



Shops at Celebrate Virginia

Retail Space for Sale/Lease



Presented by:

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Blackwood Real Estate, Inc.

Commercial Real Estate Brokerage

“CREATING VALUE THROUGH SERVICE EXCELLENCE”

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Shops at Celebrate Virginia North

For Sale/Lease

106 Banks Ford Parkway • Fredericksburg, VA 22406

Project: This building is a retail/office commercial building located in the Celebrate Virginia North development in Stafford County. Uses for this building includes retail, showroom, office, and medical or dental.

Location: This property is located in the heart of the Route 17 growth corridor just off the corner of Banks Ford Road and Celebrate Virginia Parkway. The property fronts on Banks Ford Road providing good visibility and easy access for customer convenience.

Celebrate VA

North: The Celebrate Virginia North development includes the 139,000 square foot Lowes store, 140,000 square foot Giant anchored shopping center, Del Web's 1,200 unit retirement community and an additional 278 apartments.

Property: This 10,741 square foot building is divisible into 5 individual units. As the space has not been partitioned, it can be divided to suit the user's needs.

Size: Total gross floor area is 10,741.

Unit A 2,295

Unit B 2,068

Unit C 2,068

Unit D 2,051

Unit E 2,259

Timing: All 5 units are available for immediate occupancy.

Price: \$2,600,000.00.

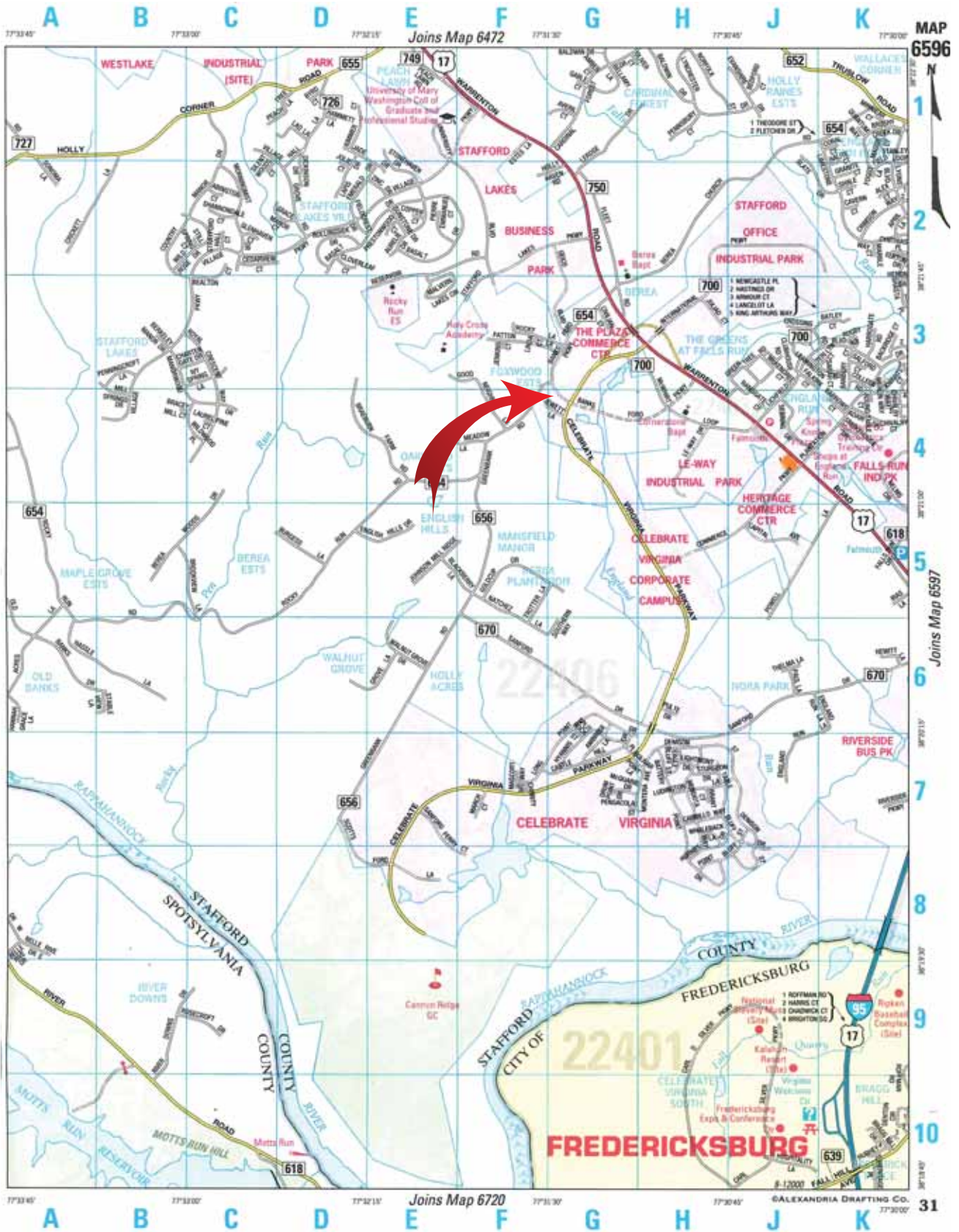
Lease Rate: \$15.50 per sq. ft., NNN. Tenant allowance is \$20.00 PSF.

Term: Minimum five (5) year term.

Zoning: B2 General Commercial.

Utilities: All utilities are available to the building including natural gas.

Area Map Location



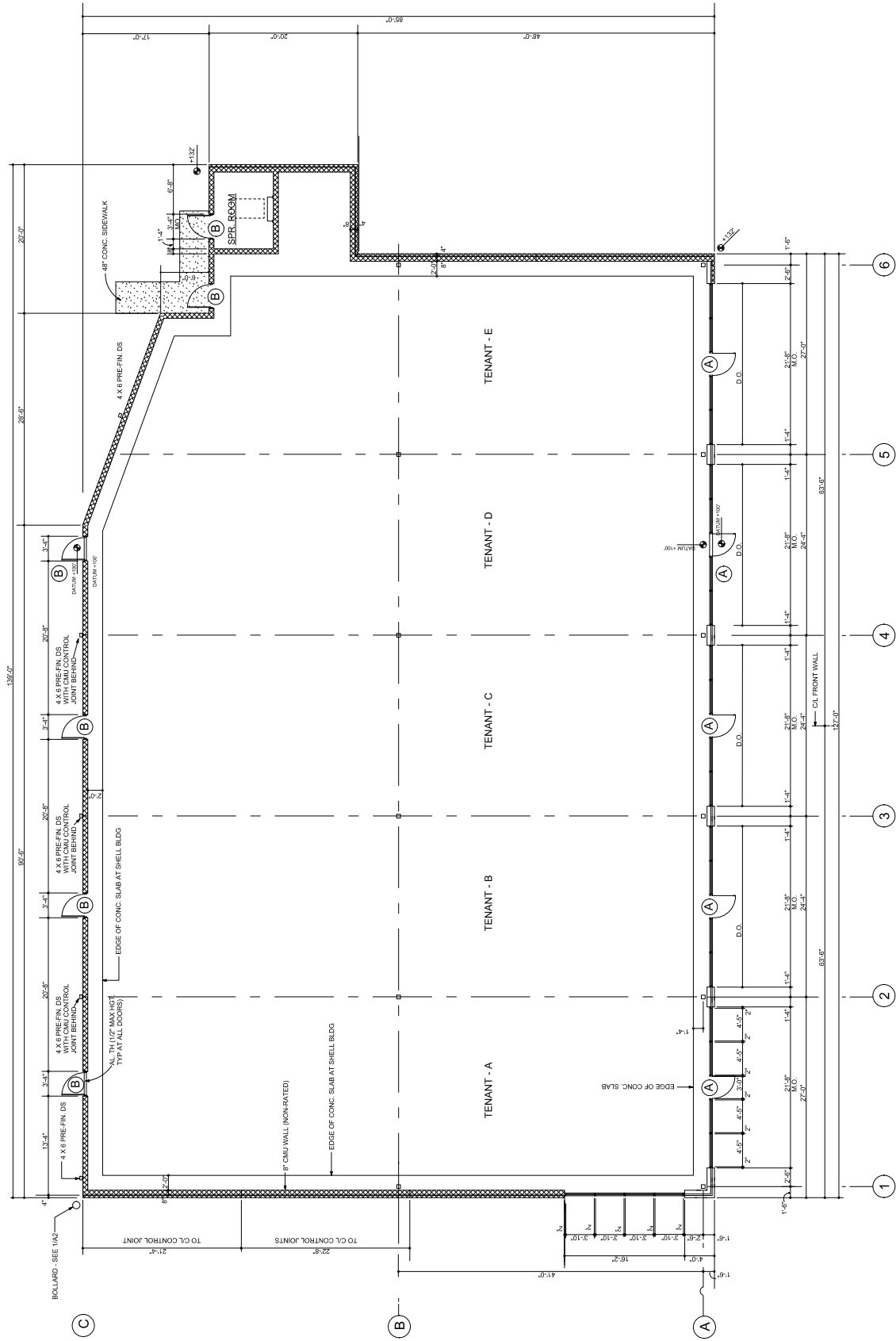
Satellite Map Location



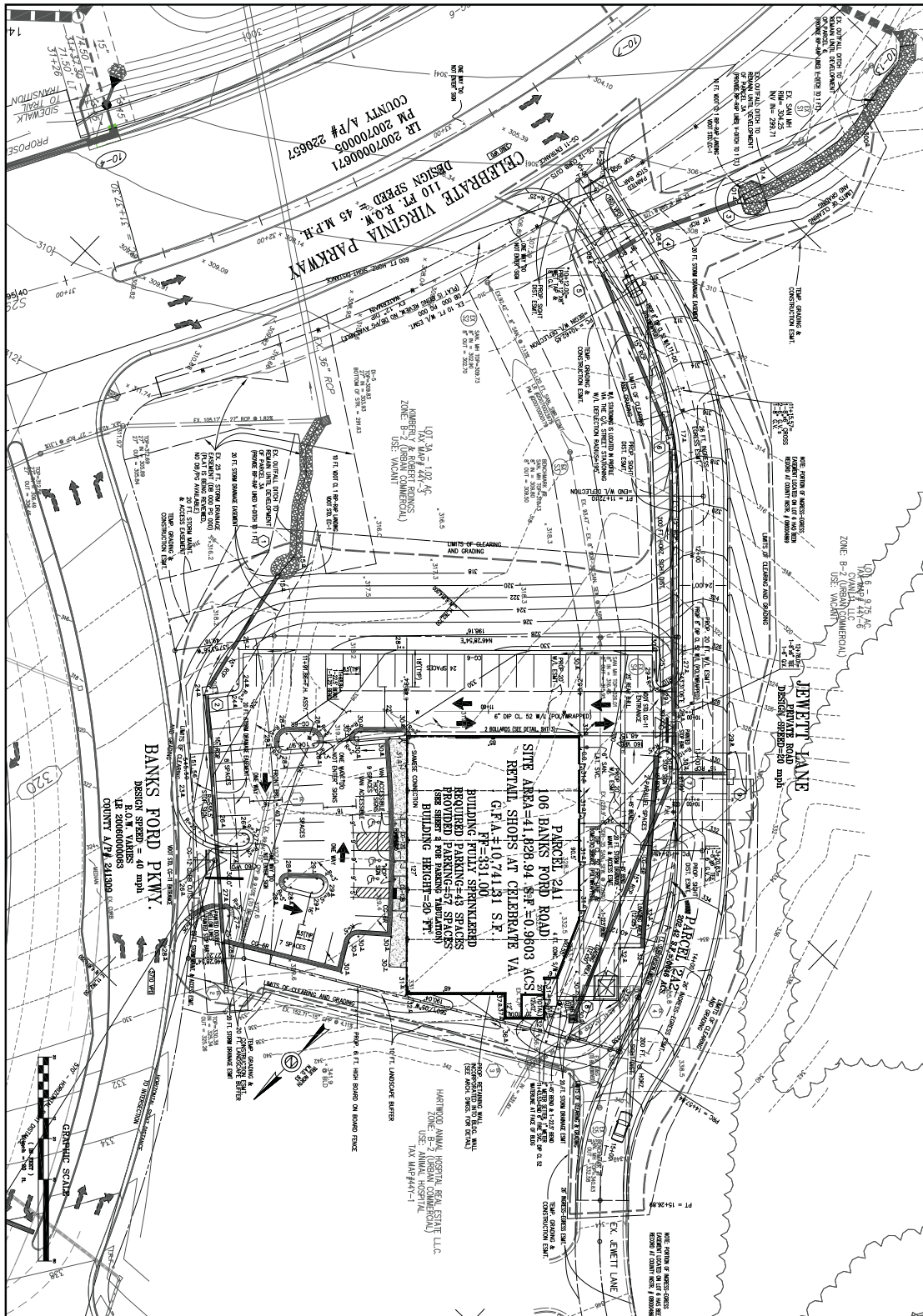
Satellite Map *with surrounding retailers*



Floor Plan



Site Plan



NO.	DATE	DESCRIPTION	BY
2	12/12/07	2nd REVIEW COUNTY COMMENTS	T.M.V.
1	10/25/07	1st REVIEW COUNTY & VDOT COMMENTS	T.M.V.

CONTRACT NO. 200700005
COUNTY A/P # 220657

DESIGNED BY T.M.V.
DATE 06/25/07
SCALE 1" = 20'
SHEET 5 OF 15
JOB NO. SP-017

GRADING PLAN
CELEBRATE VIRGINIA RETAIL SHOPS
 SITE PLAN
 HARTWOOD MAGISTERIAL DISTRICT
 STAFFORD COUNTY, VIRGINIA

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