

FOR LEASE

SNOWDEN ST OFFICE BUILDING

1210 Snowden Street Fredericksburg, VA 22401



FOR LEASE

850-2,250 SF

Ben Keddie, SIOR, CCIM

Vice President / Managing Broker

(540) 786-1402

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PROPERTY DESCRIPTION

Freestanding Office Building available for Lease in the City of Fredericksburg. Appx 2,550 SF with frontage and visibility from US Route 1. Landlord will subdivide for qualified tenants.

PROPERTY HIGHLIGHTS

- Freestanding Office for Lease
- 850- 2,550 SF Available
- Highly Visible with great access
- Situated next to University of Mary Washington
- Less than 2 miles from I-95 via exit 130

OFFERING SUMMARY

| | |
|----------------|----------------|
| Lease Rate: | Negotiable |
| Available SF: | 850 - 2,550 SF |
| Lot Size: | 0.32 Acres |
| Building Size: | 2,550 SF |

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

| | | | |
|-------------------|----------|----------|----------|
| Total Households | 3,951 | 17,364 | 35,777 |
| Total Population | 11,283 | 45,852 | 97,439 |
| Average HH Income | \$63,351 | \$75,665 | \$81,650 |

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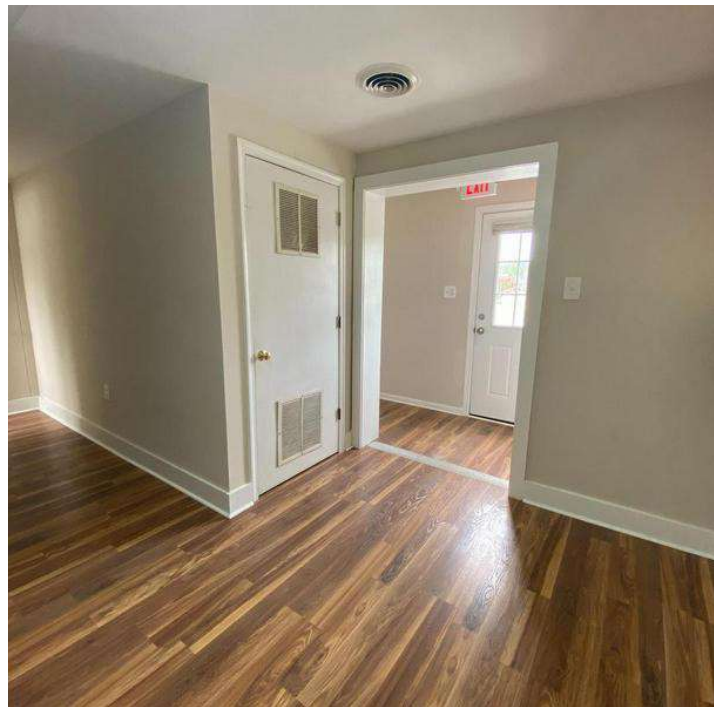


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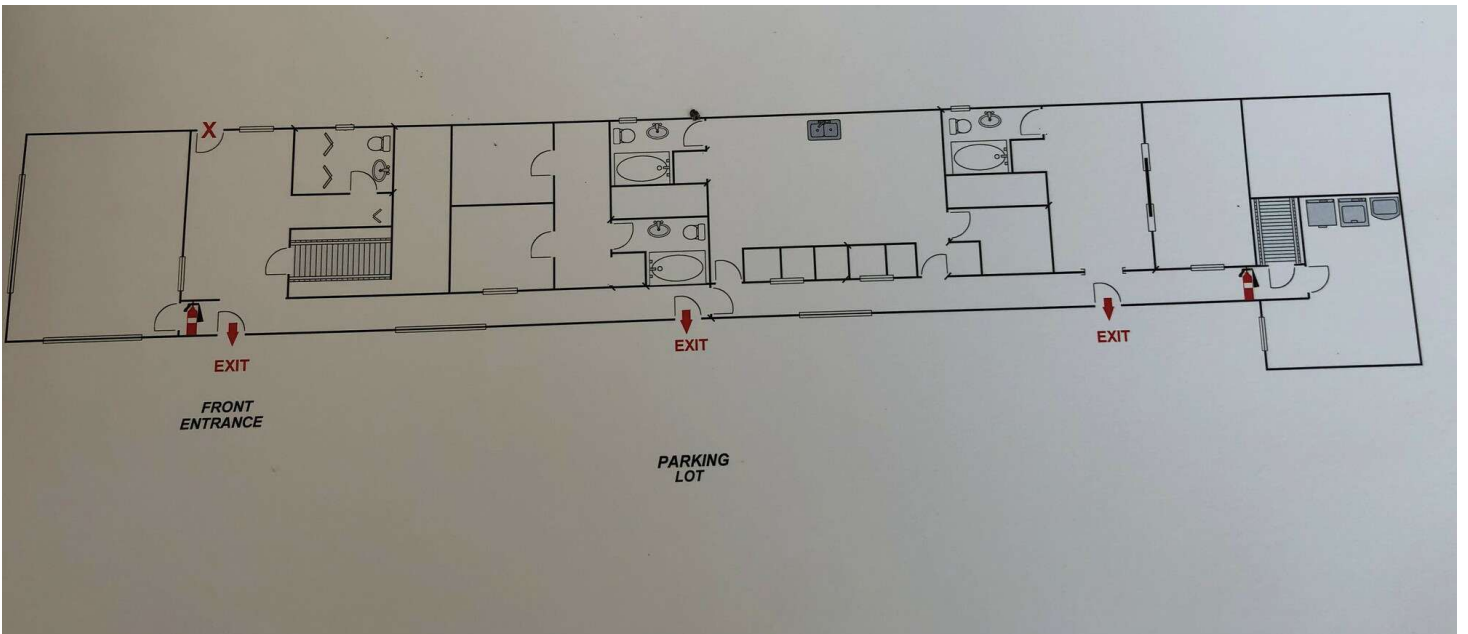


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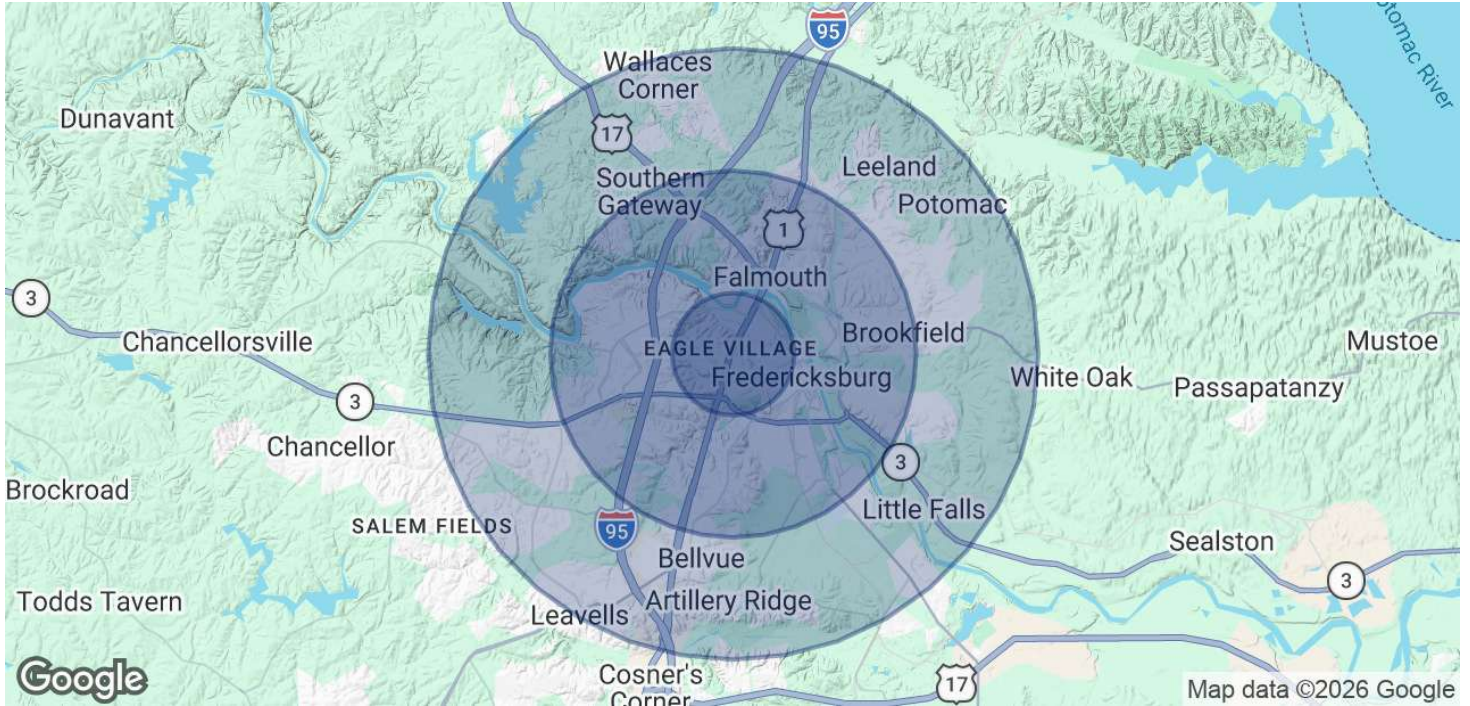


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 11,283 | 45,852 | 97,439 |
| Average Age | 30.5 | 33.6 | 35.2 |
| Average Age (Male) | 30.1 | 32.6 | 34.3 |
| Average Age (Female) | 31 | 34.3 | 36 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,951 | 17,364 | 35,777 |
| # of Persons per HH | 2.9 | 2.6 | 2.7 |
| Average HH Income | \$63,351 | \$75,665 | \$81,650 |
| Average House Value | \$546,237 | \$384,830 | \$335,621 |

2020 American Community Survey (ACS)

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