



9530

FOR LEASE: 1,345 SF MEDICAL SUITE IN MASSAPONAX MEDICAL PARK

Cosner Drive, Suite 102



Orthopedic Specialty
Clinic, Ltd.
M.A. Adams Spine
& Rehab Assoc.

Orthopedic Associates
of Fredericksburg
Mary Washington
Healthcare
Medical Laboratory



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Cosner Drive, Suite 102

OVERVIEW

Fully built out 1,345 SF Medical space for lease in an existing office building. Located on the first floor. Previously used as an outpatient laboratory. Join great medical co-tenants in Massaponax Medical Park! Close to Spotsylvania Regional Medical Center, shopping, dining, major roadways and more.



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Cosner Drive, Suite 102

HIGHLIGHTS

- » 1,345 SF Medical suite for lease.
- » First floor unit
- » Like new building in immaculate condition
- » Great location, right near Spotsylvania Regional Medical Center
- » Numerous nearby amenities at Cosner's Corner
- » Convenient to Route 1 and just 2 miles from I-95
- » Nearby retail amenities



MILE RADIUS	5 MILE	10 MILES	15 MILES
POPULATION	73,875	183,506	243,755
HOUSEHOLDS	26,265	64,577	84,433
AVERAGE HH INCOME	\$83,882	\$85,514	\$87,818

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Cosner Drive, Suite 102

GALLERY



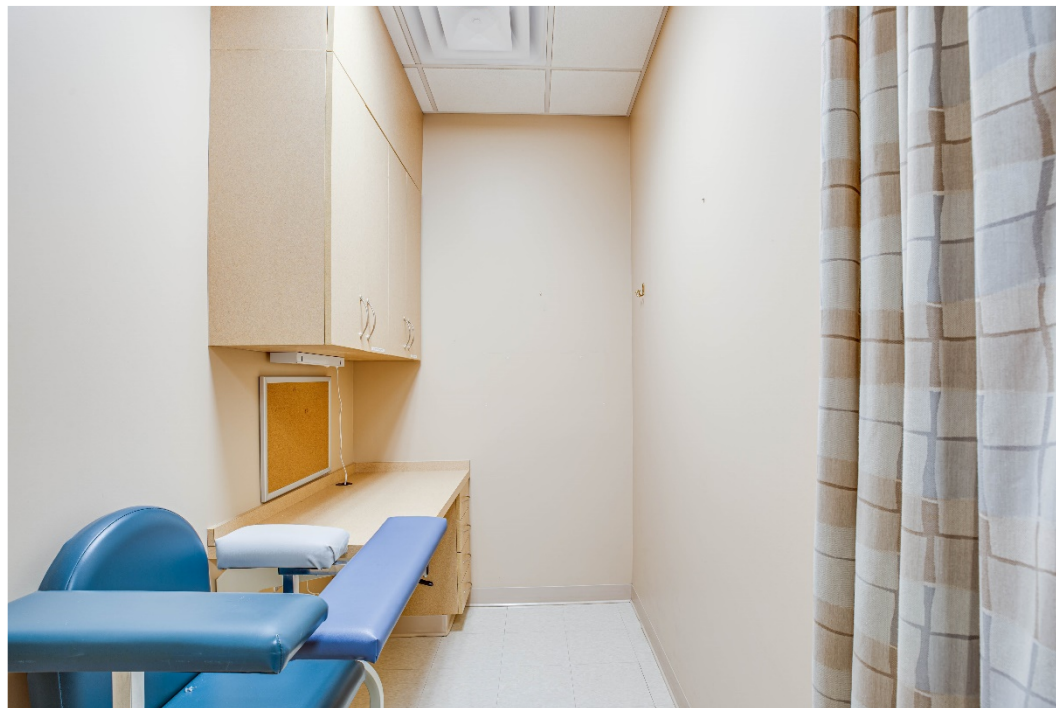
PROPERTY 3-D TOUR



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GALLERY



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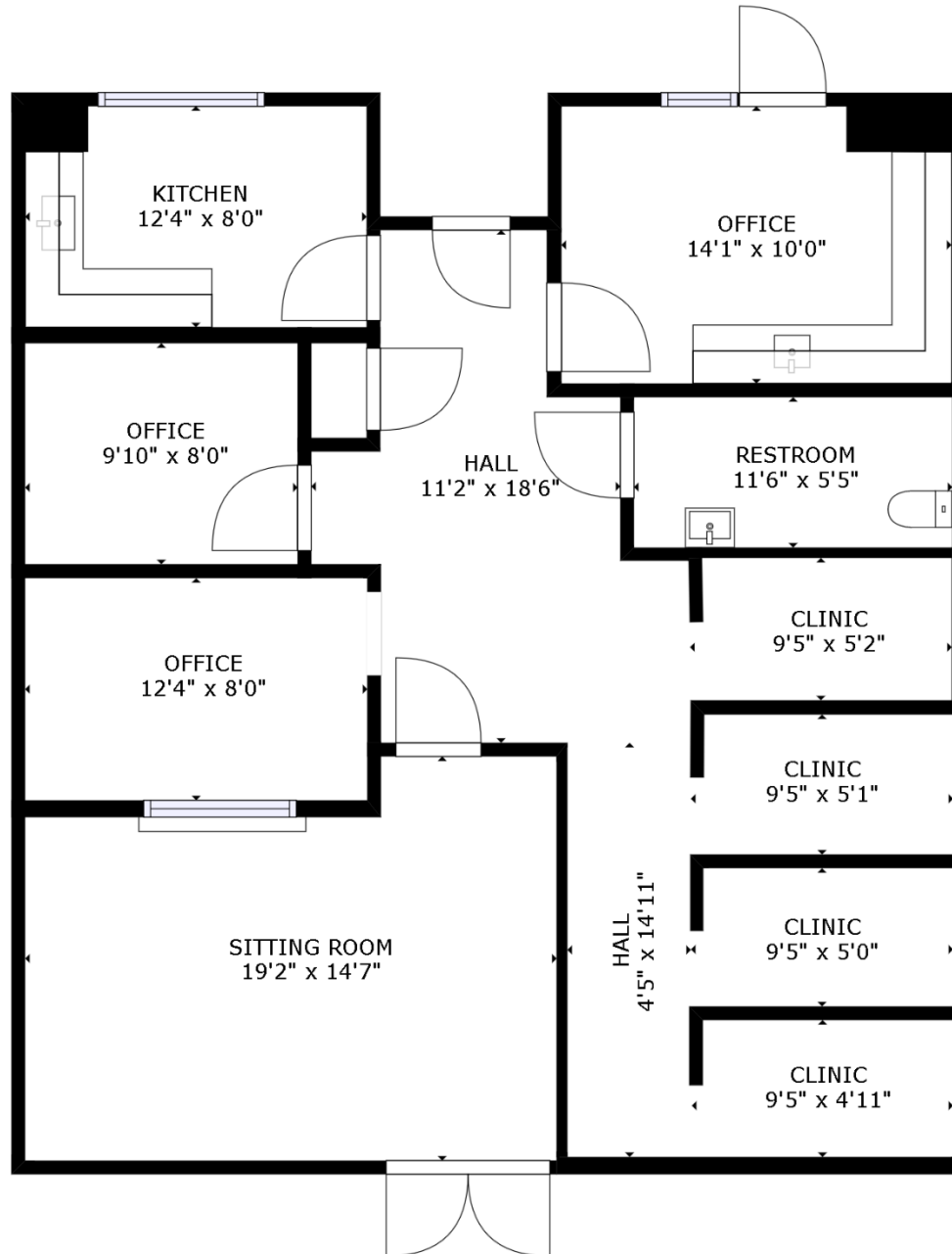
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FLOOR PLAN

3-D PROPERTY TOUR

1,345 SF

Large reception area, 3 offices, 4 clinic rooms, kitchen and restroom.



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Cosner Drive, Suite 102

LOCATION/AERIAL MAP



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Cosner Drive, Suite 102

for more information, please contact:

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