

# FOR LEASE

TURNKEY OFFICE SPACE

# 301

Lafayette Blvd.

FREDERICKSBURG, VA 22401



## SPECIFICATIONS

Size:	1,632 SF
Price:	\$3,500/Month + NNN
Zoning:	CD
Parking:	13 Spaces

# PROPERTY HIGHLIGHTS



**SITE**

**Historic freestanding brick building built in 1849**

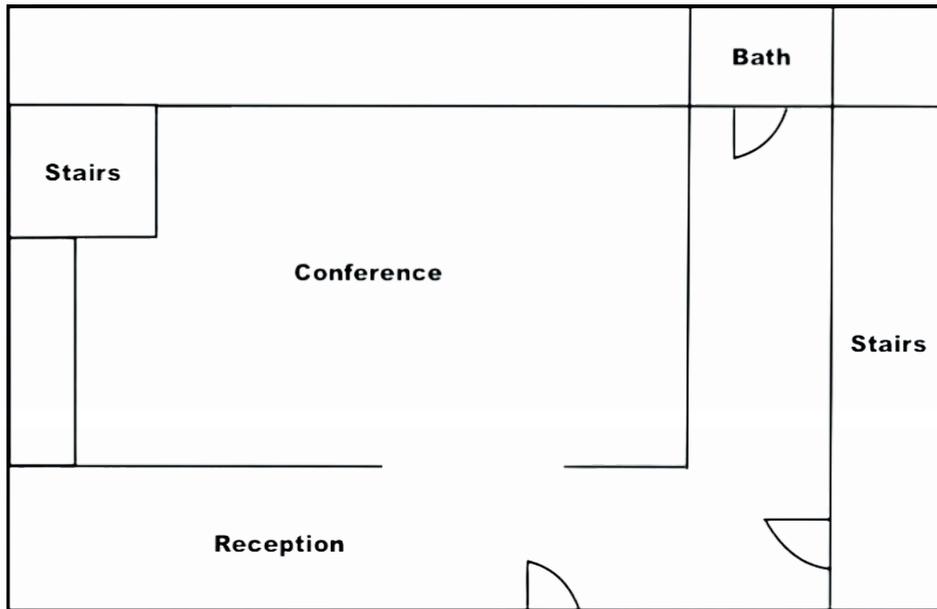
**1,632 SF fully built-out for retail or office use**

**Prime visibility on Lafayette Blvd at signalized intersection**

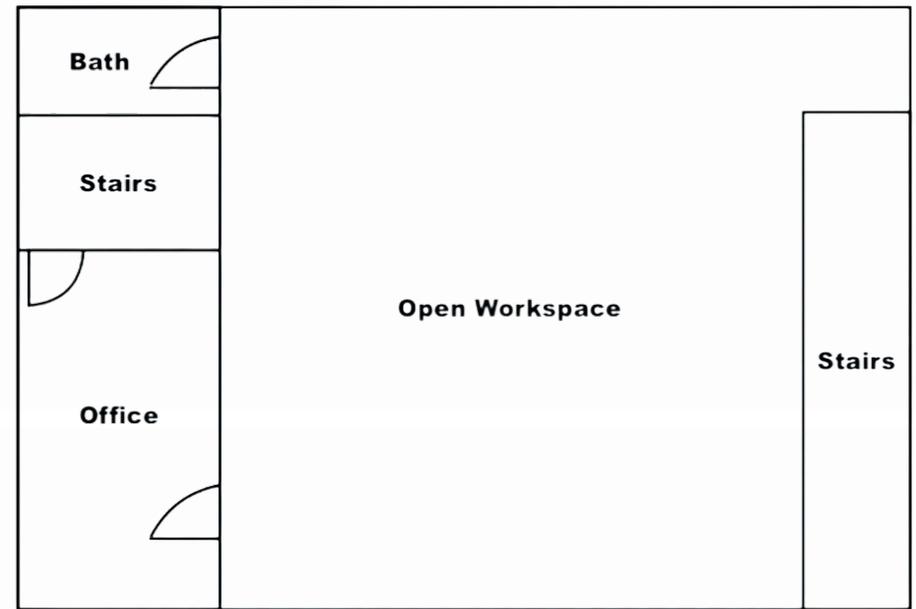
**13 dedicated private parking spaces**

**Functional layout with open space, offices, and conference room**

# FLOORPLAN



1st floor



2nd floor

# INTERIOR PHOTOS



# DOWNTOWN FREDERICKSBURG

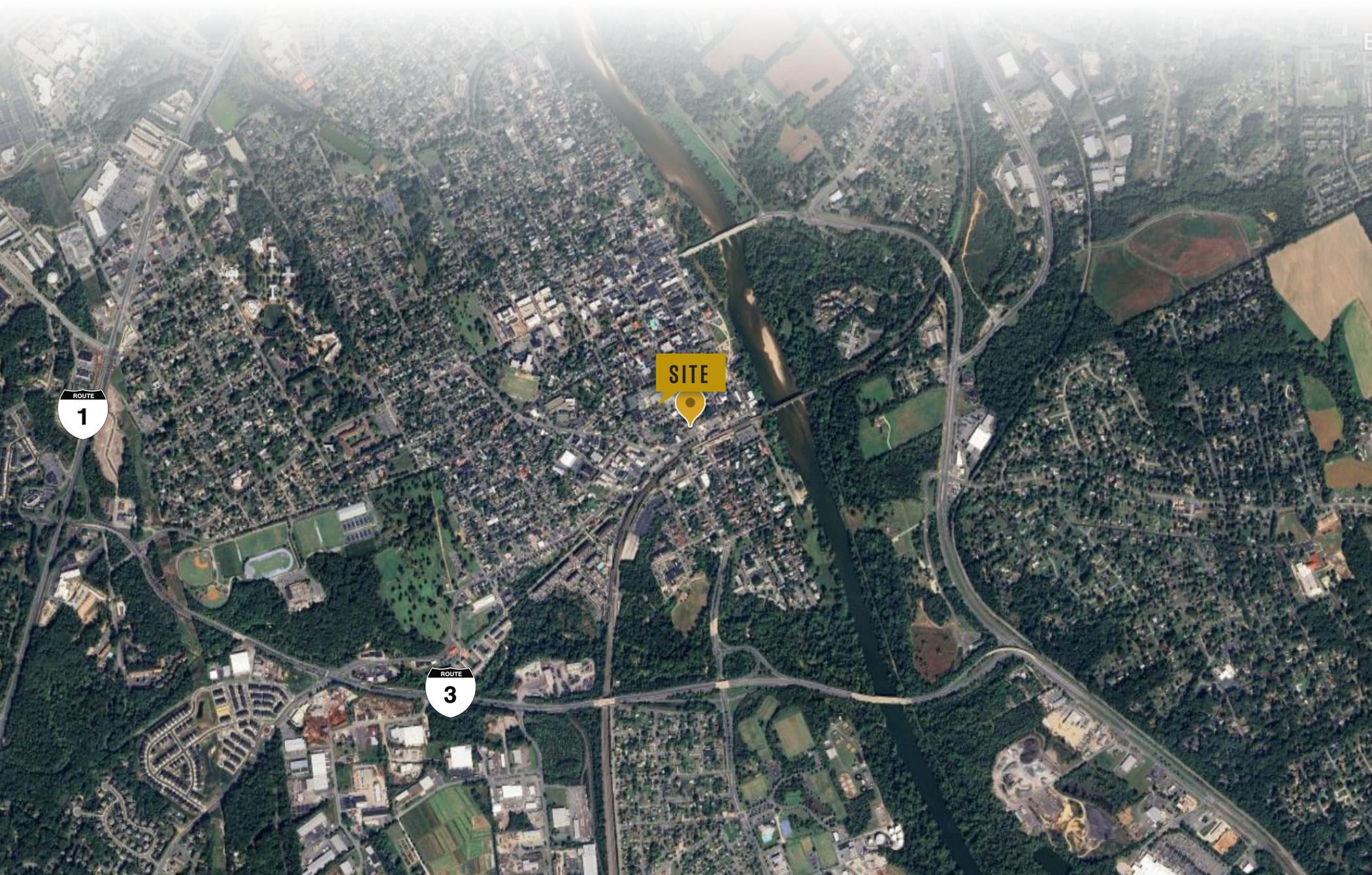


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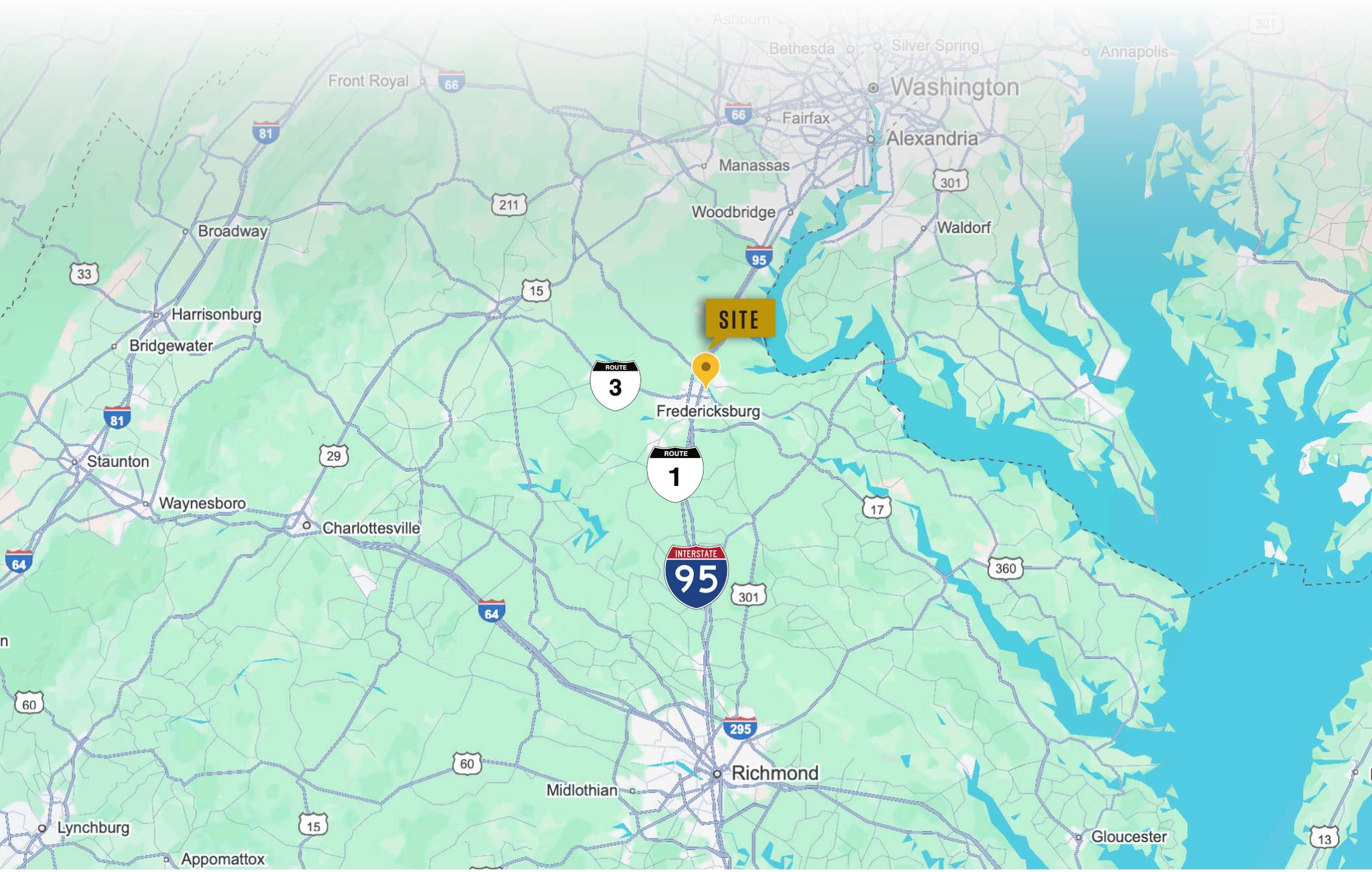
Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved 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 VIEW



# REGIONAL MAP VIEW



# DEMOGRAPHICS



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$100,280	\$106,971	\$119,386
Median Household Income	\$78,467	\$84,548	\$98,848
< \$25,000	1,927	4,672	7,574
\$25,000 -50,000	1,664	5,749	11,274
\$50,000 -75,000	1,945	6,573	11,108
\$75,000 -100,000	1,893	5,400	10,874
\$100,000 -125,000	856	4,027	9,922
\$125,000 -150,000	647	2,583	7,836
\$150,000 -200,000	1,653	5,347	11,837
\$200,000+	1,012	3,762	10,234

POPULATION	2 mile	5 mile	10 mile
2010 Population	26,191	87,317	186,717
2022 Population	29,592	104,405	233,305
2027 Population Projection	29,561	108,311	246,178
Annual Growth 2010-2022	1.0%	1.5%	1.9%
Annual Growth 2022-2027	0%	0.7%	1.1%
Median Age	33.4	36	37
Bachelor's Degree or Higher	40%	36%	35%
U.S. Armed Forces	133	560	2,013

FOR MORE INFORMATION PLEASE CONTACT:



**Heather Hagerman**

📞 540-429-2429 (Cell)

☎ 540-372-7675 (Office )

✉ hagerman@johnsonrealtyadvisors.com



**Fitzhugh Johnson III**

📞 540-623-4565 (Cell)

☎ 540-372-7675 (Office )

✉ fjohnson3@johnsonrealtyadvisors.com



**Andrew Hall**

📞 540-656-3515 (Cell)

☎ 540-372-7675 (Office )

✉ Andrew@johnsonrealtyadvisors.com



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