

FOR LEASE – Millrace Commons (Ste 215-220)

701 KENMORE AVE. FREDERICKSBURG, VA 22401



J R A



| MILL RACE COMMONS | |
|---------------------------|---------------------|
| Home & Heart Health, Inc. | SIMPLY HOME |
| THRIVE WORKS | VAL ENTERPRISES LLC |
| MARSTEL DAY | RATIO GROUP |
| | RESOLUTION VIDEO |
| Leasing | 340-706-1402 |

| | |
|----------|----------------------|
| Size: | 1,555 - 5,191 RSF |
| Rent: | \$18.00 FSG |
| Parking: | 4.00 Per 1,000 Ratio |
| Zoning: | CM |
| Suite: | 215-220 |

OVERVIEW



Millrace Commons is a beautifully restored historic office building in downtown Fredericksburg. The suites provide authentic details like high vaulted ceilings, exposed beams, and skylight windows. Located within a HUB Zone, this property is a beneficial space for all business and in an excellent with economic growth. Enjoy the convenience of being in the heart of Downtown Fredericksburg, with easy access to shopping, dining, and lodging options, as well as immediate access to I-95 and an Amtrak VRE station with direct access to Washington DC and Richmond VA.

Unique Office Space in Downtown Fredericksburg

Located in a Federal HUB Zone

Professional Co-Tenants

Walking distance to VRE Station, Restaurants, and Amenities

Natural Light throughout Suite

INTERIOR PHOTOS



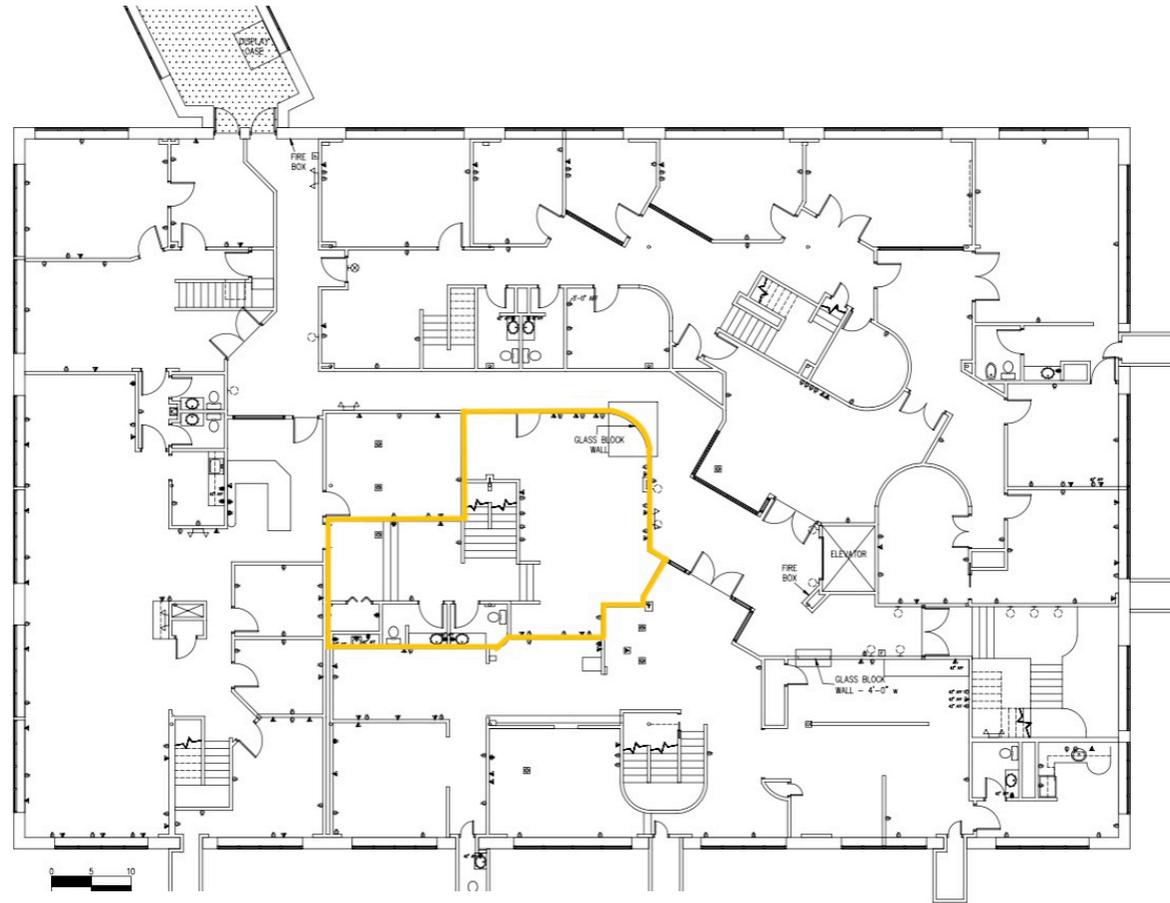
INTERIOR PHOTOS



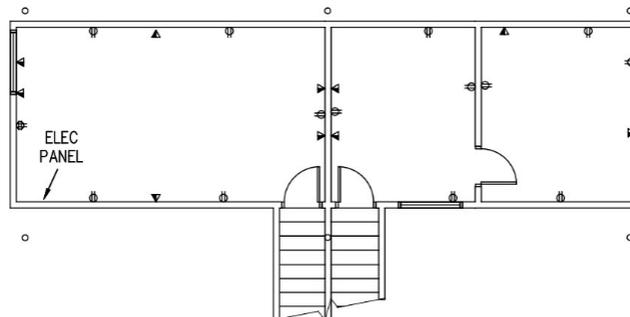
SUITE 215 FLOORPLAN



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Suite 215 Upstairs



Suite 215

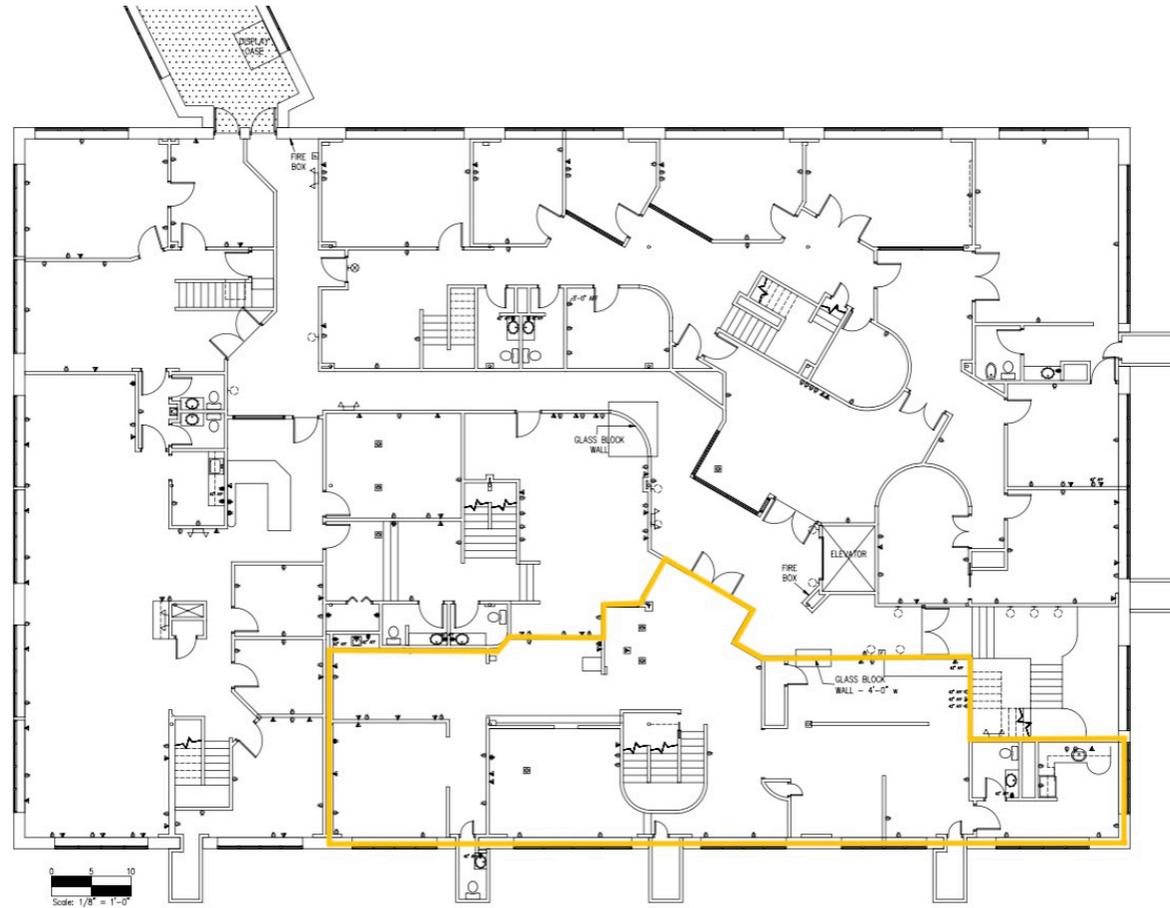
Size: 1,555 SF

Price: \$22.00 FSG

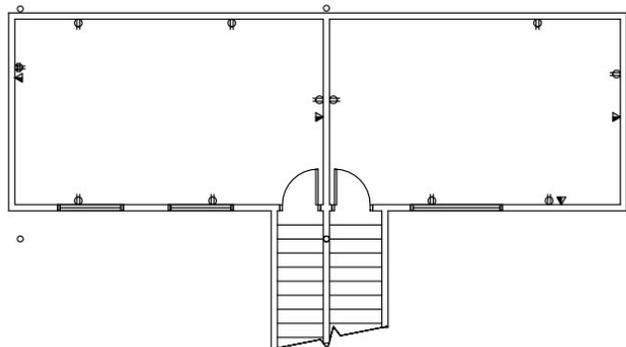
SUITE 220 FLOORPLAN



J R A



Suite 220 Upstairs



Suite 220

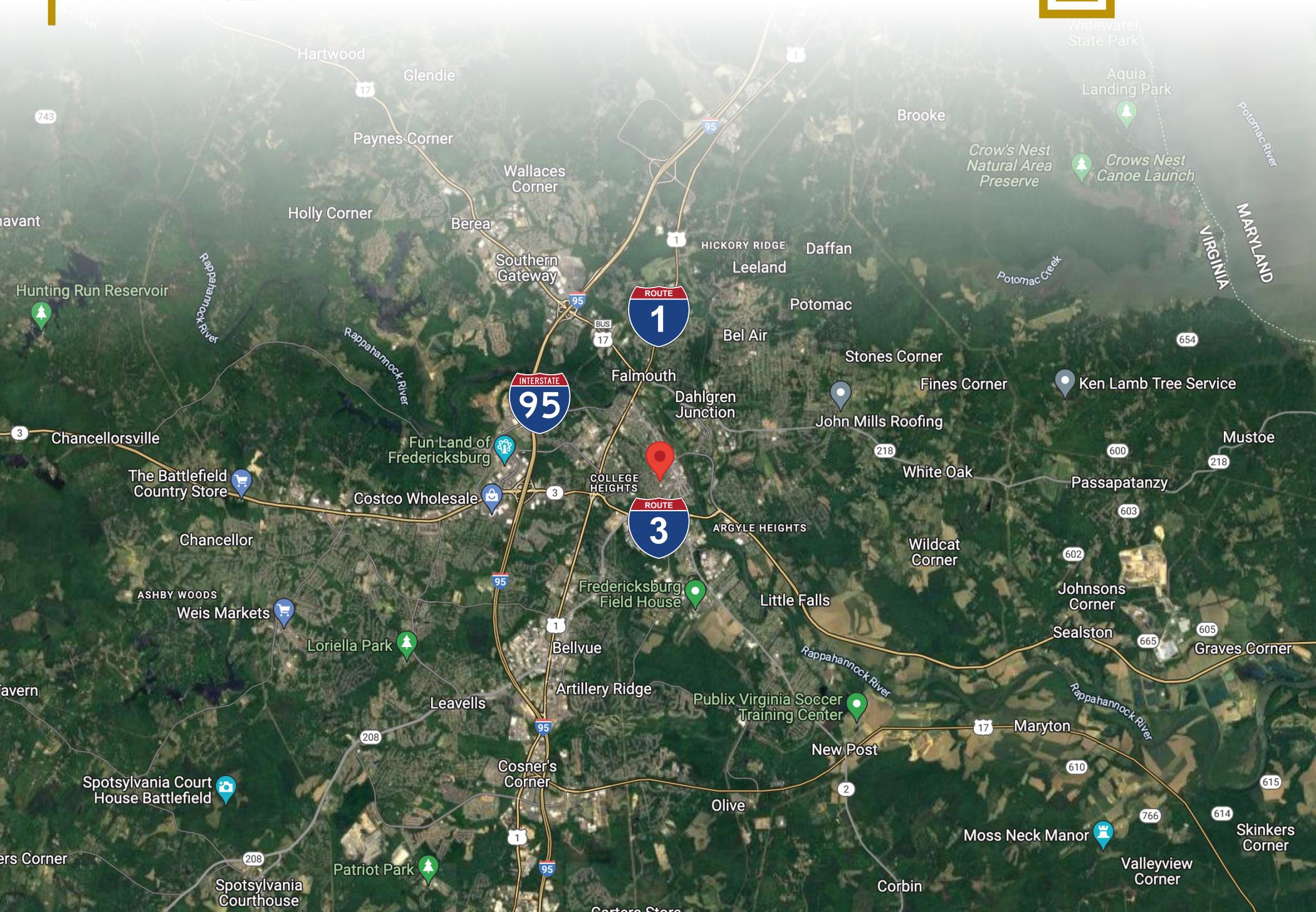
Size: 3,636 SF

Price: \$20.00 FSG

MAP VIEW



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DOWNTOWN FREDERICKSBURG



Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved historic landmarks, making it a popular destination for the curious. Today, Fredericksburg is known for its active commerce and array of entertainment for all ages. Fredericksburg has been named Virginia's fastest growing area for the past five consecutive years. The city boasts not only a high-quality workforce but an exceptional GDP per capita, it is for these reasons why this property should serve as your next Corporate Headquarters.



DEMOGRAPHIC/INCOME REPORT



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| INCOME | 2 mile | 5 mile | 10 mile |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income | \$100,280 | \$106,971 | \$119,386 |
| Median Household Income | \$78,467 | \$84,548 | \$98,848 |
| < \$25,000 | 1,927 | 4,672 | 7,574 |
| \$25,000 - 50,000 | 1,664 | 5,749 | 11,274 |
| \$50,000 - 75,000 | 1,945 | 6,573 | 11,108 |
| \$75,000 - 100,000 | 1,893 | 5,400 | 10,874 |
| \$100,000 - 125,000 | 856 | 4,027 | 9,922 |
| \$125,000 - 150,000 | 647 | 2,583 | 7,836 |
| \$150,000 - 200,000 | 1,653 | 5,347 | 11,837 |
| \$200,000+ | 1,012 | 3,762 | 10,234 |

| POPULATION | 2 mile | 5 mile | 10 mile |
|-----------------------------|--------|---------|---------|
| 2010 Population | 26,191 | 87,317 | 186,717 |
| 2022 Population | 29,592 | 104,405 | 233,305 |
| 2027 Population Projection | 29,561 | 108,311 | 246,178 |
| Annual Growth 2010-2022 | 1.0% | 1.5% | 1.9% |
| Annual Growth 2022-2027 | 0% | 0.7% | 1.1% |
| Median Age | 33.4 | 36 | 37 |
| Bachelor's Degree or Higher | 40% | 36% | 35% |
| U.S. Armed Forces | 133 | 560 | 2,013 |

FOR MORE INFORMATION,
PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.