

# FOR LEASE

# 12225 | Amos Lane, FREDERICKSBURG, VA 22407



## SPECIFICATIONS

Suite 103:	1,000 SF
Suite 302:	1,000 SF
Rent:	\$25.00 PSF
Available:	Immediately
Zoning:	C-2
Year built:	2016

**Tenant chooses flooring**





**SITE**

**BRAGG RD**

**PLANK RD. (RT. 3)**



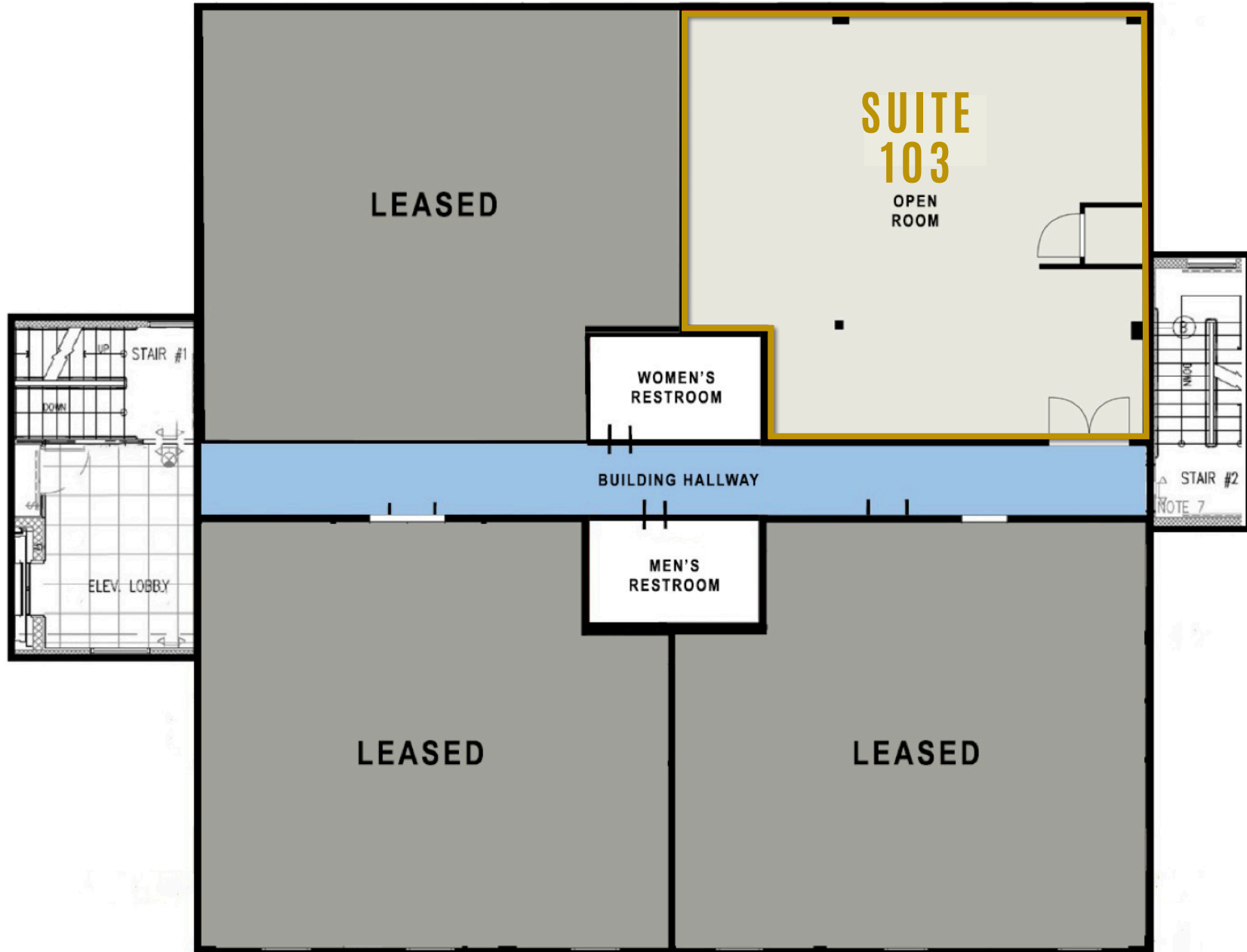
- Three story professional office building
- Two Suites Available
- Monument sign and private parking lot
- In the HUB Zone
- Proximity to Plank Rd., Central Park & Spotsylvania Towne Centre
- 80,000 VPD on Plank Rd. (Rt. 3)



# SUITE 103 FLOORPLAN



J R A



# SUITE 302 FLOORPLAN



J R A





# MAP VIEW



J R A





# DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$103,796	\$114,750	\$120,847
Median Household Income	\$82,602	\$93,683	\$100,059
< \$25,000	1,287	5,040	7,717
\$25,000 - 50,000	1,322	6,079	9,106
\$50,000 - 75,000	1,865	8,937	13,279
\$75,000 - 100,000	1,419	5,957	8,873
\$100,000 - 125,000	1,222	6,749	10,650
\$125,000 - 150,000	549	4,114	7,010
\$150,000 - 200,000	1,259	6,239	10,399
\$200,000+	888	5,901	10,966

POPULATION	2 mile	5 mile	10 mile
2010 Population	23,988	127,526	204,900
2022 Population	25,524	133,022	218,849
2027 Population Projection	27,819	146,171	242,255
Annual Growth 2010-2022	1.6%	1.1%	1.7%
Annual Growth 2022-2027	1.8%	2.0%	2.1%
Median Age	35.6	37.3	37.8
Bachelor's Degree or Higher	32%	37%	36%
U.S. Armed Forces	105	848	1,639

FOR MORE INFORMATION PLEASE CONTACT:



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