

RETAIL

FOR LEASE



ESSEX SQUARE Shopping Center

1661 TAPPAHANNOCK BLVD | TAPPAHANNOCK VA 22560

PROPERTY FEATURES

- Under new ownership - improvements are underway!
- Located on heavily traveled Tappahannock Blvd. (Route 17) at lighted intersection
- Pylon signage available for small shops

- Excellent demographics and multiple ingress/egress points with ample parking
- **New Space Options Available: 4,328sf, 3,078sf, 5,084sf**

Nearby tenants: Food Lion, Lowe's, Walmart, McDonald's, Burger King, Family Dollar, and more



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	4,899	7,130	11,137
HOUSEHOLDS	2,027	2,943	4,463
AVERAGE INCOME	\$53,639	\$56,850	\$59,343

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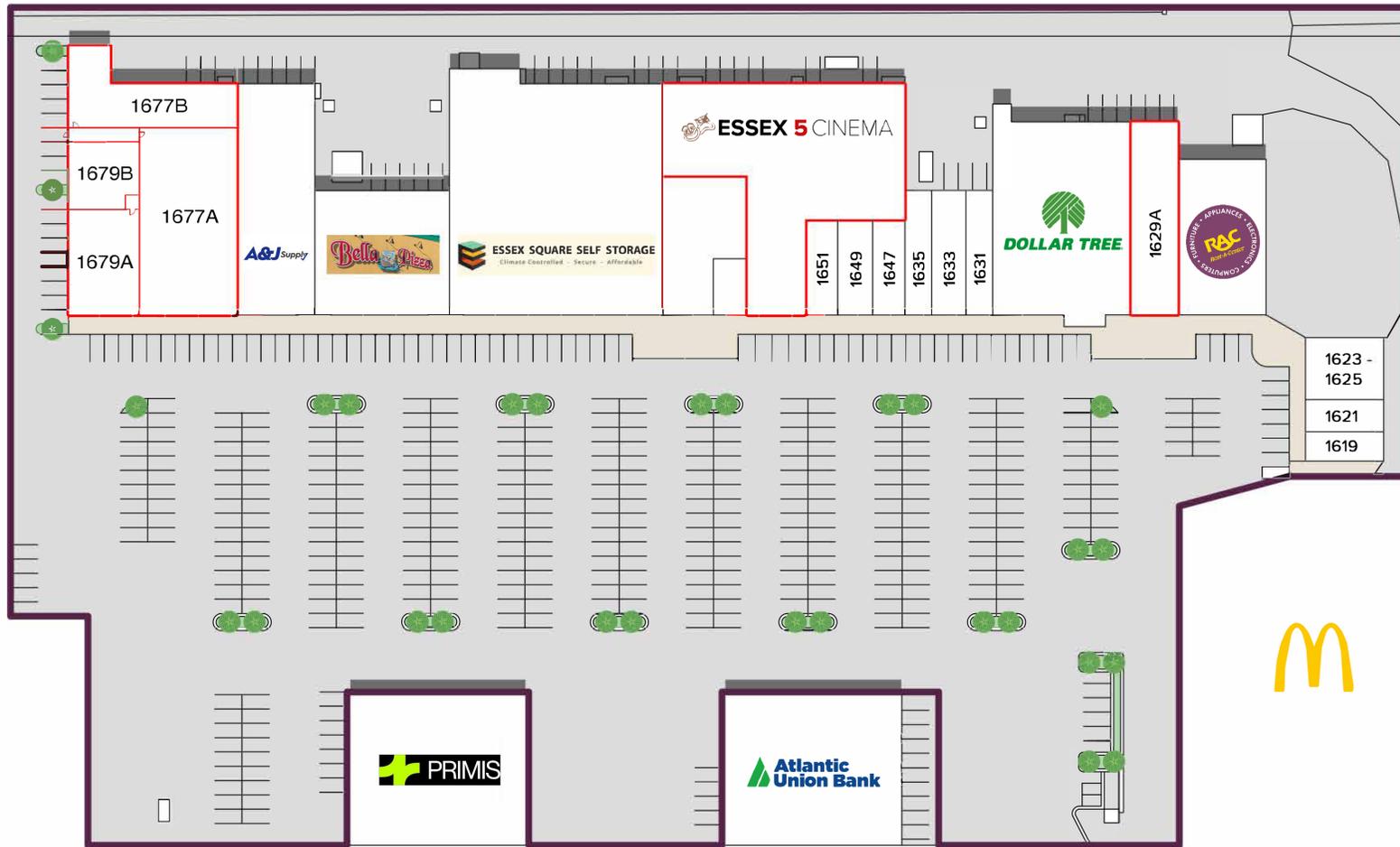


BERKSHIRE HATHAWAY

HomeServices

Towne Realty

COMMERCIAL DIVISION



Tappahannock Boulevard

Address	Tenant	Square Feet	Address	Tenant	Square Feet
1619	Asia Café	1,000	1649	Ariana Braiding	1,600
1621	Studio 23	1,000	1651	Quality Home Care 4U	900
1623-1625	Paris Beauty Salon	2,000	1653	Coming Available 2023	13,500
1627	Rent-A-Center	6,000	1657-1661	Essex Square Self Storage	26,000
1629	Dollar Tree	10,000	1673	Bella Pizza	4,800
1629A	Available	5,084	1675	A&J Supply	10,000
1631	Latino Grocery & Grill	1,500	1677A	Available	4,328
1633	Tanning 4 You	1,500	1677B	Available Dead Storage	3,176
1635	Cut N Style	1,600	1679A	Available	3,078
1647	Essex Nails	1,600	1679B	Ebenizer Tire Center	5,084





Outparcel Tenants Not A Part Of The Shopping Center