

Eagle Village

1201-1289 Emancipation Highway Route 1
Fredericksburg, Virginia 22401
broadreachretail.com



Property Features

- High-volume grocery-anchored shopping center
- Strong traffic counts (33,000+ cars/day)
- Across from the University of Mary Washington with more than 4,000 undergraduates
- Adjacent to Mary Washington Hospital, a 571-bed facility with 2,000 employees

Join these Retailers



Retail Spaces for Lease

Suite	Size	Available
1211	1,800 sf	Oct 2025
1283	4,850 sf	NOW
1289	1,500 sf	NOW
Outparcel	.54 acres	NOW

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.

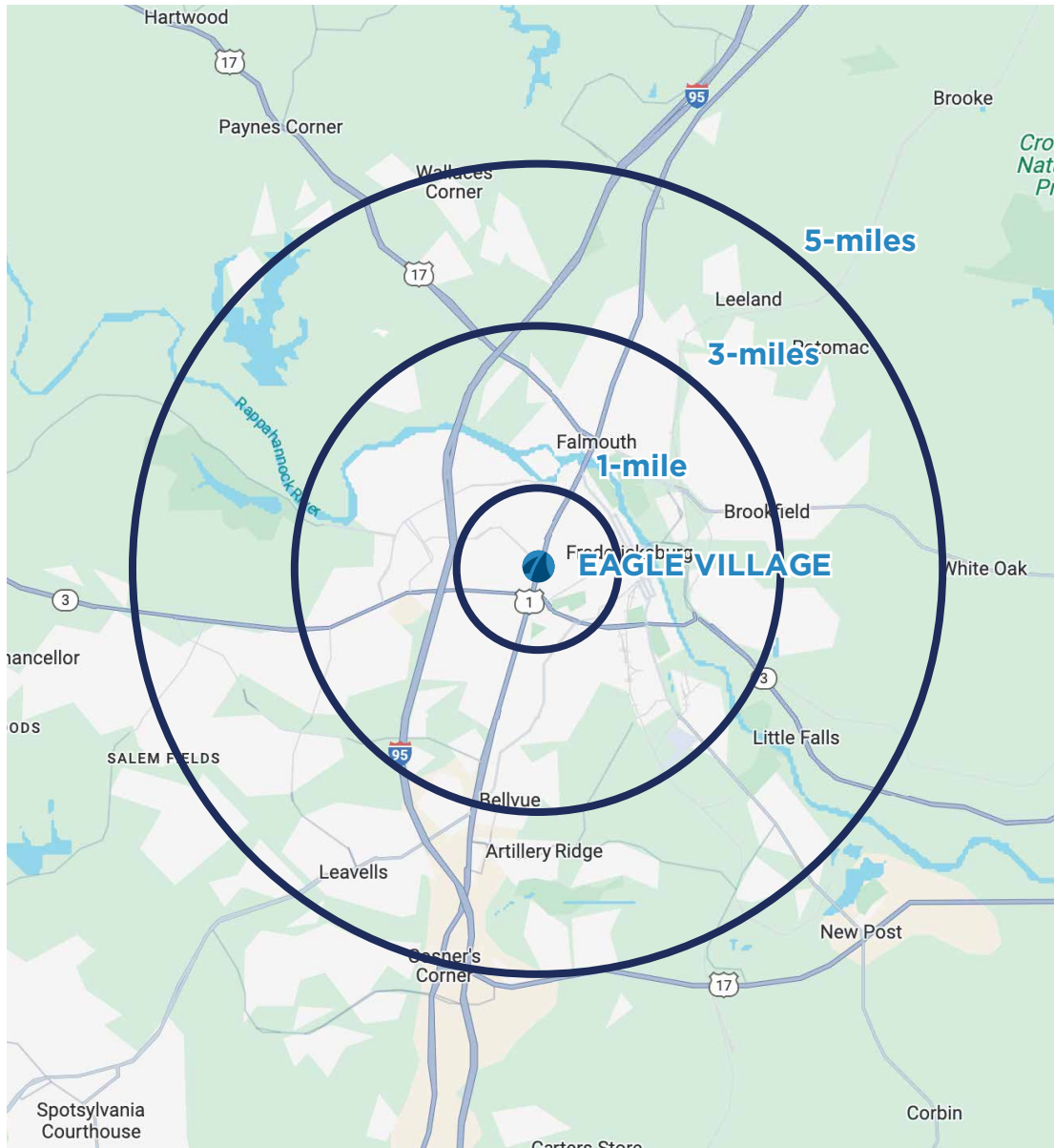
For Leasing Information, contact: **Kimberly Wagner**
kwagner@broadreachretail.com 443.225.4479



Location



Eagle Village Shopping Center
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Demographics (2023 Estimates)

- **1-Mile Radius** | Population: 12,762 — AHI: \$99,043
- **3-Mile Radius** | Population: 57,211 — AHI: \$121,779
- **5-Mile Radius** | Population: 115,710 — AHI: \$124,551

Property Highlights

- 127,778 square foot high-volume, grocery-anchored shopping center
- Anchor: Giant Food, a dominant, high-volume community grocer since 1963
- Junior Anchors: Planet Fitness, Salvation Army, and Fred Vegas Bins
- Strong traffic counts (33,000+ cars/day)
- Located on the 1-95 corridor between Washington D.C. & Richmond, VA
- Across from the University of Mary Washington with more than 4,000 undergraduates
- Adjacent to Mary Washington Hospital, a 571-bed facility with 2,000 employees
- Surrounded by residential housing: 1,600 apartments + townhomes & 970 single-family homes

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Site Plan



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Suite	Tenant	SF
1201	Robles Cantina	4,174
1211	Available October 2025	1,800
1217	Crimson Coward	1,800
1219	Flavor Food	1,320
1223	A&S Distribution	2,280
1245	Giant Food	43,888
1249	VA ABC	2,800
1251	Kumo, Sushi & Hibachi	2,610
1253	Hart Animal Clinic	3,750
1255	Rent-A-Center	3,500
1255A	Fred Vegas Bins	10,000
1267	Planet Fitness	17,867
1267B	Univ. of Mary Washington	2,040
1275	The Salvation Army	11,999
1277	Weight Watchers	2,500
1279	Lee's Cleaners	1,500
1281	Any Lab Test Now	1,650
1283	Available & Subdividable	4,850
1285	U.S. Postal Service	2,500
1287	Clean Town	3,500
1289	Available	1,500
	Potential Outparcel	.54 Acres

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Market Aerial



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