

FOR SALE

2,400 SF MEDICAL OFFICE

321

Park Hill Dr.

FREDERICKSBURG, VA 22401



SPECIFICATIONS

| | |
|-----------|-----------------|
| Lot Size: | 0.25 AC |
| Size: | 2,400 SF |
| Price: | \$925,000 |
| Rate: | \$28.00 PSF NNN |
| Tax ID: | 7779-38-7970 |

PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to present 321 Park Hill Drive, a 2,400 SF medical office suite located in The Park at Snowden, directly across from Mary Washington Hospital. The space offers an efficient medical layout, strong visibility, and immediate proximity to one of the region's primary healthcare hubs. Ideal for a variety of medical and clinical users, the property benefits from CT zoning, ample parking, and a highly accessible location within Fredericksburg's premier medical corridor.



PREMISES

2,400 SF medical office suite with efficient layout

Located directly across from Mary Washington Hospital

Prime location within The Park at Snowden

CT zoning allows a variety of medical and professional uses

Ample surface parking with easy access to Rt. 1 and I-95

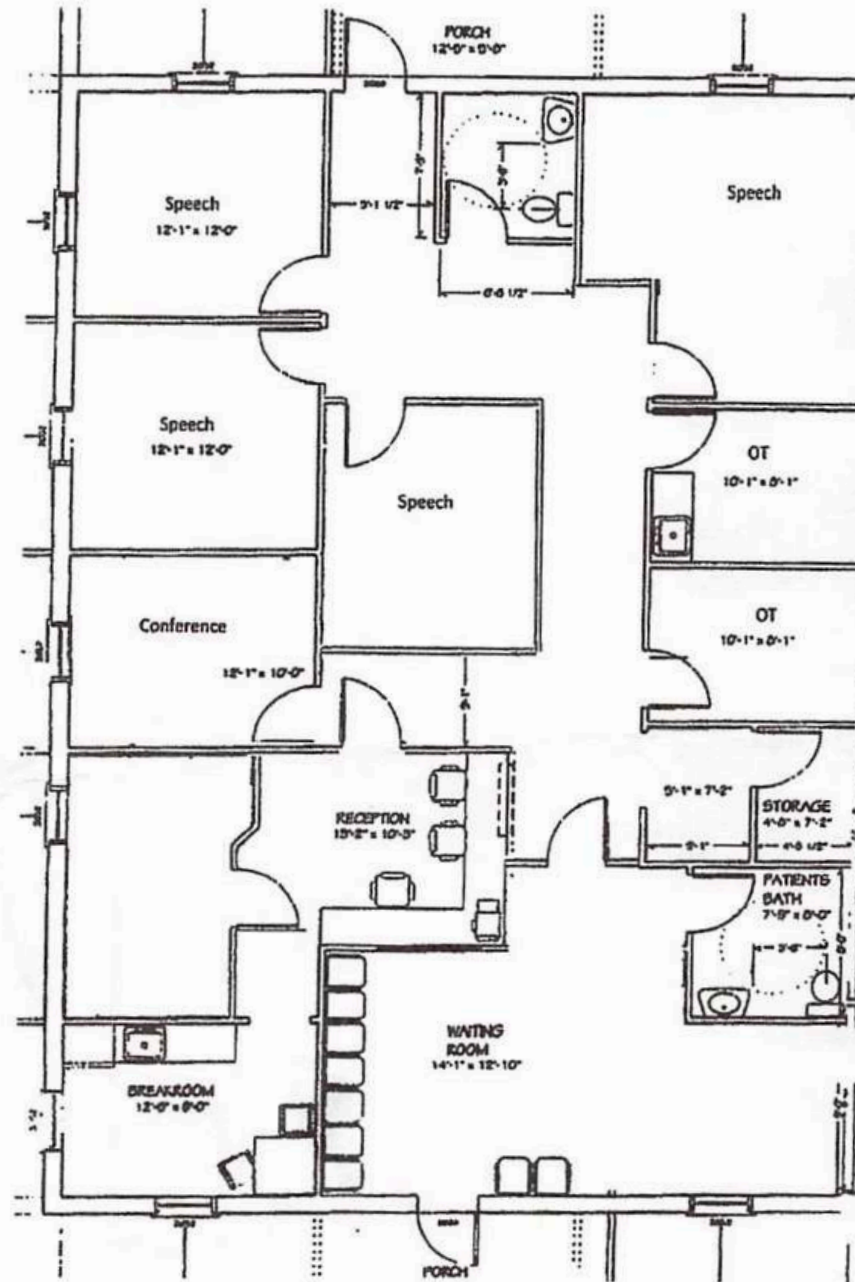
TENANT OVERVIEW



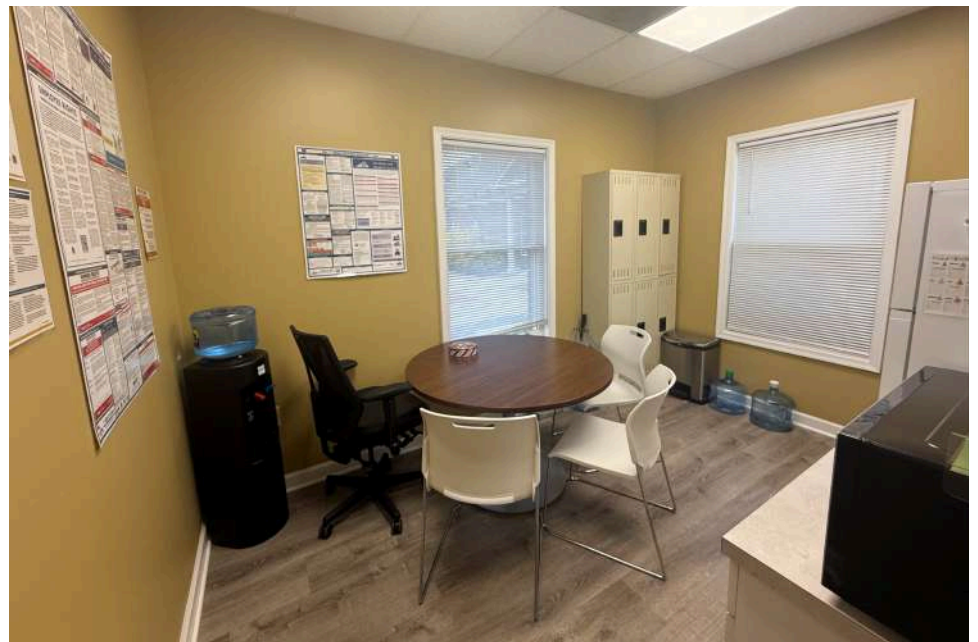
VCUHealth
2,400 SF



FLOORPLAN



INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL VIEW

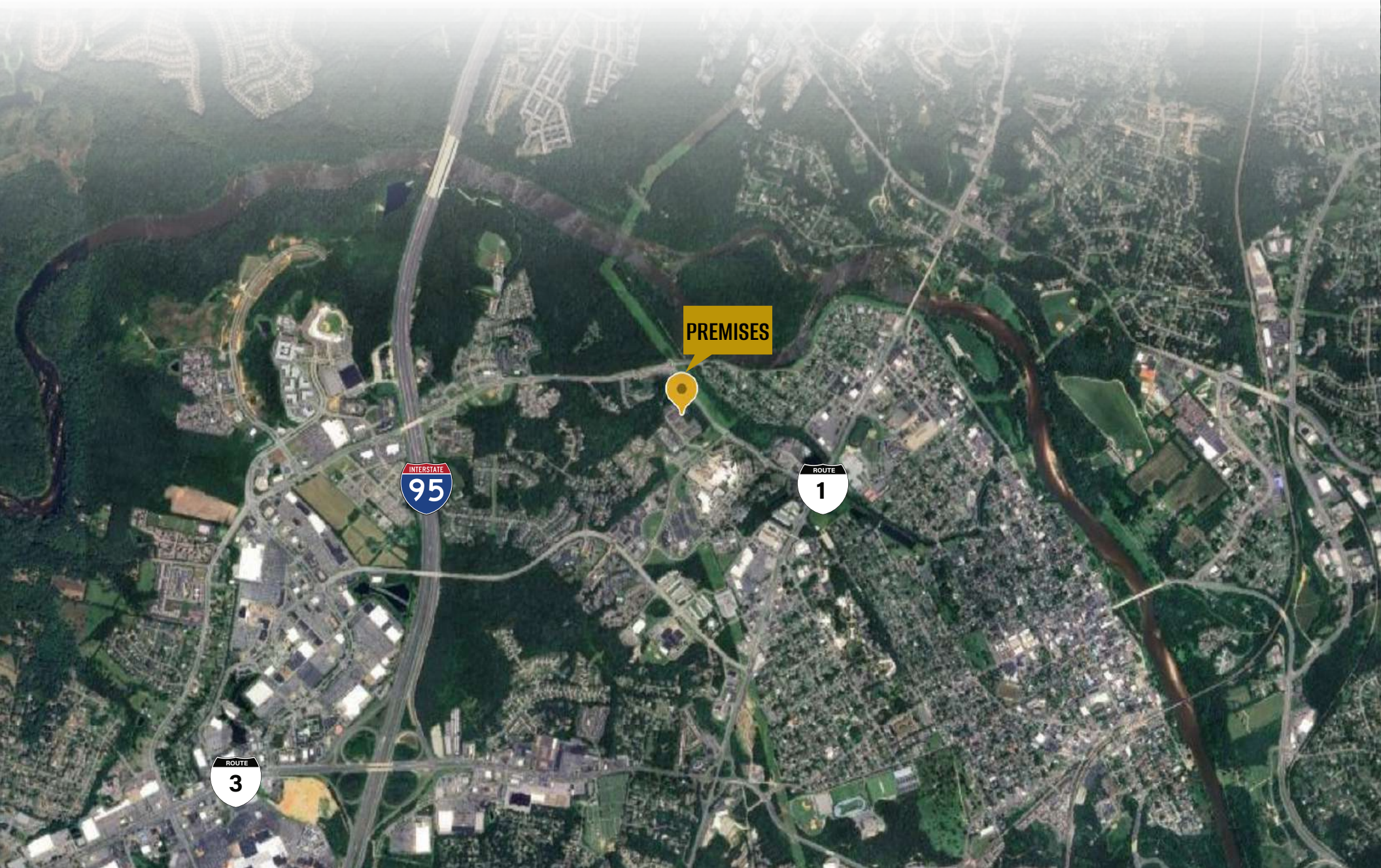


DOWNTOWN FREDERICKSBURG

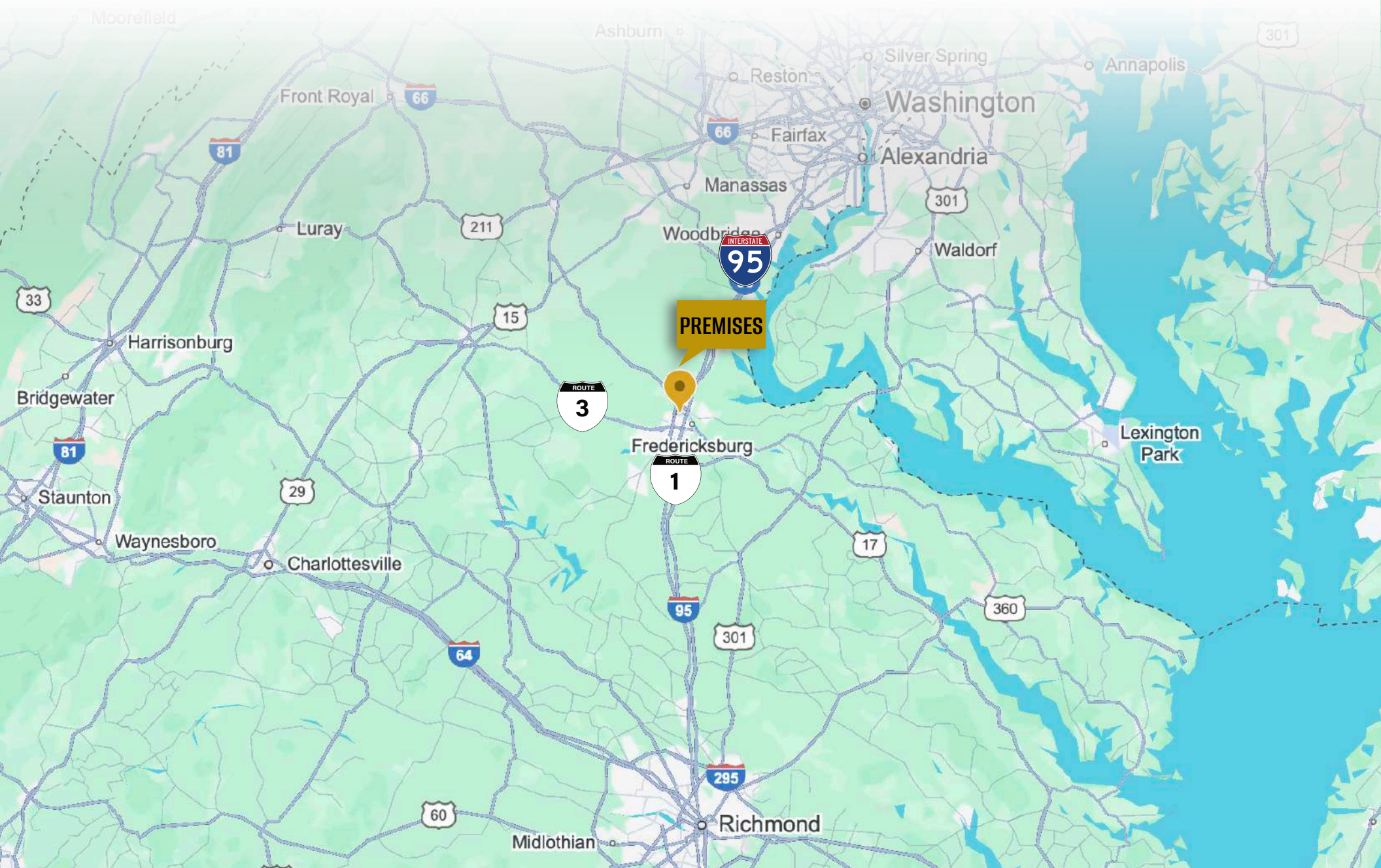


PREMISES

LOCAL VIEW



REGIONAL VIEW



FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

📞 540-429-2429 (Cell)

📠 540-372-7675 (Office)

✉️ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

📞 540-623-4565 (Cell)

📠 540-372-7675 (Office)

✉️ fitzhugh@johnsonrealtyadvisors.com



Kingston Simmons

📞 540-842-5585 (Cell)

📠 540-372-7675 (Office)

✉️ kingston@johnsonrealtyadvisors.com



Andrew Hall

📞 540-656-3515 (Cell)

📠 540-372-7675 (Office)

✉️ andrew@johnsonrealtyadvisors.com



JOHNSON

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.