



FOR LEASE OR PURCHASE

CONTACT US

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5620 Southpoint Centre Blvd.,
Fredericksburg, VA 22407

Convenient access to I-95, Route 1 and Route 17

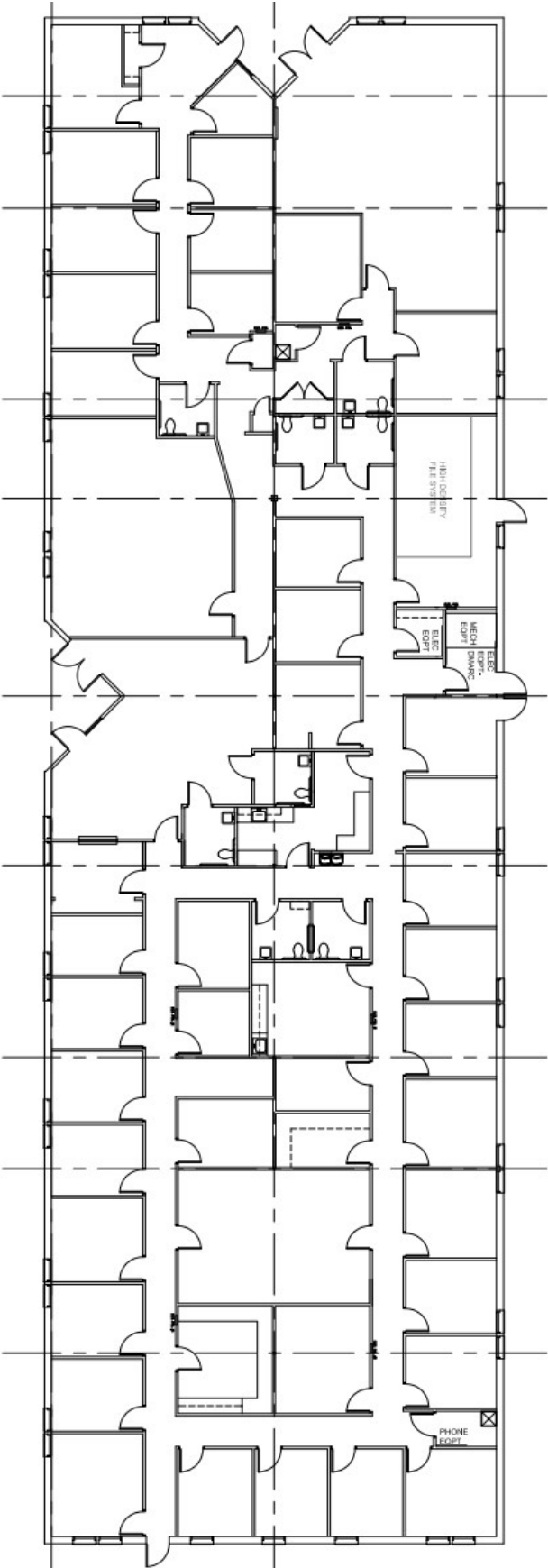
11,840 SF building available

- Single story, class B office building
- Professionally managed
- Ample parking - 5.07/1,000 SF
- Proximity to restaurants, retail shops and more
- For Lease: \$17.50 PSF NNN (2025 OPEX estimate \$4.50 PSF)
- For Sale: \$2,000,000

Colliers

523 Sophia Street
Fredericksburg, VA
P: +1 540 373 3434

11,840 SF



5620 Southpoint Centre Blvd., Fredericksburg, VA



GERMANNA COMMUNITY COLLEGE

FREDERICKSBURG DMV

5620 SOUTHPOINT

SPOTSYLVANIA REGIONAL MEDICAL CENTER

COSNERS CORNER RETAIL CENTER

SELECT AREA AMENITIES

2024 Demographics

| | 3 miles | 5 miles | 10 miles |
|---------------------------------|-----------|----------|-----------|
| Population | 47,627 | 99,818 | 207,280 |
| Daytime Population | 42,456 | 90,260 | 194,706 |
| Households | 17,191 | 36,148 | 75,178 |
| Average Household Income | \$100,817 | \$98,930 | \$102,699 |

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