

FOR LEASE

THIRD FLOOR OFFICE SUITE

3504 | Plank Rd
FREDERICKSBURG, VA 22407



SPECIFICATIONS

Total Size:	18,000 SF
Available SF:	2,550 SF
Rent:	\$28.00 PSF
Available:	Immediately
Zoning:	C-2

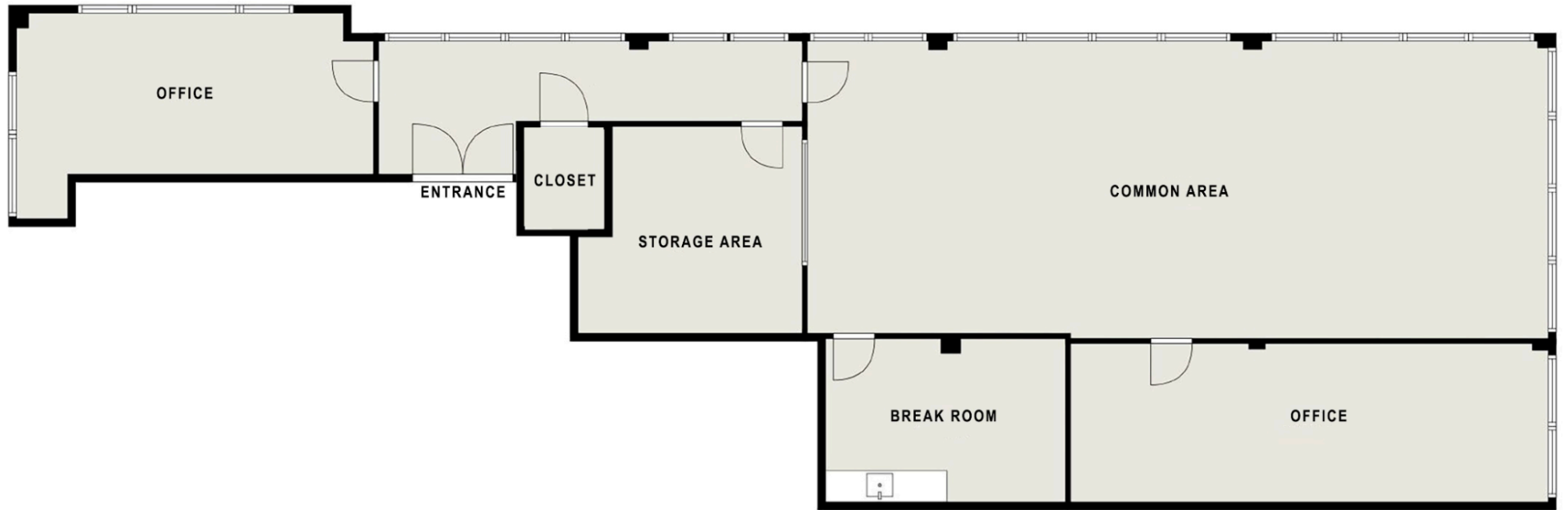


- Frontage on Plank Rd. (Route 3)
- 80,000 VPD
- Third floor suite available in Class A office building
- In the HUB Zone
- Proximity to Central Park & Spotsylvania Towne Centre

FLOORPLAN



J R A



INTERIOR IMAGES



J R A



MAP VIEW



J R A



DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$103,535	\$114,790	\$120,927
Median Household Income	\$82,331	\$93,641	\$100,101
< \$25,000	1,285	5,015	7,714
\$25,000 - 50,000	1,357	6,103	9,103
\$50,000 - 75,000	1,857	8,881	13,286
\$75,000 - 100,000	1,410	5,929	8,875
\$100,000 - 125,000	1,222	6,711	10,645
\$125,000 - 150,000	543	4,087	7,017
\$150,000 - 200,000	1,270	6,215	10,406
\$200,000+	881	5,899	10,996

POPULATION	2 mile	5 mile	10 mile
2010 Population	24,127	127,242	205,013
2022 Population	25,636	132,687	218,995
2027 Population Projection	27,920	145,790	242,424
Annual Growth 2010-2022	1.6%	1.1%	1.7%
Annual Growth 2022-2027	1.8%	2.0%	2.1%
Median Age	35.4	37.3	37.8
Bachelor's Degree or Higher	31%	37%	36%
U.S. Armed Forces	105	845	1,625

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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