

SALE OR LEASE

2,408 SF SHELL

4804 | Hood Drive
FREDERICKSBURG, VA 22408



SPECIFICATIONS

Size:	2,408 SF
Price:	\$782,000
Base Rent:	\$28.00 PSF
NNN Est:	\$3.50 PSF
Available:	End of 2024

This is not an accurate depiction of the building.

FLOOR PLAN



Delivery: warm lit shell

High visibility from Hood Drive

Proximity to new VA Medical Hospital

2 tenant building

Build out opportunity available

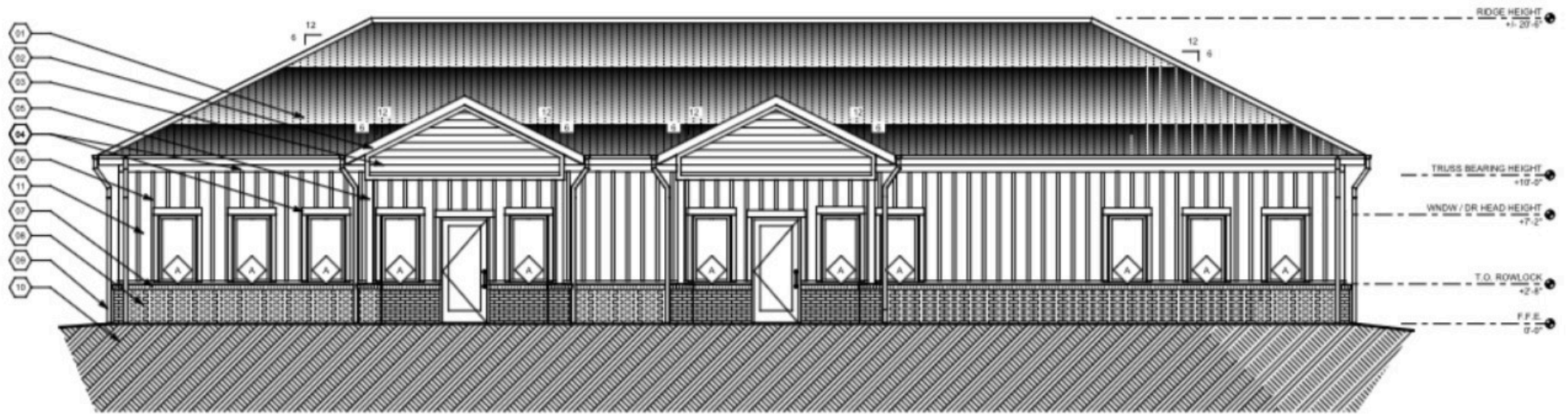
New Construction delivered 2024



BUILDING ELEVATION



J R A



13
A-201

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

VA HOSPITAL PROXIMITY MAP



J R A



SITE

HOOD DR

ROUTE
17

ROUTE
1

INTERSTATE
95

**FREDERICKSBURG
HEALTH CARE CENTER
(NEW VA HOSPITAL)**

VA HOSPITAL



J R A

The new Fredericksburg Health Care Center is set to be the nation's largest Veteran's clinic. The four-story clinic will span over 425,000 square feet and is expected to serve more than 29,000 Veterans annually. The medical facility, offering outpatient and routine care, focuses on elevating the quality of life and productivity of veterans while also protecting the health, safety, and welfare of veterans, visitors, and staff. The new VA hospital is slated for completion in 2024.



REGIONAL MAP



J R A



95

ROUTE 17

SITE

ROUTE 1

INTERSTATE 95

95

Bellvue

Artillery Ridge

Leavells

High School

Cosner's Corner

FXBG Axes

Fredericksburg Field House

St Jude Roman Catholic Church

DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$118,132	\$107,393	\$110,601
Median Household Income	\$96,120	\$88,132	\$91,022
< \$25,000	979	5,197	7,566
\$25,000 - 50,000	1,330	7,019	11,458
\$50,000 - 75,000	1,270	6,322	10,904
\$75,000 - 100,000	1,057	5,893	9,960
\$100,000 - 125,000	1,073	5,701	9,229
\$125,000 - 150,000	851	3,860	6,231
\$150,000 - 200,000	1,196	4,869	9,773
\$200,000+	1,188	4,406	7,502

POPULATION	2 mile	5 mile	10 mile
2010 Population	20,826	103,072	169,681
2022 Population	24,464	120,427	206,118
2027 Population Projection	25,911	125,390	216,731
Annual Growth 2010-2022	1.3%	1.3%	1.7%
Annual Growth 2022-2027	1.2%	0.8%	1.0%
Median Age	38.8	36.3	37.1
Bachelor's Degree or Higher	33%	32%	34%
U.S. Armed Forces	171	594	1,524

FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

📞 540-429-2429 (Cell)

📞 540-372-7675 (Office)

✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

📞 540-623-4565 (Cell)

📞 540-372-7675 (Office)

✉ fjohnson3@johnsonrealtyadvisors.com



Andrew Hall

📞 540-656-3515 (Cell)

📞 540-372-7675 (Office)

✉ Andrew@johnsonrealtyadvisors.com



JOHNSON

REALTY

ADVISORS

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