

FOR LEASE

OFFICE AT LIBERTY PLACE

1000 | Winchester St. Suite 201

FREDERICKSBURG, VA 22401



SPECIFICATIONS

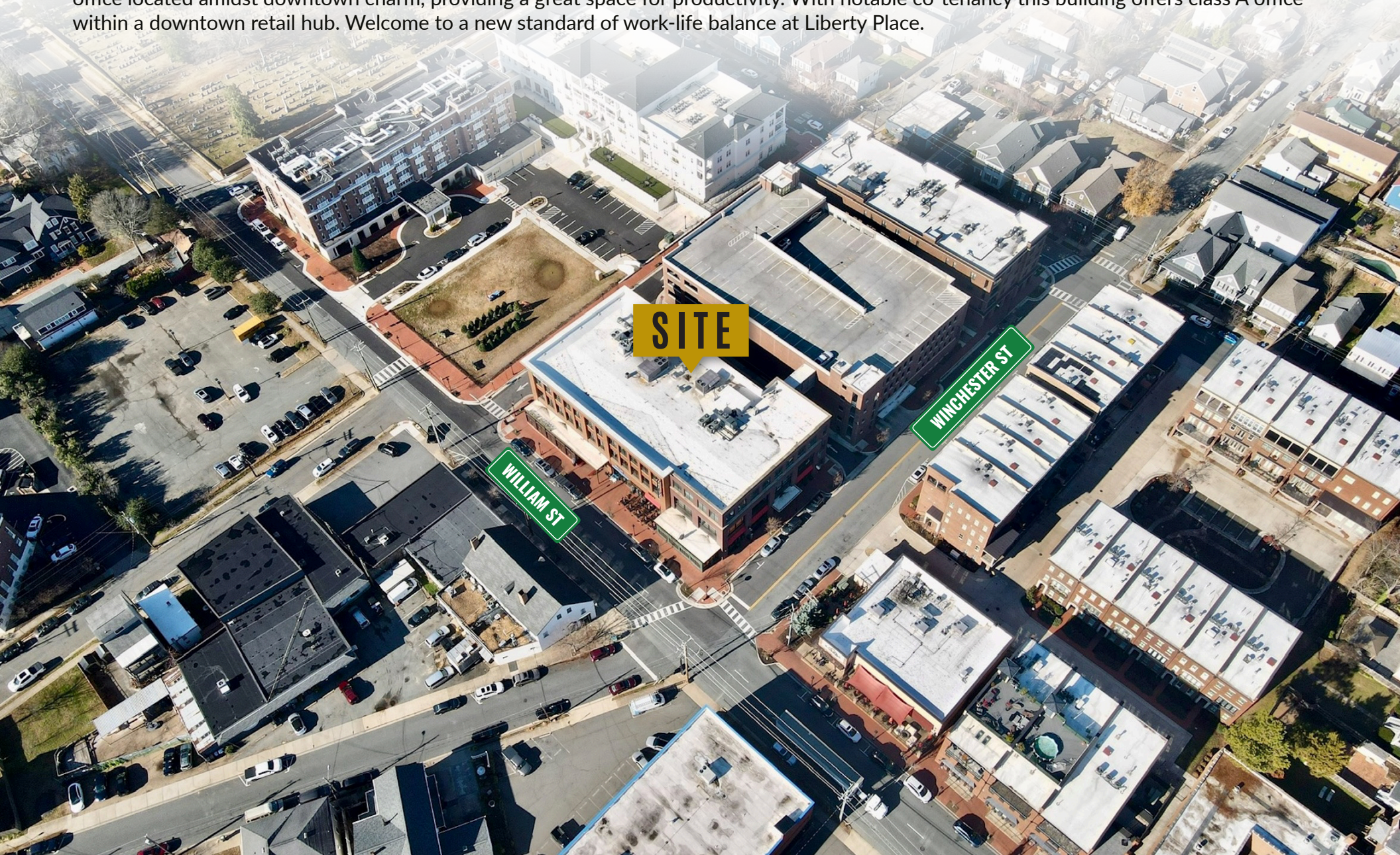
| | |
|------------|-------------|
| Size: | 2,111 RSF |
| Pricing: | \$28.00 PSF |
| NNN: | \$13.65 PSF |
| Available: | 1/1/2025 |

OVERVIEW

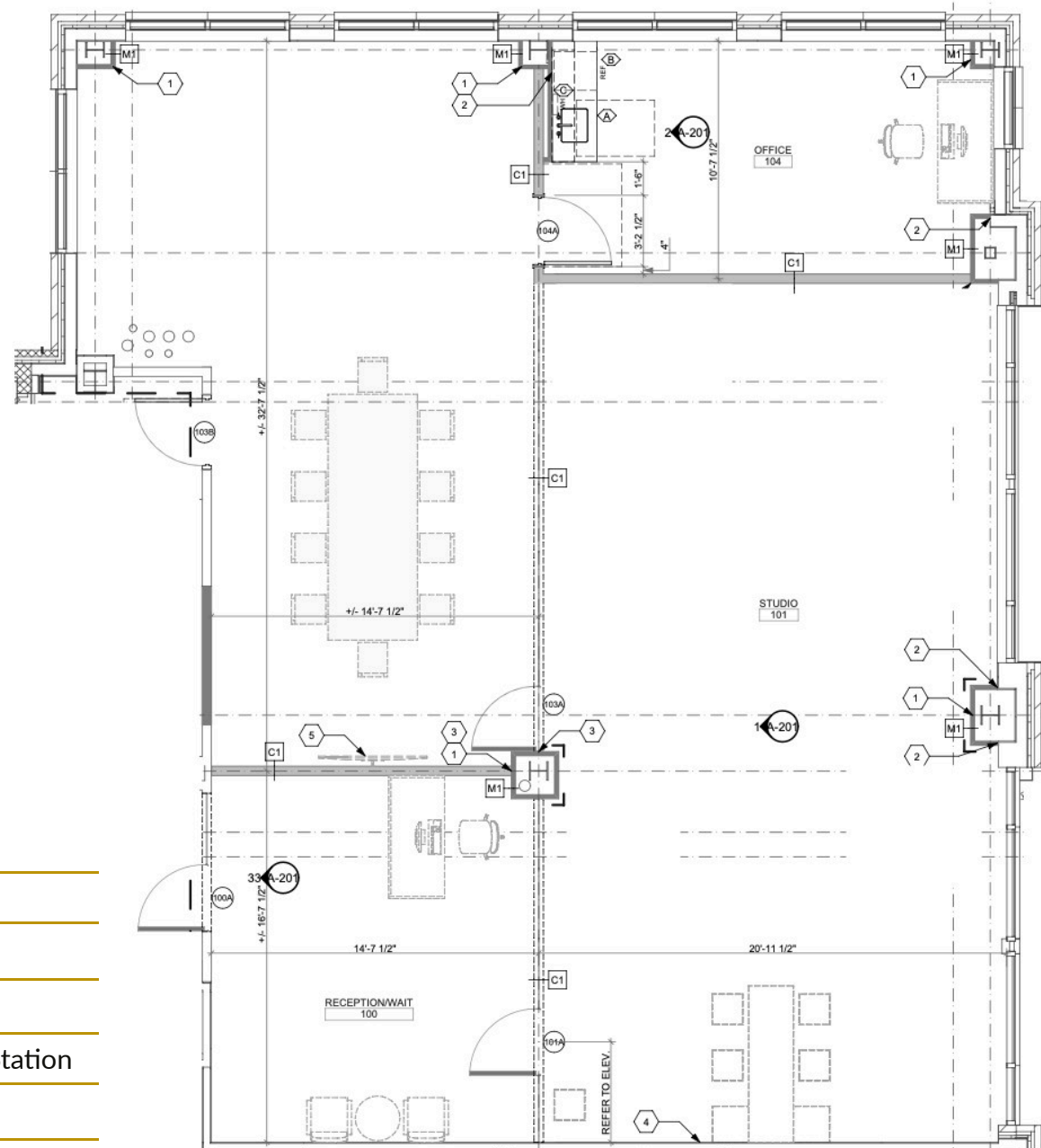


J R A

Discover modern workspace in the heart of historic Downtown Fredericksburg at Liberty Place located at 1000 Winchester St. Enjoy class A office located amidst downtown charm, providing a great space for productivity. With notable co-tenancy this building offers class A office within a downtown retail hub. Welcome to a new standard of work-life balance at Liberty Place.



FLOORPLAN



- Class A 2nd floor office space in the heart of Downtown Fredericksburg
- Parking garage on site
- Elevator accessible
- Large open workspace
- Walking distance to the Fredericksburg VRE Station
- Surrounded by commercial and retail users
- Great co-tenancy

NOTABLE CO-TENANTS



J R A

CARY STREET
PARTNERS
WEALTH MANAGEMENT



MAP VIEW



SITE

ROUTE 1

ROUTE 3

INTERSTATE 95

Gari Melchers Home and Studio

Falmouth

Dahlgren Junction

Brookfield

Fredericksburg and Spotsylvania...

Fun Land of Fredericksburg

Econo Lodge Spotsylvania Town Center

Urban Air Trampoline and Adventure Park

Alum Spring Park

Fredericksburg Field House

Rapp Rocks Climbing Gym

Little Falls

Loriella Park

Bellvue

Cosner Park

Berea

Southern Gateway

HICKORY RIDGE

Daffan

Leeland

Potomac

Bel Air

Stones Corner

Charles Crab House

Whit

Wild
Cor

EM FIELDS

DEMOGRAPHIC/ INCOME REPORT



J R A

| INCOME | 2 mile | 5 mile | 10 mile |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income | \$106,699 | \$115,099 | \$123,487 |
| Median Household Income | \$78,162 | \$91,568 | \$101,812 |
| < \$25,000 | 1,779 | 4,900 | 7,678 |
| \$25,000 - 50,000 | 1,681 | 5,510 | 9,217 |
| \$50,000 - 75,000 | 2,087 | 8,131 | 13,668 |
| \$75,000 - 100,000 | 1,277 | 4,848 | 9,121 |
| \$100,000 - 125,000 | 1,006 | 5,627 | 10,910 |
| \$125,000 - 150,000 | 861 | 3,415 | 7,290 |
| \$150,000 - 200,000 | 1,367 | 5,396 | 10,976 |
| \$200,000+ | 1,359 | 5,681 | 12,090 |

| POPULATION | 2 mile | 5 mile | 10 mile |
|-----------------------------|--------|---------|---------|
| 2010 Population | 27,786 | 110,478 | 215,535 |
| 2022 Population | 28,556 | 116,594 | 229,521 |
| 2027 Population Projection | 30,423 | 128,143 | 253,926 |
| Annual Growth 2010-2022 | 0.7% | 1.4% | 1.6% |
| Annual Growth 2022-2027 | 1.3% | 2.0% | 2.1% |
| Median Age | 34.4 | 37.3 | 37.6 |
| Bachelor's Degree or Higher | 42% | 37% | 37% |
| U.S. Armed Forces | 156 | 800 | 2,036 |

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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