
2021 Estimated Per Capita Income	\$42,877	\$40,420	\$38,538	\$39,663
Education (Age 25+)				
2021 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.8%	2.8%	2.5%
2021 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.9%	4.9%	4.6%
2021 Estimated High School Graduate	22.6%	23.8%	23.8%	24.1%
2021 Estimated Some College	19.7%	19.1%	20.4%	21.0%
2021 Estimated Associates Degree Only	7.6%	6.9%	7.0%	8.2%
2021 Estimated Bachelors Degree Only	27.9%	26.3%	24.4%	23.4%
2021 Estimated Graduate Degree	17.3%	18.2%	16.7%	16.2%
Business				
2021 Estimated Total Businesses	758	2,151	4,654	9,649
2021 Estimated Total Employees	6,542	22,145	49,238	90,401
2021 Estimated Employee Population per Business	8.6	10.3	10.6	9.4
2021 Estimated Residential Population per Business	29.3	19.0	17.9	25.6



A2Z
REAL ESTATE

CONTACT



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