

FOR LEASE

520 WILLIAM STREET

520 William Street Suite G Fredericksburg, VA 22401



PROPERTY DESCRIPTION

1,968 sf Office Suite Available on the Second Floor featuring 4 private offices, kitchenette, reception/waiting area. Natural light in 3 offices. Offices are large enough for use as co-working space.

ADA access. Common Area Restrooms. Off-street parking-limited common element.

Full-service lease excluding Tenant's telecom and janitorial.

PROPERTY HIGHLIGHTS

- Prime Location in Downtown Fredericksburg
- 2nd floor Office Space
- Full Service Lease
- ADA Access
- Off-street parking

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Full Service)
Available SF:	1,968 SF
Building Size:	25,425 SF
Zoning:	CD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,220	21,459	39,089
Total Population	10,416	55,731	102,462
Average HH Income	\$91,266	\$99,207	\$99,729

Allison Graves, CCIM
540 842 4229



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COMMERCIAL**
ELITE

PHOTOS

520 WILLIAM STREET

520 William Street Fredericksburg, VA 22401



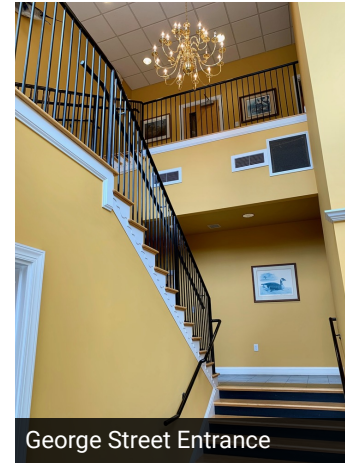
William Street Frontage



George Street/ADA Access



Elevator



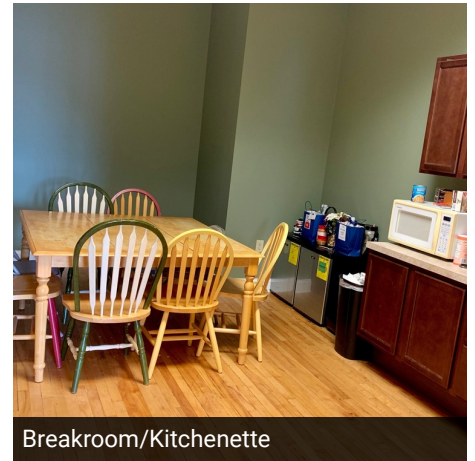
George Street Entrance



Reception/Waiting



Reception/Waiting



Breakroom/Kitchenette



Suite Hallway



Private Office



Private Office



Private Office

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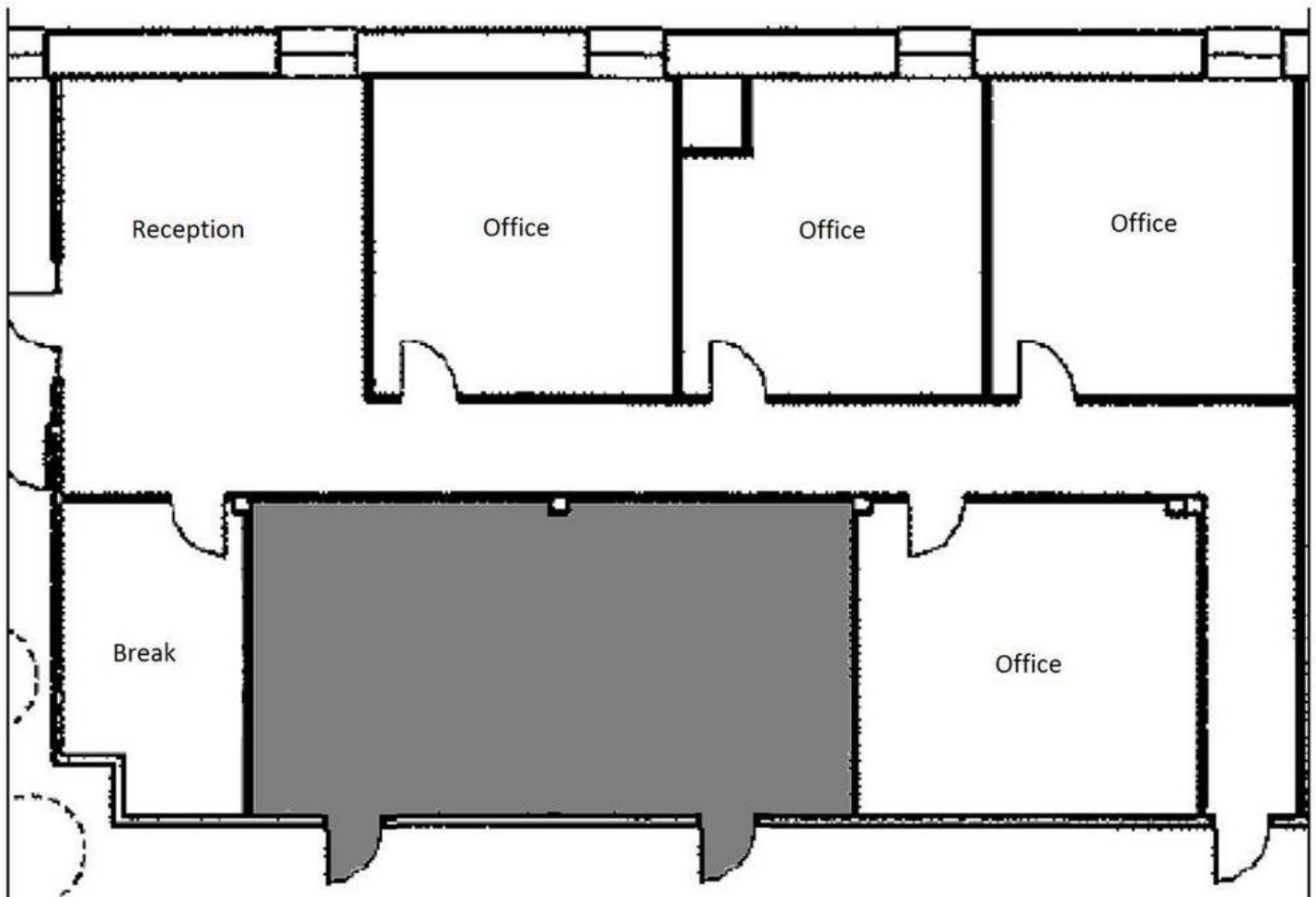


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FLOORPLAN

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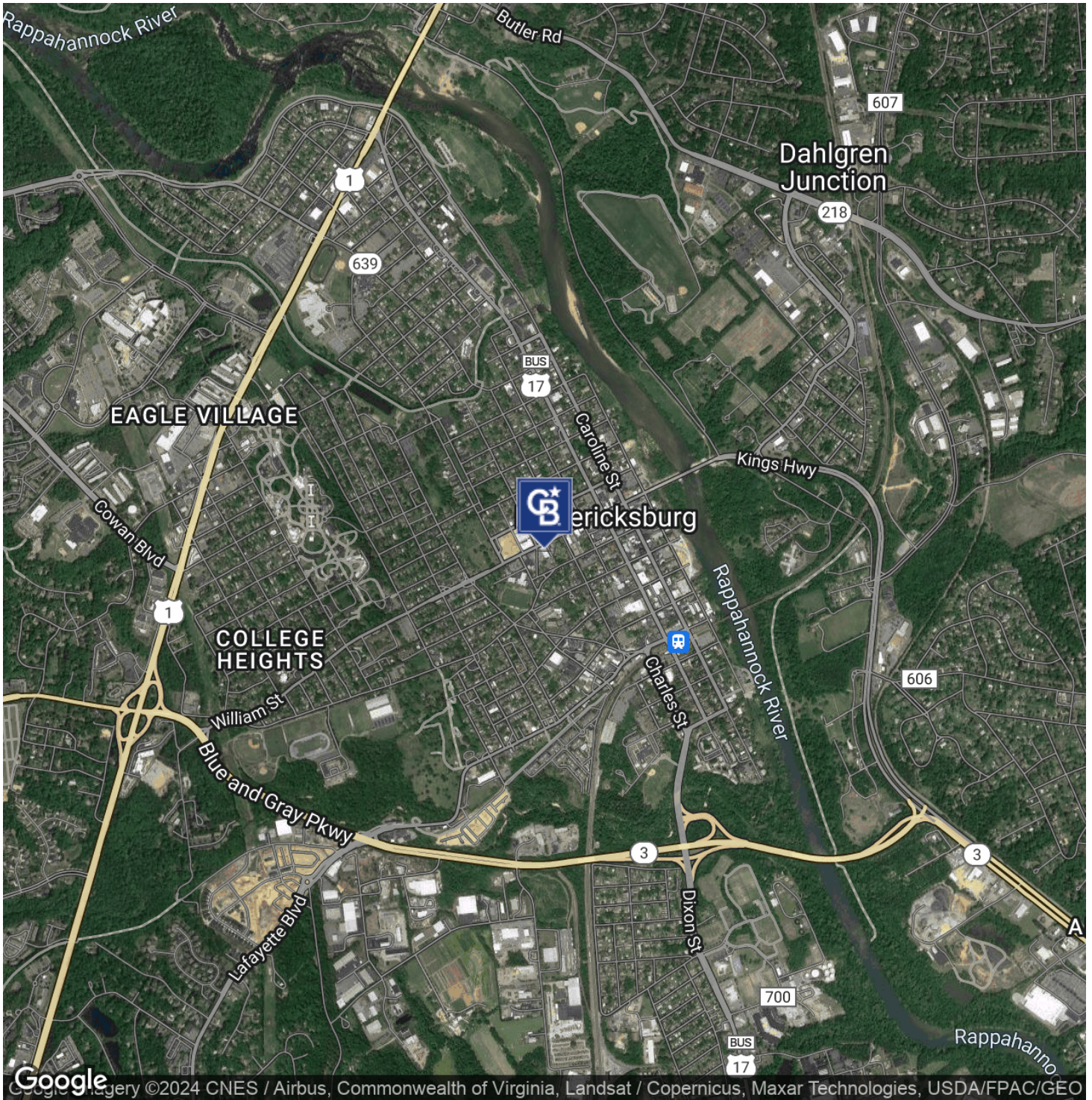


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LOCATION MAP

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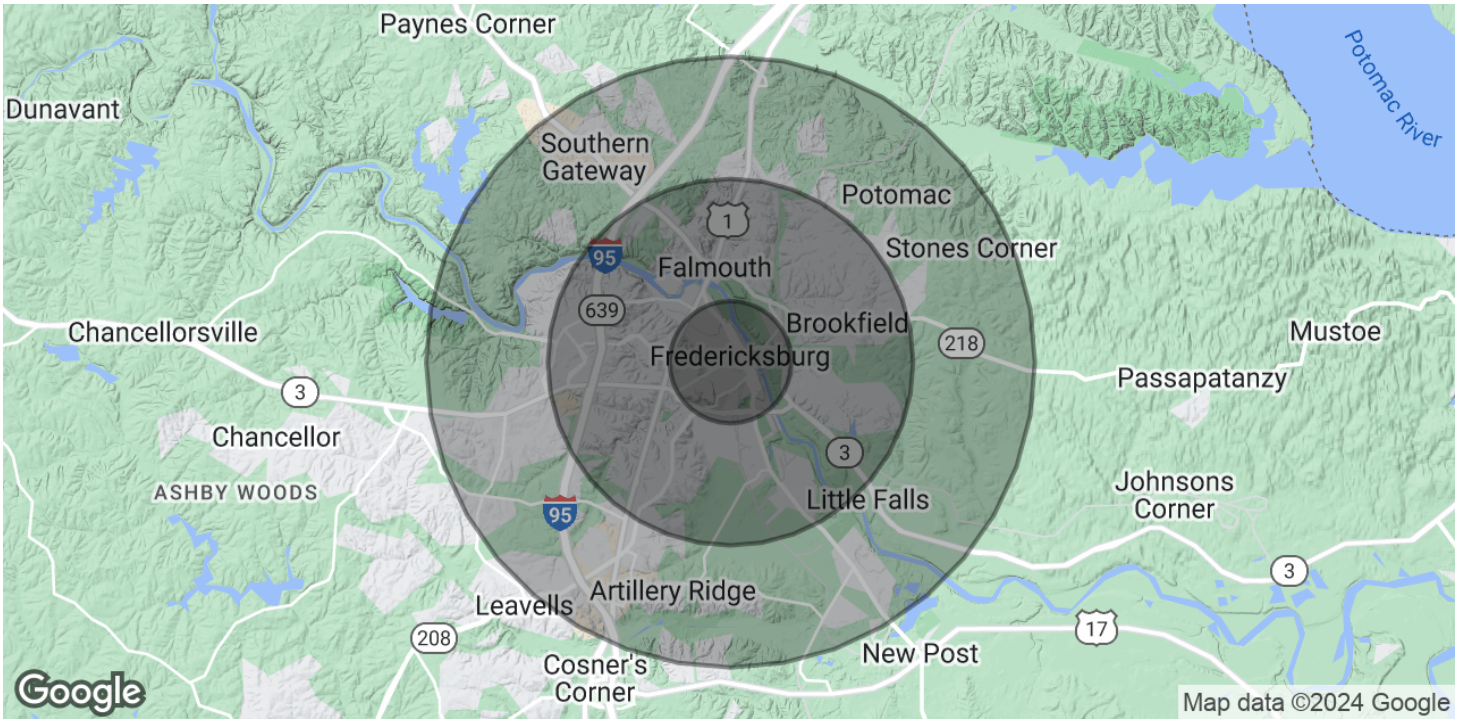


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DEMOGRAPHICS

520 WILLIAM STREET

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,416	55,731	102,462
Average Age	34.8	35.7	37.3
Average Age (Male)	34.5	33.6	35.9
Average Age (Female)	35.2	36.8	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,220	21,459	39,089
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$91,266	\$99,207	\$99,729
Average House Value	\$403,958	\$322,351	\$304,032

* Demographic data derived from 2020 ACS - US Census

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