

# LEASE

**2515 FALL HILL AVE**

2515 Fall Hill Ave Fredericksburg, VA 22401



## PROPERTY DESCRIPTION

Free Standing Brick Office Building in city of Fredericksburg

Located on corner Lot (.08 ac.)

Excellent site for Office or Medical Use

## PROPERTY HIGHLIGHTS

- First Floor (1,080 sf) has reception Area, Two Offices, and Restroom
- Lower Level (1,080 sf) has Three Offices, Kitchenette, and Restroom
- Separate Lower Level Outdoor entrance
- HUBZOne and Creative Maker Zoning
- Highly Visible Monument Sign
- Two Off-Street Parking Spaces
- Located One Block from Emancipation Highway (30,000 VPD)

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	2,160 SF
Lot Size:	.08 AC
Building Size:	2,160 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	887	2,843
Total Population	371	1,776	7,357
Average HH Income	\$90,136	\$92,402	\$109,699

**Donny Self, CCIM**  
540.842.6202



**COLDWELL BANKER  
COMMERCIAL**  
ELITE

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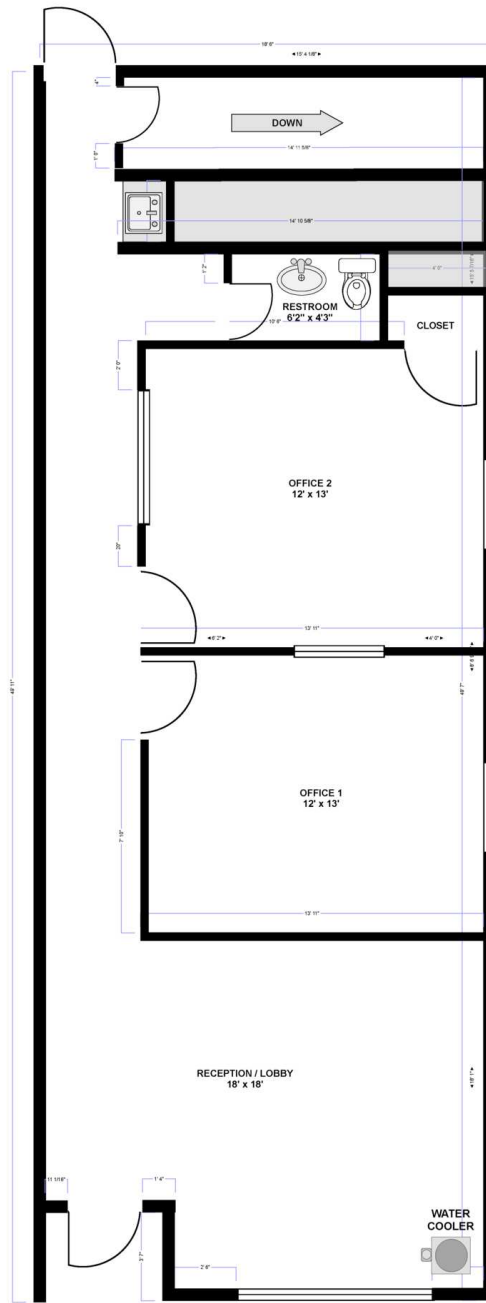
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2515 FALL HILL AVE  
GROUND FLOOR

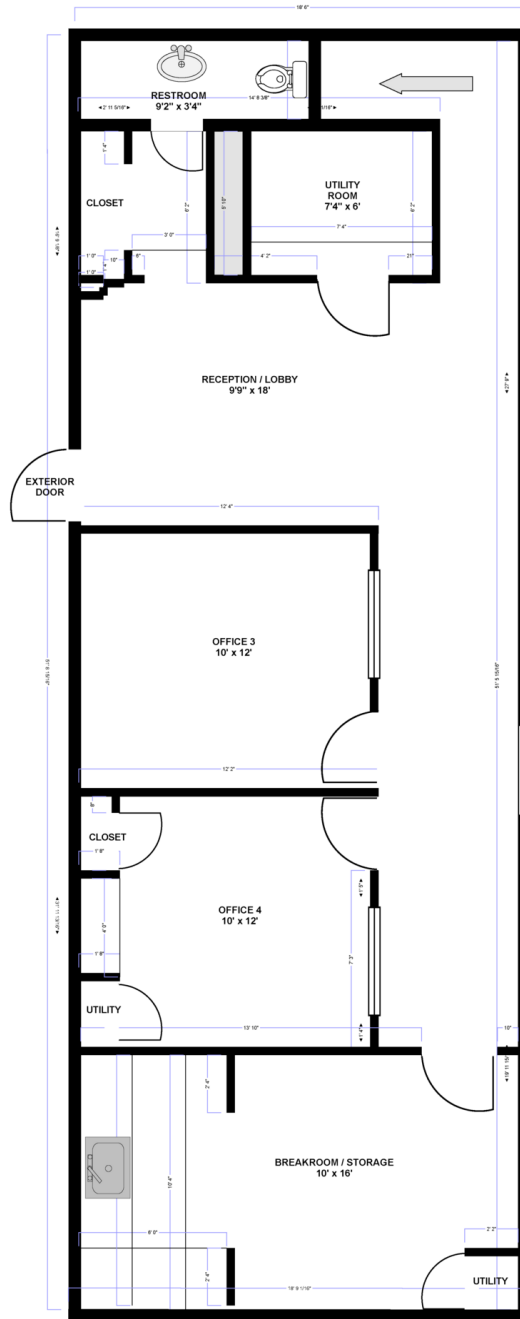
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2515 FALL HILL AVE  
LOWER GROUND FLOOR

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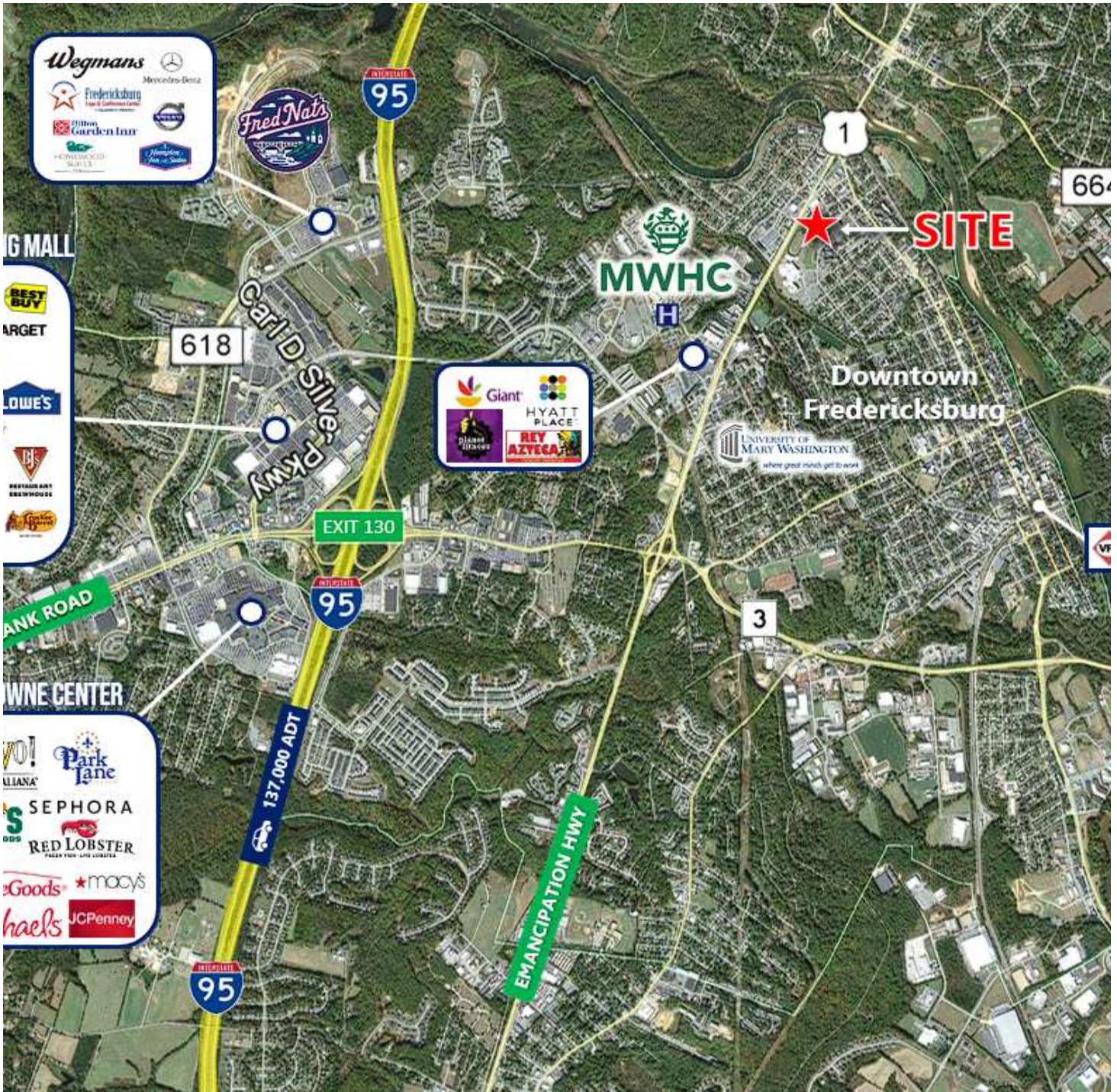


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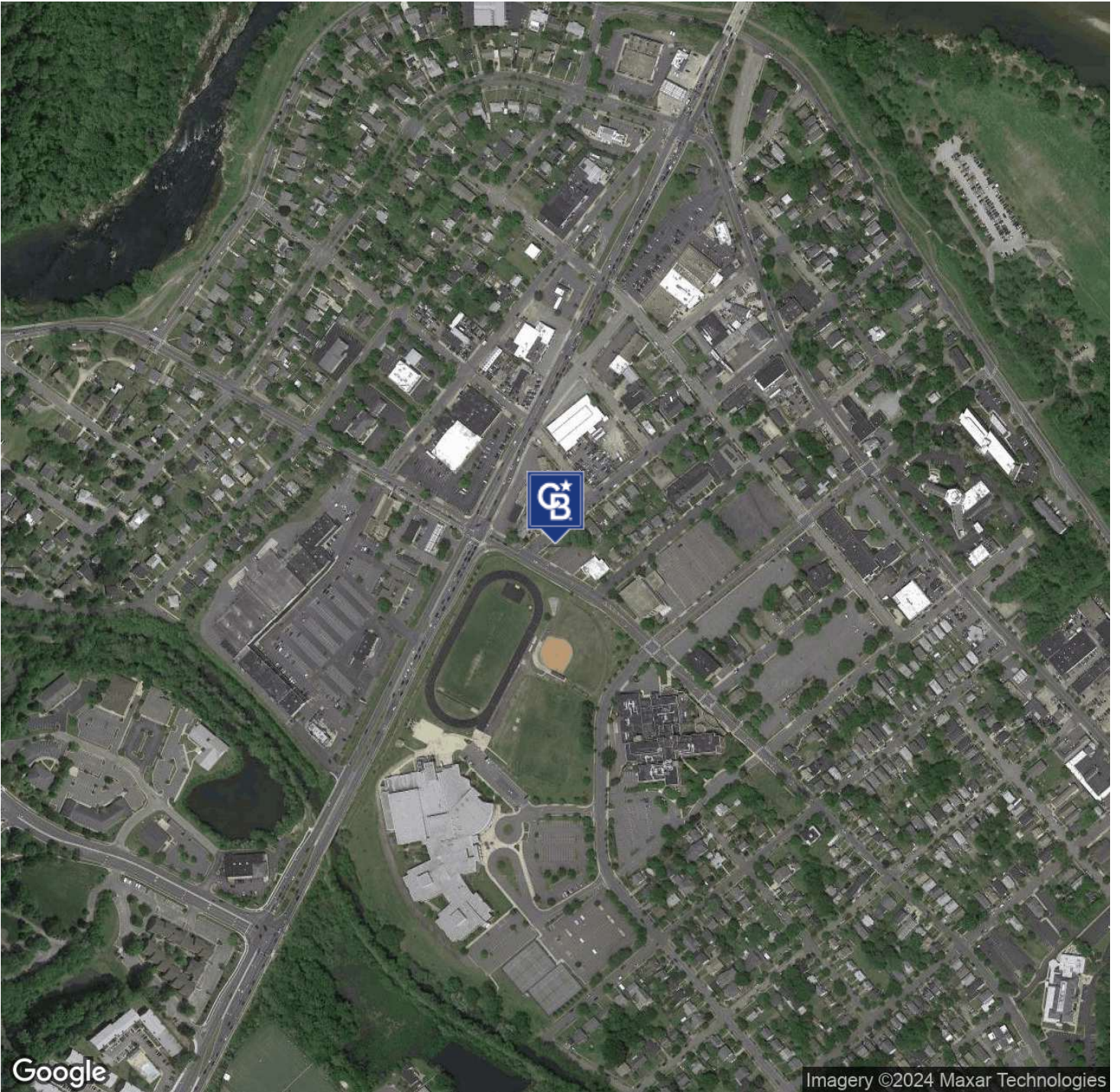


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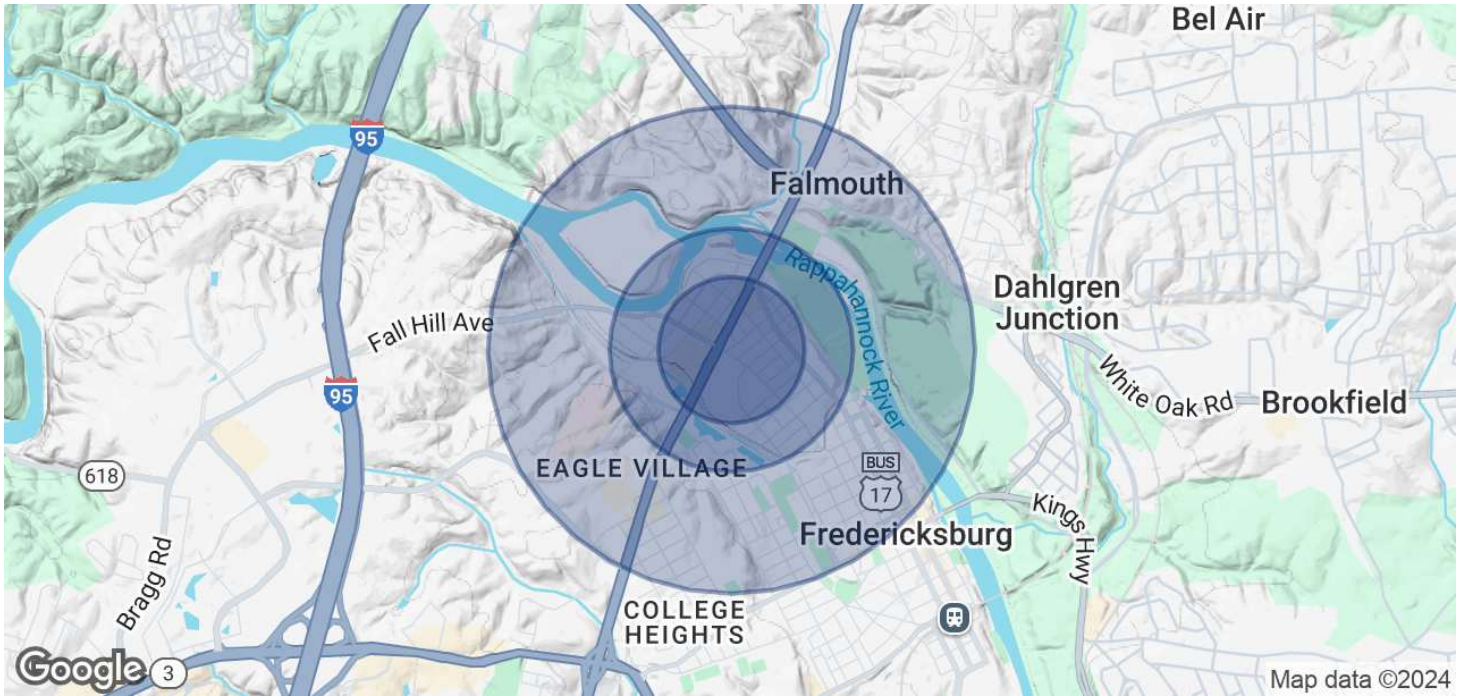
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	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	371	1,776	7,357
Average Age	46	43	38
Average Age (Male)	43	41	38
Average Age (Female)	49	45	39
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	208	887	2,843
# of Persons per HH	1.8	2	2.6
Average HH Income	\$90,136	\$92,402	\$109,699
Average House Value	\$520,042	\$535,822	\$602,132

Demographics data derived from AlphaMap

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