

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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VAKOS
COMPANIES

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. Harvest Market
11. Urgent Care
12. 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

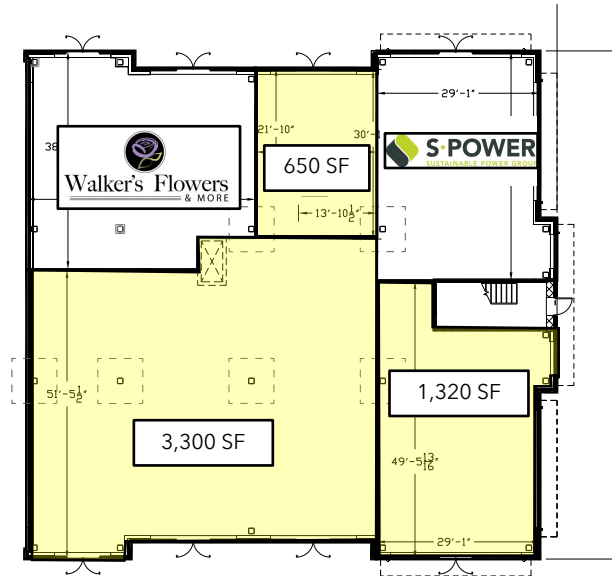
RT. 208 Bypass & Brock Road	24,000 VPD
RT. 208 Bypass & Courthouse Road	15,000 VPD

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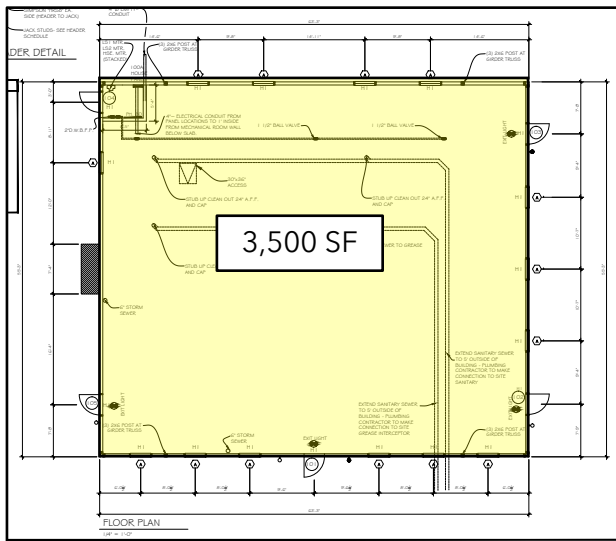
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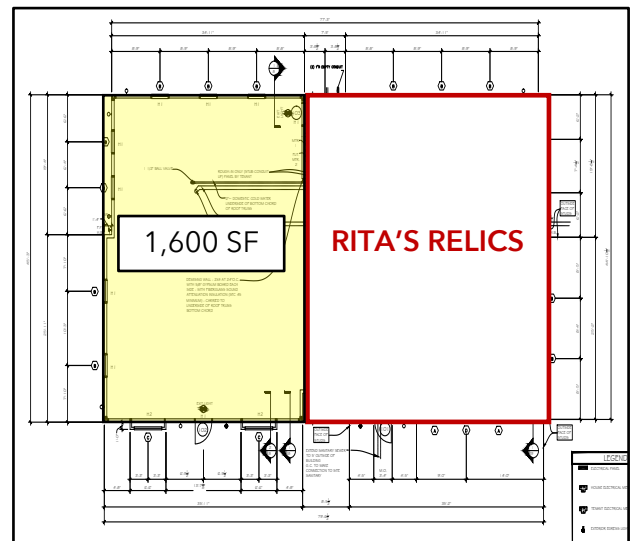
Suites available from approximately 650 SF to 3,300 SF



9108 Old Battlefield Blvd:



9106 Old Battlefield Blvd:



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