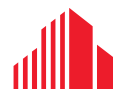




FOR SALE AND LEASE

3447-3451 FALL HILL AVENUE

FREDERICKSBURG, VA



CUSHMAN &
WAKEFIELD

THALHIMER

3447-3451 FALL HILL AVENUE

FREDERICKSBURG, VA

PROPERTY FEATURES

- Highly visible retail/office building with frontage and direct access from Fall Hill Avenue
- Suite 3451 is a built-out office space
- Excellent location near lots of amenities, including the Fred Nat's Stadium, Wegmans, several hotels, the retail shops at Central park, and much more
- Convenient to I-95, exit 130 and Rt. 3/Plank Rd.
- Approximately 18,000 vehicles per day on Fall Hill Avenue and 20,000 on Carl D. Silver Parkway
- Zoned PDC - within the opportunity zone

SPECIFICATIONS

Total Size for Sale:	13,600 SF on 2.14 AC
Available For Lease:	Suite 3451: 2,400 SF
Lease Rate:	\$20.00 PSF NNN (\$4.58)
Asking Price:	\$2.8M
Parking:	3.60 / 1,000 SF 49 Surface Spaces
Timing:	Available Immediately

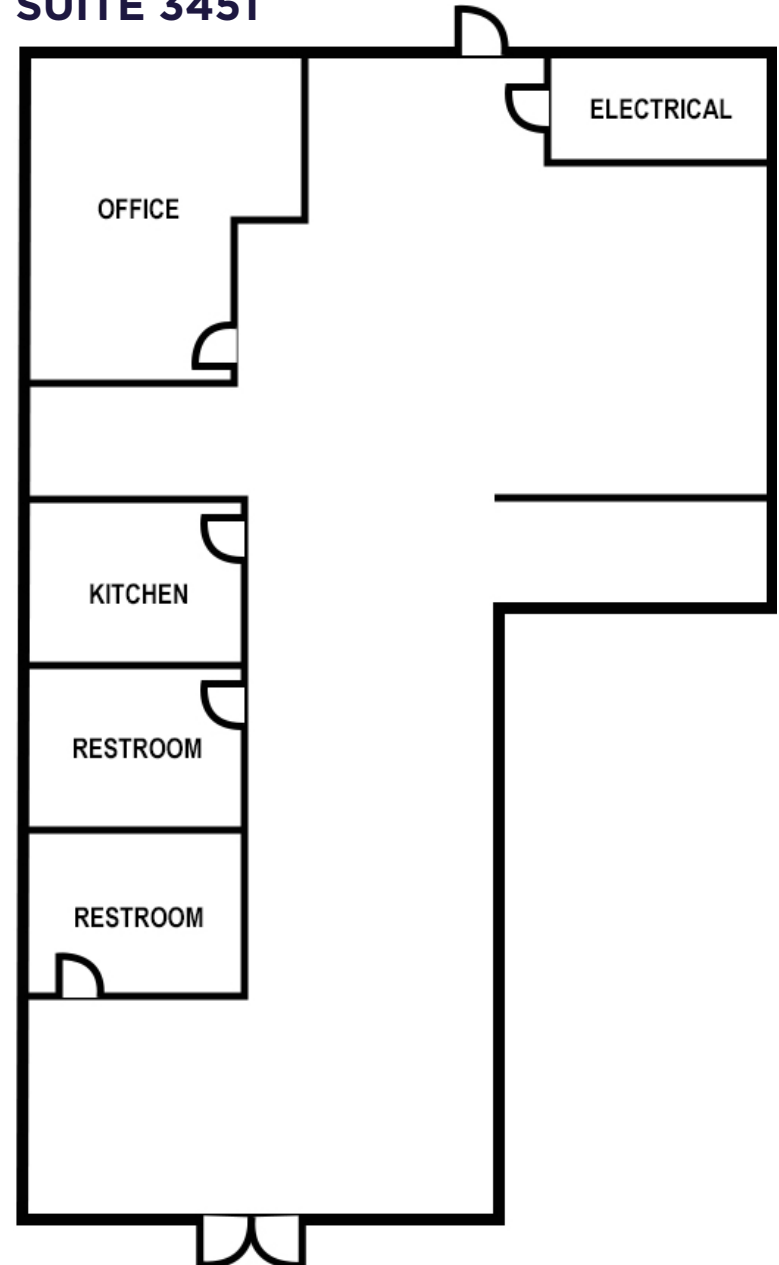
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,926	48,570	127,663
Daytime Population	7,834	66,664	133,962
Average H.H. Income	\$113,545	\$121,283	\$131,515

3447-3451 FALL HILL AVENUE FREDERICKSBURG, VA



SUITE 3451



3447-3451 FALL HILL AVENUE

FREDERICKSBURG, VA

NEARBY TENANT & RETAILERS



HOMewood
SUITES by Hilton



VIRGINIA
Credit Union



Wegmans



CENTRAL PARK



Fredericksburg
Expo & Conference Center



TRAFFIC COUNTS

	VPD
FALL HILL AVENUE	18,000
CARL D SILVER PARKWAY	20,000
I-95	149,000

3447-3451 FALL HILL AVENUE FREDERICKSBURG, VA





FOR MORE INFORMATION, CONTACT:

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