

# 316 White Oak Road







Fredericksburg, VA 22405 | For Lease



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## Property Features

- 2,800 SF is divisible into 1,400 SF units
- Exceptional visibility and presence; located at a signalized intersection
- Fantastic traffic generated by EL Patron & Marco's Pizza
- Building and pylon signage available
- Excellent street frontage; in front of Giant anchored Town & Country Marketplace
- Nearby Tenants & Retailers:  Giant  Marco's Pizza  Mione's PIZZA & SUBS  EL PATRON Mexican Restaurant & Cantina  HC  ABC

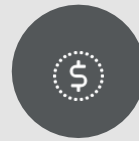
## SPECIFICATIONS

|                  |                       |
|------------------|-----------------------|
| Space Available: | Suite 105             |
| Available: SF    | 2,800 SF              |
| Lease Rate:      | \$22.00 PSF NNN       |
| Parking:         | 55 Spaces             |
| Timing:          | Available Immediately |

## DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION

|            |        |           |        |
|------------|--------|-----------|--------|
| 5 Minutes  | 13,702 | \$123,936 | 12,260 |
| 10 Minutes | 42,213 | \$108,652 | 44,876 |
| 15 Minutes | 92,831 | \$120,584 | 96,786 |

# PHOTOS



# PROPERTY AERIAL



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