

EXECUTIVE SUMMARY

403 CHATHAM SQUARE OFFICE PARK



OFFERING SUMMARY

PRICE:	\$850,000
BUILDING SF:	5200
PRICE / SF:	\$163.46
FLOORS:	2
AVAILABLE SF:	5200
LOT SIZE:	.282 AC
YEAR BUILT:	1985
BUILDING CLASS:	B
PARKING:	30

KELLER WILLIAMS SOLUTIONS
8100 Ashton Ave #103
Manassas, VA 20109

ED MARTIN, CCIM
Principal Broker
O: (703) 867-3350
C: (703) 867-3350
edmartin@kwcommercial.com
0225075345, Virginia

PROPERTY OVERVIEW

Discover the perfect space for your business at this spacious 5,200 SF vacant office building! With two well-designed floors and three distinct office suites, this location offers versatility and convenience.

Located close to an Oncology Center, Dollar Tree, McDonald's, and Subway, this office building is not only accessible but also situated in a vibrant area that benefits from high foot traffic.

PROPERTY HIGHLIGHTS

- Key Features:

- Three Half Baths & One Full Bath: Ample restroom facilities for staff and clients.
- Multiple Large Conference Rooms: Ideal for meetings and collaborative work.
- Private Offices: Perfect for focused work or executive use.
- Reception and Waiting Area: Create a welcoming environment for your clients.
- Built-in Shelving Units: Enhance organization and storage in multiple offices.
- Kitchenette: Convenient space for meal prep and breaks.
- Laundry Room with Washer/Dryer Hookups: Added convenience for your team.
- Two HVAC Units & Hot Water Heaters: Ensures comfort and efficiency.
- Multiple Skylights and good window lines.
- Close to both I-95 and the City of Fredericksburg.

PROPERTY PHOTOS

403 CHATHAM SQUARE OFFICE PARK



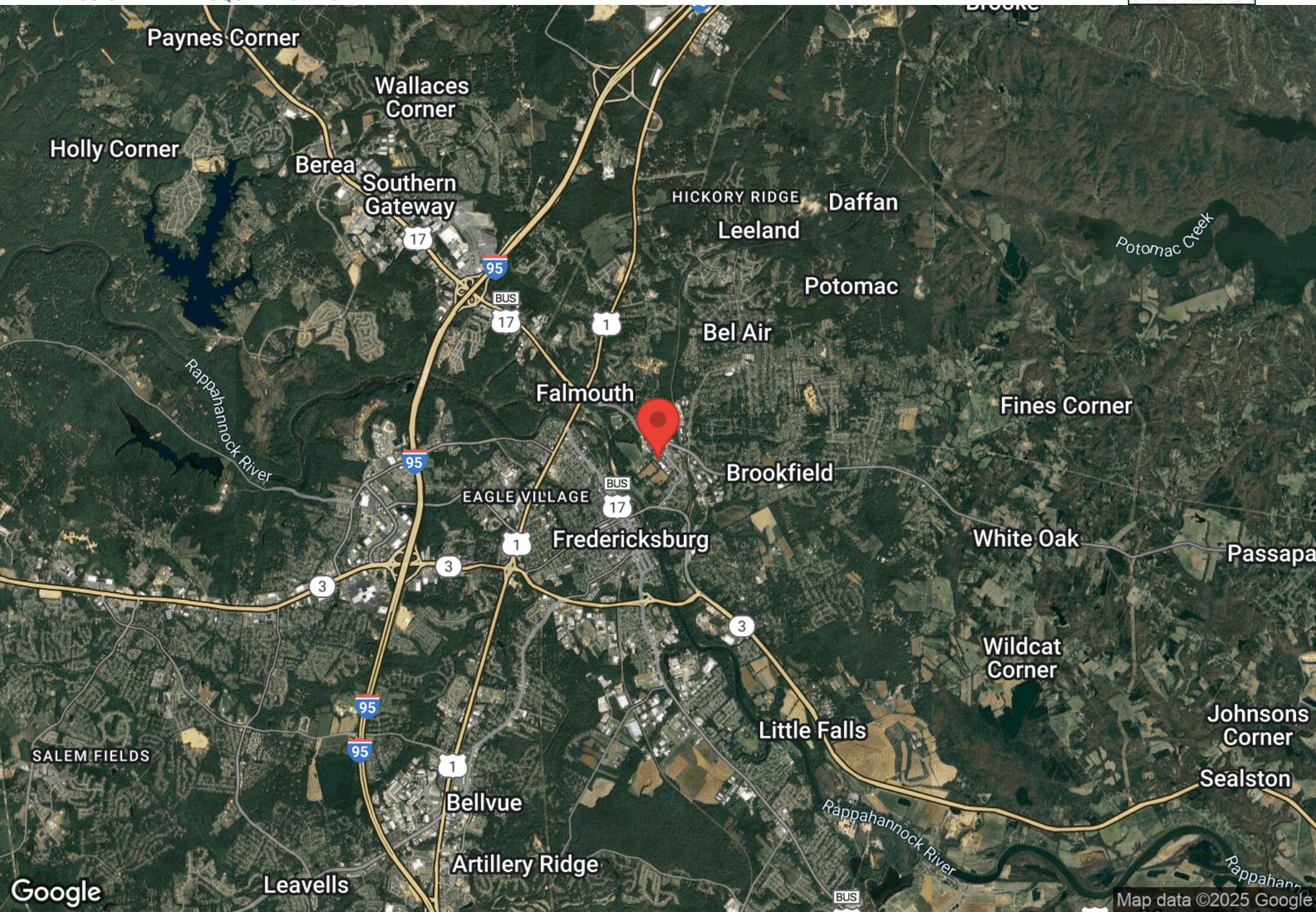
PROPERTY PHOTOS

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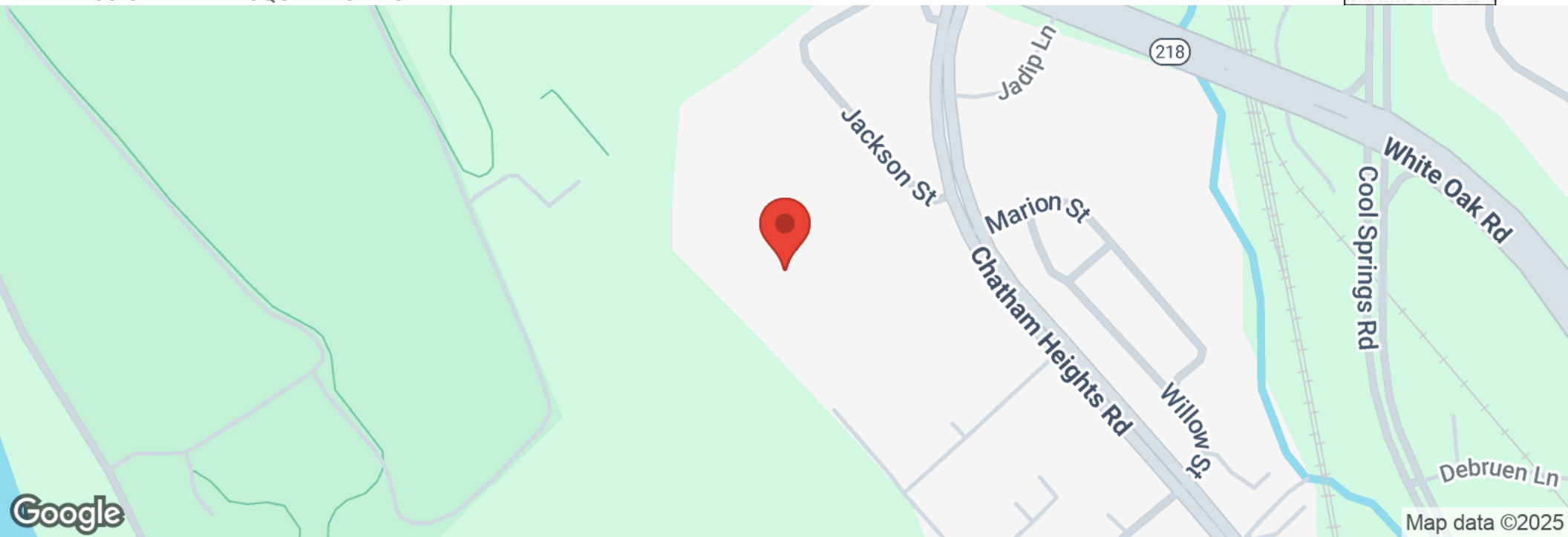
REGIONAL MAP

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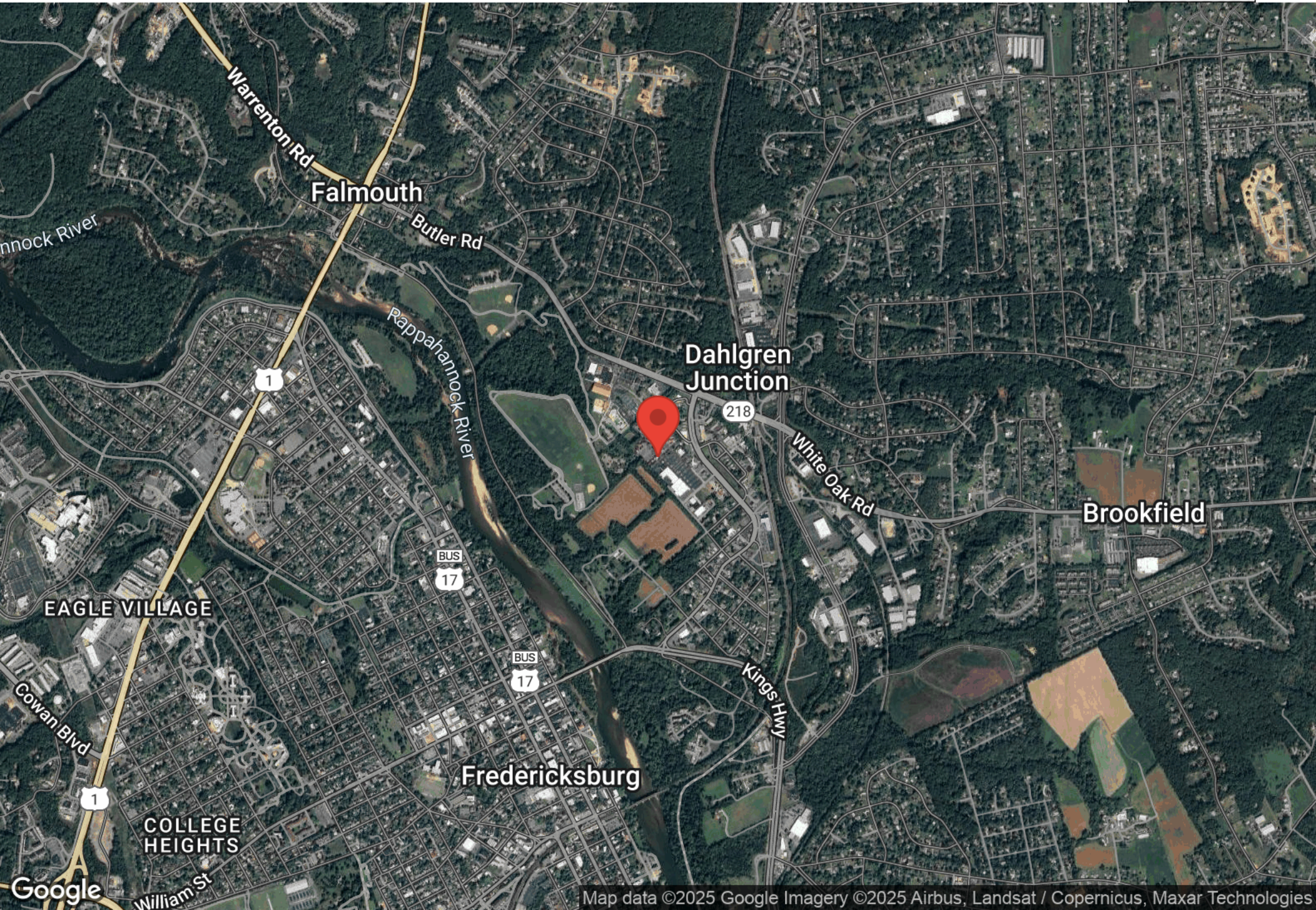
LOCATION MAPS

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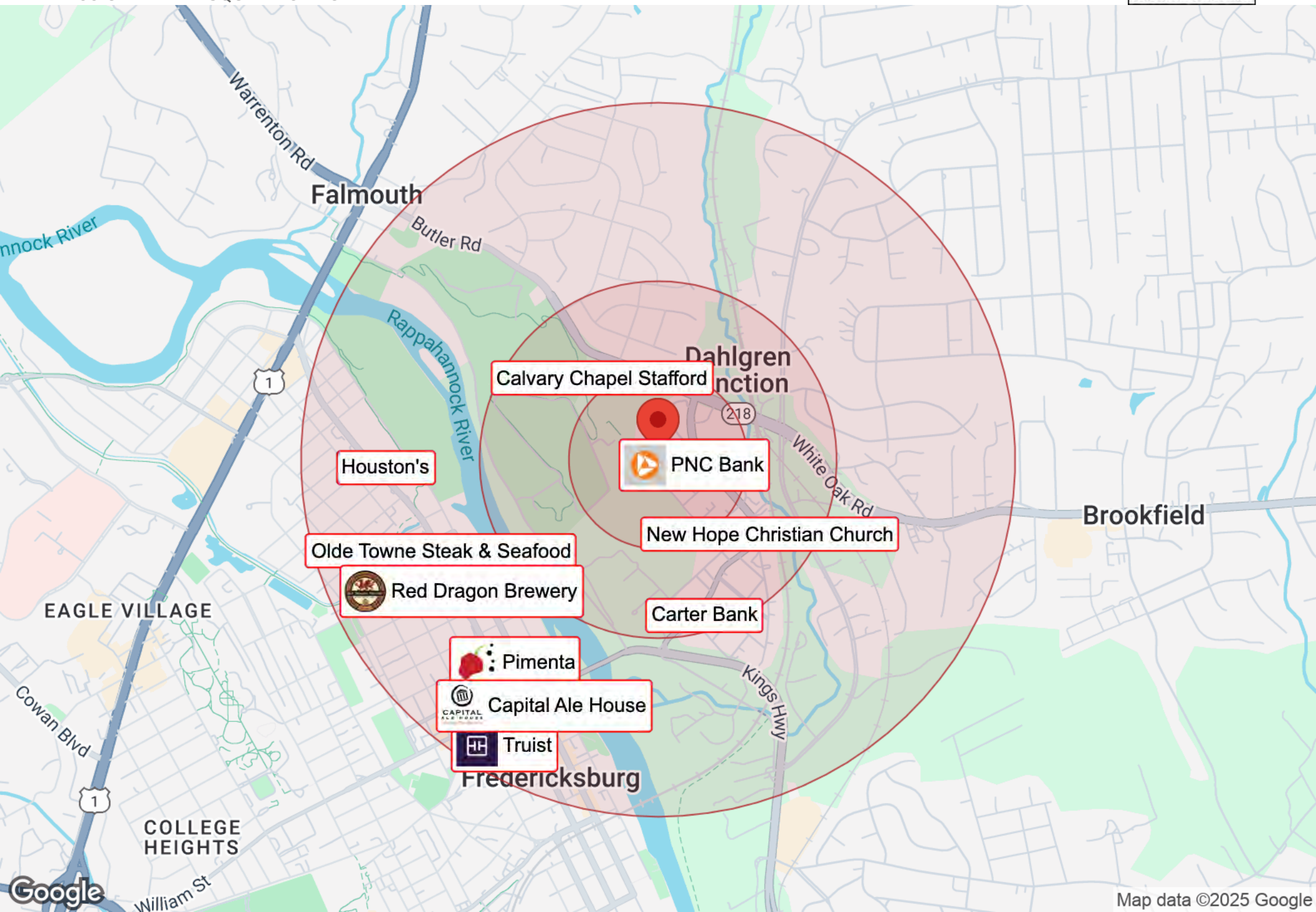
AERIAL MAP

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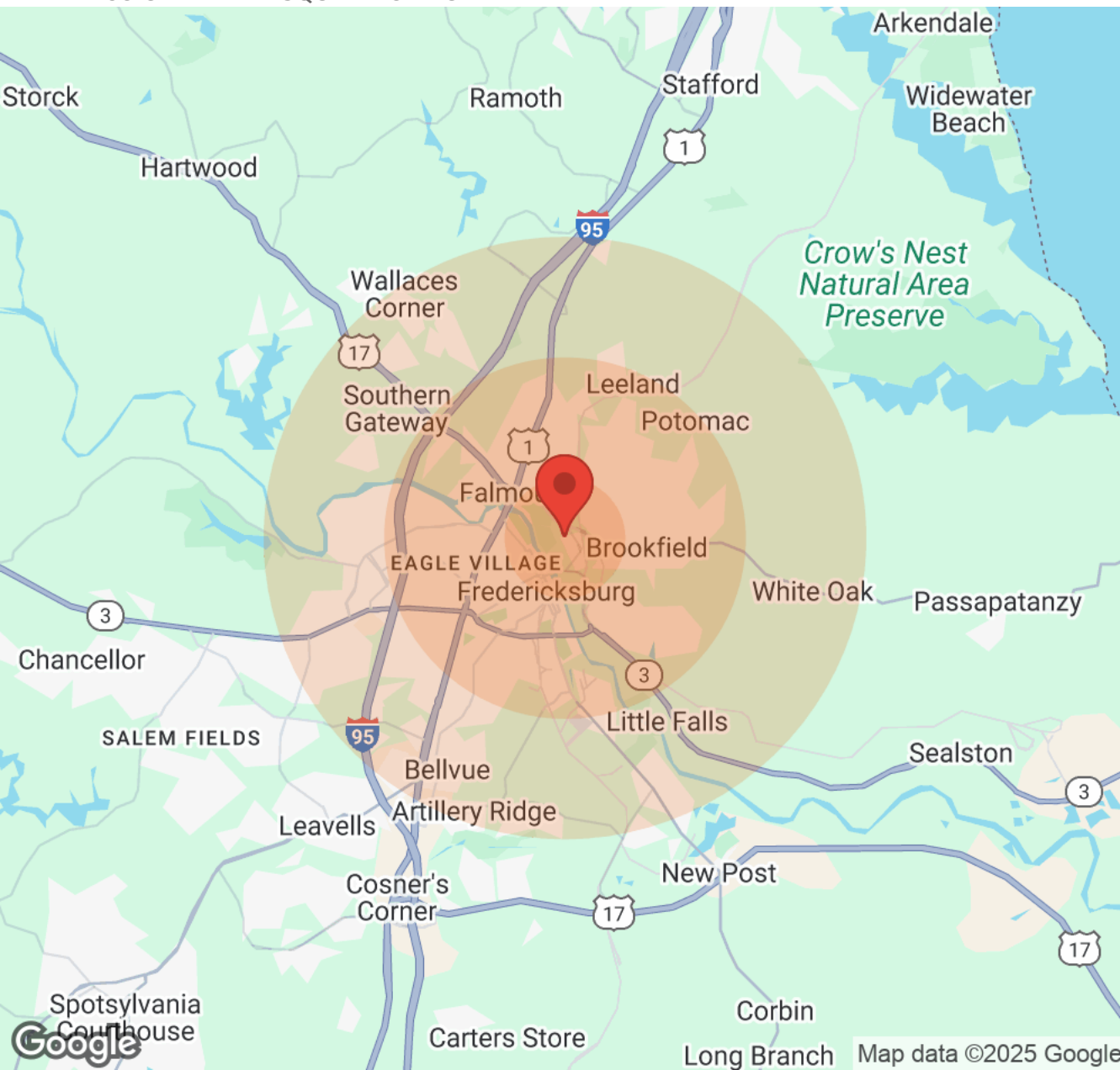
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,231	22,092	38,764
Female	2,553	24,207	41,517
Total Population	4,784	46,299	80,281

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	761	8,927	16,451
Ages 15-24	538	6,275	11,228
Ages 25-54	1,872	19,452	32,537
Ages 55-64	708	5,181	8,943
Ages 65+	905	6,464	11,122

Race	1 Mile	3 Miles	5 Miles
White	4,493	34,403	57,957
Black	170	7,812	14,316
Am In/AK Nat	1	75	114
Hawaiian	N/A	N/A	6
Hispanic	160	3,648	7,657
Multi-Racial	222	6,292	12,652

Income	1 Mile	3 Miles	5 Miles
Median	\$68,377	\$59,701	\$74,114
< \$15,000	152	1,698	2,510
\$15,000-\$24,999	102	1,401	2,433
\$25,000-\$34,999	67	1,613	2,426
\$35,000-\$49,999	341	2,439	3,883
\$50,000-\$74,999	327	2,698	5,222
\$75,000-\$99,999	348	2,204	3,969
\$100,000-\$149,999	413	3,135	5,463
\$150,000-\$199,999	121	1,092	2,088
> \$200,000	164	836	1,251

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,506	19,280	31,615
Occupied	2,337	17,876	29,482
Owner Occupied	1,488	10,438	18,330
Renter Occupied	849	7,438	11,152
Vacant	169	1,404	2,133

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PROFESSIONAL BIO

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.