



Property Highlights

- Last Space Left!
- 2,400 SF available immediately - open floor plan
- Ideally located on busy Spotsylvania Parkway, easily accessible from I-95, Route 1 and Courthouse Rd (208)
- Excellent space for retail, medical and office users
- Free-standing monument signage available
- Southpoint is anchored by Walmart, Lowe's, American Family Fitness & CarMax

Demographics

	3 Miles	5 Miles	10 Miles
Population	41,171	93,096	168,347
Median Age	35.4	34.6	35.9
Average HH Income	\$98,455	\$99,475	\$91,495

Join Area Retailers:



For More Information Please Contact:

Magnolia Martin
Retail Leasing & Sales
VAKOS Companies

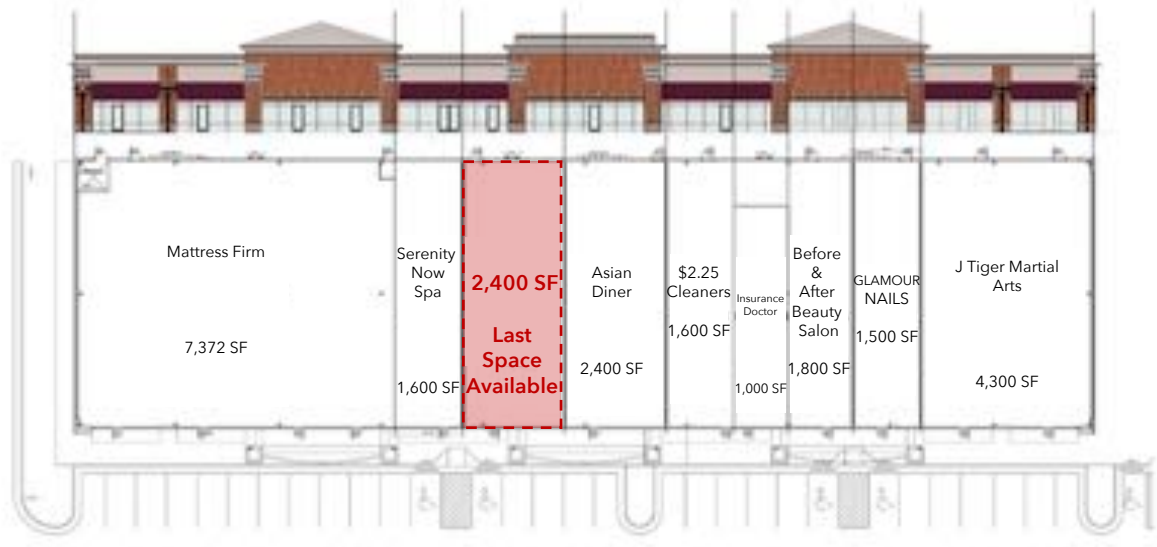
mmartin@wjvco.com
540.898.3242 x1012 office
540.903.0072 cell

Retail
For Lease

Southpoint Shoppes

10052 Southpoint Parkway
Fredericksburg, VA 22407

VAKOS COMPANIES



For More Information Please Contact:

Magnolia Martin
Retail Leasing & Sales
VAKOS Companies

mmartin@wjvco.com
540.898.3242 x1012 office
540.903.0072 cell

VAKOS COMPANIES