



**COLDWELL BANKER
COMMERCIAL**
ELITE



WELL APPOINTED 3,600 SF OFFICE SUITE FOR LEASE

2050 Gordon W. Shelton Blvd, Fredericksburg, VA 22401

Lease Rate:	\$6,500/Month Full Service
Building SF:	12,080
Available SF:	3,600
Building Class:	B

2050 Gordon W Shelton Blvd is a 12,080 SF building located in Fredericksburg, Virginia conveniently located next to Wegman's and Central Park. This is a turnkey opportunity. The property is well maintained, all brick building, sitting on 1.3 acres, and has great co-tenants. The first-floor office suite is available for lease and consists of 3,600 RSF. Full-service rate and move-in ready. Close proximity to Mary Washington Hospital, Fredericksburg Nats Baseball Stadium, Central Park, Route 3 and Interstate 95.

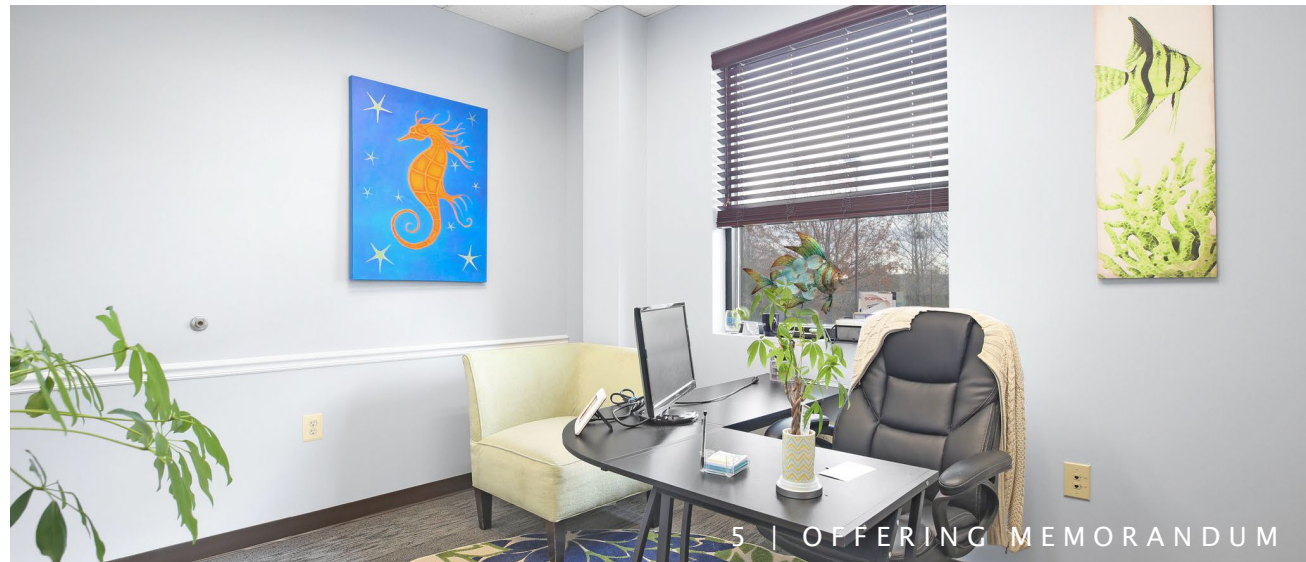
3-D PROPERTY TOUR

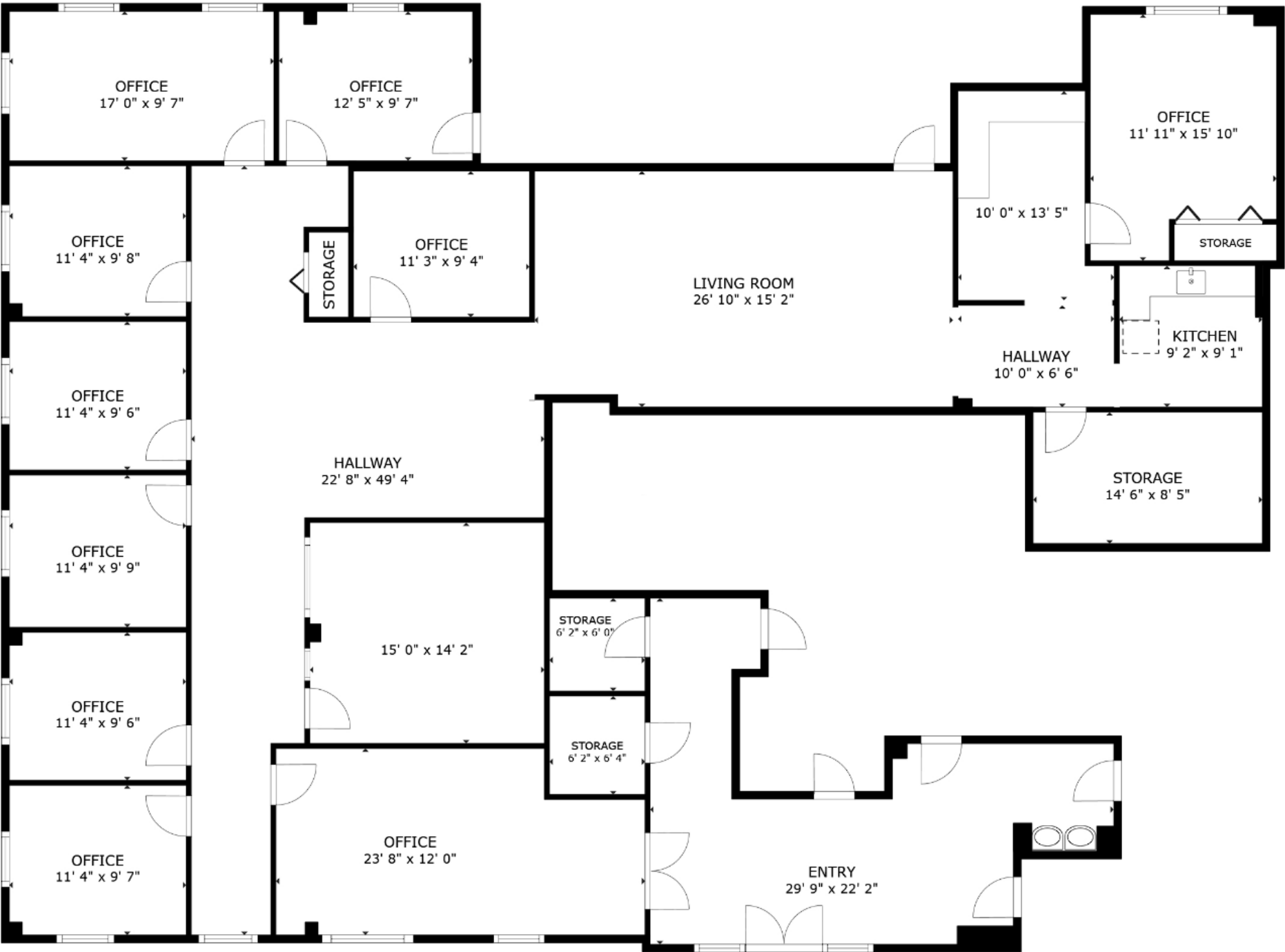
- Well Appointed Office Suite for Lease
- Excellent Condition
- 3,600 SF on the First Floor
- All Brick Freestanding Office Building
- Great Location Near Wegmans & Central Park
- Quick Access to i95









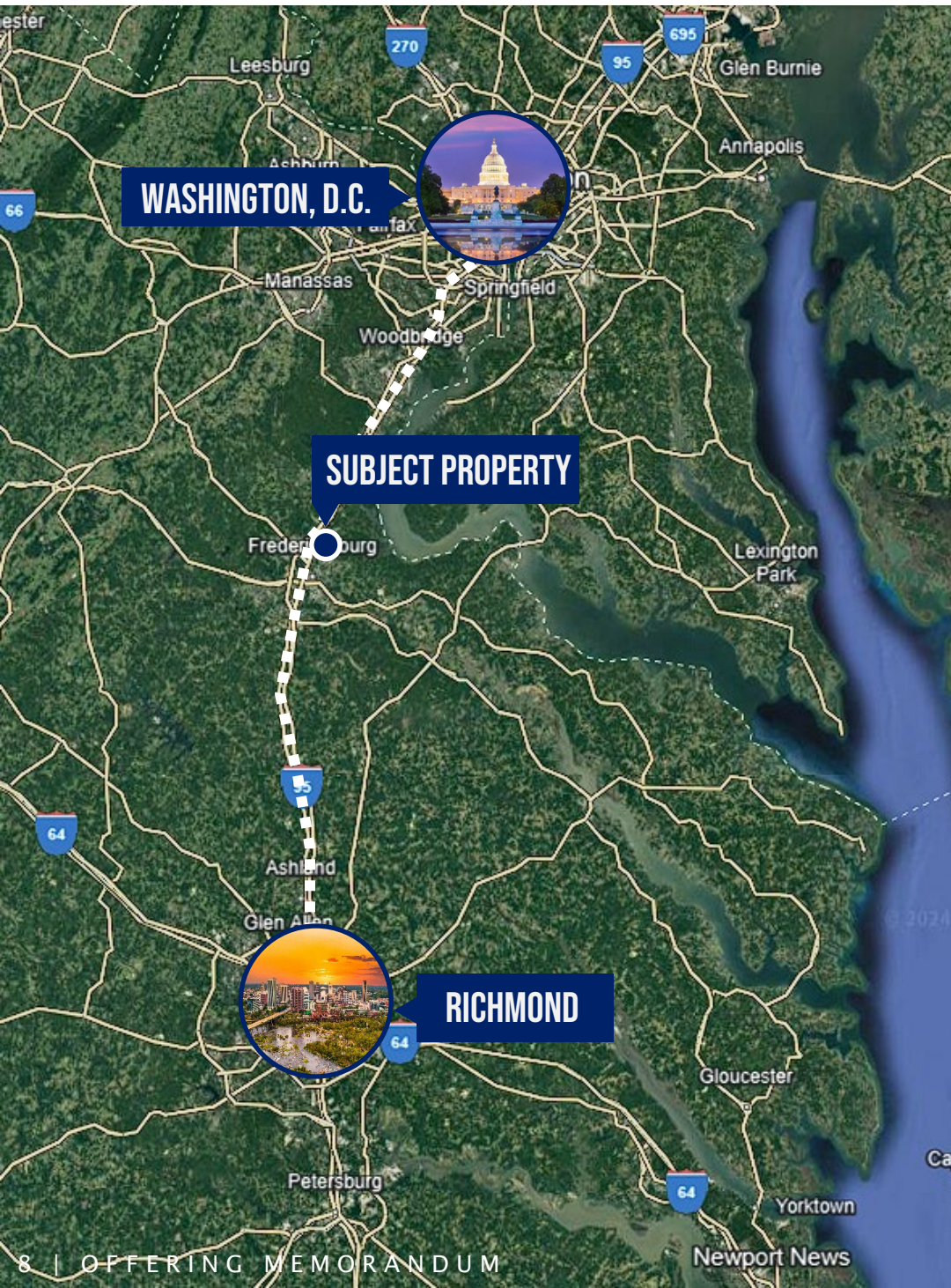




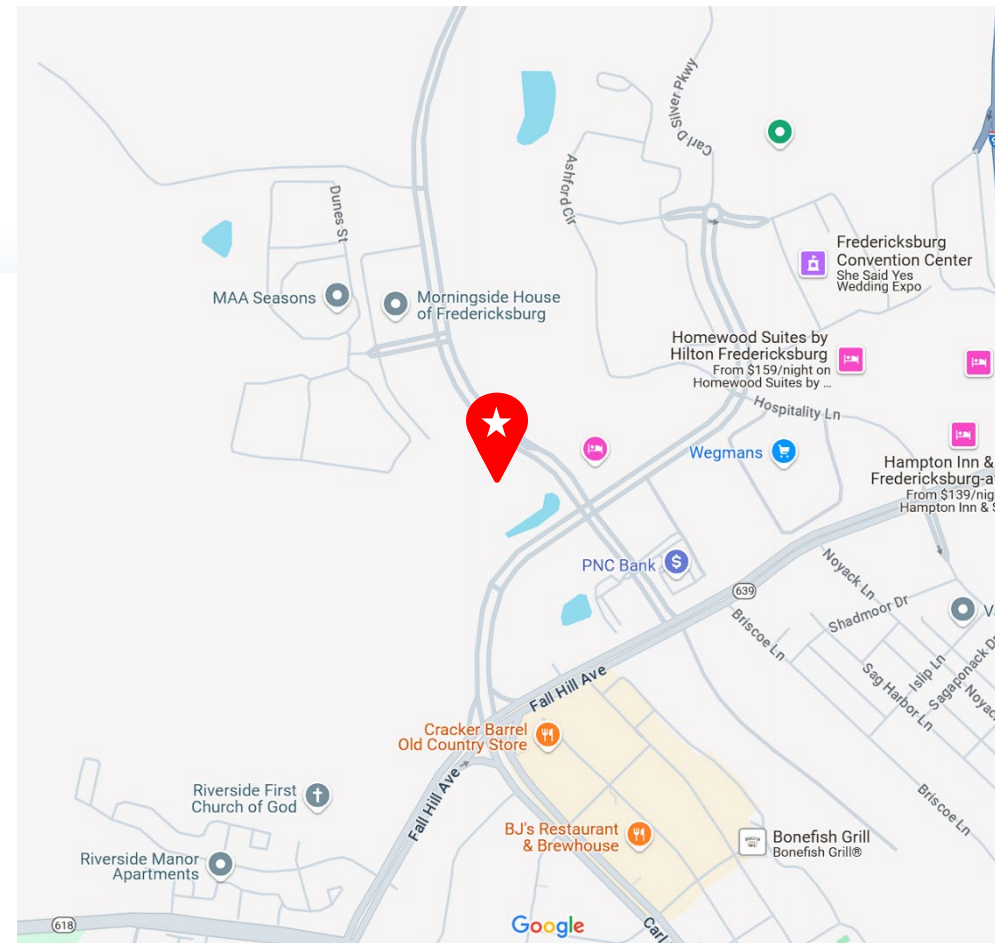
PROPERTY DEMOGRAPHICS

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POPULATION	1-MILE	3-MILE	5-MILE
2024	3,880	33,653	91,727
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024	1,655	12,352	33,798
INCOME	1-MILE	3-MILE	5-MILE
2024 Avg. Household Income	\$64,151	\$71,314	\$79,936



OFFERING MEMORANDUM

3,600 SF OFFICE SUITE FOR LEASE

2050 GORDON W. SHELTON BLVD | FREDERICKSBURG, VA 22401

FOR MORE INFORMATION PLEASE CONTACT:



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