

FOR LEASE

CHATHAM HEIGHTS OFFICE/SALON SPACE

89 Chatham Heights Rd Fredericksburg, VA 22405



PROPERTY DESCRIPTION

1,750sf with 4 offices, open area, reception area, bathroom kitchenette and storage room with washer dryer hook ups.

The space is under renovation tenant could participate in color selections. Signage on Chatham Heights Road. 2 minute from Downtown Fredericksburg.

LOCATION DESCRIPTION

Great location 2 minutes from downtown Fredericksburg and quick access to I-95.5 miles North of downtown Fredericksburg, .25 miles north of Kings Hwy or Rt 3.

3.4 miles east of I-95 exit 133 via Rt. 17 (Warrenton Road)

4.5 miles east of I-95 exit 130 via Rt3 (Blue Gray Parkway)

OFFERING SUMMARY

Lease Rate:	\$3,210.00 per month (MG)
Number of Units:	1
Available SF:	1,750 SF
Lot Size:	5,640 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	408	2,473
Total Population	468	1,051	5,868
Average HH Income	\$146,821	\$146,975	\$149,919

Steve Schattgen

Sales and Leasing Agent

540.845.6780

sschattgen@vakosre.com

VAKOS REAL ESTATE SERVICES

• 540.898.3242

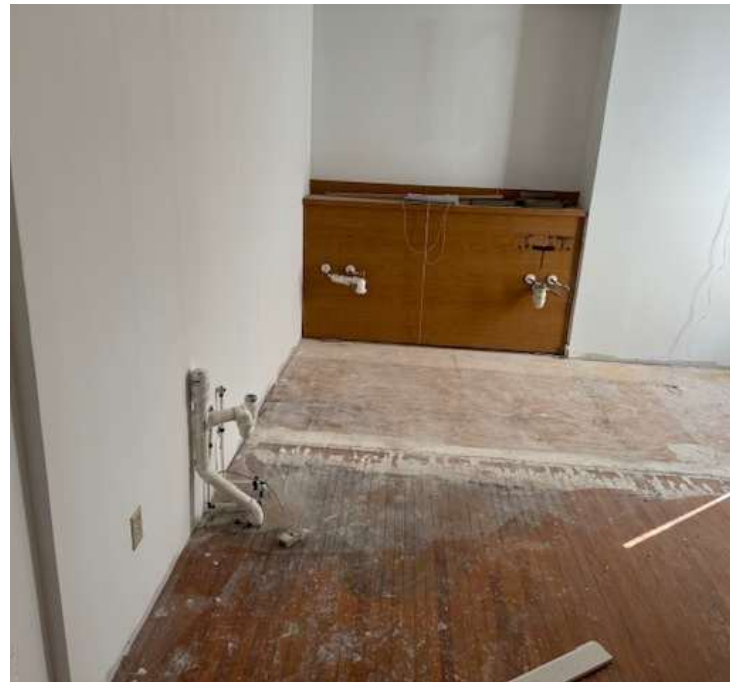
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• <http://www.vakosreservices.com>

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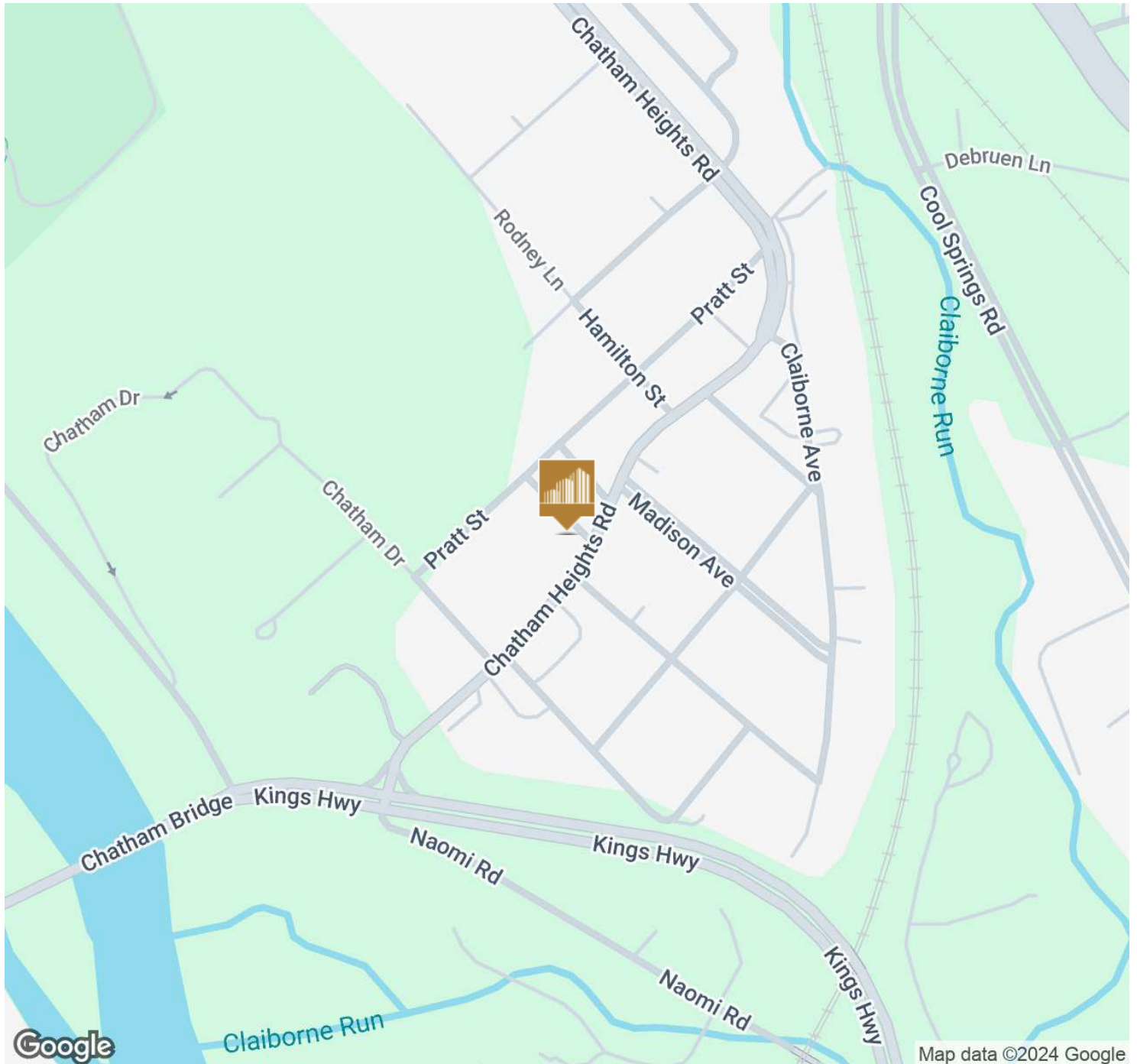
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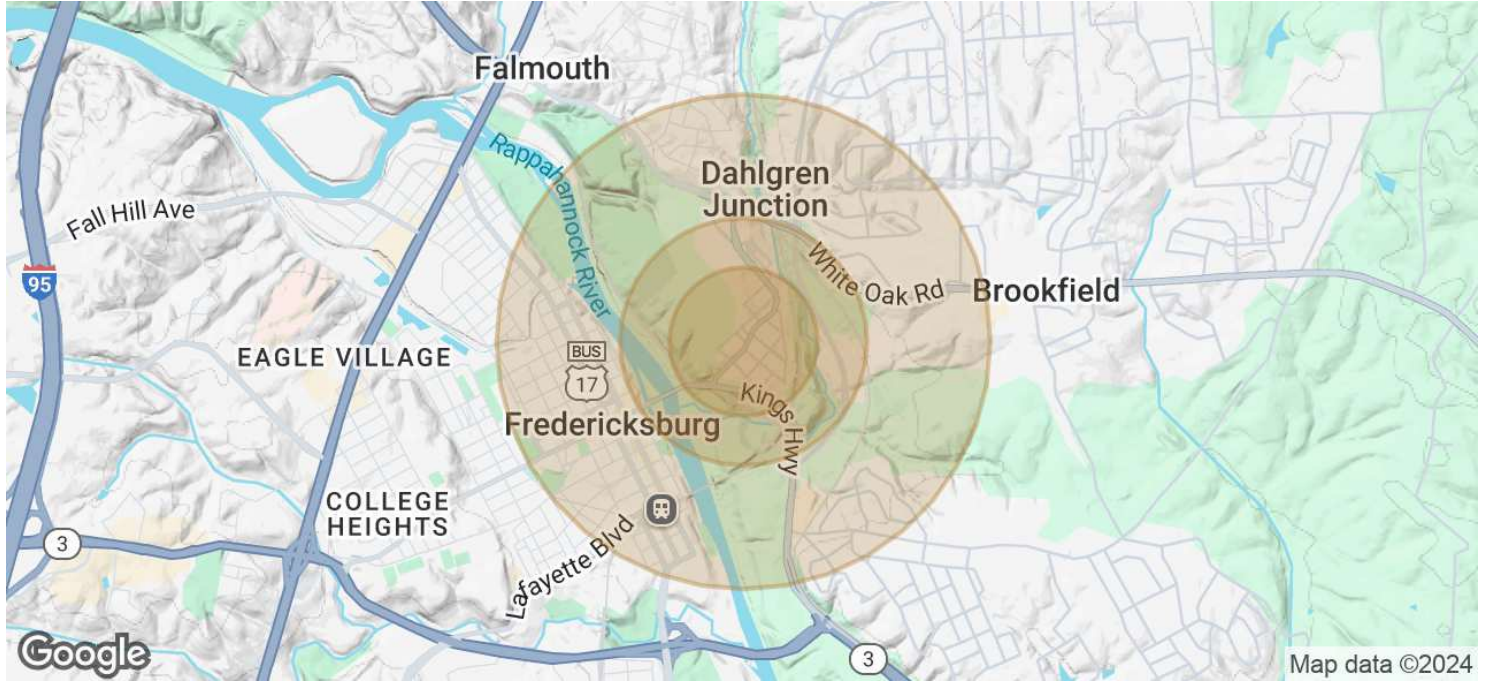
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	468	1,051	5,868
Average Age	41	43	43
Average Age (Male)	39	41	41
Average Age (Female)	44	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	408	2,473
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$146,821	\$146,975	\$149,919
Average House Value	\$419,745	\$504,257	\$597,664

Demographics data derived from AlphaMap

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