

FIVE MILE CENTRE

6326 FIVE MILE CENTRE PARK, STE 422, FREDERICKSBURG, VA 22407

FOR LEASE

1,500 sq. ft. office/retail space
available for lease
\$13/PSF/Year

HIGHLIGHTS

- Finished office/retail space available for lease
- Unit features 2 open rooms, with double glass door separating the rooms. Kitchenette with refrigerator, sink & cabinetry
- End cap unit
- Located within Five Mile Centre, a mixed-use commercial development with unique co-tenants



Five Mile Centre is a well-established commercial condominium association containing eight buildings built in 2005. The park is very well maintained and boasts high occupancy rates and great complimentary businesses. There is currently (1) 1,500 sq. ft., office space available in this building. The space features two large open office space areas, kitchenette with refrigerator, sink and cabinetry; Space could also be used for retail.

SPECS

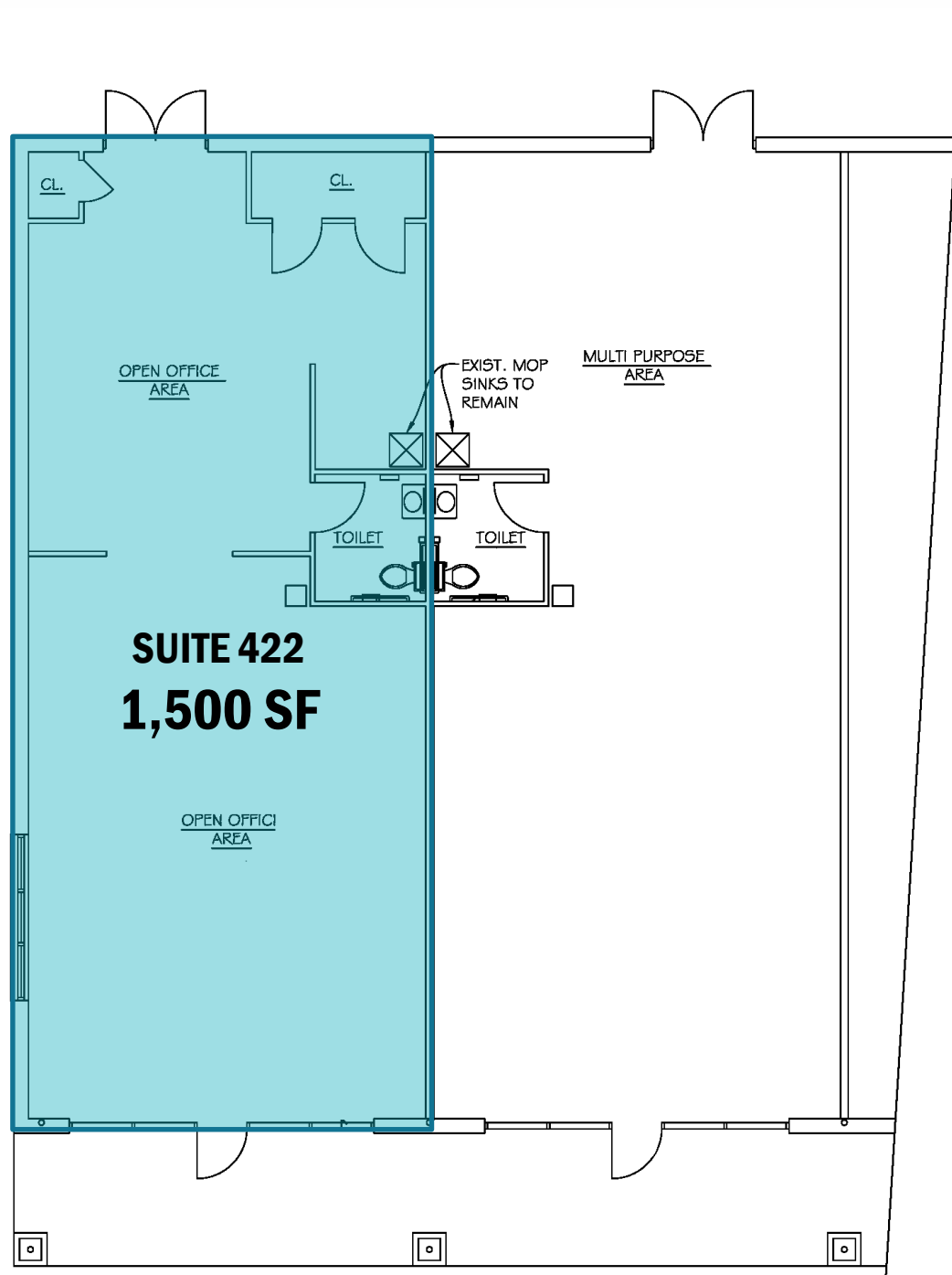
- Building Size: 6,062 sq. ft.
- Year Built: 2005
- Zoning: C2
- Parking: 5.45 Spaces/1,000SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	40,848* 42,901**	89,938* 97,047**	197,207* 212,860**
HOUSEHOLDS	13,768* 14,406**	31,710* 34,079**	68,364* 73,557**
AVERAGE HH INCOME	\$91,505* \$102,455**	\$92,228* \$103,779**	\$96,496* \$109,274**

*2017 Estimate
**2022 Projection

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LOCATION

Harrison Crossing is west Route 3's premier retail and food destination. Accessed directly off of Route 3 (Plank Road) in Spotsylvania, VA via Cherry Road, Five Mile Centre Park is a centrally located in Spotsylvania's main business corridor. The development is also situated within one of areas most densely populated housing hubs that is continuing to see steady growth.

Spotsylvania is one of Virginia's fastest-growing counties, and is projected to be the 2nd fastest growing D.C. suburb through 2040. The county benefits from its desirable location along Interstate 95 and close proximity to D.C. This convenient location, plus the high quality of life and business friendly climate, make Spotsylvania County attractive to new and expanding businesses of all types.

HIGHLIGHTS

- Located just off Route 3/Plank Rd, Spotsylvania County's premier retail and business corridor
- Approximately 2.5 miles from I-95
- There are 13 schools with total enrollment over 12,000 students within 3 miles
- Located in Spotsylvania County's housing hub with over 54,000 residents within a 3 mile and over 116,000 with 5 mile radius
- Business Park setting with strong co-tenants
- Nearby tons of amenities — dining and shopping including one of Virginia's first Lidl grocery stores



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