



**COLDWELL BANKER
COMMERCIAL**
ELITE



WELL APPOINTED 3,600 SF OFFICE SUITE FOR LEASE

2050 Gordon W. Shelton Blvd, Fredericksburg, VA 22401

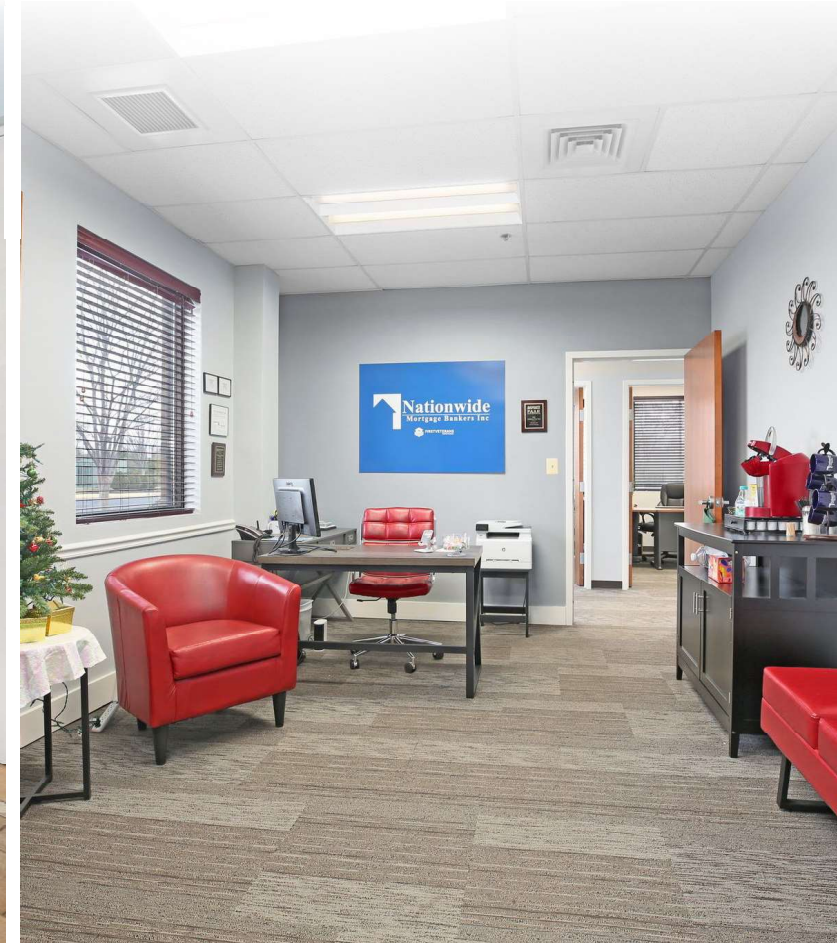
Lease Rate:	\$25/SF
Building SF:	12,080
Available SF:	3,600
Building Class:	B

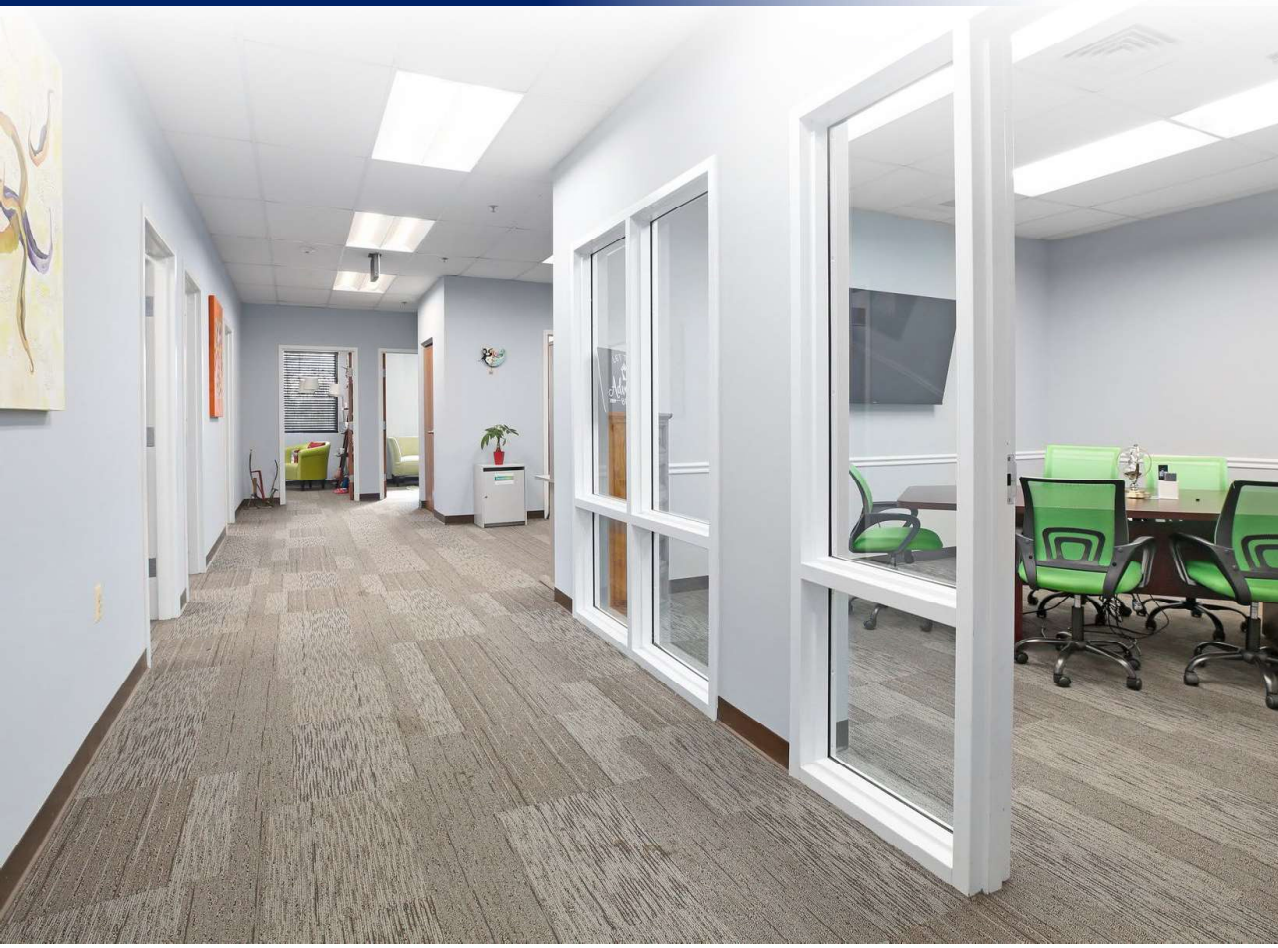
2050 Gordon W Shelton Blvd is a 12,080 SF building located in Fredericksburg, Virginia conveniently located next to Wegman's and Central Park. This is a turnkey opportunity. The property is well maintained, all brick building, sitting on 1.3 acres, and has great co-tenants. The first-floor office suite is available for lease and consists of 3,600 RSF. Full-service rate and move-in ready. Close proximity to Mary Washington Hospital, Fredericksburg Nats Baseball Stadium, Central Park, Route 3 and Interstate 95.

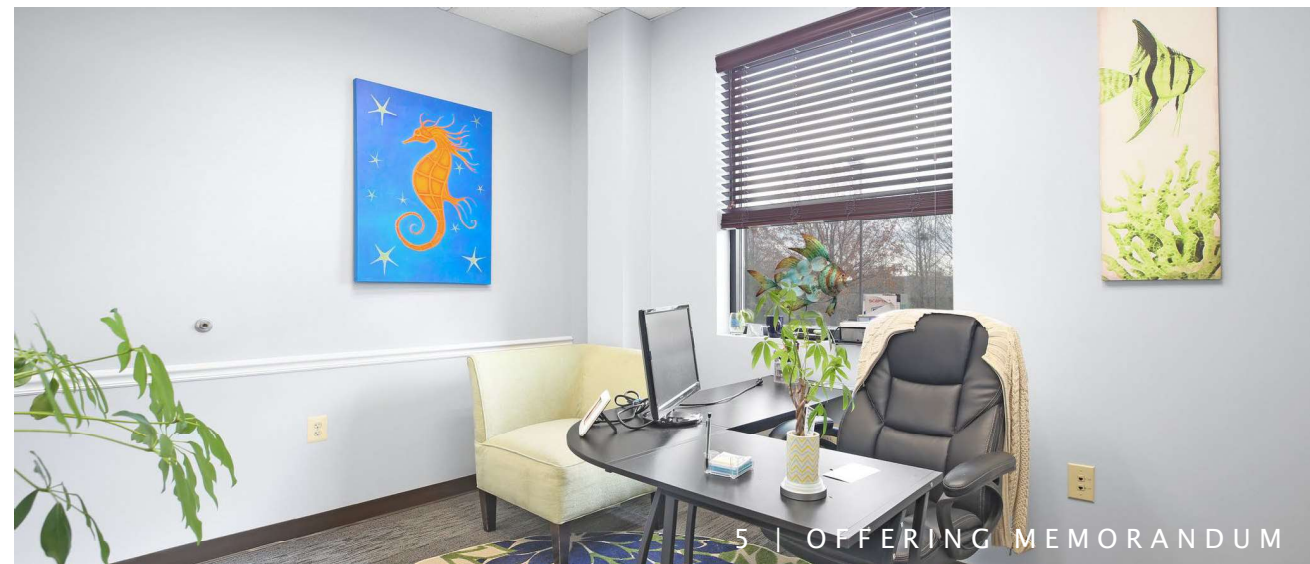
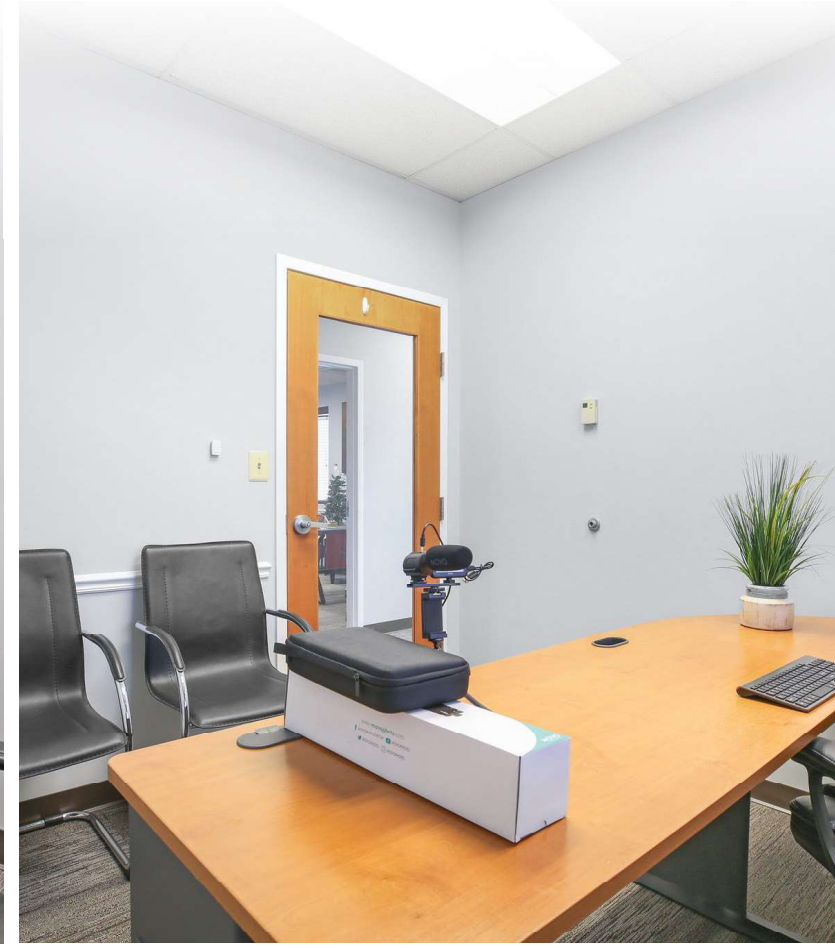
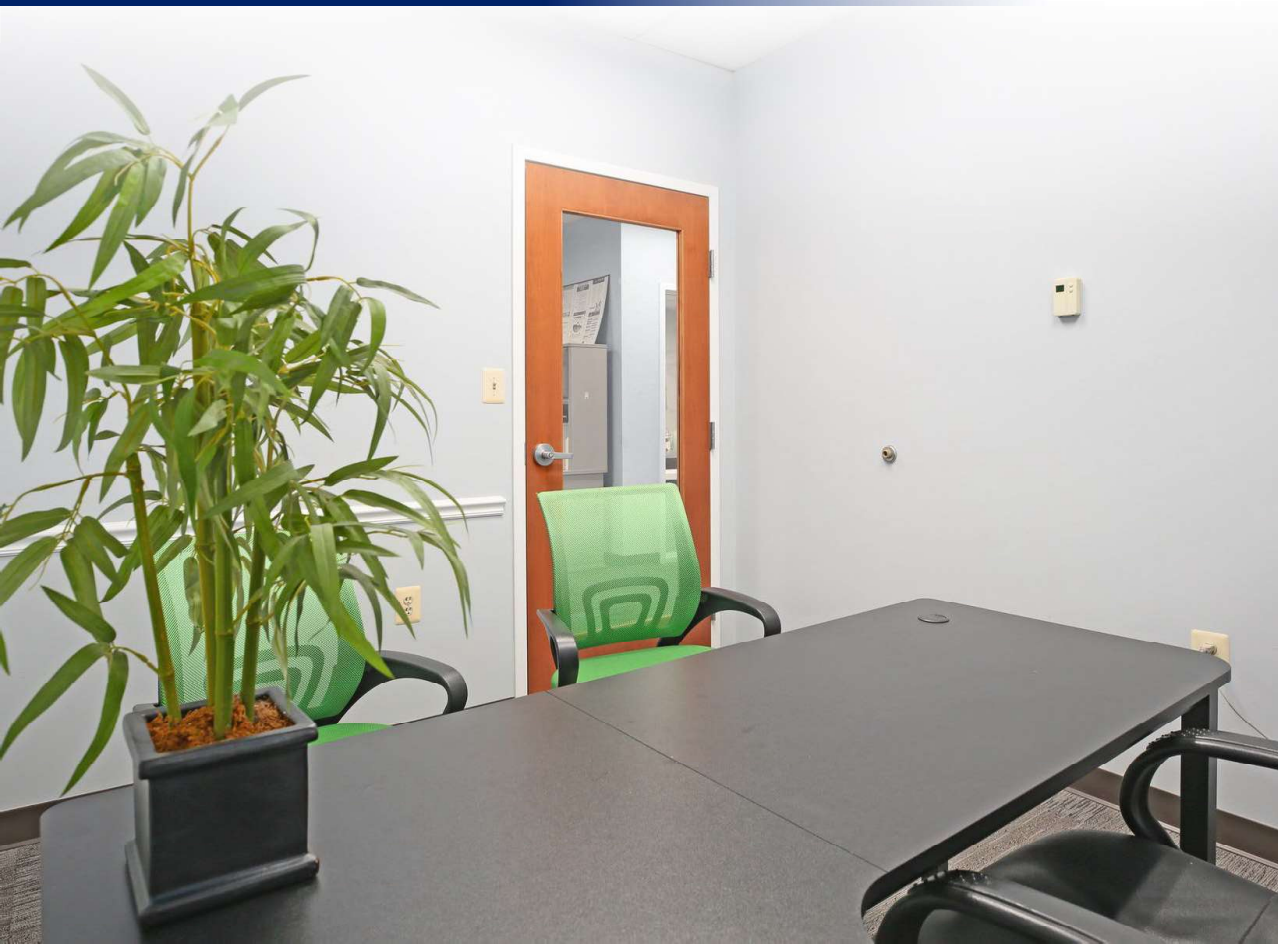
3-D PROPERTY TOUR

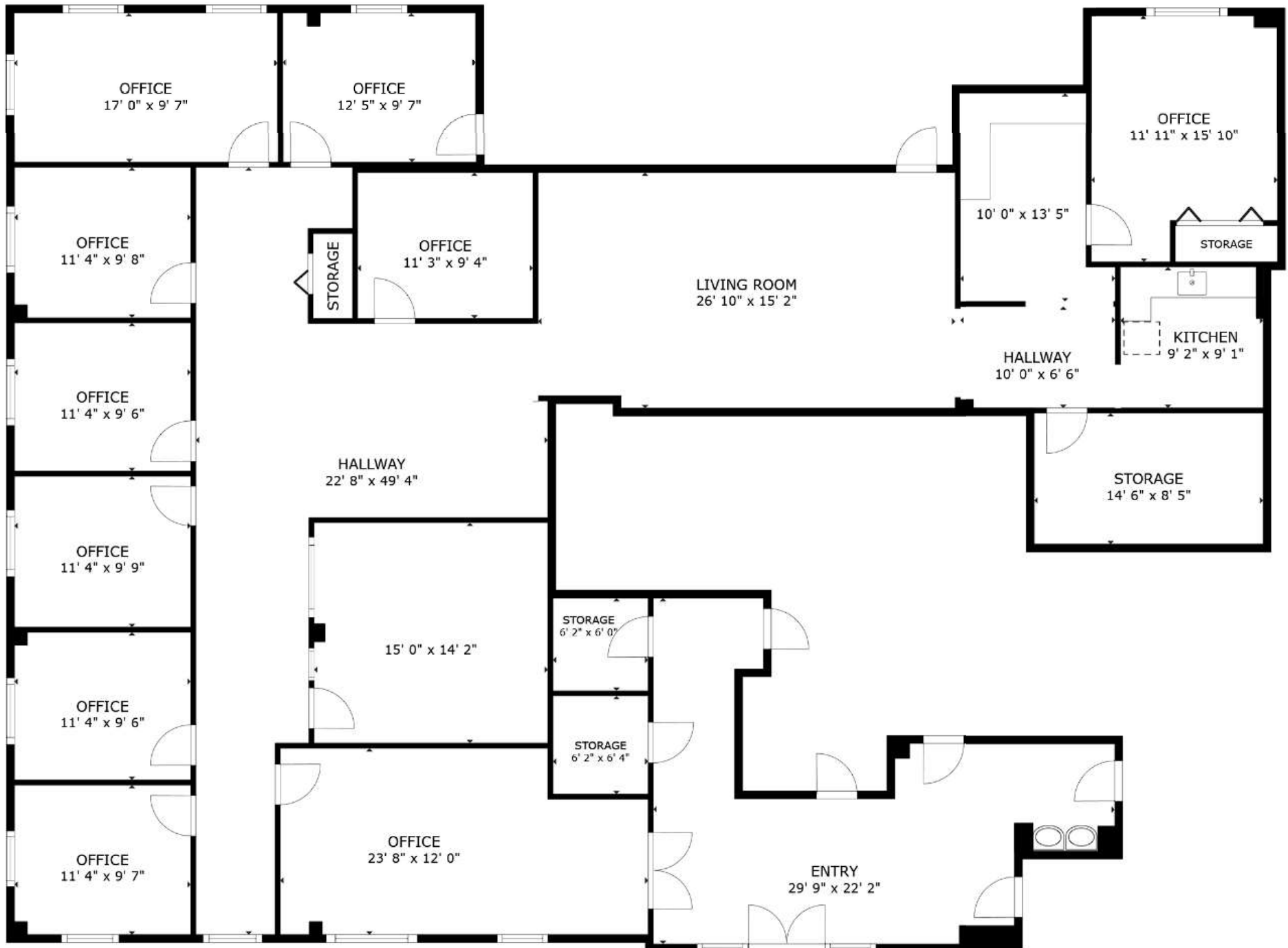
- Well Appointed Office Suite for Lease
- Excellent Condition
- 3,600 SF on the First Floor
- All Brick Freestanding Office Building
- Great Location Near Wegmans & Central Park
- Quick Access to i95













SITE

Wegmans Mercedes-Benz
 Fredericksburg Sports & Conference Center
 Garden Inn
 HOMEWOOD SUITES
 Hampton Inn & Suites

Fredericksburg Welcome Center

Fall Hill Ave

verizon wireless
KOHL'S
 BONEFISH GRILL
 FLOCKER GRILL
 B.J.'S
 buybuy BABY HOBBY LOBBY RESTAURANT BREWHOUSE
 OLD NAVY Total Wine & MORE
 McDonald's Chick-fil-A FUN LAND
 PET SMART CHIPPOTE STARBUCKS COFFEE
 OUTBACK STEAKHOUSE

SHEETZ

Central Park Shopping Mall

Walmart

Cowan Blvd

Bragg Rd

Carl D Silver Pkwy

BEST BUY

144,000 ADT

TARGET

LOWE'S

STAPLES STARBUCKS COFFEE
 HARBOR FREIGHT
 QUALITY TOOLS AT UNBEATABLE LOW PRICES

Westwood Shopping Center

Exit 130

Plank Rd

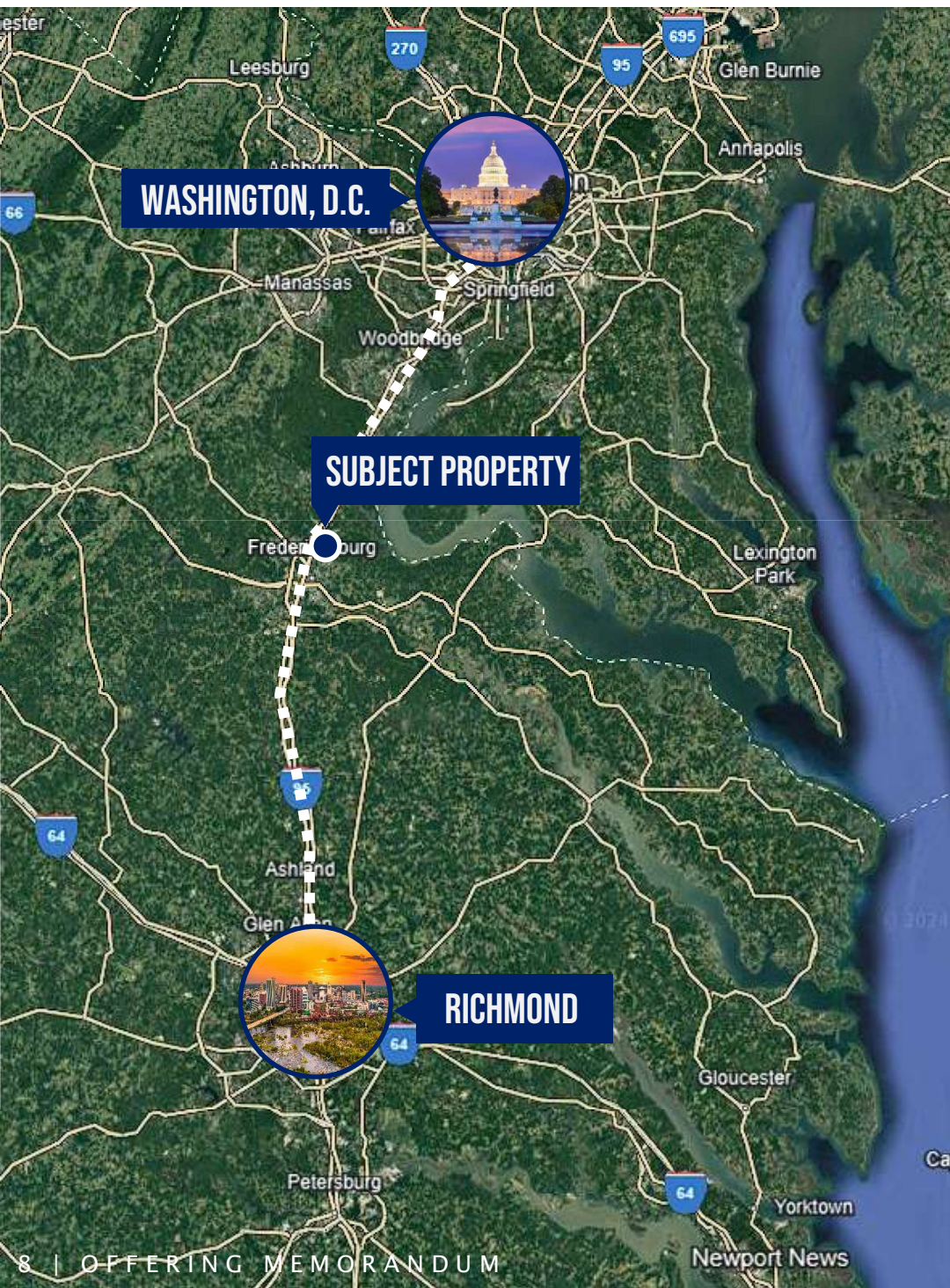
Wawa

CAVA

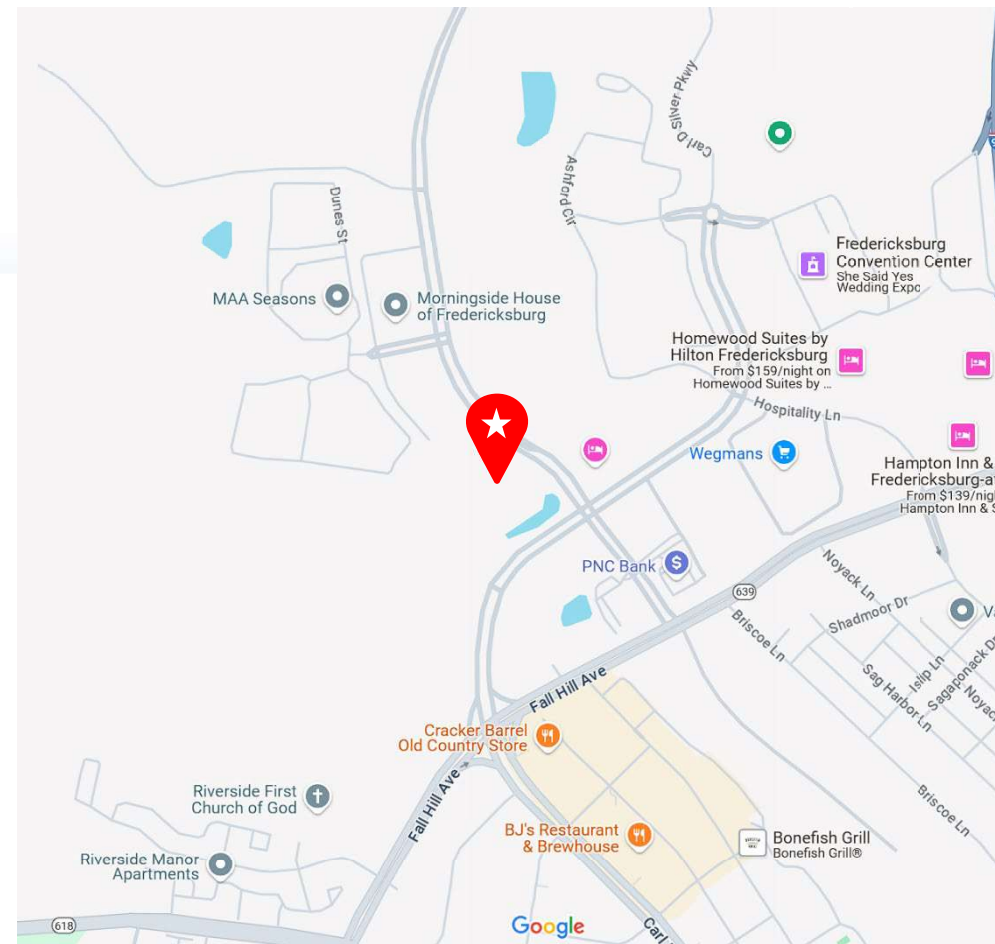
Spotsylvania Towne Center



PROPERTY DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2024	3,880	33,653	91,727
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024	1,655	12,352	33,798
INCOME	1-MILE	3-MILE	5-MILE
2024 Avg. Household Income	\$64,151	\$71,314	\$79,936



OFFERING MEMORANDUM

3,600 SF OFFICE SUITE FOR LEASE

2050 GORDON W. SHELTON BLVD | FREDERICKSBURG, VA 22401


FOR MORE INFORMATION PLEASE CONTACT:



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