



**COLDWELL  
BANKER  
COMMERCIAL**  
ELITE

**FOR LEASE**

## CAMBRIDGE ST - AUTO SALES

226 Cambridge St  
Fredericksburg, VA 22405

AVAILABLE SPACE

884 SF Office

Only \$4,700 month

AREA

RARE - Car Lot in Stafford County

Park over 35 Cars

Located on Rt 1 just 3/4 of a mile from Downtown Fredericksburg

Excellent Frontage on Rt 1

Only 15 minutes to Manheim Auto Auction

CBCWORLDWIDE.COM



### OFFICE

Carl Braun

540.842.7551

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**COLDWELL BANKER COMMERCIAL  
ELITE**

1201 Central Park Boulevard, Fredericksburg, VA 22401  
540.659.2141



## 226 CAMBRIDGE ST

226 Cambridge St, Fredericksburg, VA 22405

LEASE



### OFFERING SUMMARY

Available SF: 884 SF

Lease Rate: \$4,700.00 (MG)

Lot Size: 1.0 Acres

Timing: Available Immediately

### PROPERTY OVERVIEW

RARE - Car Lot in Stafford County  
Park over 35 cars  
Zoned for Car Sales  
Just 3/4 mile to Downtown Fredericksburg  
Only 15 minutes to Manheim Auto Auction

### PROPERTY HIGHLIGHTS

- Nicely finished interior
- Two offices and reception area
- Small garage onsite for detail work
- Large monument sign on Rt 1e
- Great signage on building

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## 226 CAMBRIDGE ST

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# 226 CAMBRIDGE ST

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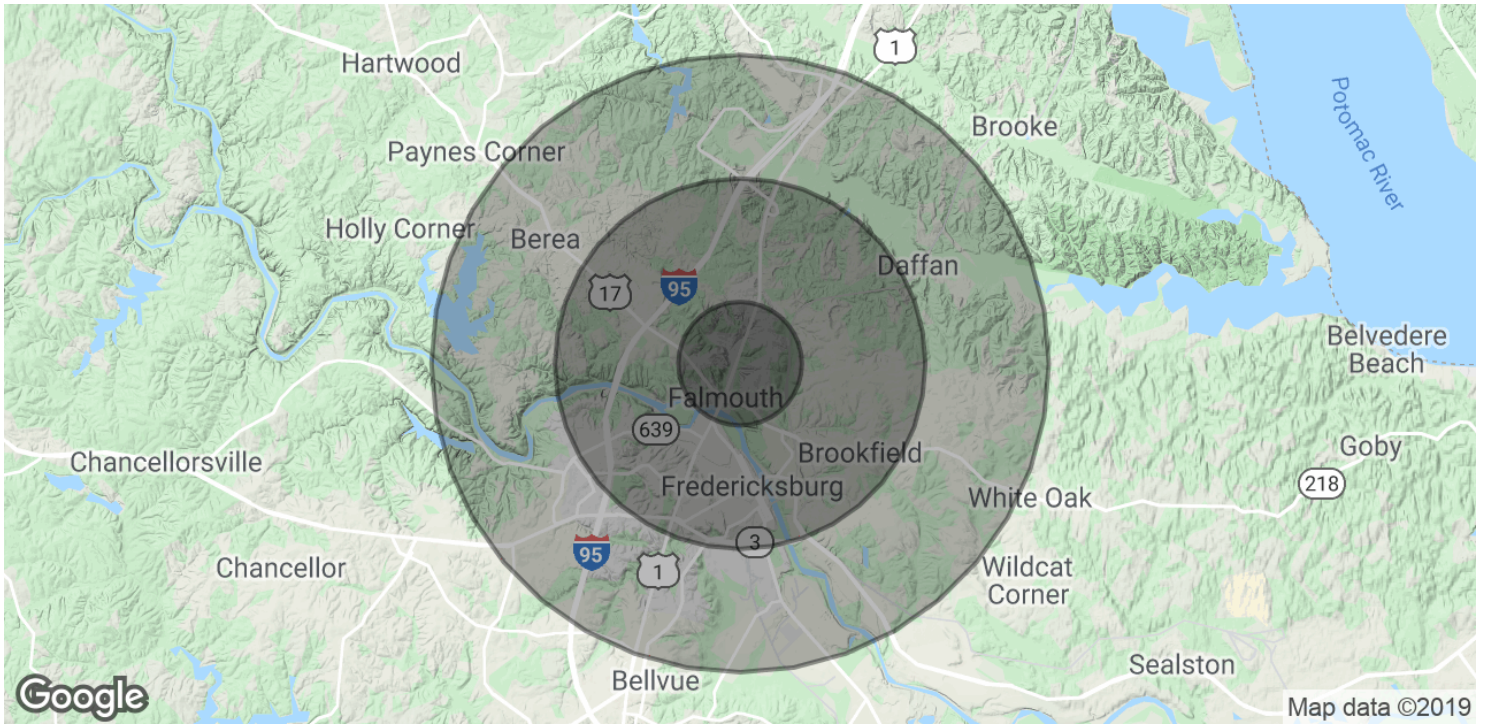






## 226 CAMBRIDGE ST

226 Cambridge St, Fredericksburg, VA 22405



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,115	41,645	77,294
Median age	35.5	34.1	34.8
Median age (Male)	35.6	34.0	34.4
Median age (Female)	36.0	34.6	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,523	15,486	28,503
# of persons per HH	2.7	2.7	2.7
Average HH income	\$93,033	\$81,529	\$82,730
Average house value	\$307,790	\$383,220	\$361,221

\* Demographic data derived from 2010 US Census

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