

# FOR LEASE - MILLRACE COMMONS

TRADITIONAL OFFICE SPACE

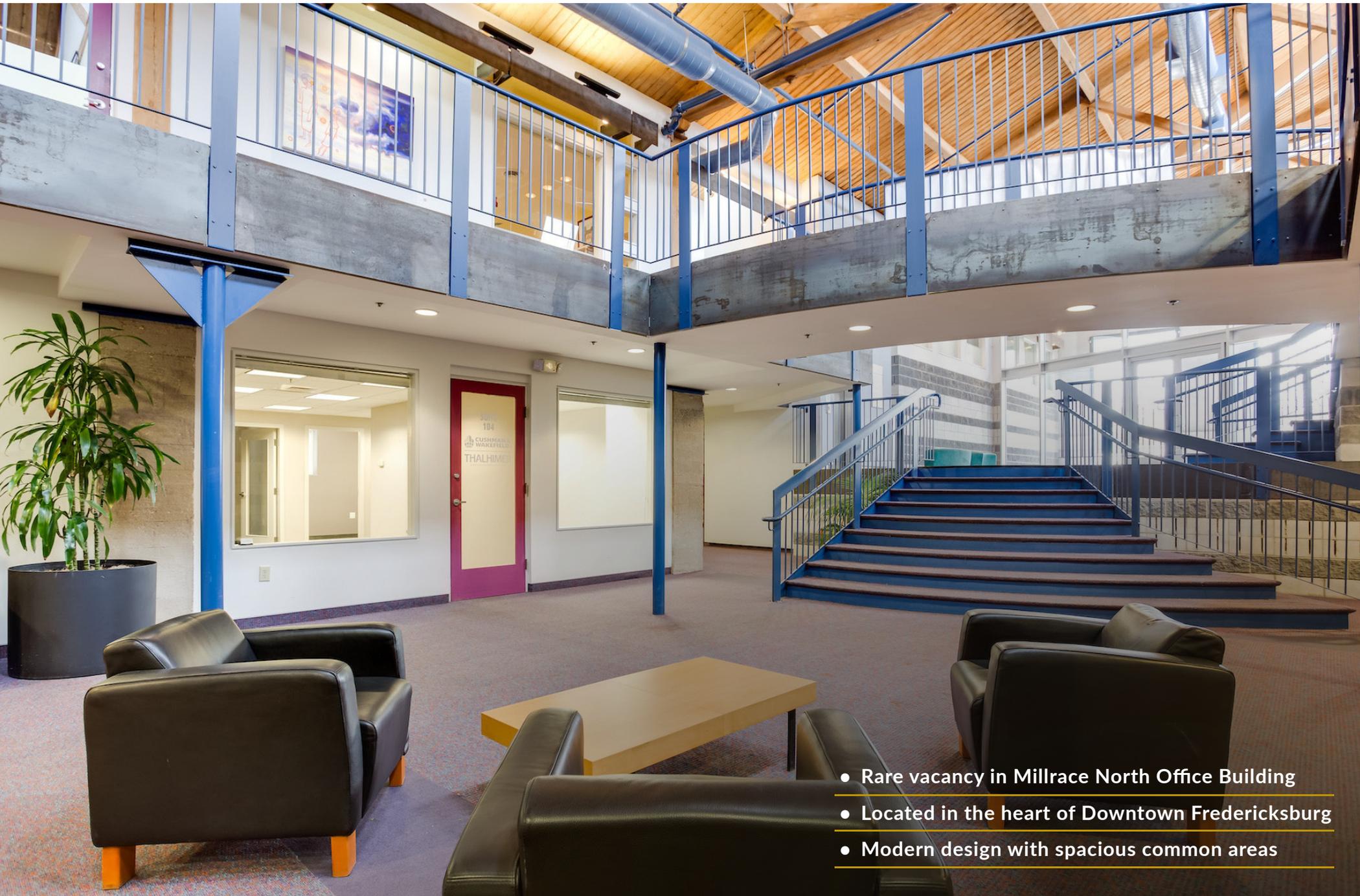
**725** Jackson St. (Suite 104)  
FREDERICKSBURG, VA 22401



## SPECIFICATIONS

Size:	2,628 SF
Price:	\$25.00 PSF
Structure:	FSG
Timing:	Immediate

[Video Walkthrough](#)



- Rare vacancy in Millrace North Office Building
- Located in the heart of Downtown Fredericksburg
- Modern design with spacious common areas

## PROPERTY PHOTOS

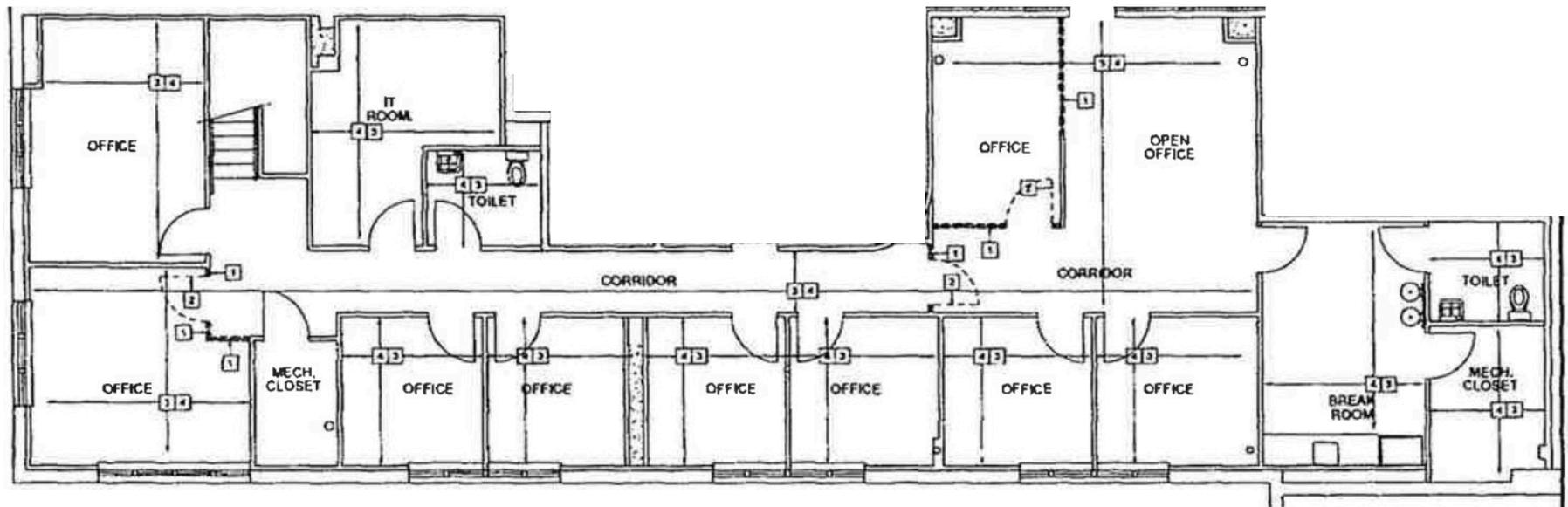


J R A



### CO-TENANTS:

- The Community Foundation
- Hirschler Fleischer
- Carrell Blanton Ferris & Associates
- Sands Anderson PC
- Wells Fargo Business Banking
- PBMares
- Northwestern Mutual
- & More

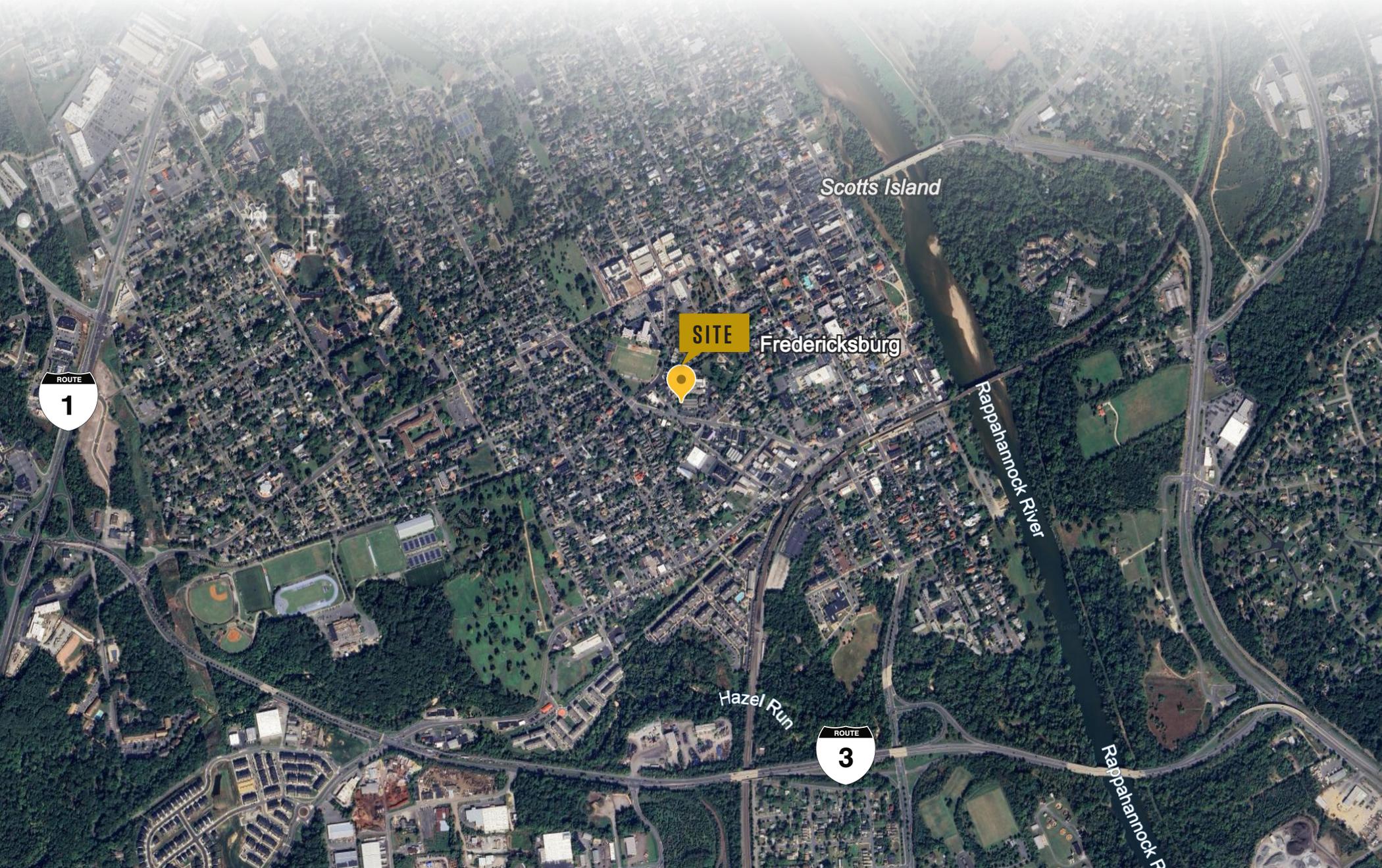


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# LOCAL MAP VIEW



Scotts Island

SITE

Fredericksburg

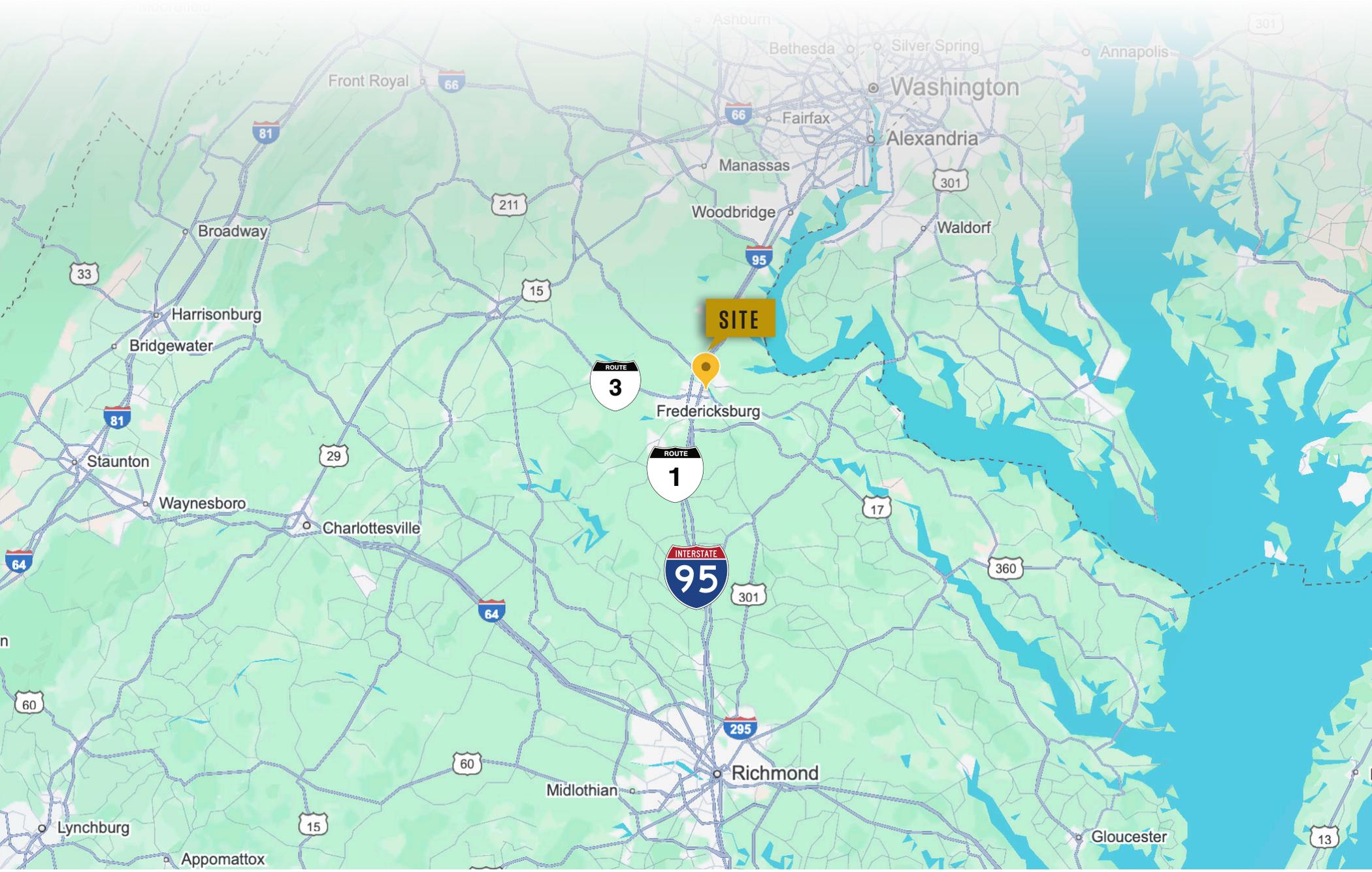
Rappahannock River

Hazel Run

Rappahannock R



# REGIONAL MAP VIEW



# DOWNTOWN FREDERICKSBURG



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Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved historic landmarks, making it a popular destination for the curious. Today, Fredericksburg is known for its active commerce and array of entertainment for all ages. Fredericksburg has been named Virginia's fastest growing area for the past five consecutive years. The city boasts not only a high-quality workforce but an exceptional GDP per capita, it is for these reasons why this property should serve as your next Corporate Headquarters.



# DEMOGRAPHICS



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$100,280	\$106,971	\$119,386
Median Household Income	\$78,467	\$84,548	\$98,848
< \$25,000	1,927	4,672	7,574
\$25,000 -50,000	1,664	5,749	11,274
\$50,000 -75,000	1,945	6,573	11,108
\$75,000 -100,000	1,893	5,400	10,874
\$100,000 -125,000	856	4,027	9,922
\$125,000 -150,000	647	2,583	7,836
\$150,000 -200,000	1,653	5,347	11,837
\$200,000+	1,012	3,762	10,234

POPULATION	2 mile	5 mile	10 mile
2010 Population	26,191	87,317	186,717
2022 Population	29,592	104,405	233,305
2027 Population Projection	29,561	108,311	246,178
Annual Growth 2010-2022	1.0%	1.5%	1.9%
Annual Growth 2022-2027	0%	0.7%	1.1%
Median Age	33.4	36	37
Bachelor's Degree or Higher	40%	36%	35%
U.S. Armed Forces	133	560	2,013

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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