

# Warsaw Village Shopping Center

4665 Richmond Road

Warsaw, Virginia 22572



## Location - Richmond County

- Location, Location, Location! - Situated in the epicenter of Virginia's Northern Neck on Richmond Road
- Only one mile from the 117-acre campus of Rappahannock Community College with 1,600+ students
- Next closest retail center is a 6+ mile drive over the river in Tappahannock, VA with Lowes, Walmart, Applebee's, Shoney's, Advanced Auto Parts, and O'Reilly Auto Parts

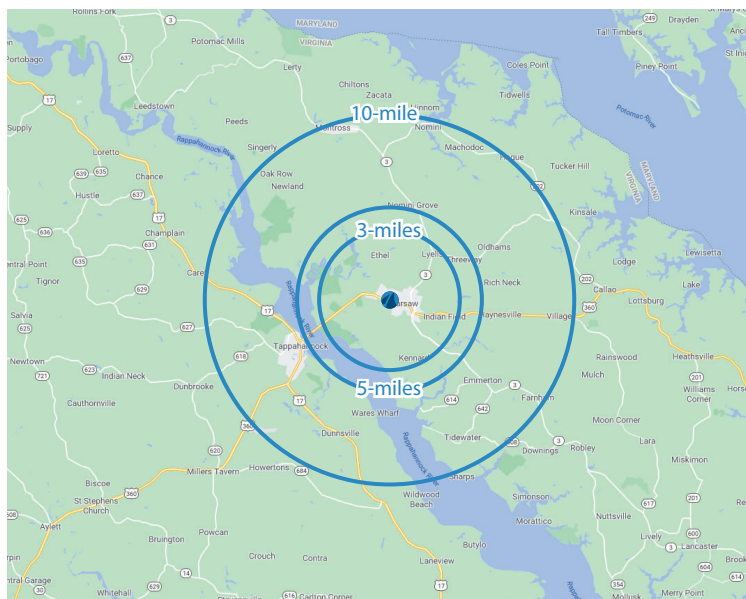
## Center

- 60,100 SF necessity-anchored shopping center with high-volume, daily traffic generators Food Lion, Walgreens and VA ABC
- One of only three major grocery stores serving the entire Northern Neck!
- Available pad-site with Drive-thru!
- Available spaces from 1,350 SF to 7,150 SF
- Nail salons, insurance offices, cell phone stores are welcome!

## NOW LEASING:

1,350 SF - 7,150 SF and a Pad-Site with Drive-thru

Demographics (2020 Estimates)	3-mile radius	5-mile radius	10-mile radius
Population	2,432	4,133	20,374
Average HH Income	\$65,009	\$64,145	\$61,694



Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

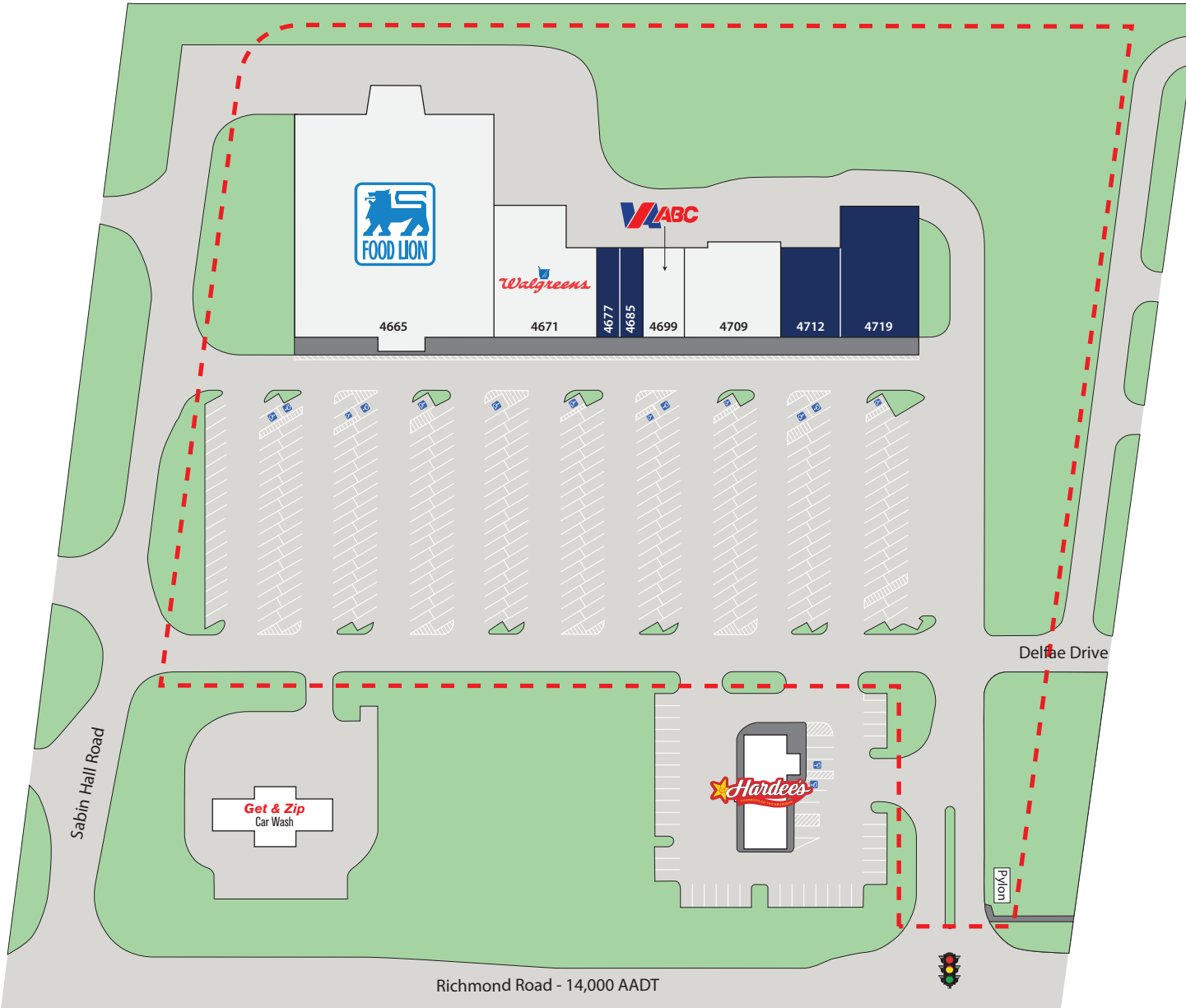
**For Leasing Information:**  
[leasing@broadreachretail.com](mailto:leasing@broadreachretail.com)  
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## Site Plan

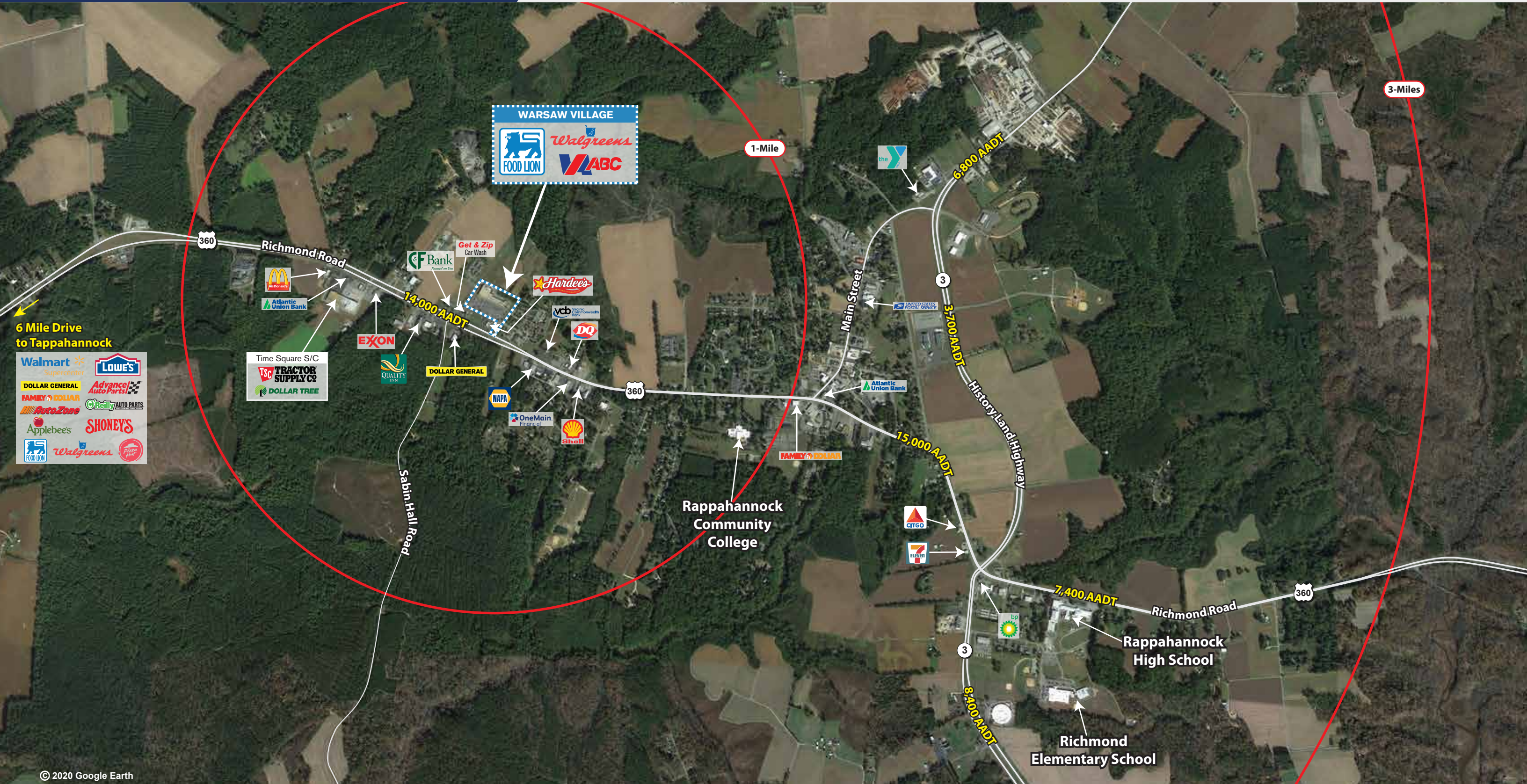


Suite	Tenant	SF
4665	Food Lion	29,000
4671	Walgreens	9,600
<b>4677</b>	<b>Available</b>	<b>1,500</b>
<b>4685</b>	<b>Available</b>	<b>1,500</b>
4699	VA ABC	3,000
4709	DCA of Warsaw	7,000
<b>4712</b>	<b>Available</b>	<b>1,350</b>
<b>4719</b>	<b>Available</b>	<b>7,150</b>
<b>Total GLA</b>		<b>60,100</b>

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