

# FOR LEASE/SALE

2,400 SF Medical Office Space

2535 Cowan Blvd

FREDERICKSBURG, VA 22401



## SPECIFICATIONS

SIZE: 2,400 SF

RENT: \$27.00 PSF NNN

PRICE: \$899,000

ZONING: CSM

# Overview



JOHNSON

REALTY  
ADVISORS

Route 1



**SITE**

Cowan Blvd

- Turnkey Medical Condo – Built out for medical use with 6 exam rooms and a lab
- Prime Healthcare Location – Less than 1 Mile from Mary Washington Hospital
- Convenient Location – Quick access to Route 1 & I-95 (Exit 130)
- Modern Professional Setting – Professional appearance with ADA – compliant access
- Nearby Amenities – Walking distance to other medical and retail users

# Floorplan



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ADVISORS

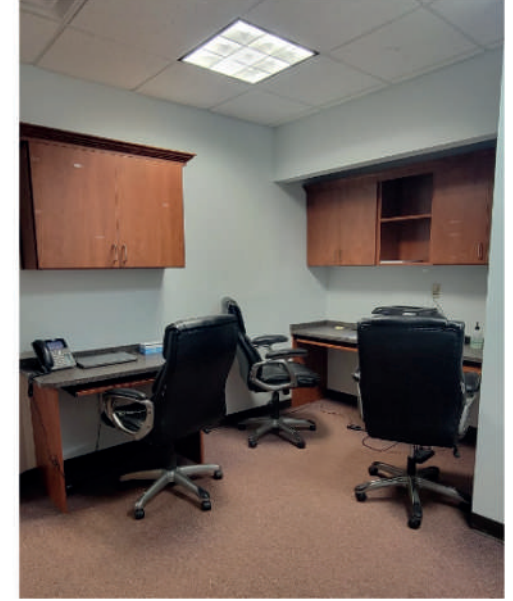
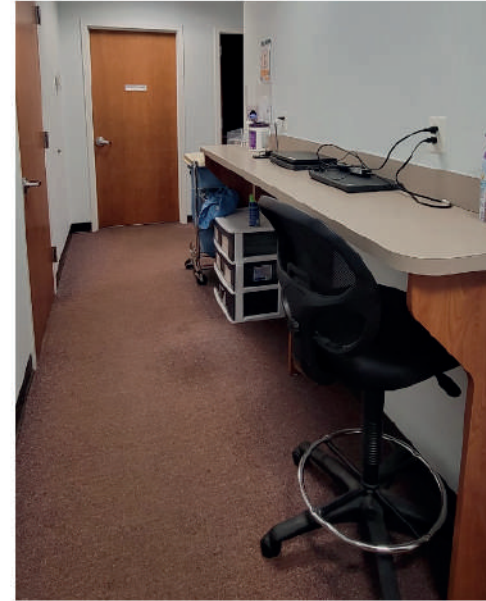
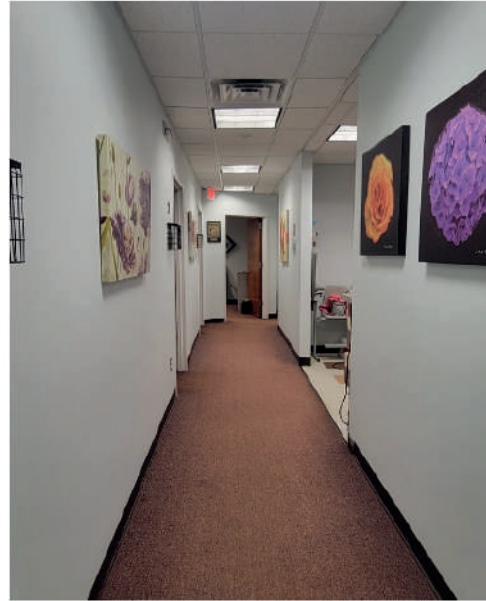


Video Walkthrough

# Interior Images



JOHNSON  
REALTY  
ADVISORS



# Map



JOHNSON

REALTY | Air  
ADVISORS



Gari Melchers  
Home and Studio

Falmouth

Builer Rd

Dahlgren  
Junction

Fall Hill Ave

INTERSTATE  
95

ROUTE  
1

2535 Cowan Blvd

FREDERICKSBURG, VA 22401



Chatham Manor  
Cerrado temporalmente

BUS  
17

Kings Hwy

Fun Land of  
Fredericksburg

Cowan Blvd

Cowan Blvd

Fredericksburg

Strong T



Opus Virtual Offices

Fredericksburg  
and Spotsylvania...



George Washington  
Ferry Farm

Costco Wholesale

Alum  
Spring Park

Dixon St

ARGYLE

# Demographics

## POPULATION

	2 miles	5 miles	10 miles
2020 Population	29,343	117,840	220,120
2024 Population	31,213	123,893	234,827
2029 Population Projection	33,443	136,172	259,926
Annual Growth 2020-2024	1.6%	1.3%	1.7%
Annual Growth 2024-2029	1.4%	2.0%	2.1%
Median Age	32.6	37.3	37.6
Bachelor's Degree or Higher	40%	37%	37%
U.S. Armed Forces	200	823	1,968

## INCOME

	2 miles	5 miles	10 miles
Avg Household Income	\$104,177	\$116,007	\$124,393
Median Household Income	\$74,972	\$92,534	\$102,326
< \$25,000	1,711	4,988	7,787
\$25,000 - 50,000	1,978	5,854	9,409
\$50,000 - 75,000	2,510	8,297	13,848
\$75,000 - 100,000	1,678	5,258	9,248
\$100,000 - 125,000	978	5,879	11,054
\$120,000 - 150,000	758	3,691	7,464
\$150,000 - 200,000	1,371	5,614	11,152
\$200,000+	1,408	6,073	12,679

FOR MORE INFORMATION PLEASE CONTACT:



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