



FOR LEASE



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## 10800 D COURTHOUSE RD

10800 Courthouse Road Fredericksburg, VA 22408

### PROPERTY HIGHLIGHTS

- Small Shop Space Less than One Minute to Future VA Hospital
- Fantastic Parking Ratio
- Immediate Occupancy
- Two ADA Restrooms/New HVAC
- Freshly Surfaced and Striped Parking Lot
- High Traffic/Premier Visibility

**Jonathan Gardner**

Principal Broker

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VAKOS REAL ESTATE SERVICES

• 540.898.3242

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10333 Southpoint Landing Blvd

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<http://www.vakosreservices.com>

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# 10800 COURTHOUSE ROAD

10800 Courthouse Road Fredericksburg, VA 22408



## PROPERTY DESCRIPTION

10800 Courthouse Road underwent a complete interior renovation in 2019, dividing 6,000 square feet into four 1,500 square foot retail/office spaces. One unit immediately available. Other units in the building are occupied by United Bank, chiropractor Dr. Patrick Caiafa, Pete's Barber Shop and Classical Ballet of Fredericksburg. The one remaining unit is built out, with floor plan as shown on page 5. Space includes two ADA restrooms. The building has also had the roof inspected and painted, with all new HVAC units installed, new restrooms in each, and the parking lot resurfaced and striped, all completed in May 2019.

NNN fees estimated at \$2.75 per square foot per year for 2024.

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (VACANT)
Available SF:	1,500 SF
Building Size:	9,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,063	16,172	39,272
Total Population	5,330	44,537	109,653
Average HH Income	\$80,985	\$81,799	\$80,985

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## STRATEGIC LOCATION ADJACENT NEW VA HOSPITAL SITE

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# 10800D COURTHOUSE ROAD

AS-BUILT FLOOR PLAN



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