



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:

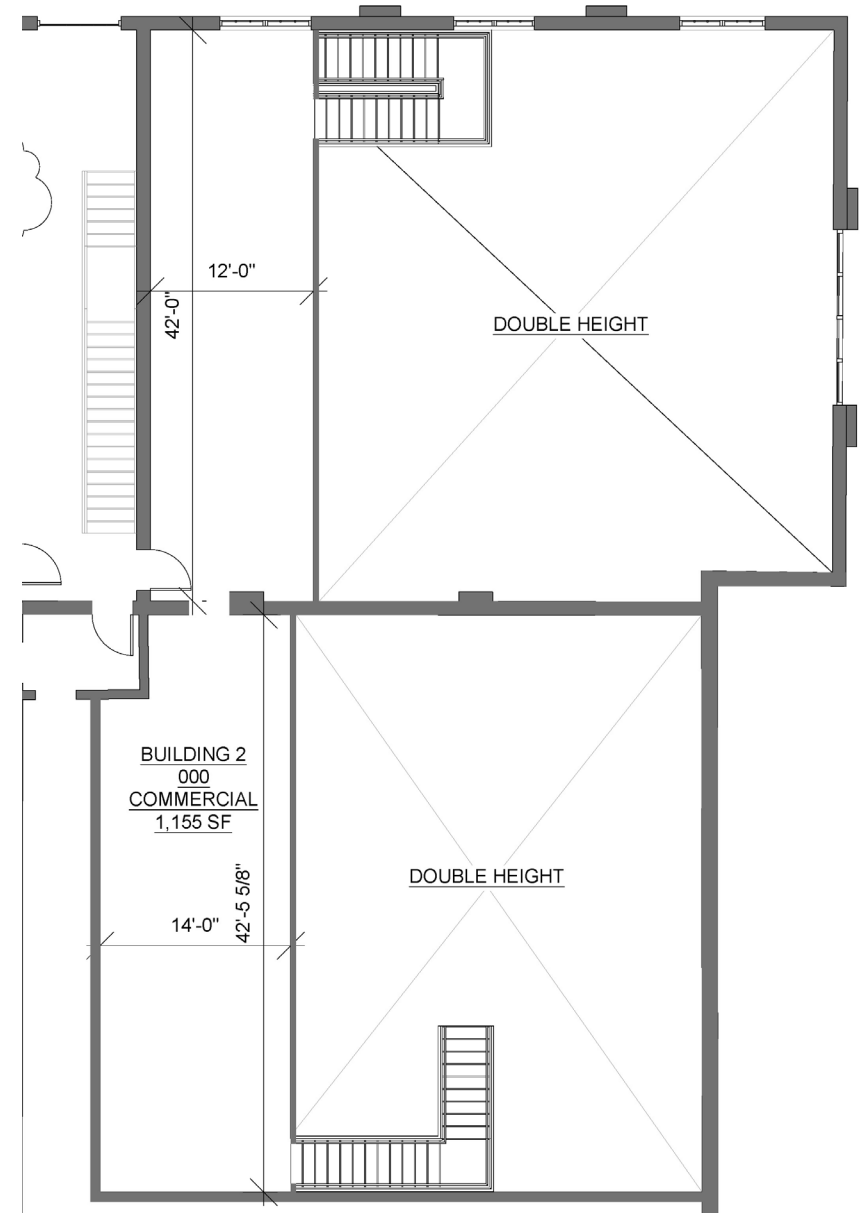
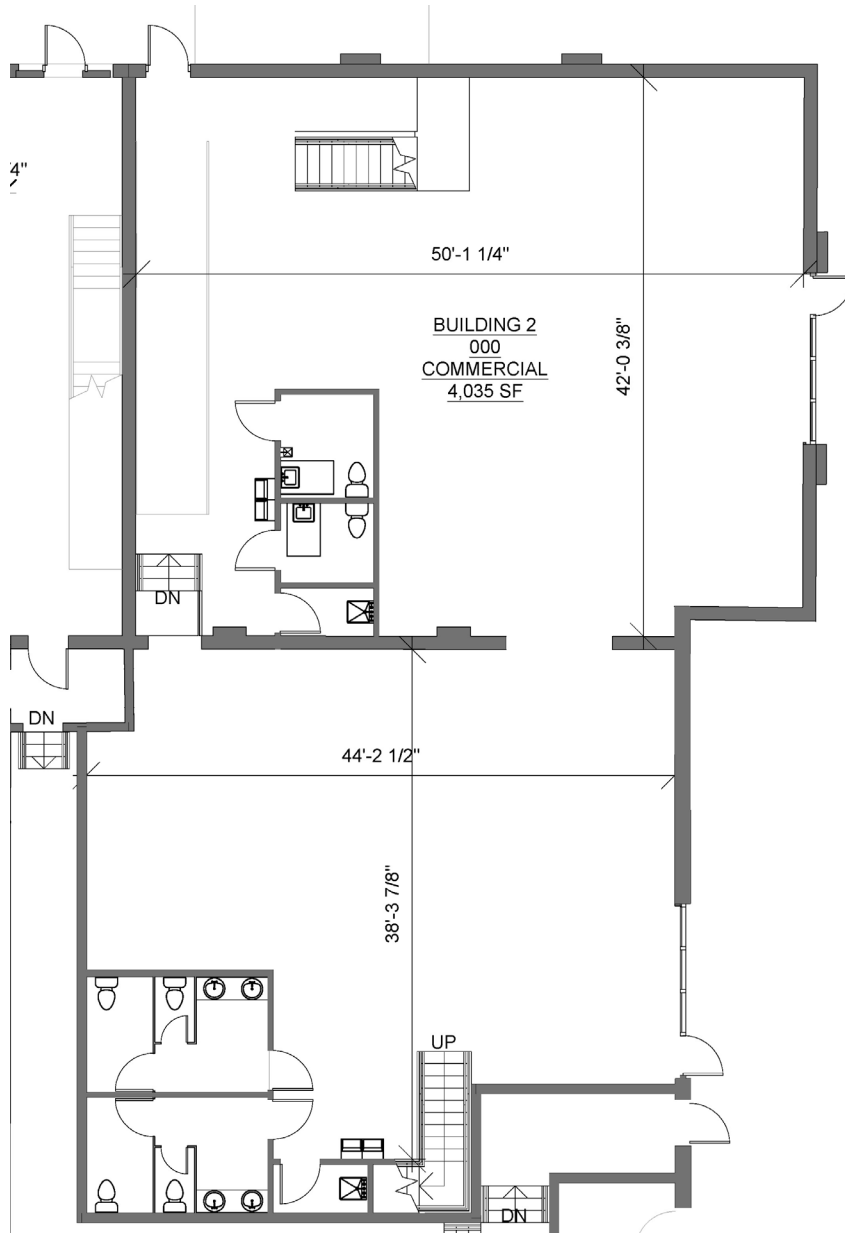


LUXURY APARTMENTS



THE FACTORY AT UPPER SPOTSY

BUILDING 2



THE FACTORY AT UPPER SPOTSY

BUILDING 4

DEMOGRAPHICS



27,000
VEHICLES PER DAY



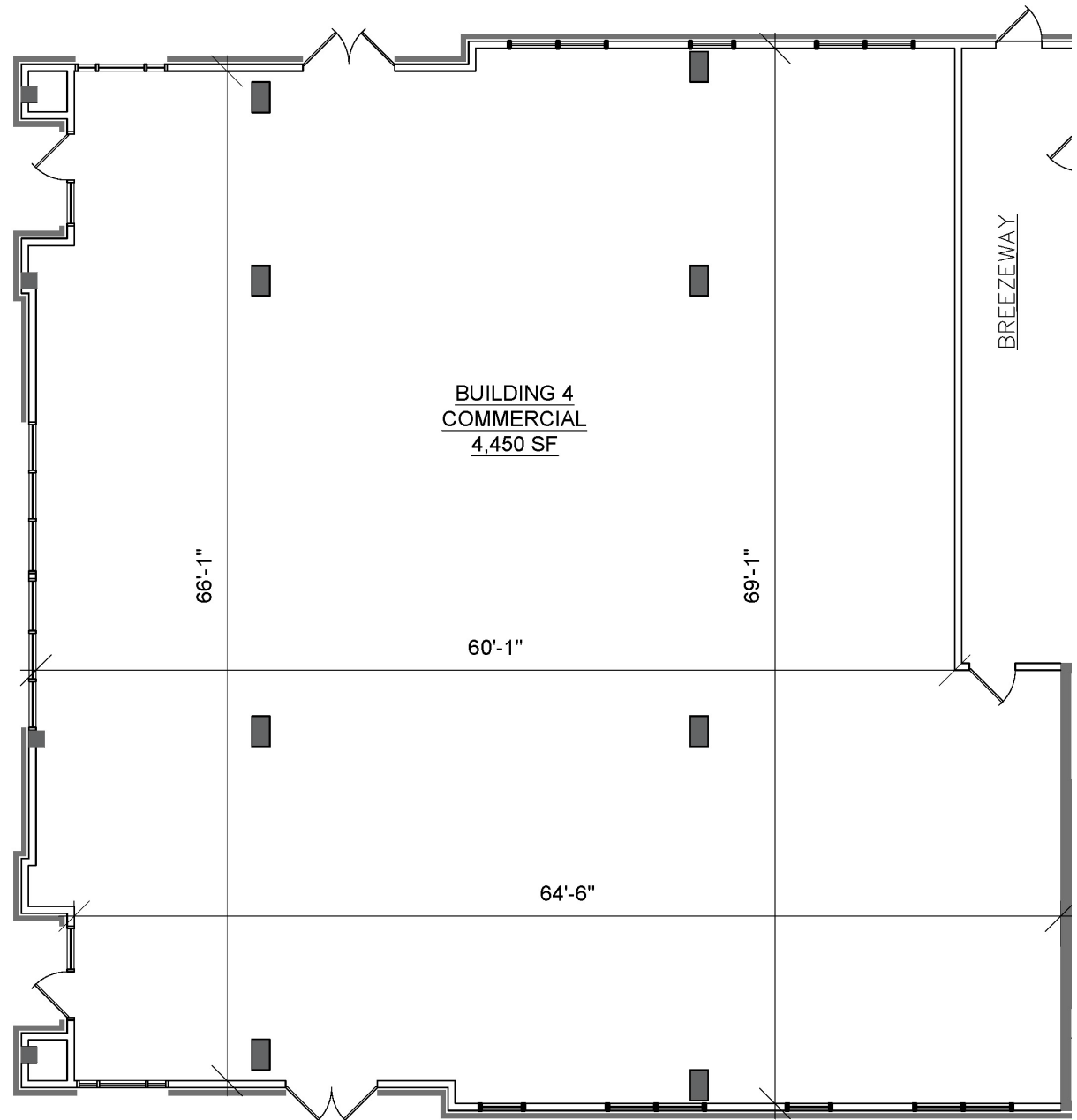
109,313
5 MILE POPULATION



56,263
3 MILE DAYTIME POPULATION

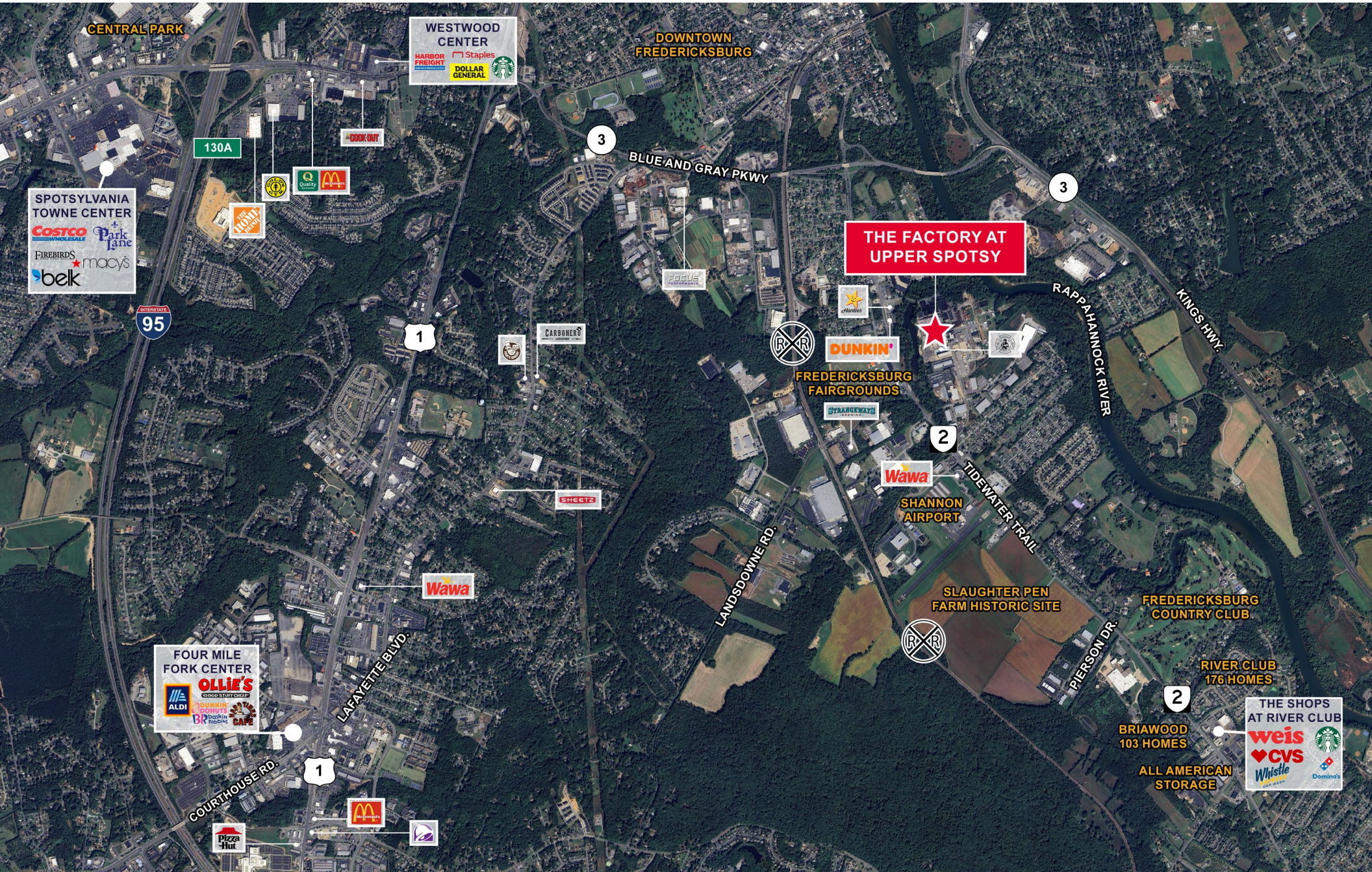


\$143,854
1 MILE AVERAGE HOUSEHOLD INCOME



THE FACTORY AT UPPER SPOTSY

MARKET AERIAL





FOR MORE INFORMATION, CONTACT:

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