



# Four Mile Fork Business Center 4715 Jefferson Davis Highway Space for Lease



*Presented by:*

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# Four Mile Fork Business Center

4715 Jefferson Davis Highway  
Fredericksburg, Virginia

**Project:** Four Mile Fork Business Center is a mixed-use retail/commercial flex building. Uses for this project includes retail, retail showroom, warehouse and office.

**Location:** This property is well located on the west side of Route One at its intersection with Lassen Lane in Spotsylvania County. The property fronts on the Route One service lane providing good visibility and end cap space for customer convenience.

**Traffic Count:** 60,300 vehicles per day according to the latest Virginia Department of Transportation (VDOT) count - 2022.

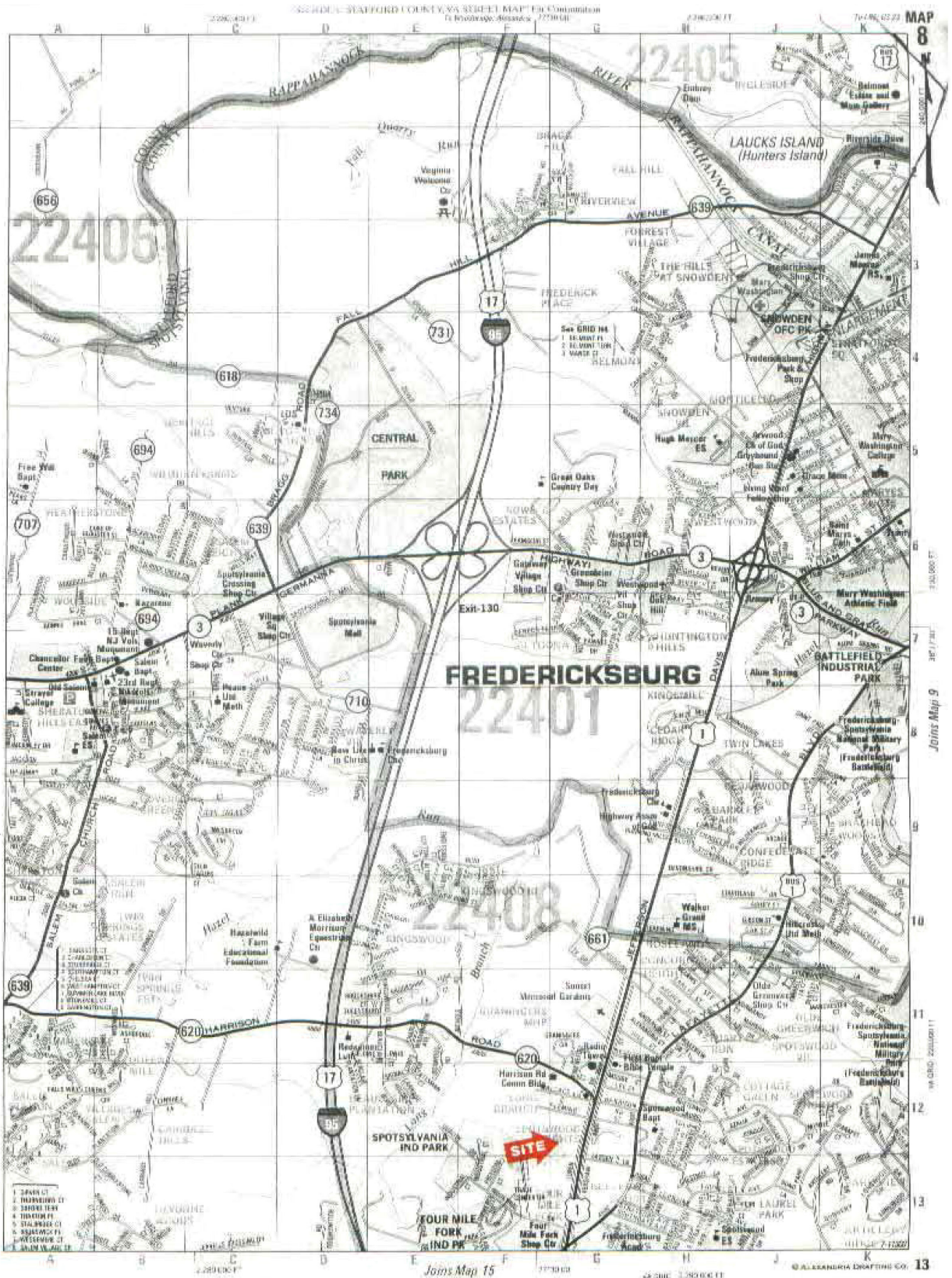
**Property:** Unit 4715 consists of 4,200 square feet of space with 1,860 square feet of showroom, one office, one breakroom and one bathroom. Warehouse area comprises 2,046 square feet of space with one 10 x 12 roll up drive in door. Showroom has 12 foot ceilings and the entire unit is heated and cooled throughout.

**Timing:** 4715 is available for March 1, 2025 occupancy.

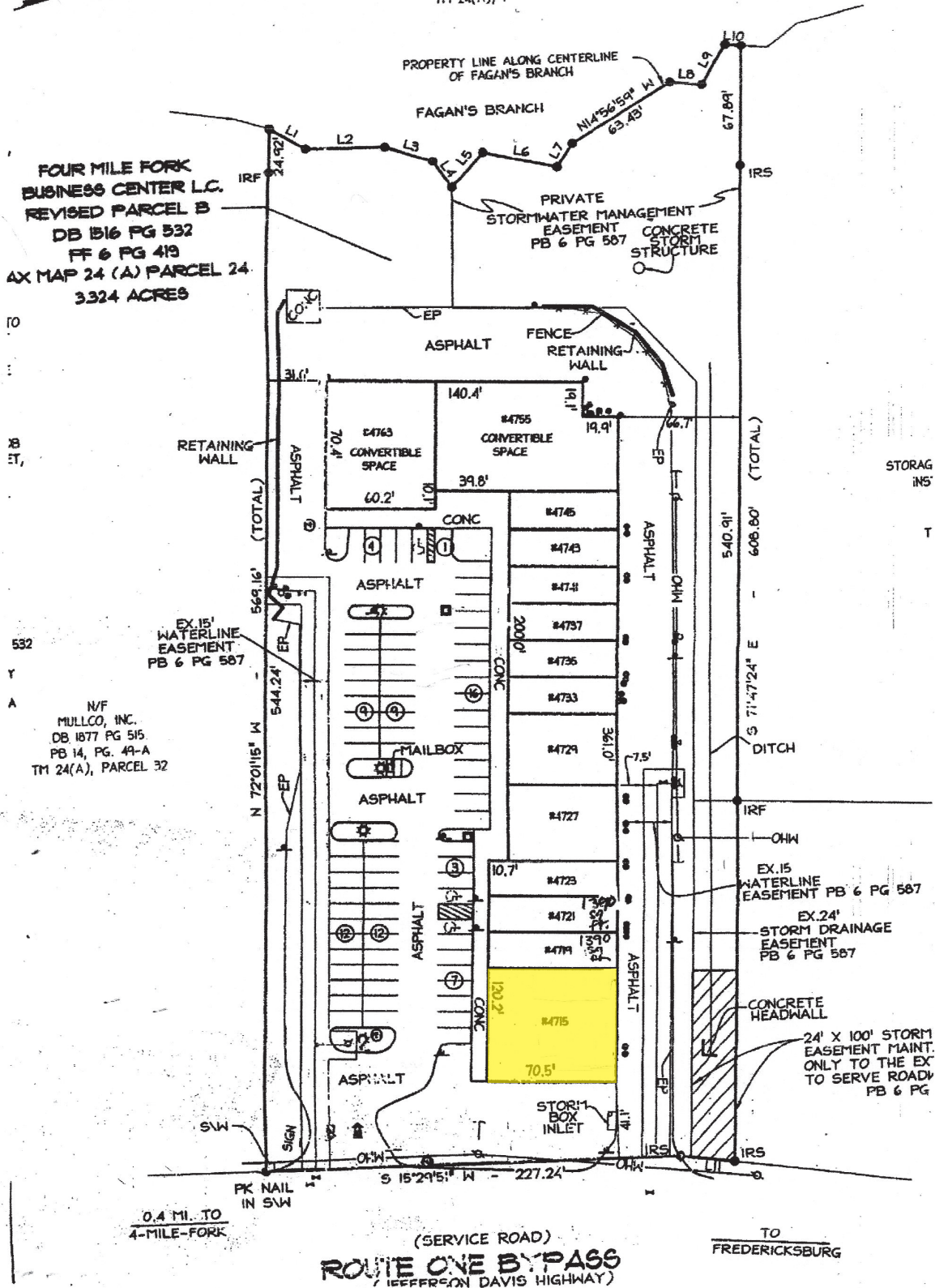
**Terms:** The 4,200 square foot unit is \$4,200.00 per month plus condo fees and taxes. Real estate taxes are \$318.93 per month, condo fees are \$593.24 per month.

**Utilities:** All utilities are available to the space including natural gas.

# Area Map



# Unit Location



END OF AGREEMENT

# Exterior Photos



# Exterior Photos

