

SALE/LEASE

1000 | **Oakwood St.**
FREDERICKSBURG, VA 22401



SPECIFICATIONS

Size:	1,967 SF
Price:	\$986,000
Rent:	\$6,000 / mo + utl.
Available:	Immediately
Zoning:	CH

OVERVIEW



J R A

- Office on Plank Rd. (Route 3)
- 80,000 VPD
- 0.8 Miles to I-95
- 3 Private Offices
- 2 Group workspaces
- Kitchenette
- 0.5 Acre Lot
- Private parking lot
- Dry storage in basement

PLANK RD - (80,000 VPD)

FLOORPLAN



J R A

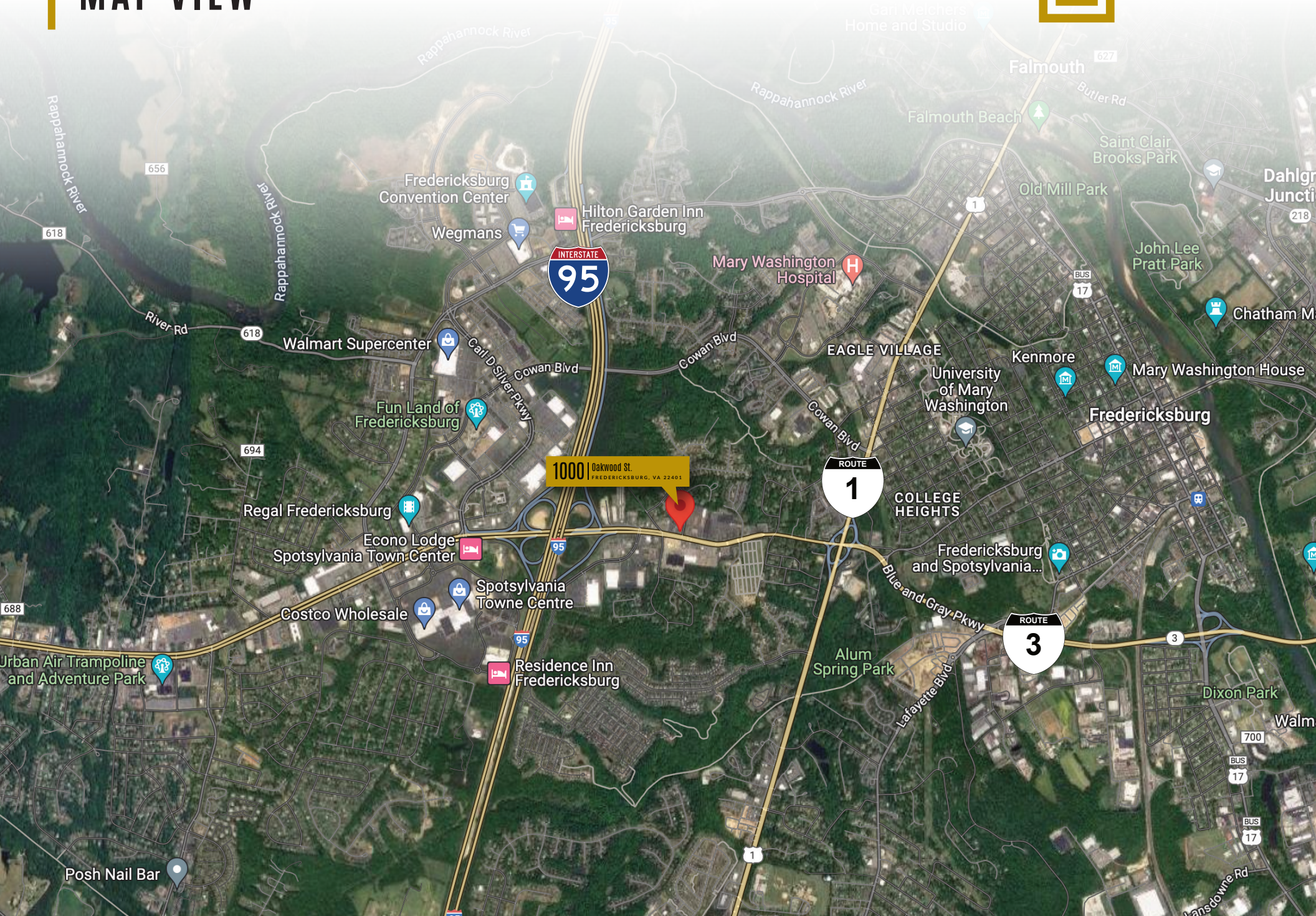




MAP VIEW



J R A



DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$93,170	\$109,644	\$113,606
Median Household Income	\$71,231	\$87,910	\$93,502
< \$25,000	2,052	5,461	7,603
\$25,000 - 50,000	2,323	7,718	11,428
\$50,000 - 75,000	2,077	7,943	11,155
\$75,000 - 100,000	1,760	6,544	10,425
\$100,000 - 125,000	1,276	5,529	9,473
\$125,000 - 150,000	673	4,113	6,732
\$150,000 - 200,000	1,139	6,541	10,549
\$200,000+	996	5,154	8,438

POPULATION	2 mile	5 mile	10 mile
2010 Population	27,679	115,529	176,312
2022 Population	32,178	134,939	217,458
2027 Population Projection	32,061	140,394	229,103
Annual Growth 2010-2022	1.3%	1.3%	1.8%
Annual Growth 2022-2027	-0.1%	0.8%	1.1%
Median Age	32.7	36.3	37.2
Bachelor's Degree or Higher	35%	35%	34%
U.S. Armed Forces	129	717	1,560

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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