



**COLDWELL
BANKER
COMMERCIAL**
ELITE

SNOWDEN ST OFFICE BUILDING

Negotiable

1210 Snowden Street
Fredericksburg, VA 22401

AVAILABLE SPACE

850 - 2,550 SF

FEATURES

- Freestanding Office for Lease
- 850- 2,550 SF Available
- Highly Visible with great access
- Situated next to University of Mary Washington
- Less than 2 miles from I-95 via exit 130

AREA

Located in the City of Fredericksburg at the corner of US Route 1 and Snowden Street. Great Visibility and right in/right out access from US Route 1. Situated across the street from Eagle Village shopping center and adjacent to the University of Mary Washington campus. Less than 2 miles from Interstate 95 via exit 130/Fredericksburg. Close proximity to Mary Washington Hospital, Historic Downtown Fredericksburg and shopping/dining at Central Park. 30,000 VPD on US Route 1.



OFFICE

Ben Keddie, SIOR, CCIM
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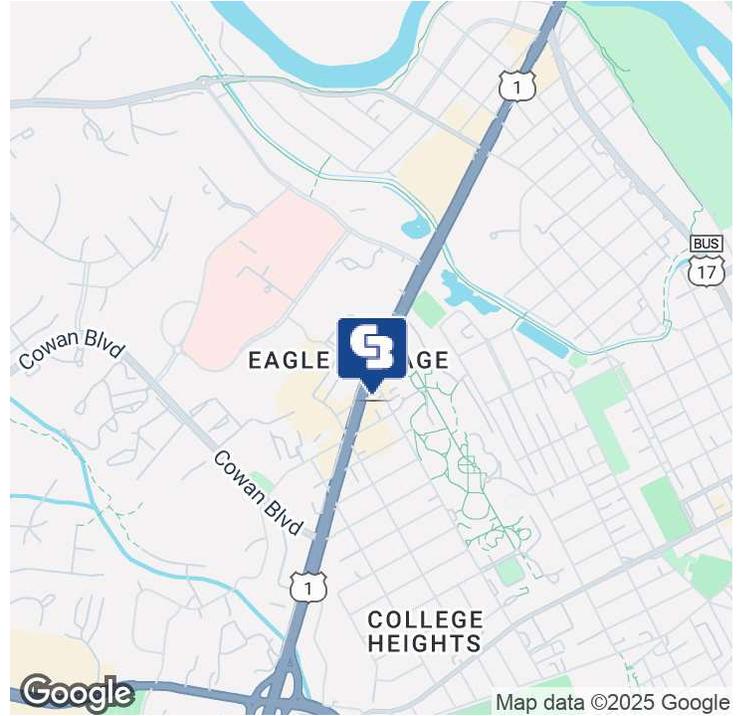
FOR LEASE

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OFFERING SUMMARY

Available SF:	850 - 2,550 SF
Lease Rate:	Negotiable
Lot Size:	0.32 Acres
Year Built:	1949
Building Size:	2,550 SF
Zoning:	CH- Commercial Highway
Market:	Greater Fredericksburg Region
Traffic Count:	30,000

PROPERTY OVERVIEW

Freestanding Office Building available for Lease in the City of Fredericksburg. Appx 2,550 SF with frontage and visibility from US Route 1. Landlord will subdivide for qualified tenants.

LOCATION OVERVIEW

Located in the City of Fredericksburg at the corner of US Route 1 and Snowden Street. Great Visibility and right in/right out access from US Route 1. Situated across the street from Eagle Village shopping center and adjacent to the University of Mary Washington campus. Less than 2 miles from Interstate 95 via exit 130/Fredericksburg. Close proximity to Mary Washington Hospital, Historic Downtown Fredericksburg and shopping/dining at Central Park. 30,000 VPD on US Route 1.

PROPERTY HIGHLIGHTS

- Freestanding Office for Lease
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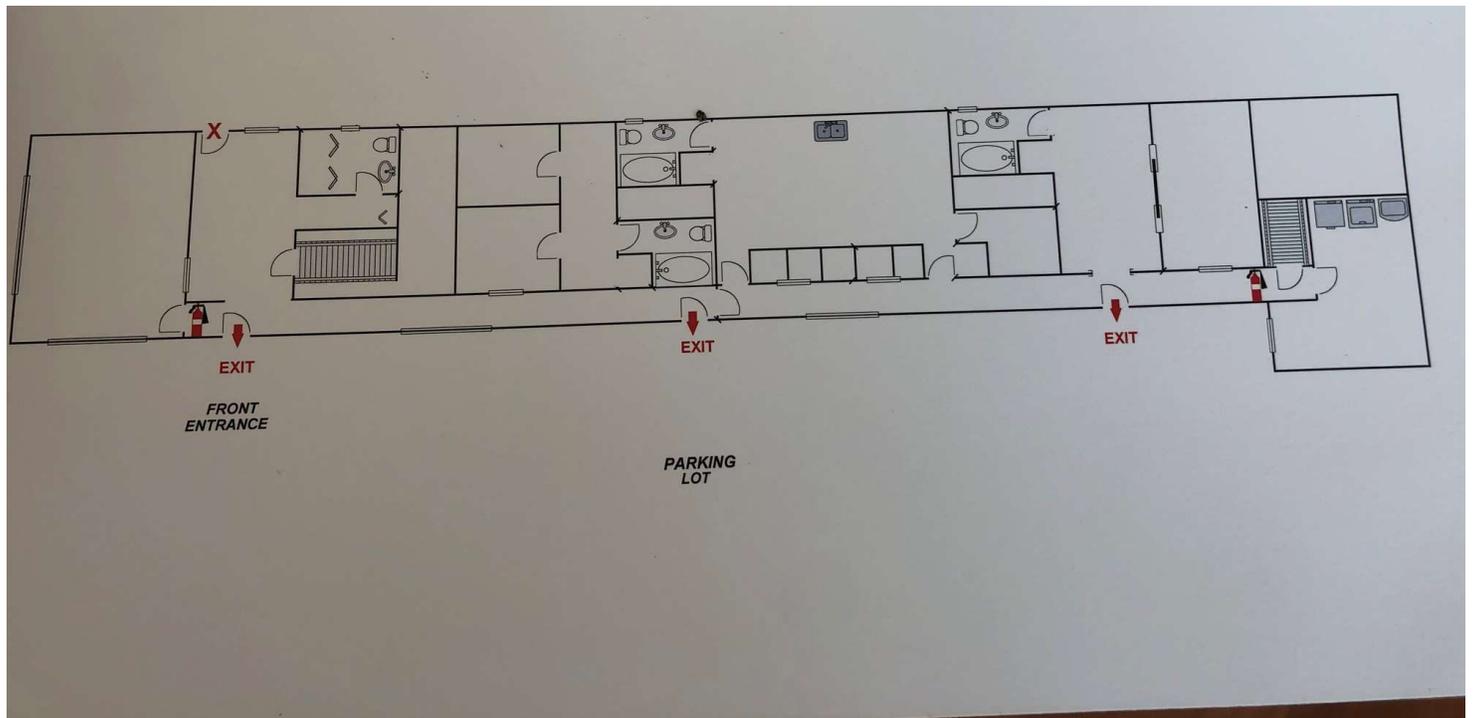




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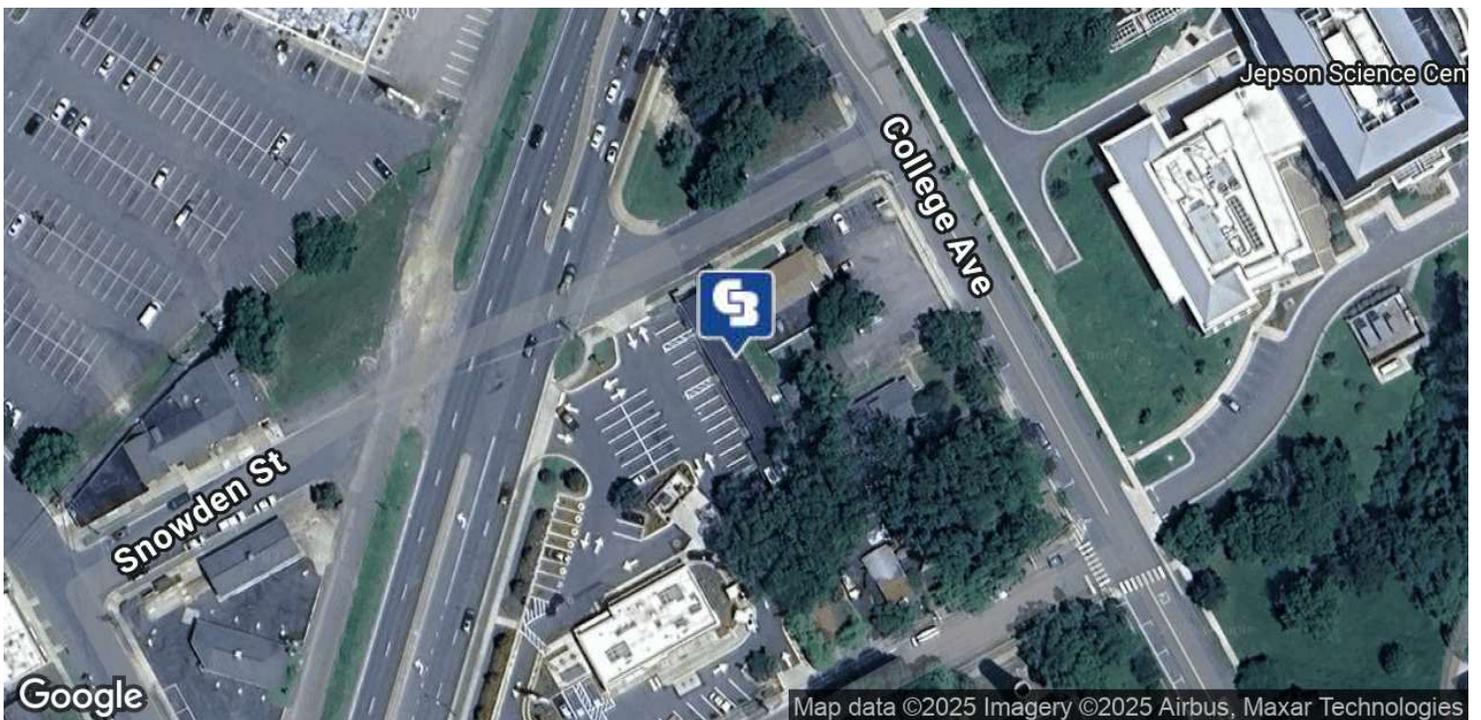
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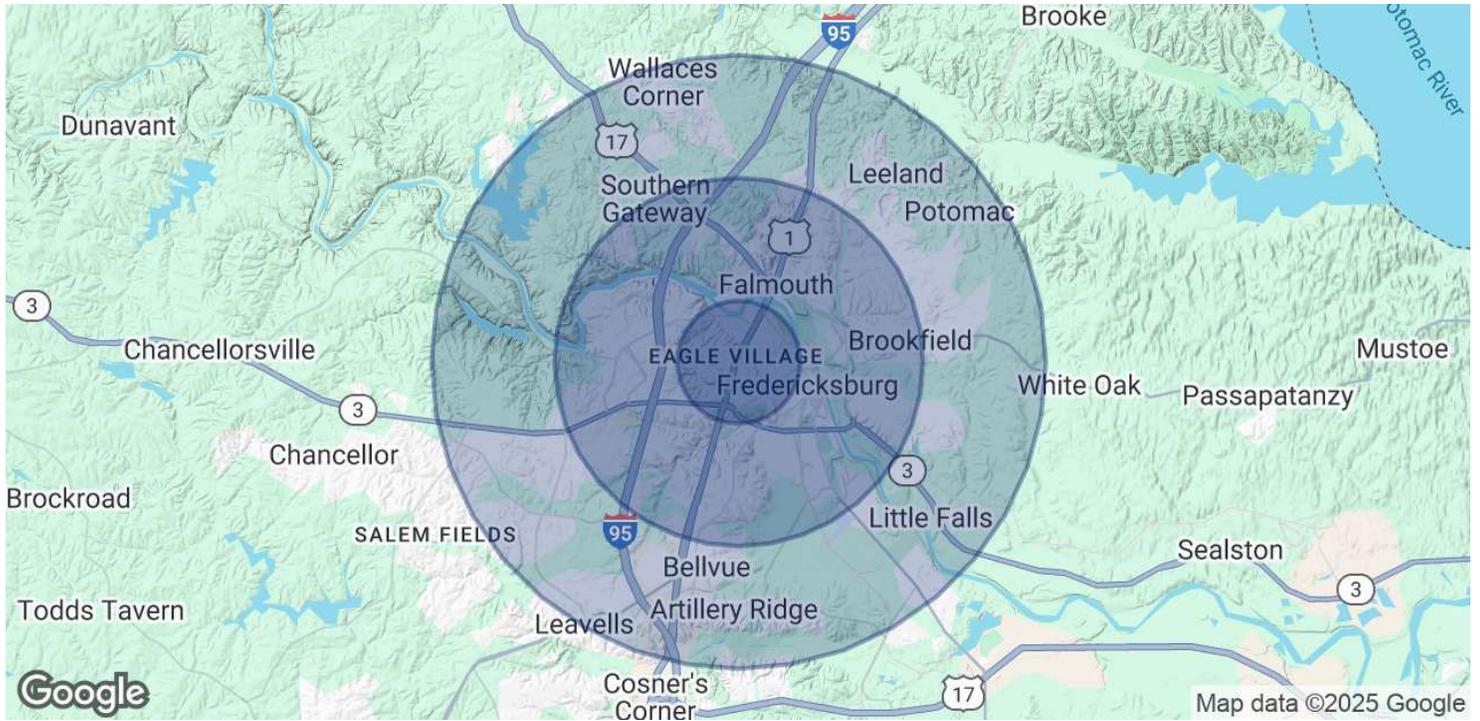
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,283	45,852	97,439
Average Age	30.5	33.6	35.2
Average Age (Male)	30.1	32.6	34.3
Average Age (Female)	31.0	34.3	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,951	17,364	35,777
# of Persons per HH	2.9	2.6	2.7
Average HH Income	\$63,351	\$75,665	\$81,650
Average House Value	\$546,237	\$384,830	\$335,621

* Demographic data derived from 2020 ACS - US Census

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