



RETAIL OR CREATIVE OFFICE FOR LEASE

# THE FACTORY AT UPPER SPOTSY FREDERICKSBURG, VA



CUSHMAN &  
WAKEFIELD

THALHIMER

# THE FACTORY AT UPPER SPOTSY

## 11900 MAIN STREET

### PROPERTY DETAILS

- Building 2
  - 4,035 SF + 1,155 SF of mezzanine
  - 20+ tall ceilings
  - Can be subdivided
- Building 4
  - 4,450 SF
  - Can be subdivided
- 83 Commercial spaces onsite
- Steps from downtown Fredericksburg
- 493 brand new apartments
- Interior parking available

### JOIN NEARBY RETAILERS:

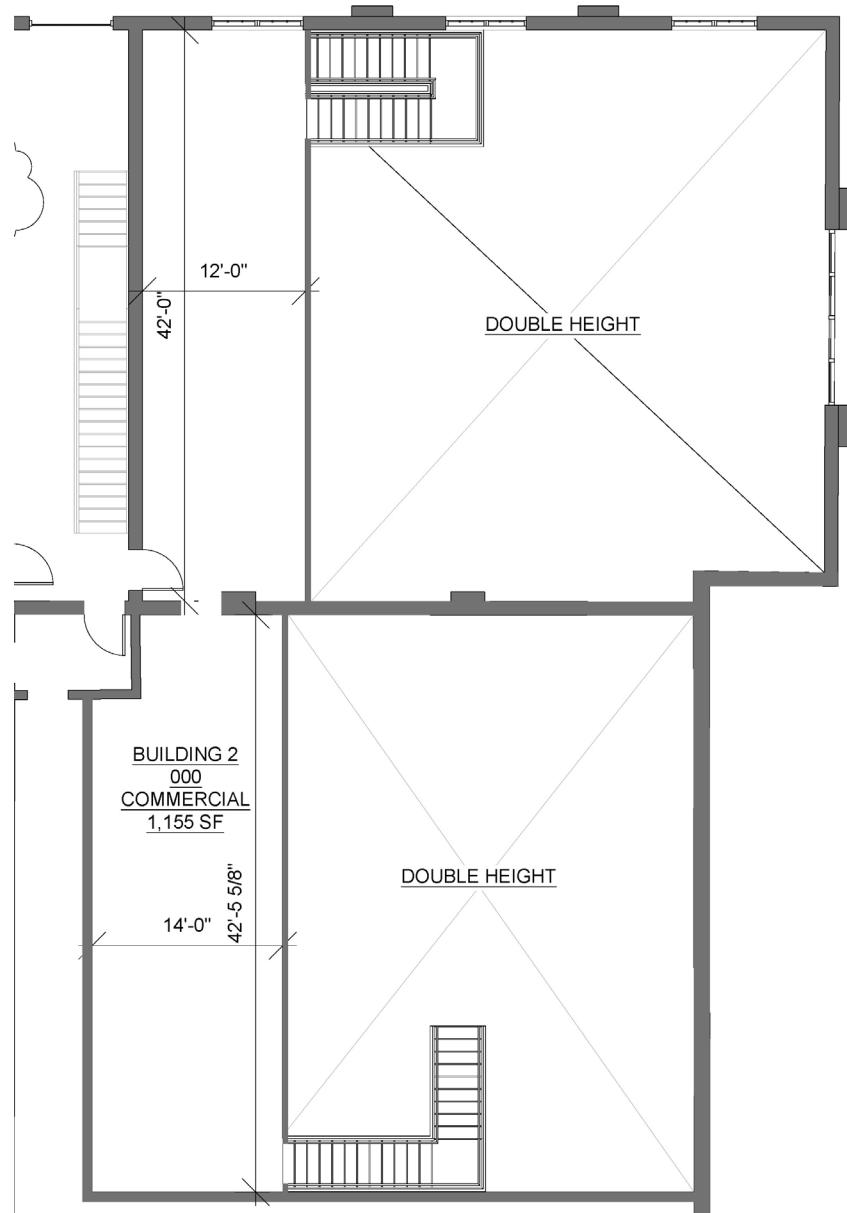
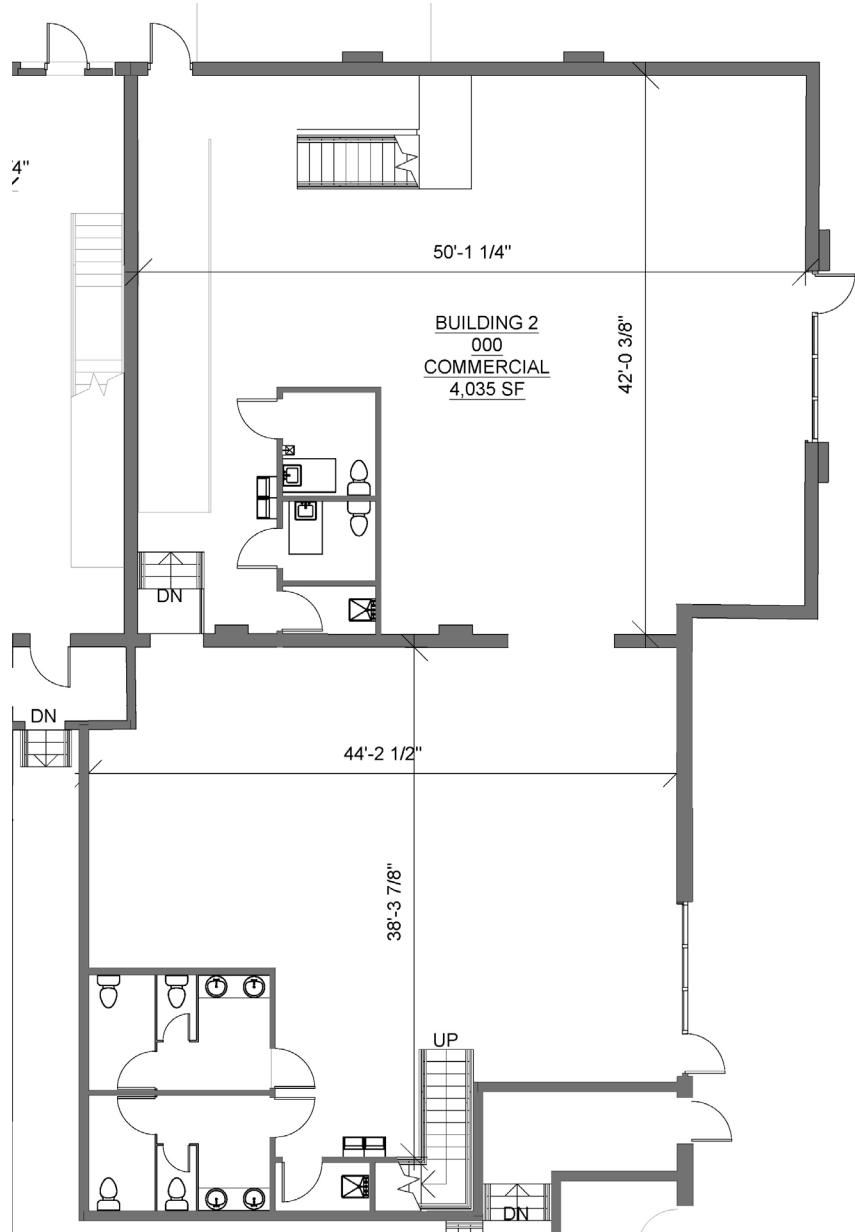


### LUXURY APARTMENTS



# THE FACTORY AT UPPER SPOTSY

## BUILDING 2



# THE FACTORY AT UPPER SPOTSY

## BUILDING 4

### DEMOGRAPHICS



**27,000**  
VEHICLES PER DAY



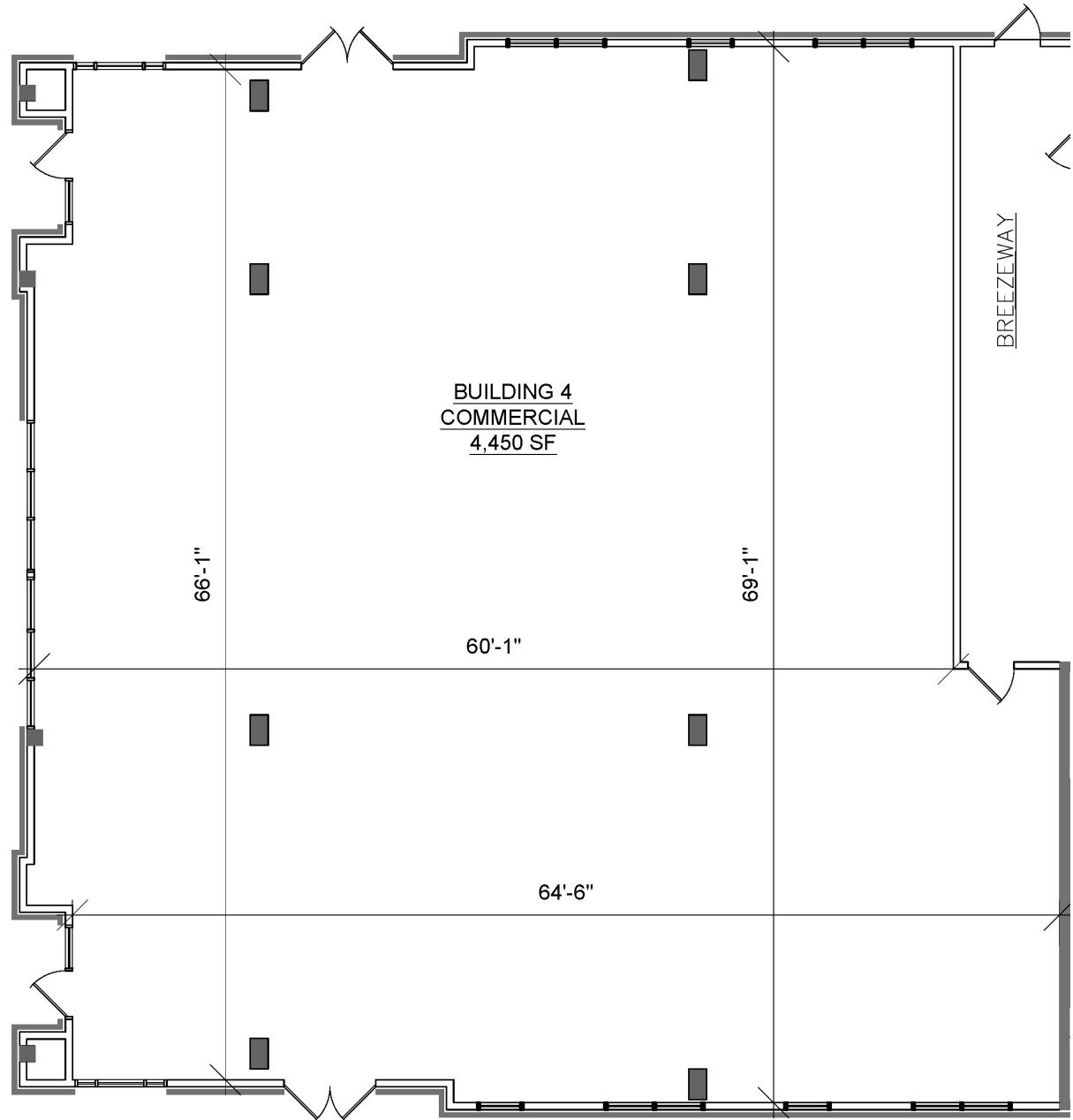
**109,313**  
5 MILE POPULATION



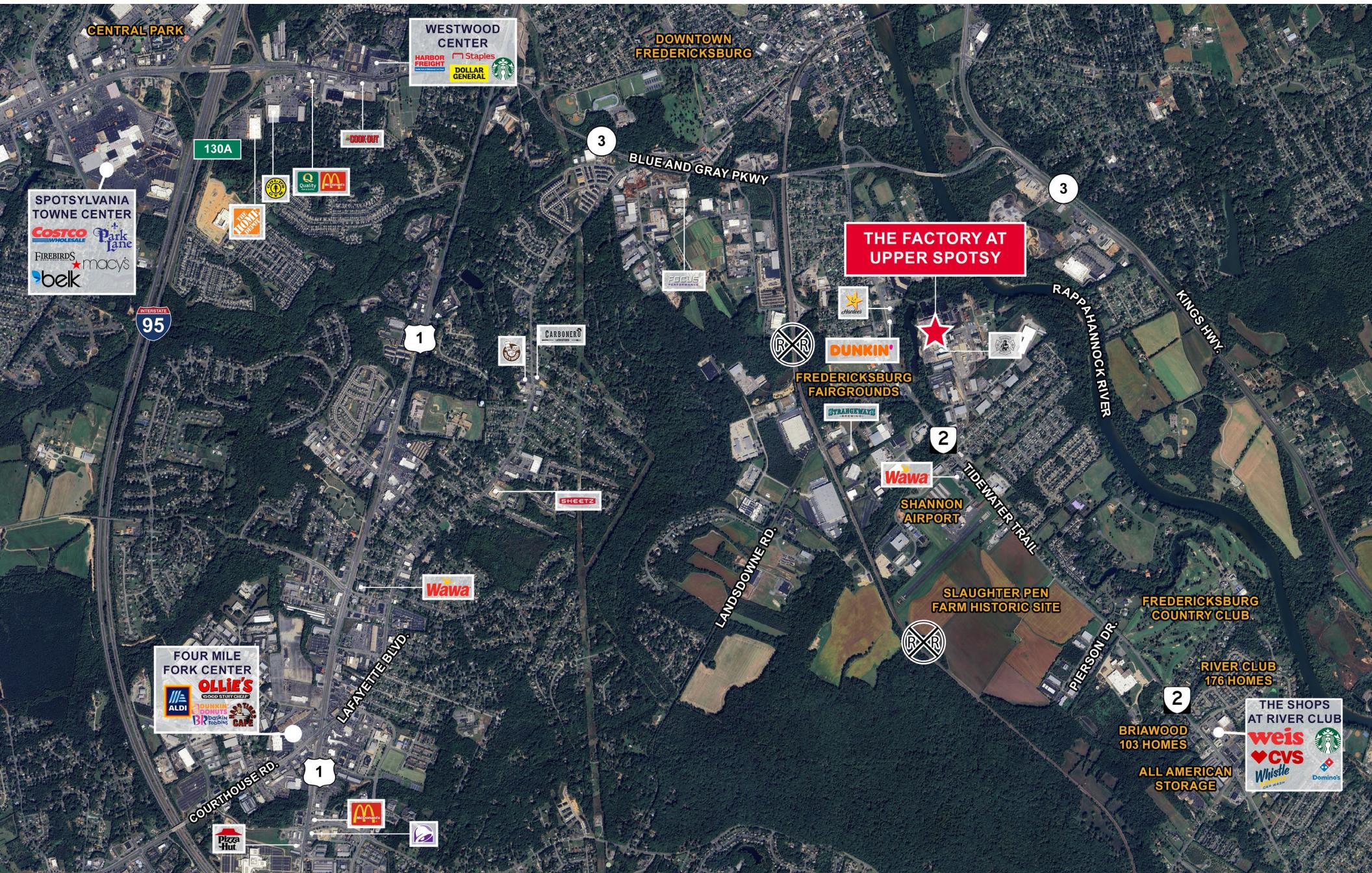
**56,263**  
3 MILE DAYTIME POPULATION



**\$143,854**  
1 MILE AVERAGE HOUSEHOLD INCOME



# THE FACTORY AT UPPER SPOTSY MARKET AERIAL





## FOR MORE INFORMATION, CONTACT:

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