

**Retail &
Office**
For Lease

**Merchants Square at
Spotsylvania Courthouse Village**

7501 Graham St
Spotsylvania, VA 22553

wjvakos
COMPANIES



Property Highlights

- Street-level shops and offices—spaces from 1,200 SF to 8,000 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



**Merchants Square
Now Leasing**

For More Information Please Contact:

Magnolia Martin
Retail Leasing & Sales
WJVAKOS Companies

mmartin@wjvco.com
540.898.3242 x1012 office
540.903.0072 cell

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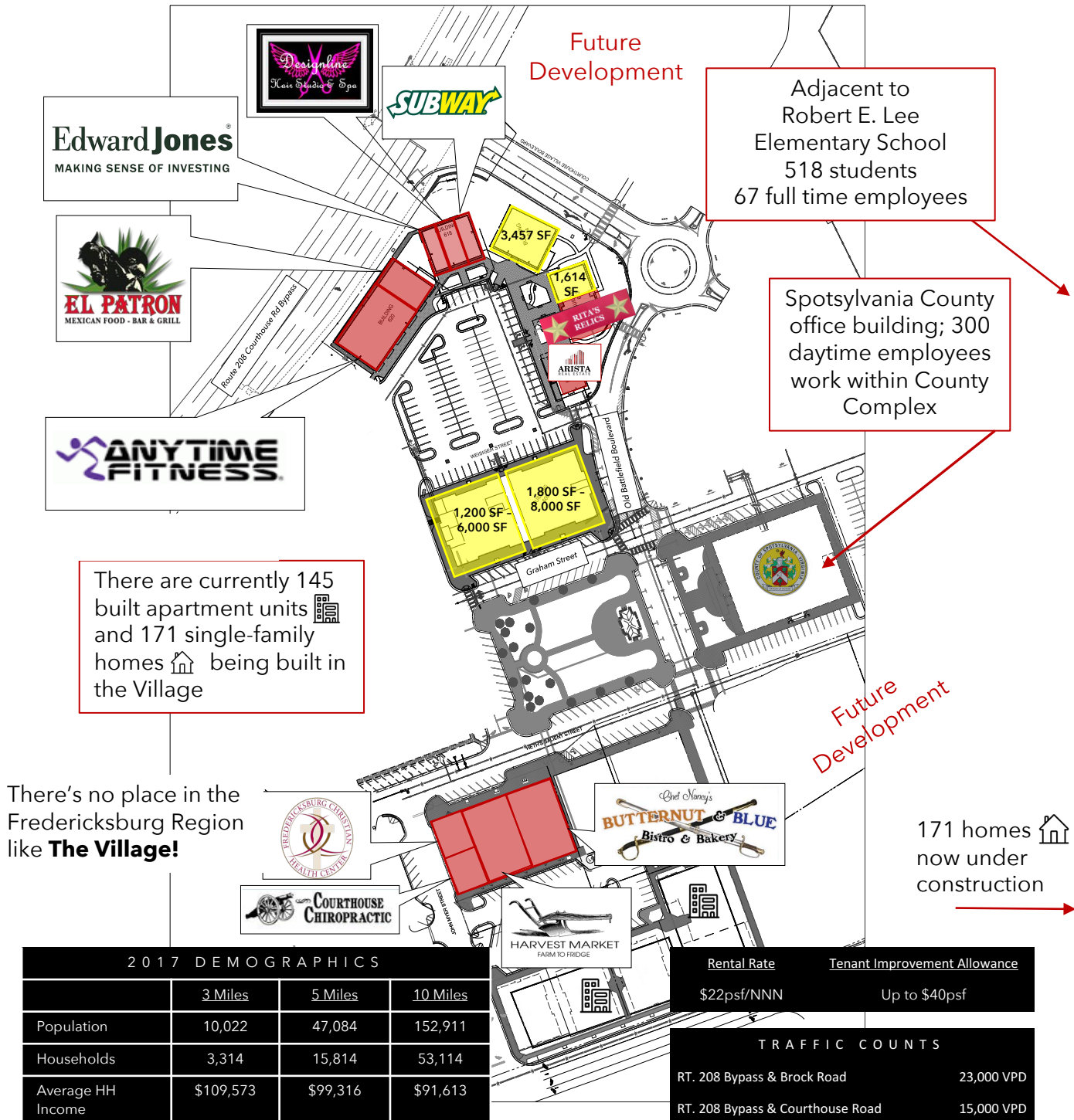
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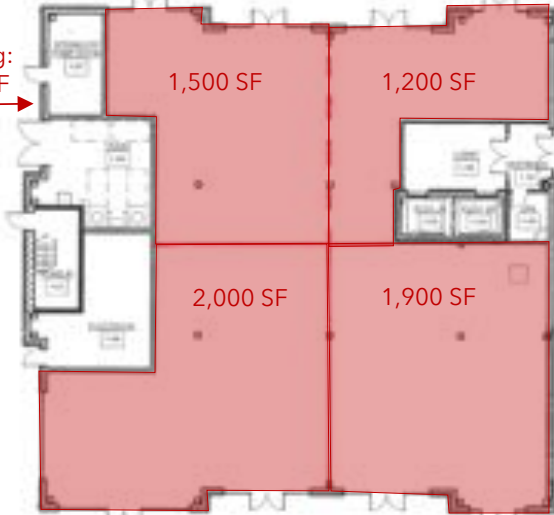
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Merchants Square: Available Retail & Office Space

7501 Graham St: Suites available from approximately 1,200 to 8,000 SF

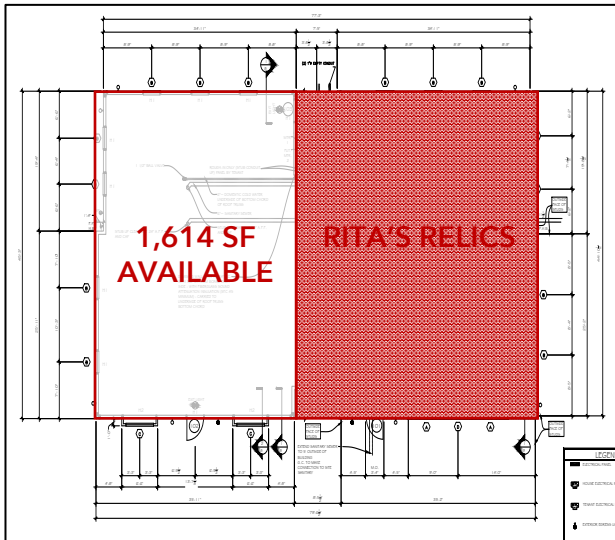
Entire
Building:
6,600 SF



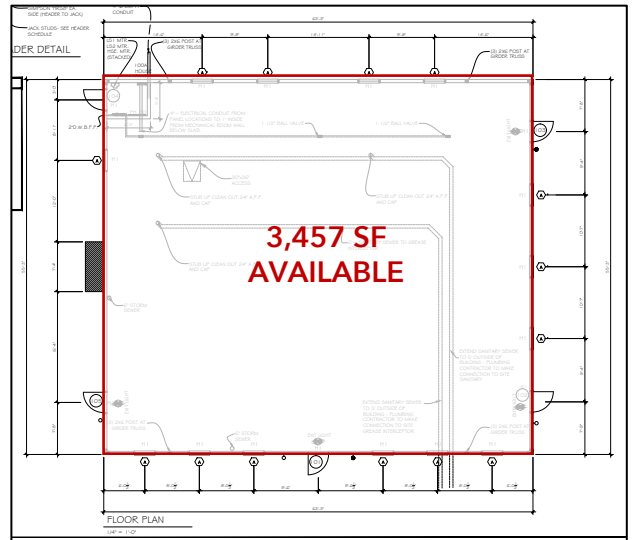
Entire
Building:
8,000 SF



9106 Old Battlefield Blvd:



9108 Old Battlefield Blvd:



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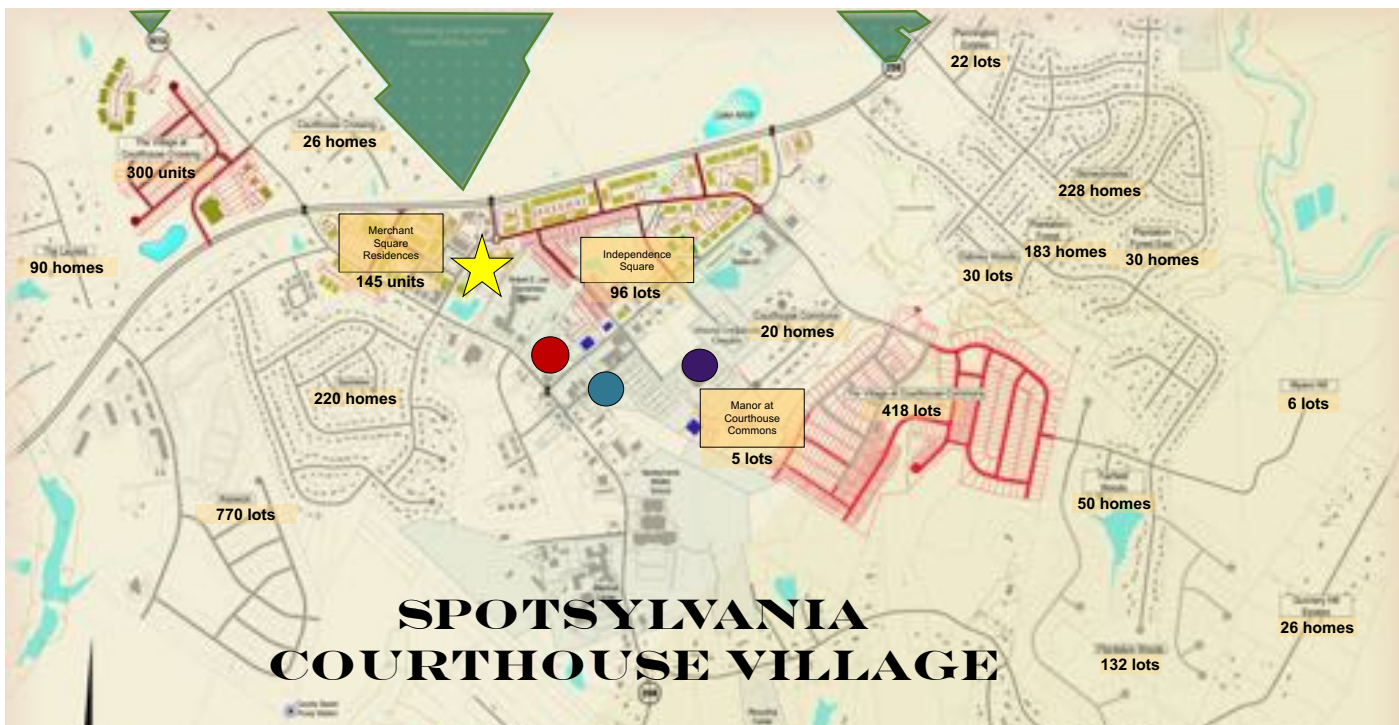
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Residential Density Surrounding the Village



Merchants Square: Available Retail & Office Space



● County Complex ● Courthouse Complex ● Sheriff's Department

Development Name	Existing Units	Proposed Units	Total
The Laurels	90		90
The Village at Courthouse Crossing		300	300
Courthouse Crossing	26		26
Keswick		770	770
Spotslee	220		220
Merchant Square Residences	92	53	145
Independence Square		96	96
Courthouse Commons	20		20
Dabney Woods		30	30

Development Name	Existing Units	Proposed Units	Total
Plantation Woods		132	132
Gunner Hill Estates	26		26
Fairfield Woods	50		50
Plantation Forest	183		183
Plantation Forest East	30		30
Stoneybrooke	228		228
Pennington Estates		22	22
TOTAL	965	1403	2368

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