

FOR LEASE

TRADITIONAL OFFICE SPACE

725

Jackson St.

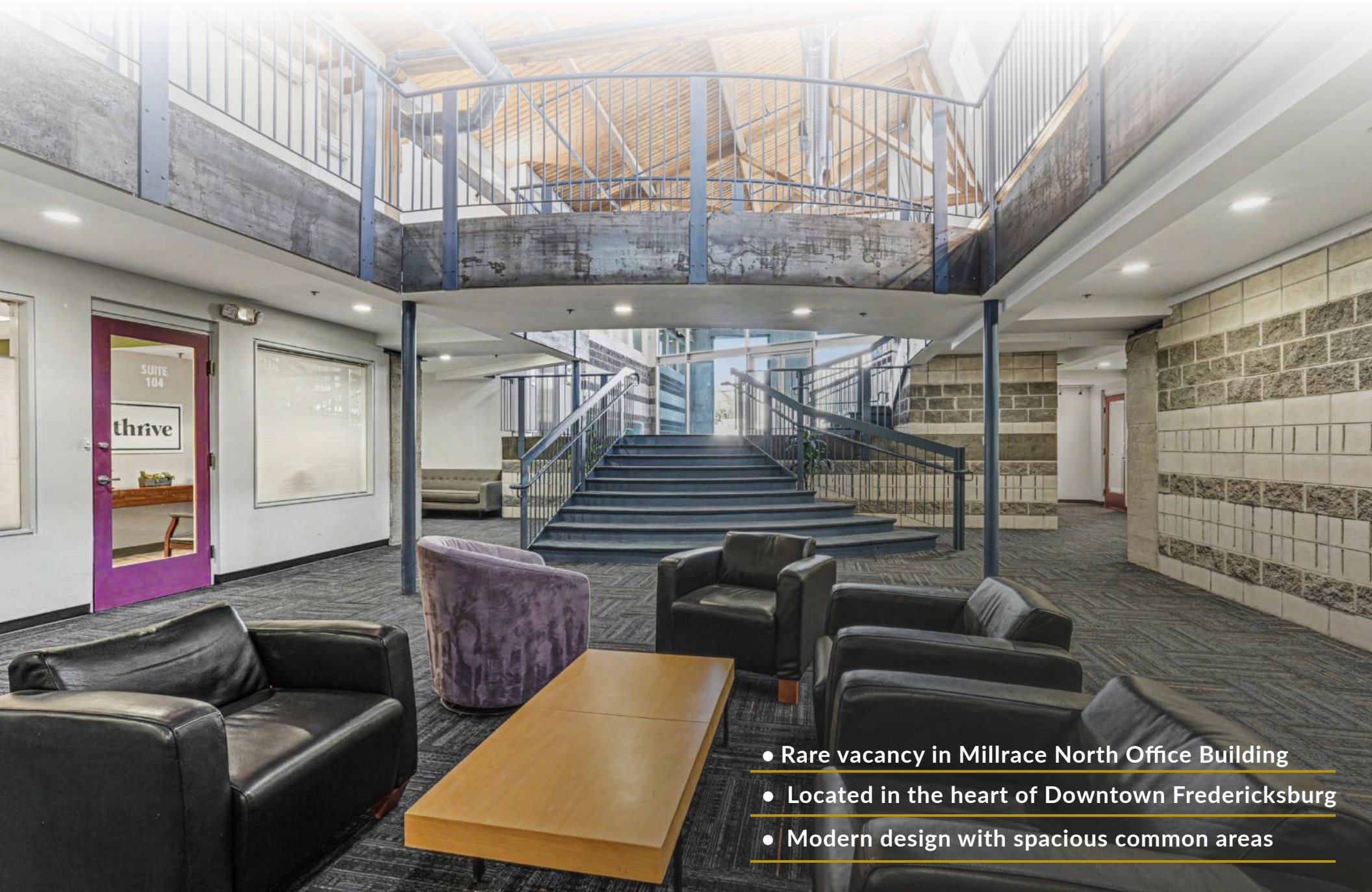
FREDERICKSBURG, VA 22401



SPECIFICATIONS

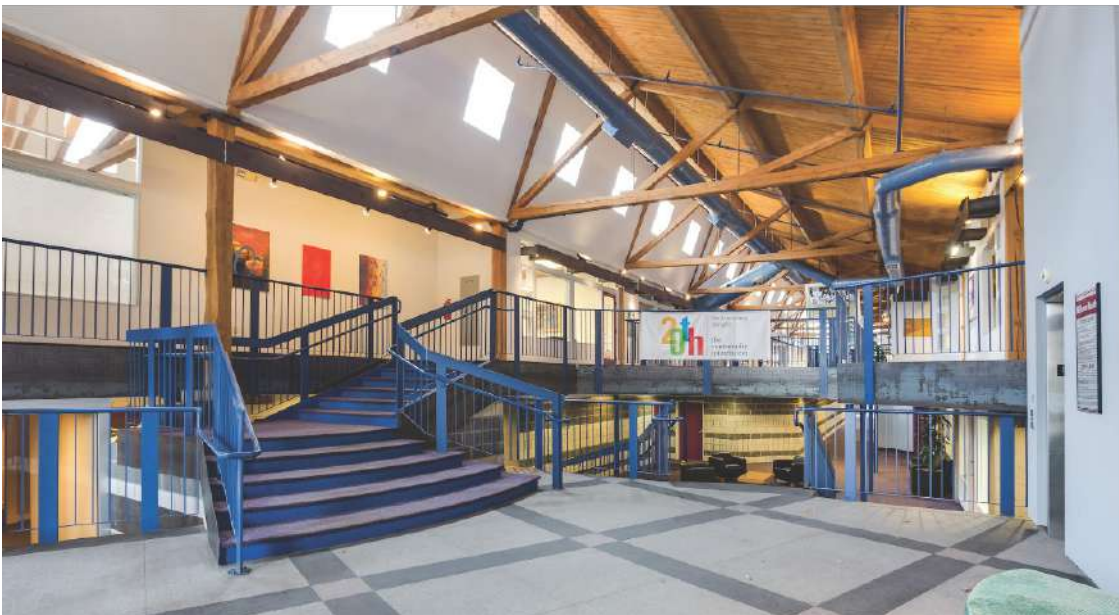
Size:	3,500 RSF
Lease Rate:	\$26.00 PSF FSG
Zoning:	CD
Available:	Immediate

PROPERTY OVERVIEW



- Rare vacancy in Millrace North Office Building
- Located in the heart of Downtown Fredericksburg
- Modern design with spacious common areas

OVERVIEW



CO-TENANTS:

- The Community Foundation
- Hirschler Fleischer
- Carrell Blanton Ferris & Associates
- Sands Anderson PC
- Wells Fargo Business Banking
- PBMares
- Northwestern Mutual
- & More

FLOORPLAN SUITE 101



SPECIFICATIONS

Size: 3,500 RSF

Rent: \$26.00 PSF FSG

SUITE PHOTOS



SUITE PHOTOS



DOWNTOWN FREDERICKSBURG

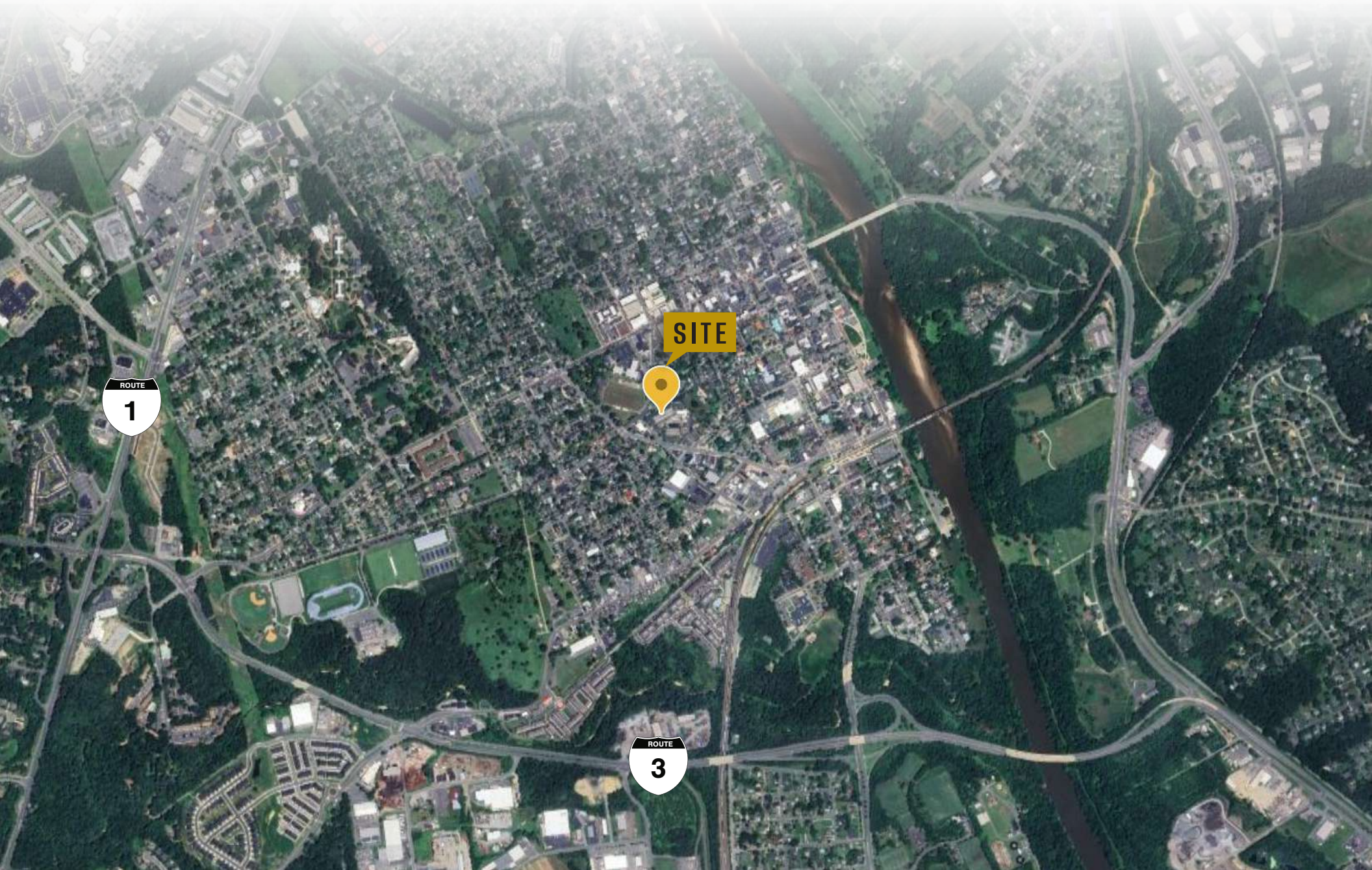


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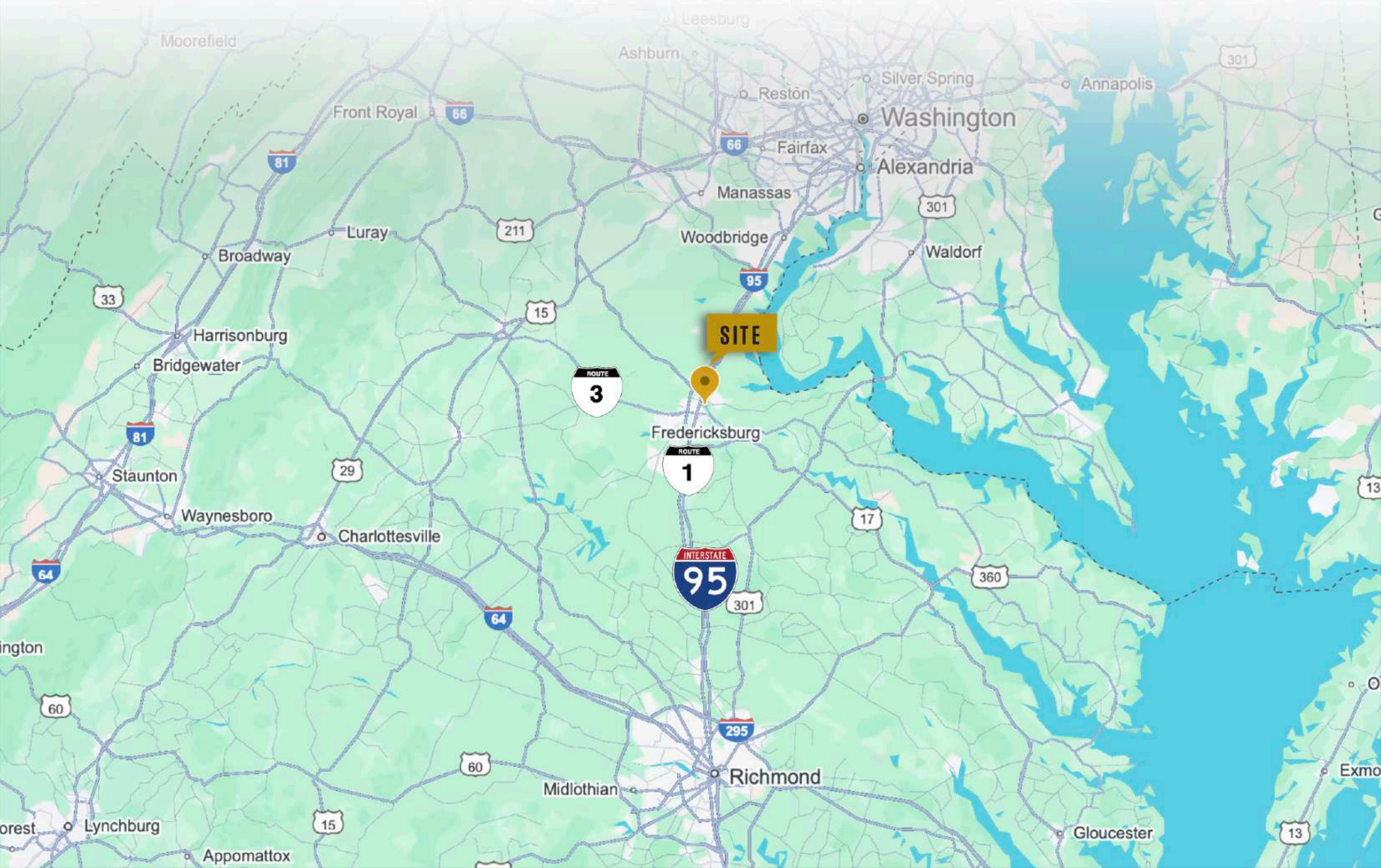
Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved historic landmarks, making it a popular destination for the curious. Today, Fredericksburg is known for its active commerce and array of entertainment for all ages. Fredericksburg has been named Virginia's fastest growing area for the past five consecutive years. The city boasts not only a high-quality workforce but an exceptional GDP per capita, it is for these reasons why this property should serve as your next Corporate Headquarters.



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$111,579	\$115,737	\$123,092
Median Household Income	\$86,530	\$92,402	\$101,643
< \$25,000	1,572	4,654	7,629
\$25,000 - 50,000	1,440	5,198	9,144
\$50,000 - 75,000	1,911	7,707	13,574
\$75,000 - 100,000	1,199	4,666	9,070
\$100,000 - 125,000	1,202	5,400	10,884
\$125,000 - 150,000	909	3,277	7,211
\$150,000 - 200,000	1,309	5,216	10,918
\$200,000+	1,410	5,496	11,835

POPULATION	2 mile	5 mile	10 mile
2010 Population	26,512	105,265	213,600
2022 Population	27,692	111,196	227,271
2027 Population Projection	29,773	122,160	251,381
Annual Growth 2010-2022	1.1%	1.4%	1.6%
Annual Growth 2022-2027	1.5%	2.0%	2.1%
Median Age	35.7	37.3	37.6
Bachelor's Degree or Higher	44%	38%	37%
U.S. Armed Forces	165	792	2,044

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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