

FOR LEASE

FREESTANDING RETAIL / OFFICE

2105 | Princess Anne St.

FREDERICKSBURG, VA 22401



Tenant Improvement Available for Qualified Tenants

SPECIFICATIONS

Size: 2,064 SF

Rent: \$3,400/mo

OVERVIEW



J R A

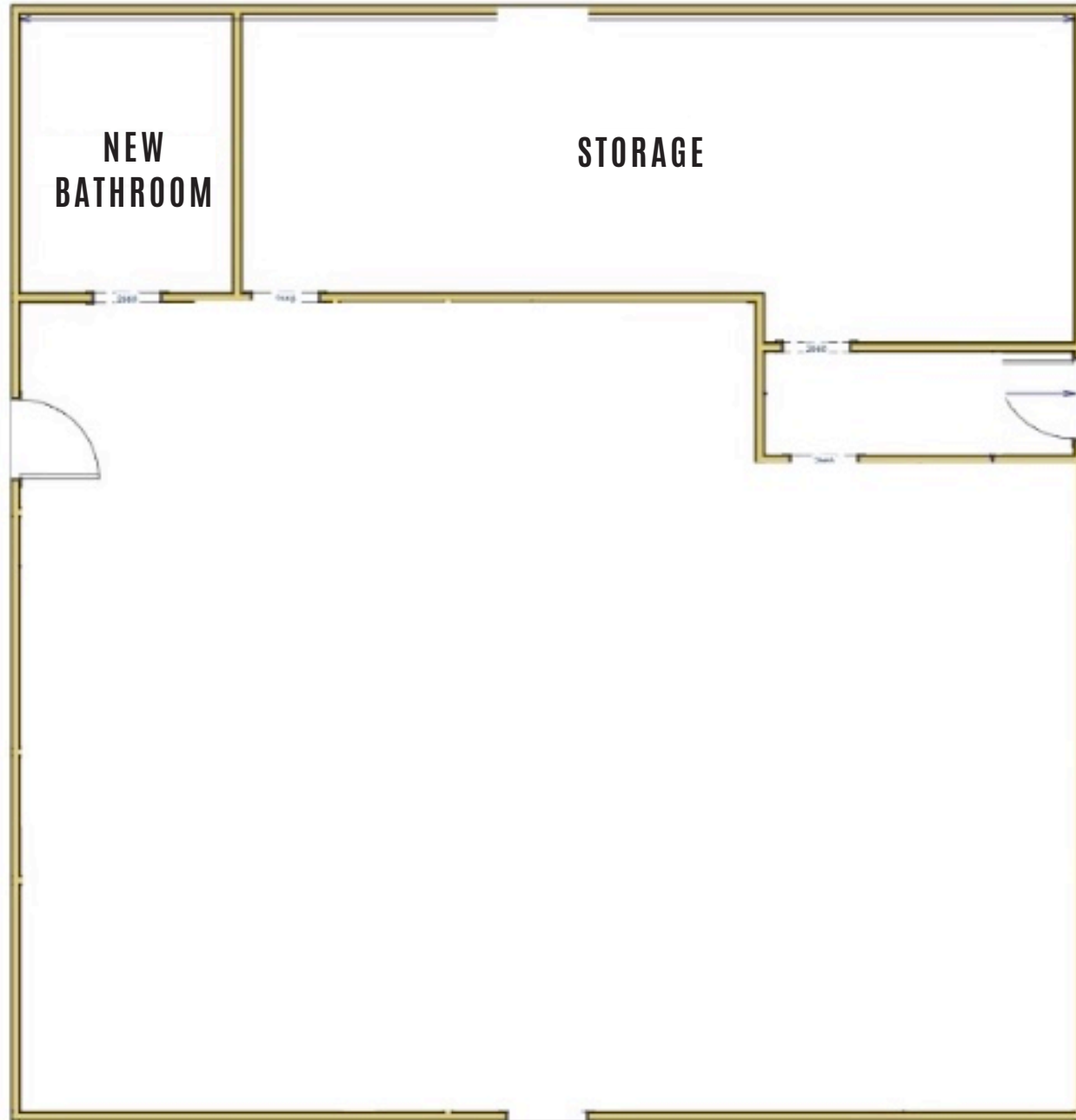


- Visibility on Princess Anne St
- Off-street parking
- New Roof, Exterior Paint, & HVAC System
- Open Floorplan

FLOORPLAN



J R A



DOWNTOWN FREDERICKSBURG



Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved historic landmarks, making it a popular destination for the curious. Today, Fredericksburg is known for its active commerce and array of entertainment for all ages. Fredericksburg has been named Virginia's fastest growing area for the past five consecutive years. The city boasts not only a high-quality workforce but an exceptional GDP per capita, it is for these reasons why this property should serve as your next Corporate Headquarters.



LOCAL MAP



J R A



CANAL QUARTERS

PRINCESS ANNE-NORTH
ROUTE 1

2105 PRINCESS ANNE ST

STRATFORD
SQUARE

ahannock

MANDY

Rappahannock

Fredericks
Spotsyl
National
Par

LOCAL MAP 2



J R A

Ingleside Drive

Cambridge Street (US 1)
US 17 Business

Riverside Drive

Hanson Avenue

Amaret Street

Jefferson Davis Highway (US 1)

Van Buren Street

Wellford Street

Wallace Street

Bridgewater Street

Progress Street

Caroline Street

2105 PRINCESS ANNE ST

Jefferson Davis Highway (US 1)

Germania Street

Fall Hill Avenue (SR 639)

Elm Street

Hunter Street

Bunker Hill Street



DEMOGRAPHIC/ INCOME REPORT



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INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$113,676	\$116,018	\$127,217
Median Household Income	\$81,874	\$92,260	\$105,056
< \$25,000	1,529	4,474	7,587
\$25,000 - 50,000	2,050	4,990	9,177
\$50,000 - 75,000	2,271	6,942	13,795
\$75,000 - 100,000	1,231	4,285	9,415
\$100,000 - 125,000	1,008	4,955	11,503
\$125,000 - 150,000	947	3,007	7,859
\$150,000 - 200,000	1,597	4,819	11,676
\$200,000+	1,744	5,257	13,589

POPULATION	2 mile	5 mile	10 mile
2010 Population	30,665	98,283	228,120
2022 Population	31,973	104,080	242,566
2027 Population Projection	34,485	114,278	268,384
Annual Growth 2010-2022	1.1%	1.5%	1.6%
Annual Growth 2022-2027	1.6%	2.0%	2.1%
Median Age	34.3	37.4	37.6
Bachelor's Degree or Higher	43%	38%	38%
U.S. Armed Forces	242	727	2,219

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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