

FOR SALE

TRADITIONAL OFFICE CONDO

615R

Emancipation Hwy.

FREDERICKSBURG, VA 22401

SITE

SPECIFICATIONS

Size:	2,060 SF
Price:	\$412,000
PSF Cost:	\$200
Condo Fee:	\$334 / Month
Available:	Immediate
Zoning:	CT

PROPERTY OVERVIEW



MARY WASHINGTON HOSPITAL

ROUTE
1

EMANCIPATION HWY

SITE

SAM PERRY BLVD

- 2,060 SF Office Condo
- Frontage on Route 1
- Proximity to Mary Washington Hospital
- 2nd Floor Office
- Elevator

CVS pharmacy®

FLOORPLAN



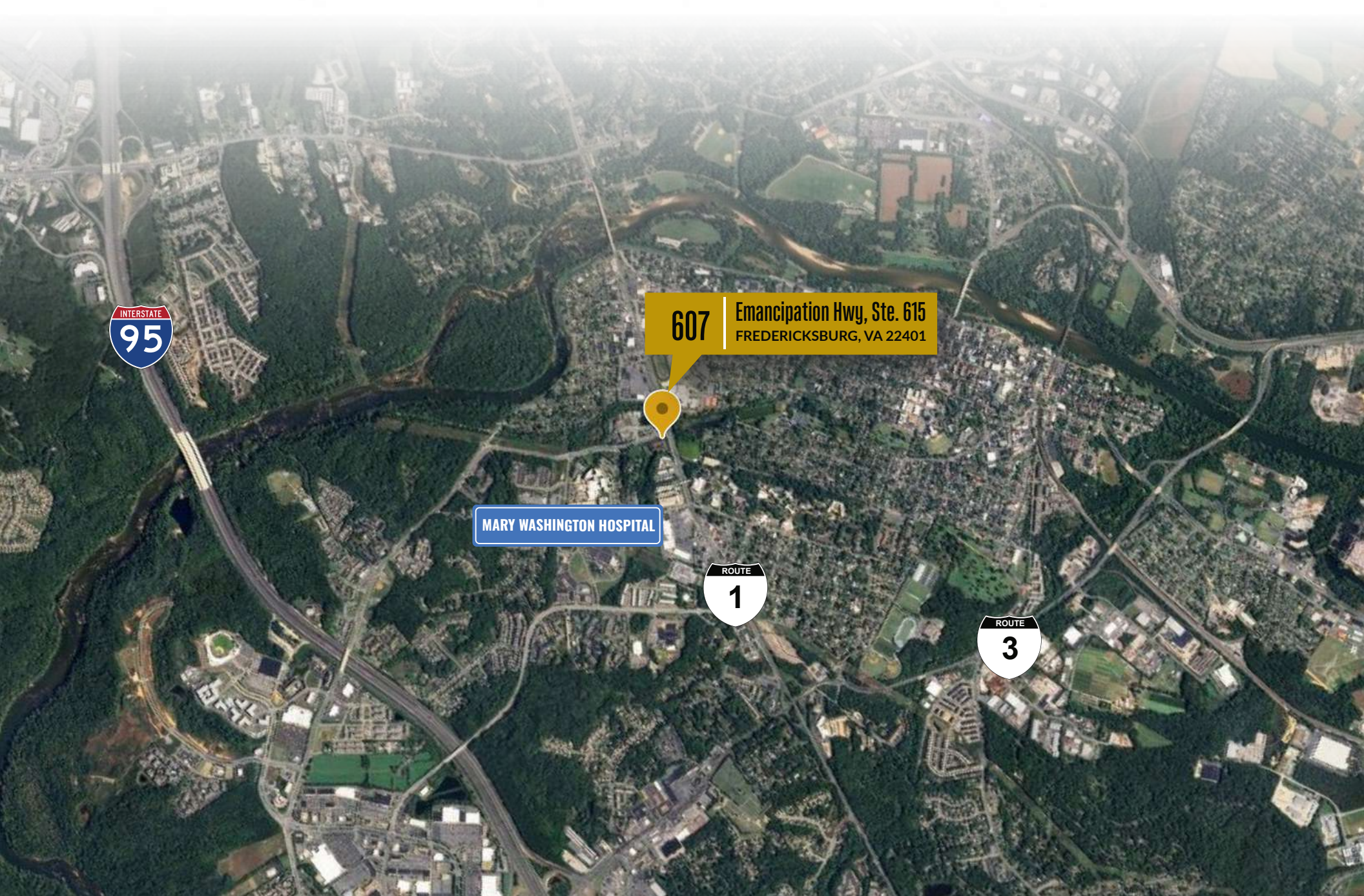
SUITE A PHOTOS



SUITE B PHOTOS



LOCAL MAP VIEW



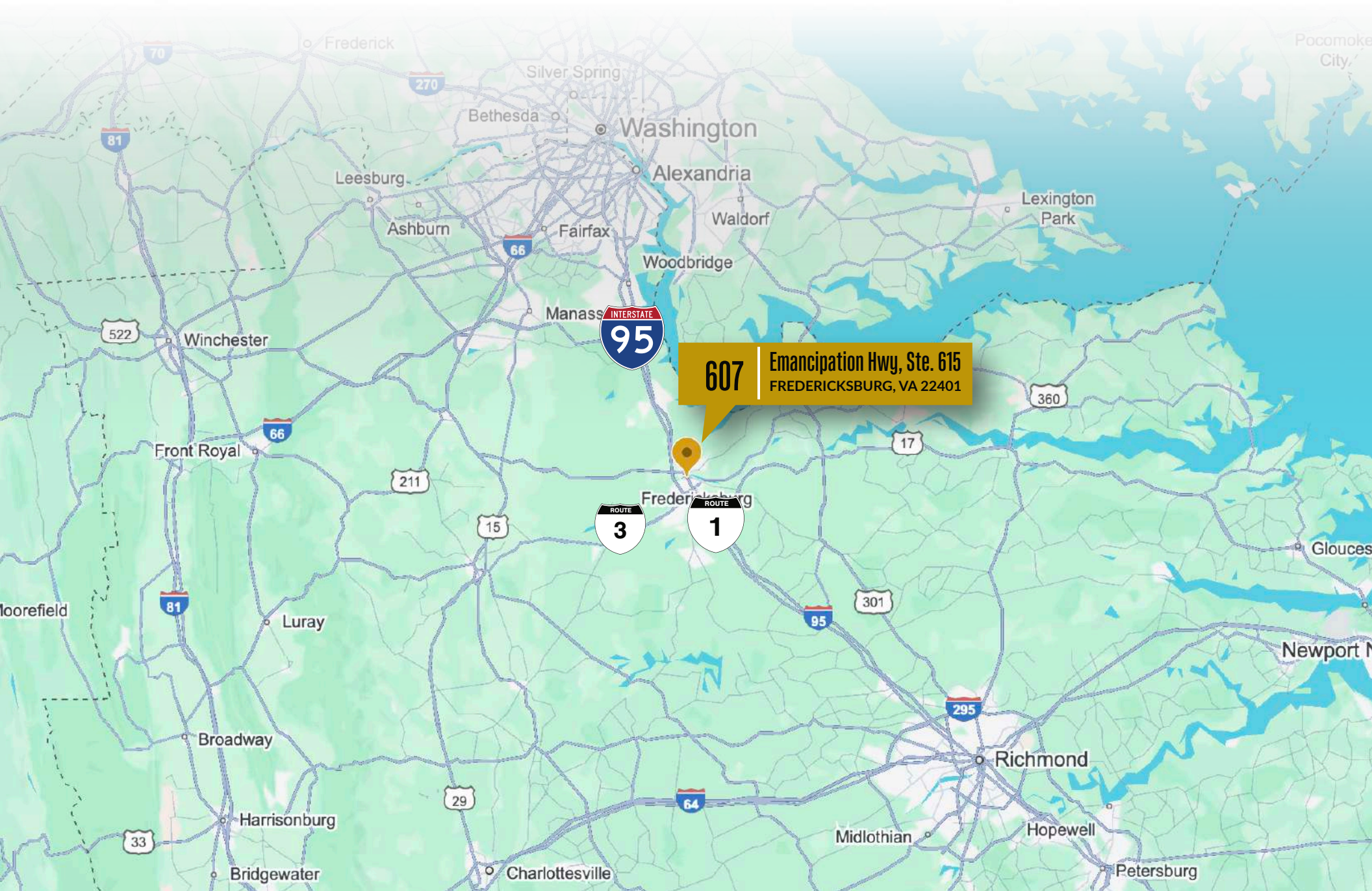
607

Emancipation Hwy, Ste. 615
FREDERICKSBURG, VA 22401

MARY WASHINGTON HOSPITAL



REGIONAL MAP VIEW



DEMOGRAPHICS



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$93,897	\$106,892	\$119,318
Median Household Income	\$70,443	\$84,011	\$98,700
< \$25,000	1,931	4,920	7,678
\$25,000 - 50,000	1,857	6,635	11,488
\$50,000 - 75,000	2,196	7,249	11,219
\$75,000 - 100,000	1,650	5,891	10,921
\$100,000 - 125,000	797	4,439	10,009
\$125,000 - 150,000	553	2,866	7,881
\$150,000 - 200,000	1,234	5,681	11,903
\$200,000+	925	4,174	10,378

POPULATION	2 mile	5 mile	10 mile
2010 Population	23,175	95,476	188,702
2022 Population	28,678	115,309	235,741
2027 Population Projection	28,823	120,017	248,806
Annual Growth 2010-2022	1.8%	1.6%	1.9%
Annual Growth 2022-2027	0.1%	0.8%	1.1%
Median Age	32.1	36.1	37
Bachelor's Degree or Higher	39%	35%	35%
U.S. Armed Forces	110	599	1,899

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.