

# FREE-STANDING OFFICE/RETAIL BUILDING FOR LEASE

112 FALCON DRIVE

112 Falcon Dr Fredericksburg, VA 22408

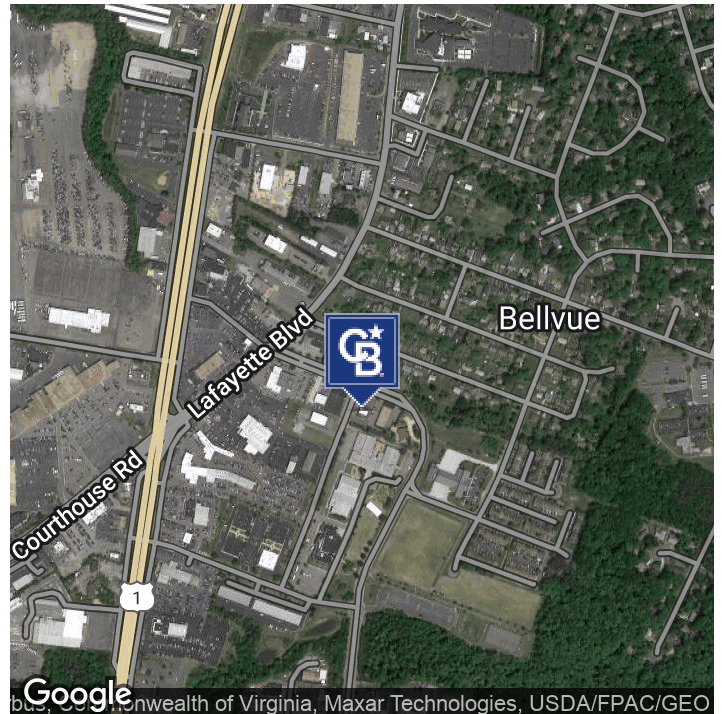


## PROPERTY DESCRIPTION

112 Falcon Drive is a fantastic opportunity for your medical practice or business venture to lease a free-standing office/retail building strategically located in the Four Mile Fork area of Fredericksburg, VA. This versatile property features 3,575 square feet of C3 zoned space on a generous 0.46-acre lot, providing ample parking and visibility in an easy to access location.

## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	3,575 SF
Lot Size:	21,184 SF
Building Size:	3,575 SF
Zoning:	C-3
APN:	24-6-A4



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The flexible spatial configuration of this free-standing office building is designed to cater to a variety of users, making it an ideal location for medical professionals, healthcare practitioners, or your business seeking a central and accessible location.

As designed, the space offers optimal functionality with its layout featuring seven spacious exam rooms, two doctors' offices, two restrooms, a breakroom, and lab/storage spaces along a semicircular curved hallway that seamlessly connects both sides of the building, enhancing the flow of patients and practitioners alike. This helps to promote efficiency as well as ensuring a smooth and organized experience for everyone within the premises.

This property offers a range of allowed uses by right under its C3 zoning, providing Tenants with the flexibility to customize the space to their specific needs. Whether you envision a medical practice, wellness center, vehicle sale, food-service or other retail and professional services, the C3 zoning enhances the property's adaptability to various business ventures. The rear of the building reveals an additional four offices, storage space, and bathroom, all accessible through a separate entrance. This space adds an extra layer of convenience for businesses with distinct operational needs or seeking a multi-functional space.

Situated in the heart of the Four Mile Fork area, this property enjoys proximity to major transportation arteries, including Route 1 and I-95. This strategic location ensures easy accessibility for both clients and employees, making it a convenient hub for serving the community.

Don't miss the opportunity to lease a Free-Standing property with a prime location, flexible configuration, ample parking, and C3 zoning advantages. Explore the potential of 112 Falcon Drive where thoughtful design meets adaptability and make it the cornerstone of your business success.



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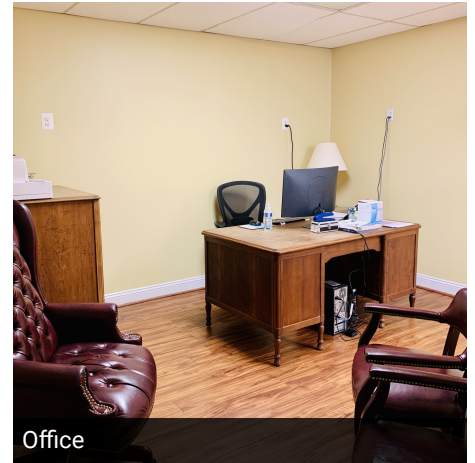
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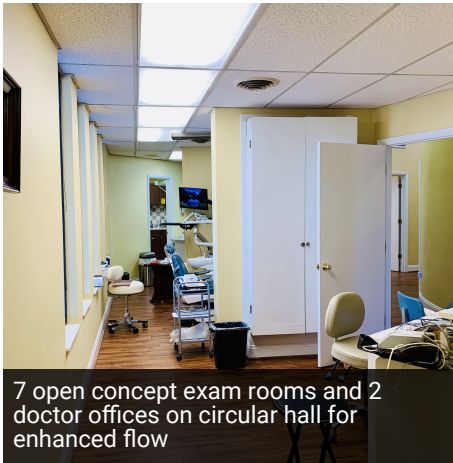
Entrance/Reception/Waiting Area



Behind the Glass of the Reception Area



Office



7 open concept exam rooms and 2 doctor offices on circular hall for enhanced flow



Breakroom



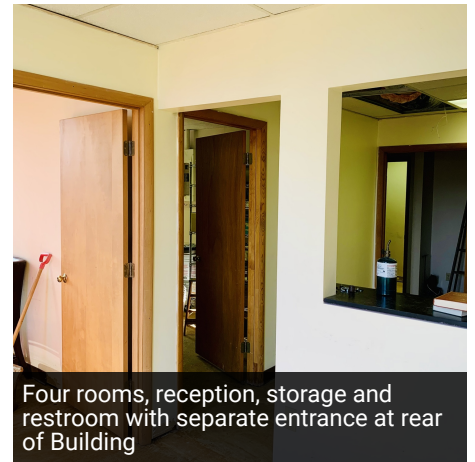
Lab/Storage Area



Exam Room/Office



Restroom



Four rooms, reception, storage and restroom with separate entrance at rear of Building

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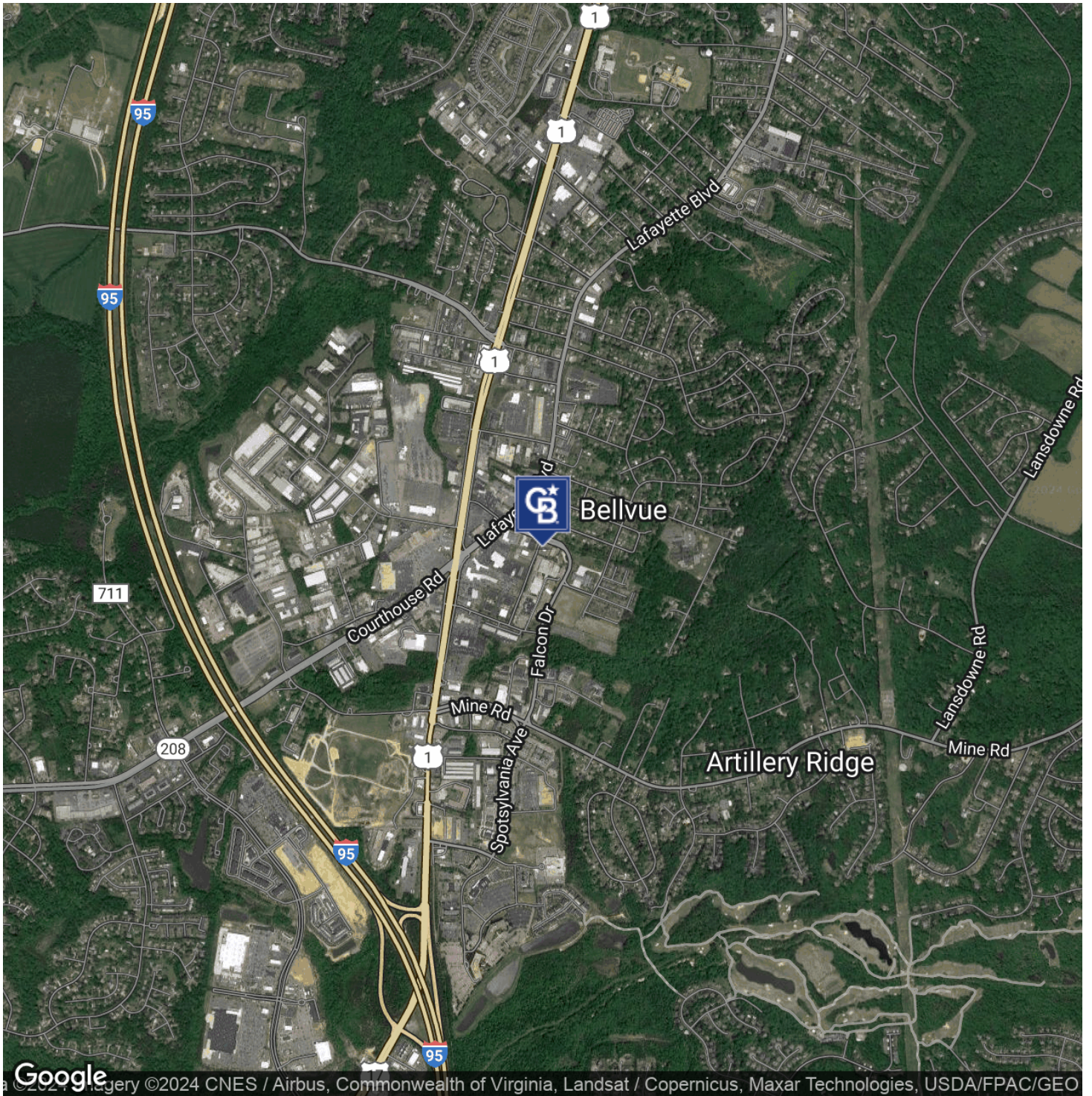
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# REGIONAL MAP

**112 FALCON DRIVE**

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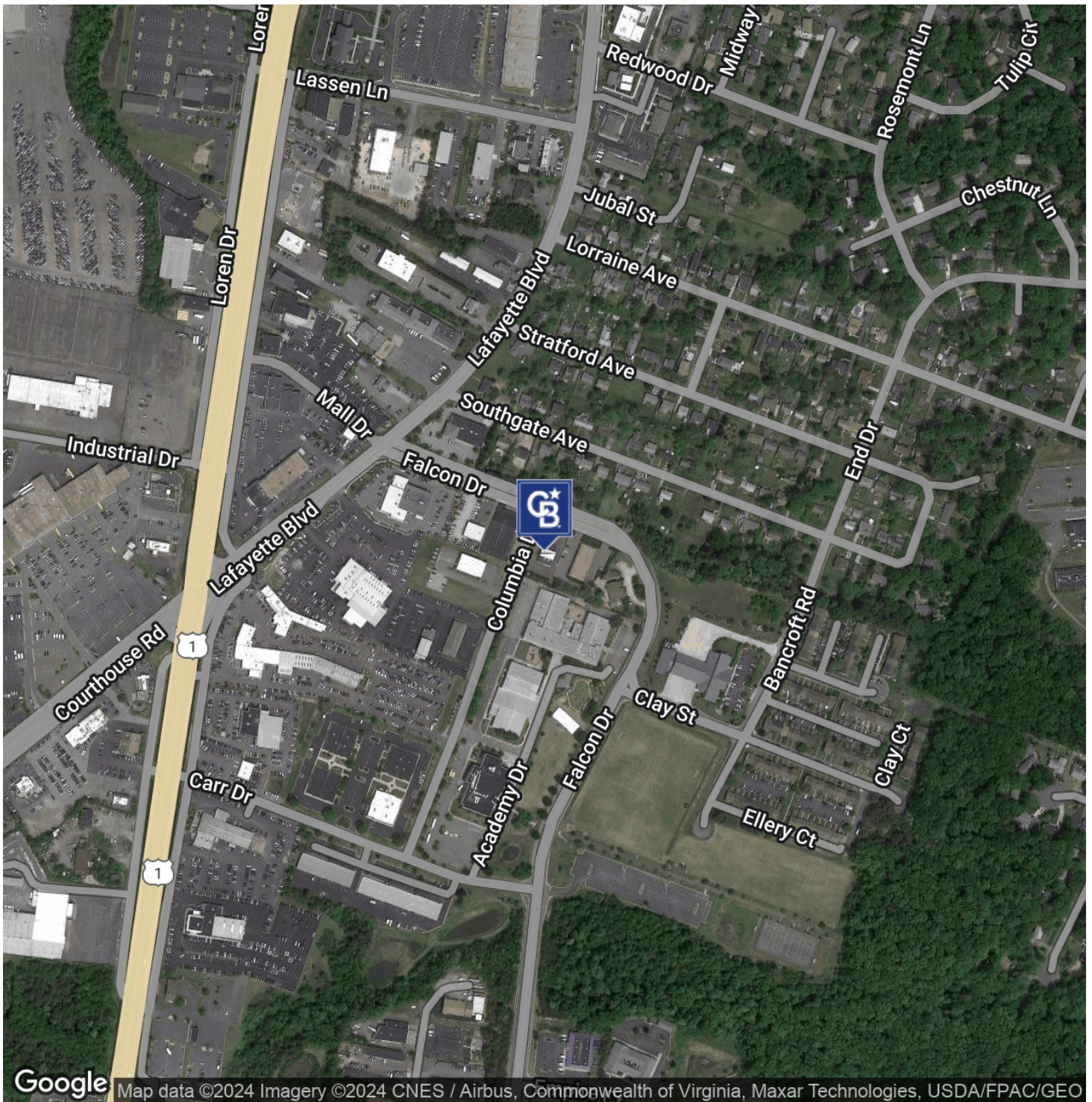
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# AERIAL MAP

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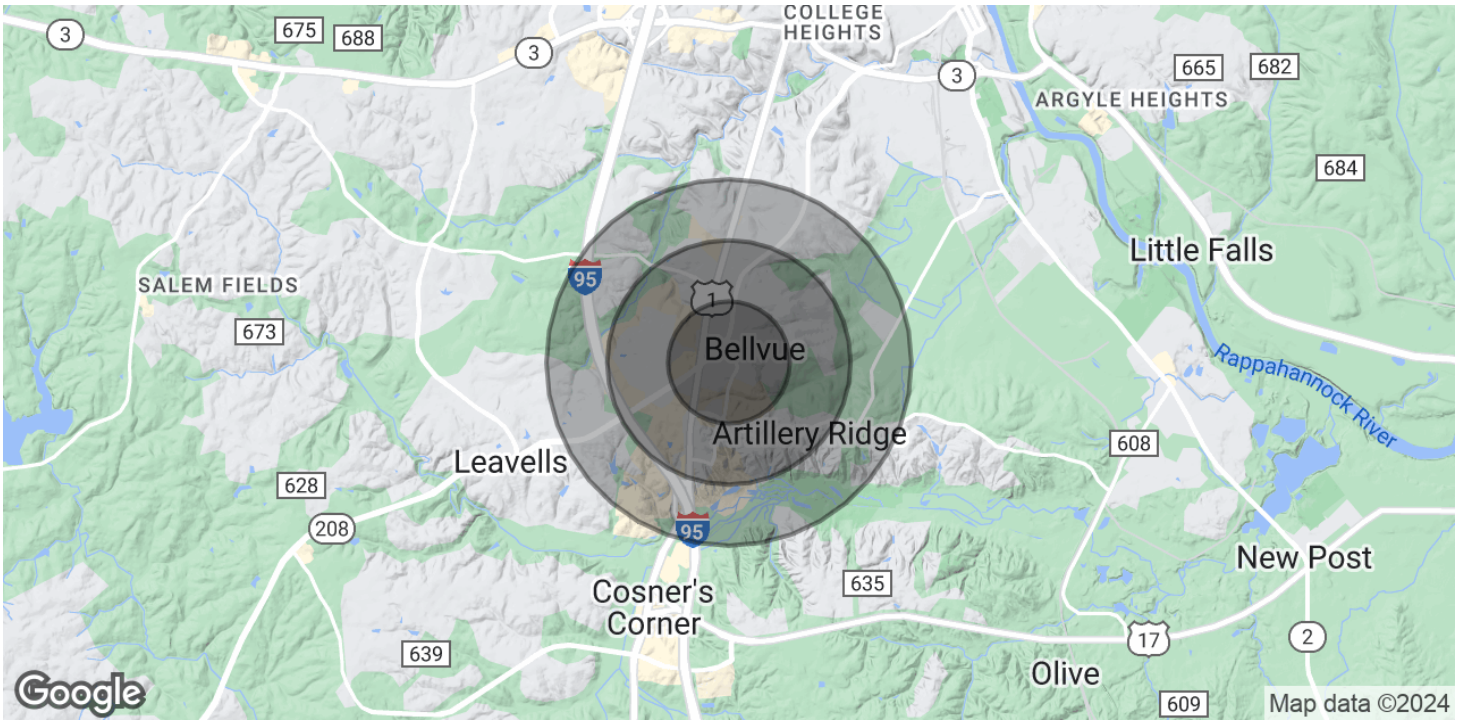
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# DEMOGRAPHICS

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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,255	5,205	11,239
Average Age	44.1	42.7	40.4
Average Age (Male)	43.7	41.2	39.6
Average Age (Female)	45.8	45.2	42.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	506	2,002	4,304
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$85,594	\$101,413	\$102,234
Average House Value	\$247,551	\$258,511	\$264,819

*\* Demographic data derived from 2020 ACS - US Census*

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