

Merchants Square Shoppes

9100 Old Battlefield Boulevard Spotsylvania, VA 22553

**MERCHANTS
SQUARE**

**COMING IN EARLY 2018
NOW PRE-LEASING!**



**SPOTSYLVANIA,
COURTHOUSE VILLAGE**

Live · Work · Play

LIVE in the Village!

- Spacious luxury apartments in upper floors
- Town Square area has charm of wide tree-lined brick sidewalks, park benches and streetlamps
- New single-family and townhomes currently being built and occupied, 2,000 new homes on the way
- Convenient access to 208, Lake Anna Parkway, Route 3 and I-95

WORK in the Village!

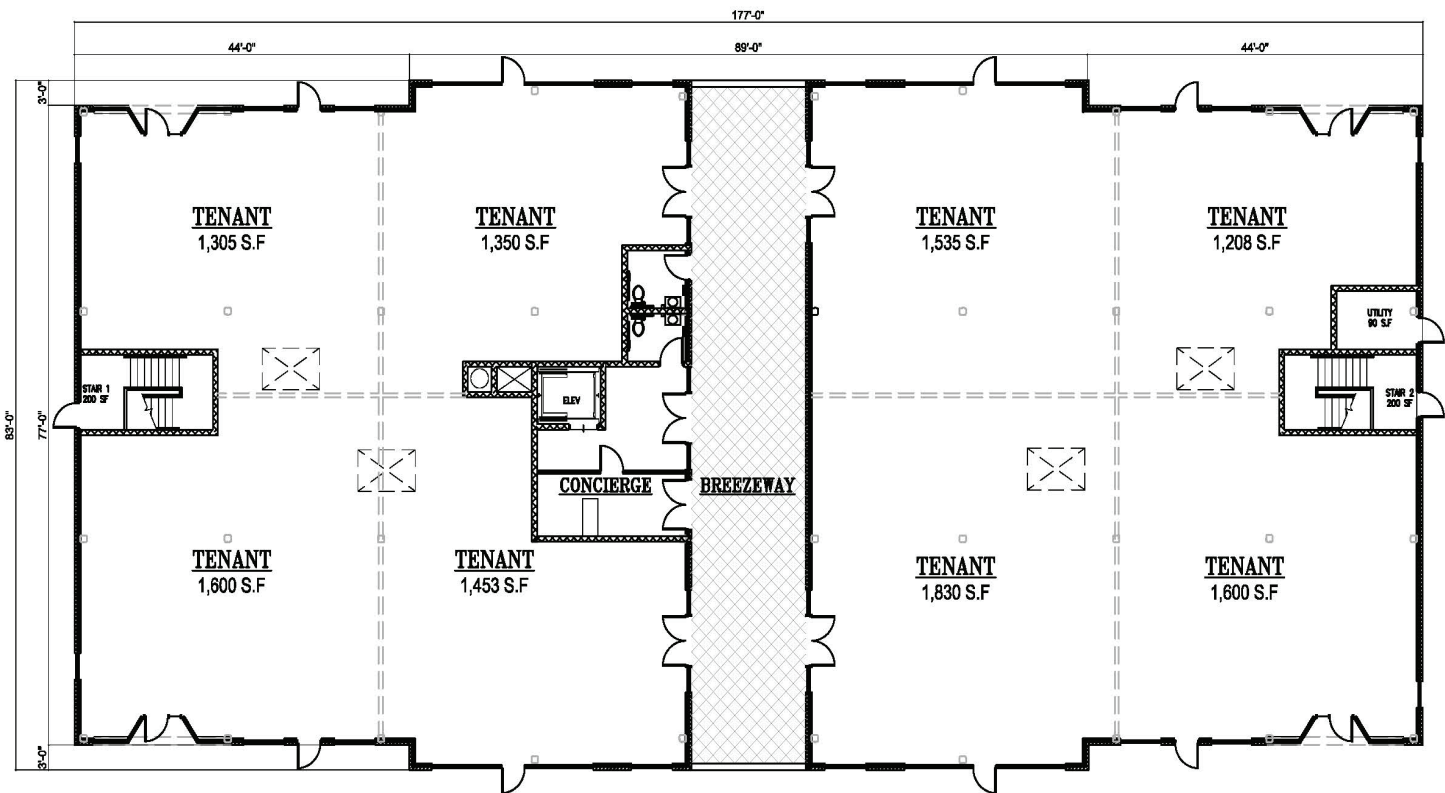
- Located in historic Spotsylvania Courthouse area with government and judicial complexes
- Government services buildings also located in Merchants Square
- Schools, Sheriff's and Fire Dept. located nearby
- 6 miles from I-95, 11 miles from Fredericksburg, 50 miles from Richmond and 60 miles from D.C

PLAY in the Village!

- Enjoy an active lifestyle within a small-town atmosphere
- Walkable community with trails being planned
- Enjoy on-site events throughout the year including races, concerts festivals and parades
- Close to tourist attractions such as Lake Anna State Park, Spotsylvania Courthouse Battlefield Mattaponi Winery, and Lake Anna Winery

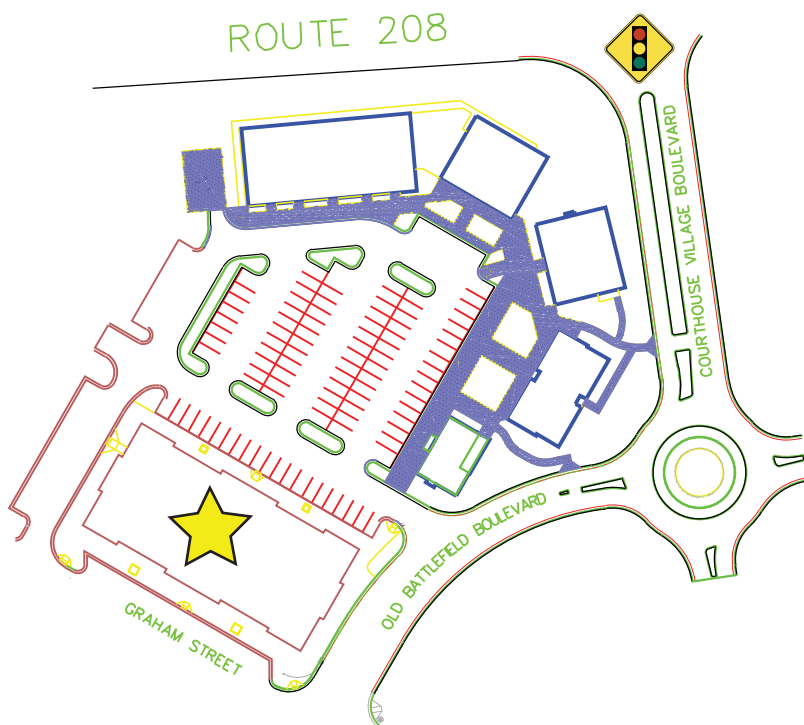
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COMMERCIAL SPACE AVAILABLE:

- Offering a variety of retail and restaurant spaces available directly in Merchants Square.
- Join shops, restaurants, offices and medical services located around Merchants Square, including Subway, Anytime Fitness, Edward Jones, El Patron, Harvest Market, Butternut & Blue, Designline Salon and Rita's Relics.
- Contact us for rental rates, triple-net rates and other lease terms.



DEMOGRAPHICS:

	3 Miles	5 Miles	10 Miles
2015 Population	9,541	44,770	147,262
2015 Median Age	39.3	36.0	35.3
Average HH Income	\$107,684	\$102,008	\$93,430

TRAFFIC COUNTS:

RT. 208 Bypass & Brock Road 23,000 VPD

For More Information:

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SPOTSYLVANIA,
COURTHOUSE VILLAGE

wjvakos
COMPANIES