

FOR SALE / LEASE

2,400 SF MEDICAL OFFICE

102

McGowan Drive

FREDERICKSBURG, VA 22408



SPECIFICATIONS

Size:	2,408 SF
Price:	\$650,000
Rate:	\$4,000 / Month
Delivery:	Warm Lit Shell
Available:	Immediate

FLOOR PLAN



J R A

Delivery: warm lit shell

High visibility from Hood Drive

Proximity to new VA Medical Hospital

2 tenant building

Build out opportunity available

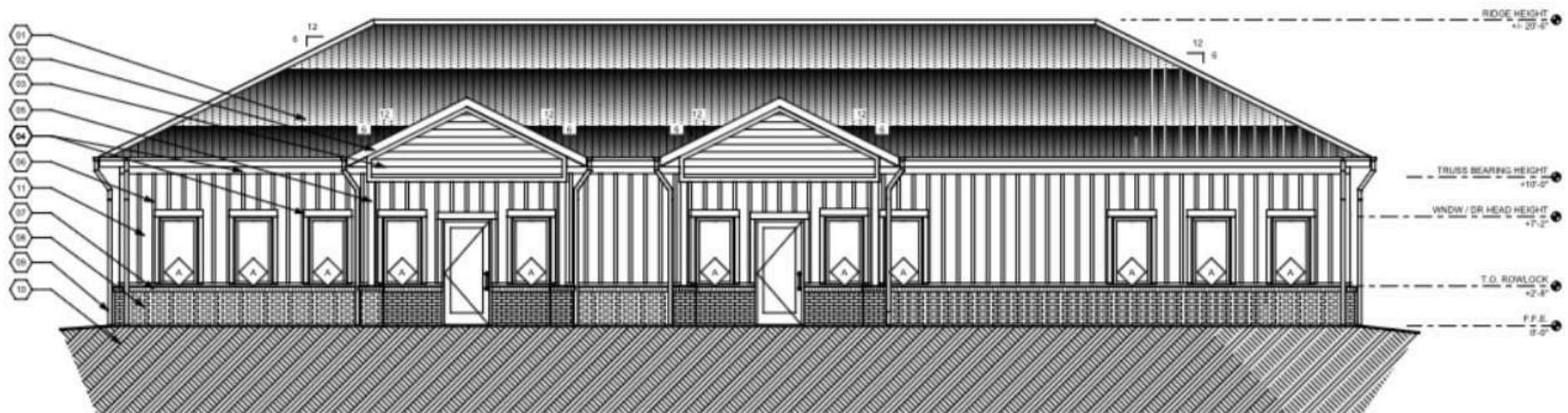
New Construction delivered 2024



BUILDING ELEVATION



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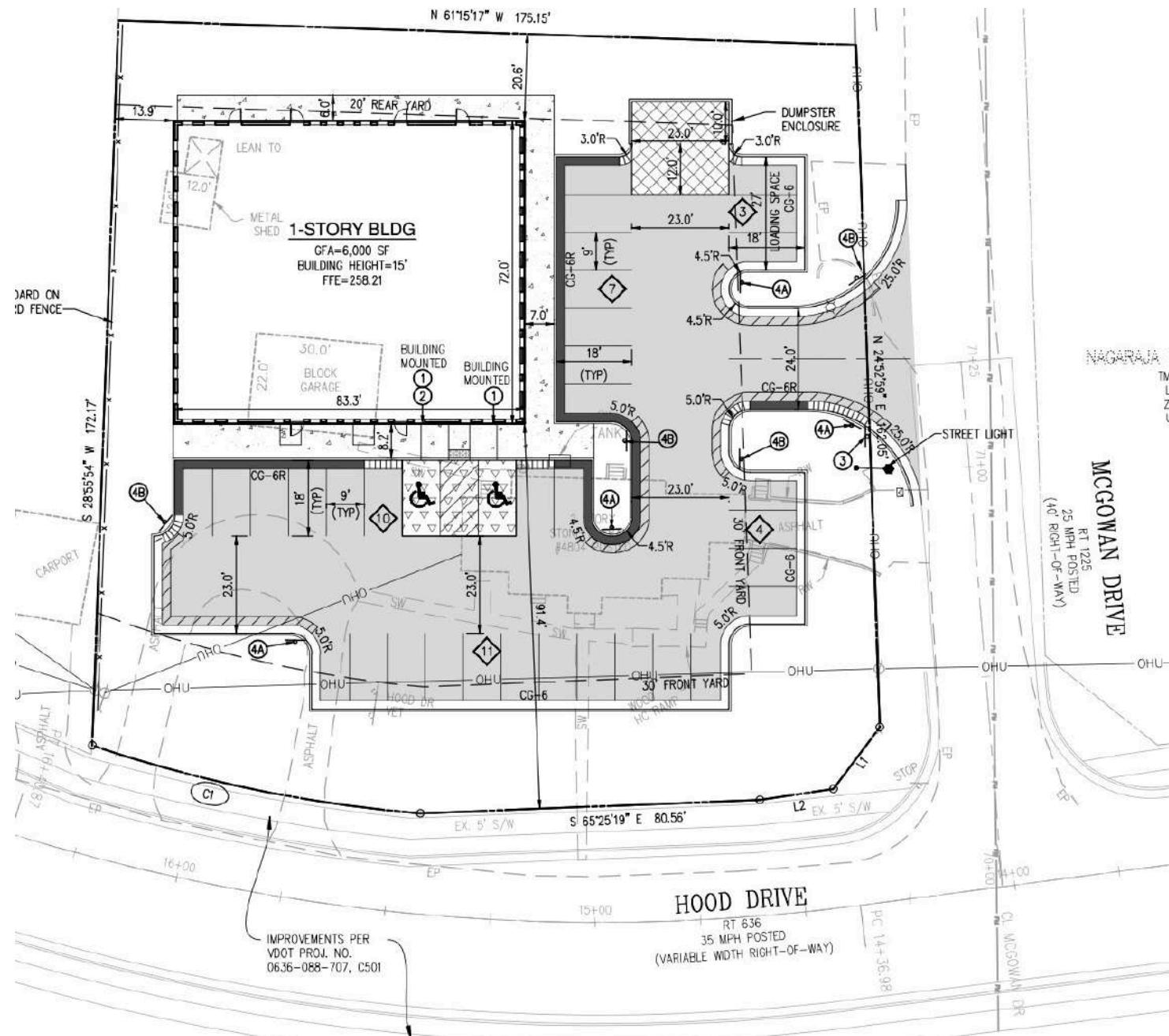
NORTH ELEVATION

SCALE: 3/16" = 1'-0"

SITE PLAN



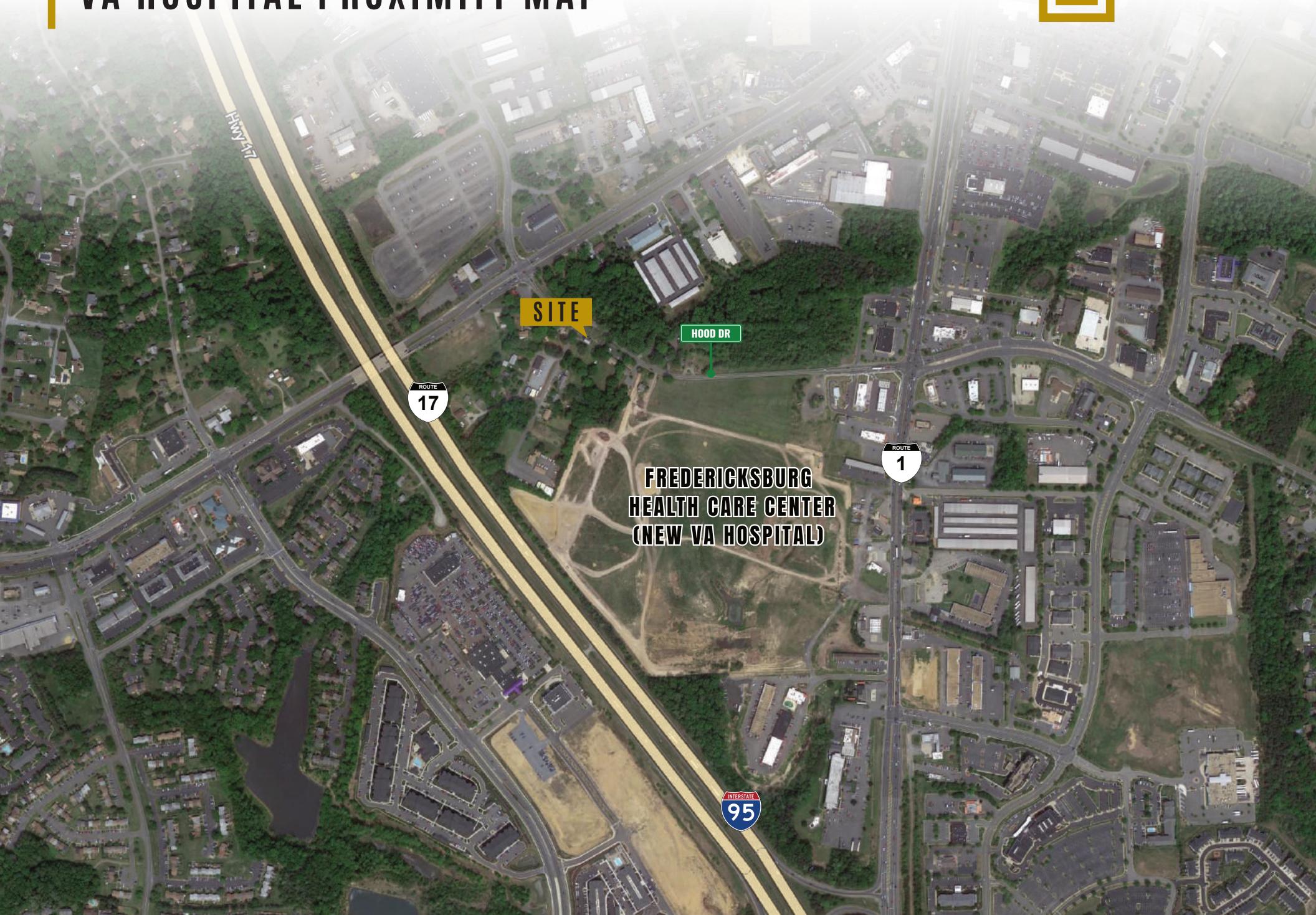
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VA HOSPITAL PROXIMITY MAP



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VA HOSPITAL



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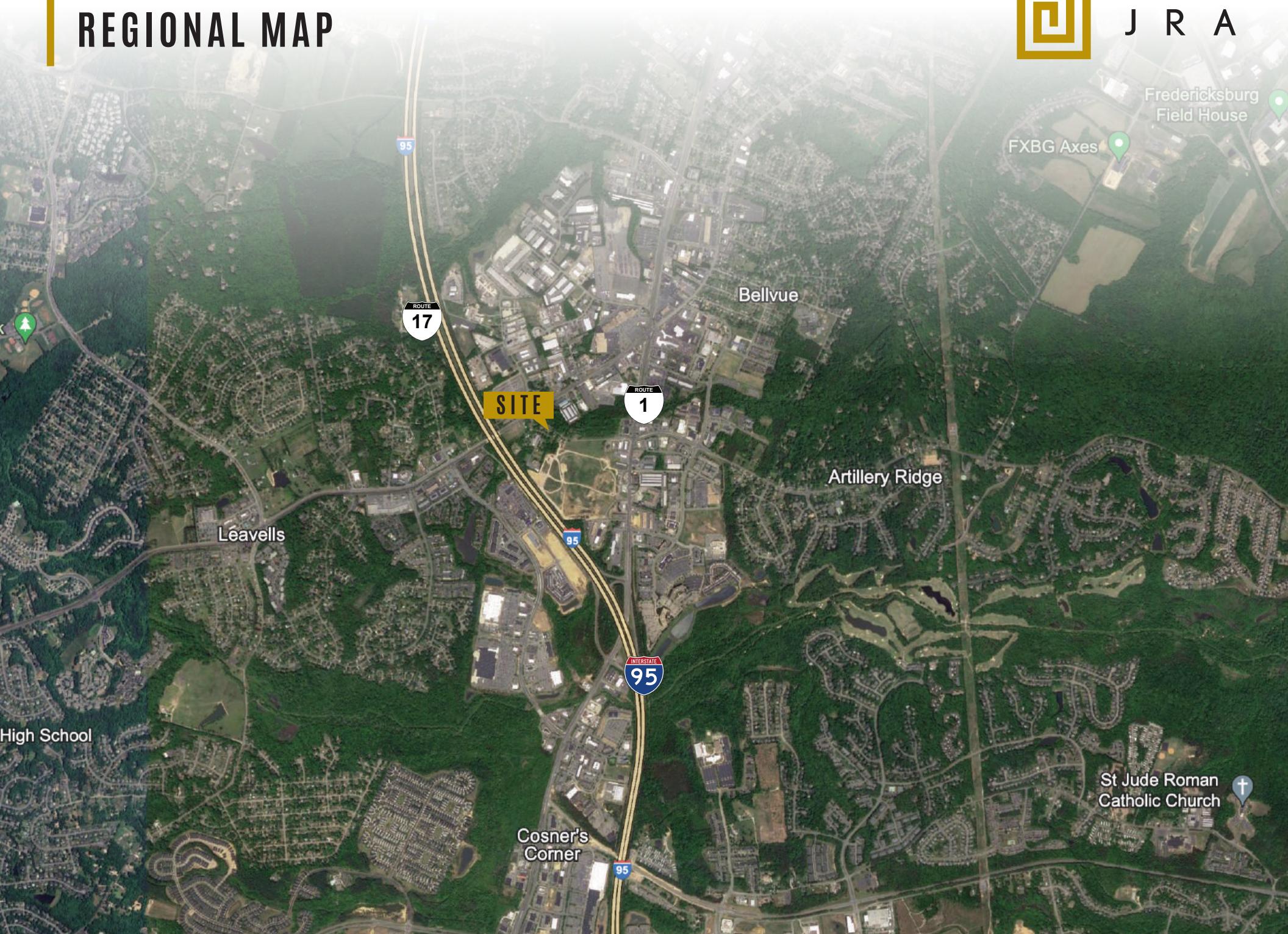
The new Fredericksburg Health Care Center is set to be the nation's largest Veteran's clinic. The four-story clinic will span over 425,000 square feet and is expected to serve more than 29,000 Veterans annually. The medical facility, offering outpatient and routine care, focuses on elevating the quality of life and productivity of veterans while also protecting the health, safety, and welfare of veterans, visitors, and staff. The new VA hospital is slated for completion in 2024.



REGIONAL MAP



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DEMOGRAPHIC/ INCOME REPORT



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INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$118,132	\$107,393	\$110,601
Median Household Income	\$96,120	\$88,132	\$91,022
< \$25,000	979	5,197	7,566
\$25,000 - 50,000	1,330	7,019	11,458
\$50,000 - 75,000	1,270	6,322	10,904
\$75,000 - 100,000	1,057	5,893	9,960
\$100,000 - 125,000	1,073	5,701	9,229
\$125,000 - 150,000	851	3,860	6,231
\$150,000 - 200,000	1,196	4,869	9,773
\$200,000+	1,188	4,406	7,502

POPULATION	2 mile	5 mile	10 mile
2010 Population	20,826	103,072	169,681
2022 Population	24,464	120,427	206,118
2027 Population Projection	25,911	125,390	216,731
Annual Growth 2010-2022	1.3%	1.3%	1.7%
Annual Growth 2022-2027	1.2%	0.8%	1.0%
Median Age	38.8	36.3	37.1
Bachelor's Degree or Higher	33%	32%	34%
U.S. Armed Forces	171	594	1,524

FOR MORE INFORMATION PLEASE CONTACT:



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