

LEASE

MEDICAL OFFICE FOR LEASE

412 Cambridge St Fredericksburg, VA 22405



LEASE RATE

Negotiable

Deniz Senyurt, CCIM

(571) 271-6604

deniz.senyurt@cbcnrt.com

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PROPERTY DESCRIPTION

Move-in ready first-floor medical office with handicap access ideal for medical or professional use. Features reception and waiting area, multiple exam rooms with sinks, private offices, storage, restroom, and dedicated Suite 100 entrance. Large front porch enhances visibility. Prime location with 23,000 cars/day, 6-min I-95 access, strong demographics (82K population, \$117K income). Great fit for home care, personal care, adult daycare, child daycare, and medical service providers.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	1st floor 2882 SF, 2nd Floor 1588 SF
Lot Size:	93,977 SF
Building Size:	6,358 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,885	16,025	31,068
Total Population	5,461	43,191	83,081
Average HH Income	\$142,458	\$133,601	\$133,625

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LOCATION DESCRIPTION

412 Cambridge Street offers outstanding visibility with 23,000 cars per day visibility and convenient 6-minute access to I-95. The site is minutes from Mary Washington Hospital, Fredericksburg Shopping Center, and Old Forge Shopping Center, with Dunkin', PNC, CitiBank, and Atlantic Union Bank just around the corner. The surrounding area boasts a population of 82,000 and an average household income of \$117,000, making this a strong location for both tenants and customers.

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PROPERTY HIGHLIGHTS

- 23,000 Cars Per Day Traffic Count
- 6 Min to I-95 Access
- Close to Mary Washington Hospital
- Strong Demographics: 82K Population, \$117K Income
- Free onsite parking
- Good fit for medical, personal care, home care, adult, and child daycare.
- Free-standing building suitable for building a playground.
- Handicap access



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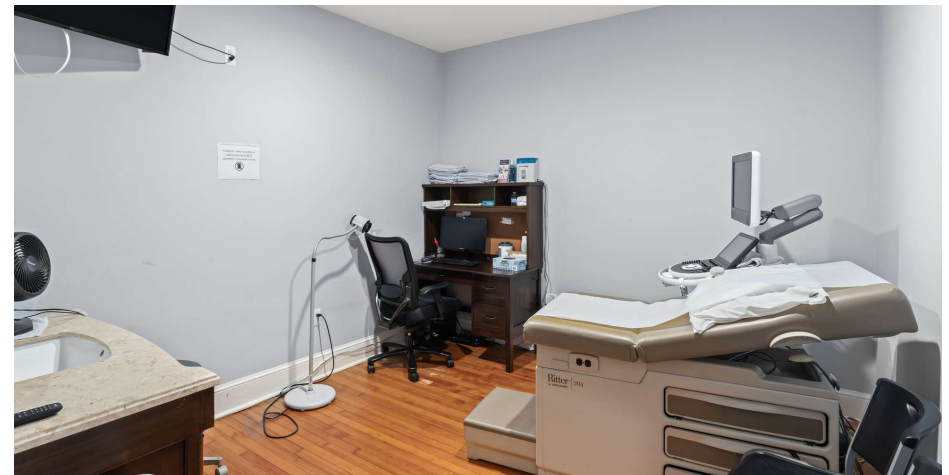
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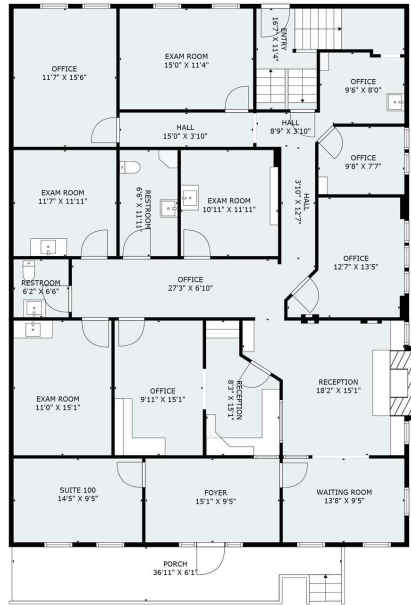
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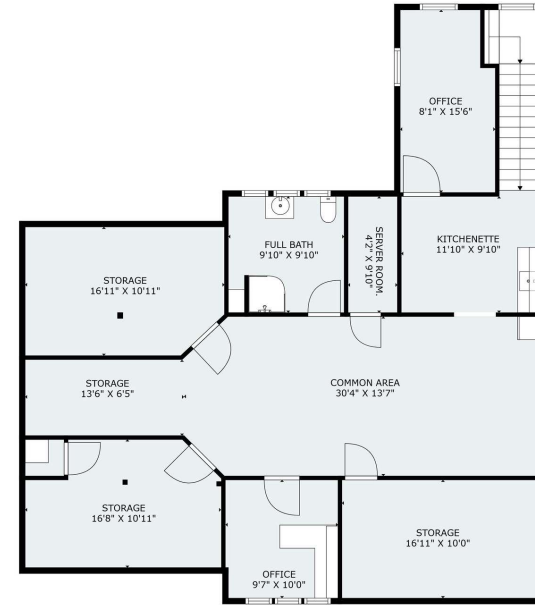
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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

1st Floor



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2nd Floor

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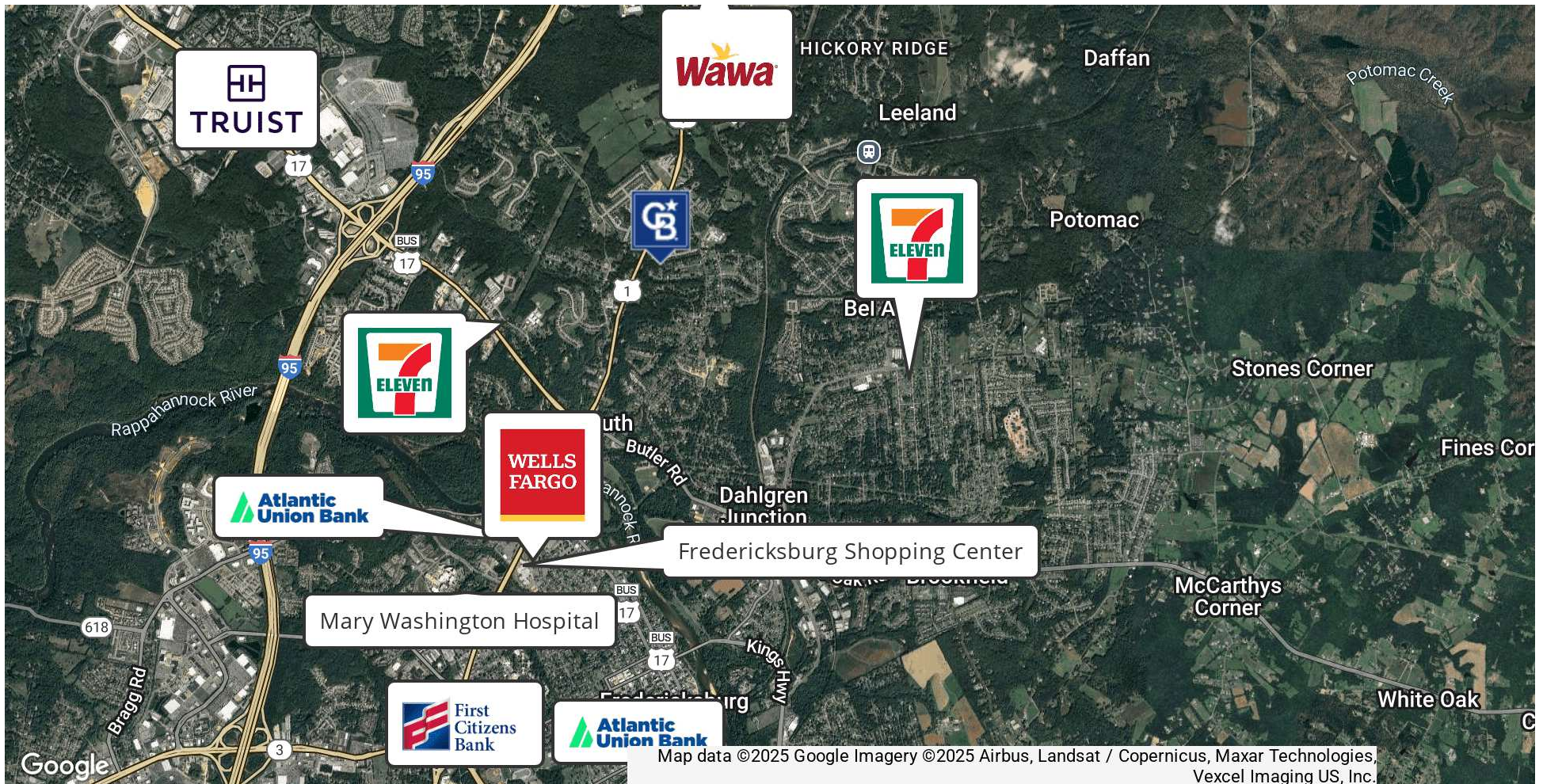


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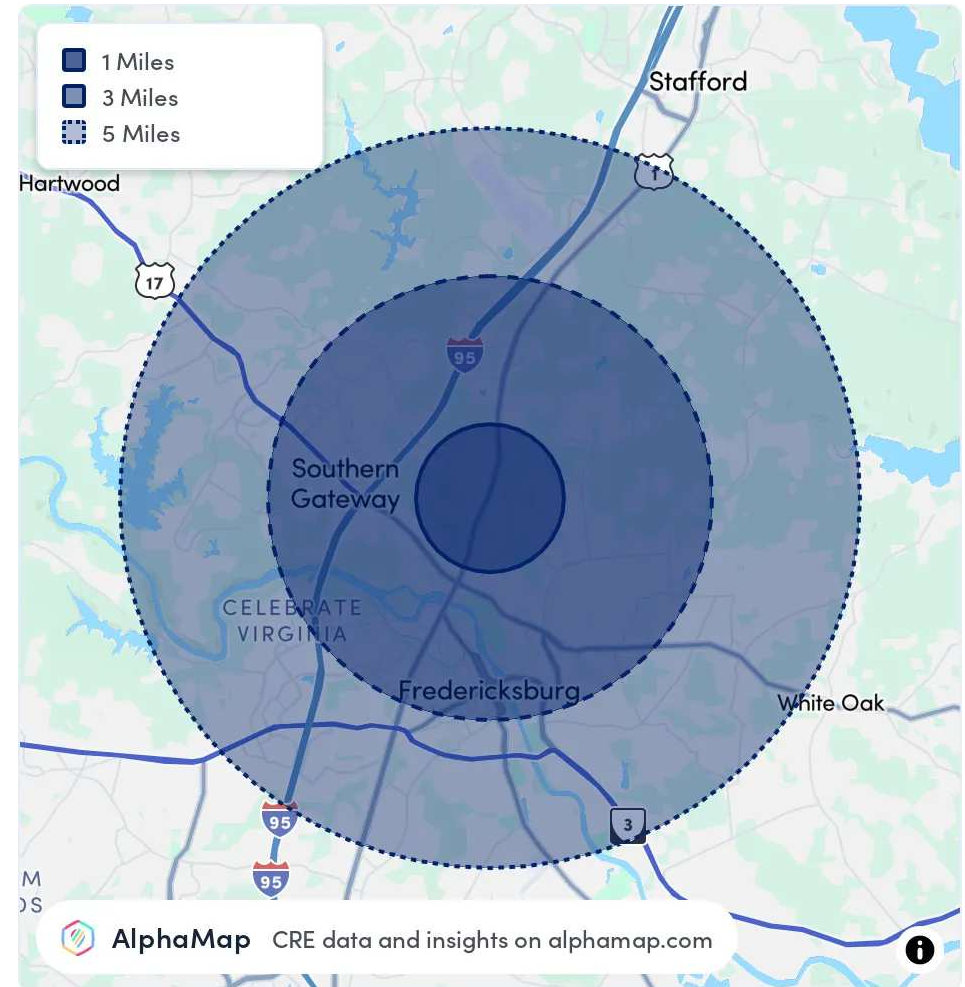
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,461	43,191	83,081
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,885	16,025	31,068
Persons per HH	2.9	2.7	2.7
Average HH Income	\$142,458	\$133,601	\$133,625
Average House Value	\$468,663	\$499,790	\$503,032
Per Capita Income	\$49,123	\$49,481	\$49,490

Map and demographics data derived from AlphaMap



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DENIZ SENYURT, CCIM

Commercial Real Estate

Associate Broker

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Direct: 571.271.6604

PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs



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