

Retail &
Office
For Lease

Spotsylvania Courthouse Village

7501 Graham St
Spotsylvania, VA 22553

VAKOS
COMPANIES



Property Highlights

- Street-level shops and offices—spaces from 650 SF to 4,880 SF available now
- Located in the heart of historic Spotsylvania Courthouse area
- Excellent space for retail, medical and office users
- 6 miles from I-95, 50 miles from Richmond, VA and 60 miles from Washington DC
- Considered *the* Gateway to central Spotsylvania, Lake Anna and northern Louisa County



**Now Leasing
Ready for Tenant Build-Out**

For More Information Please Contact:

Magnolia Martin
Retail Leasing & Sales
VAKOS Companies

mmartin@wjvco.com
540.898.3242 x1012 office
540.903.0072 cell

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2017 Food Truck Rodeo



2017 Stars & Stripes Spectacular



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1. El Patron
2. Edward Jones
3. Designline Hair Studio
4. Subway
5. Rita's Relics
6. Arista Real Estate
7. sPower
8. Walker's Flowers
9. Anytime Fitness
10. Eatali Italian Grill & Bakery
11. Harvest Market
12. Urgent Care
13. Courthouse Chiropractic

Future
Development

Adjacent to
Robert E. Lee
Elementary School
518 students
67 full time employees

Spotsylvania County
office building; 300
daytime employees
work within County
Complex

There are currently 145
built apartment units 
and 171 single-family
homes  being built in
the Village

There's no place in the
Fredericksburg Region
like **The Village!**

Future
Development

171 homes
now under 
construction

2017 DEMOGRAPHICS			
	3 Miles	5 Miles	10 Miles
Population	10,022	47,084	152,911
Households	3,314	15,814	53,114
Average HH Income	\$109,573	\$99,316	\$91,613

TRAFFIC COUNTS	
RT. 208 Bypass & Brock Road	24,000 VPD
RT. 208 Bypass & Courthouse Road	15,000 VPD

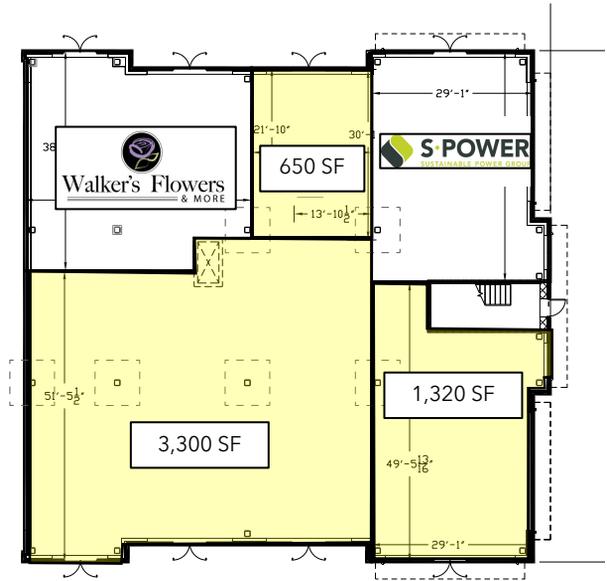
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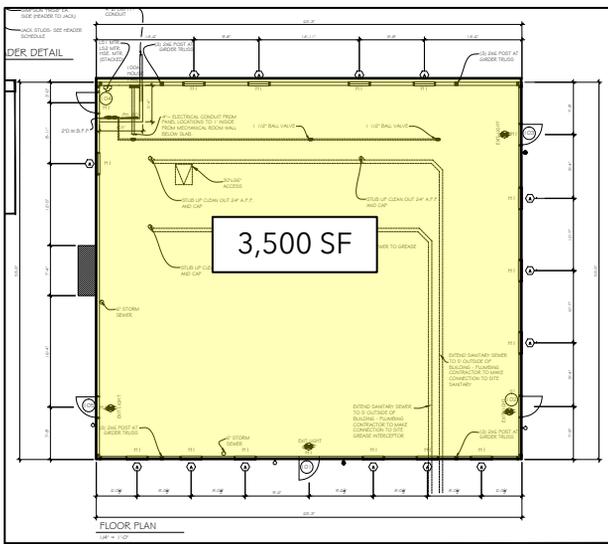
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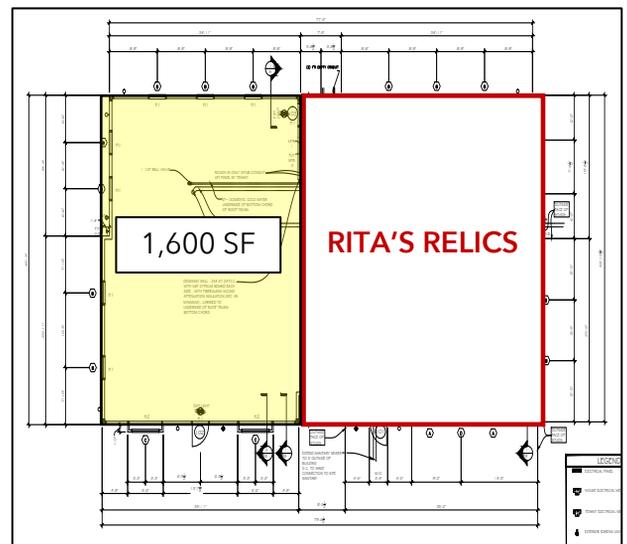
Suites available from approximately 650 SF to 3,300 SF



9108 Old Battlefield Blvd:



9106 Old Battlefield Blvd:



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