

FOR LEASE

RETAIL SPACE

826 | **Caroline St.**
FREDERICKSBURG, VA 22401



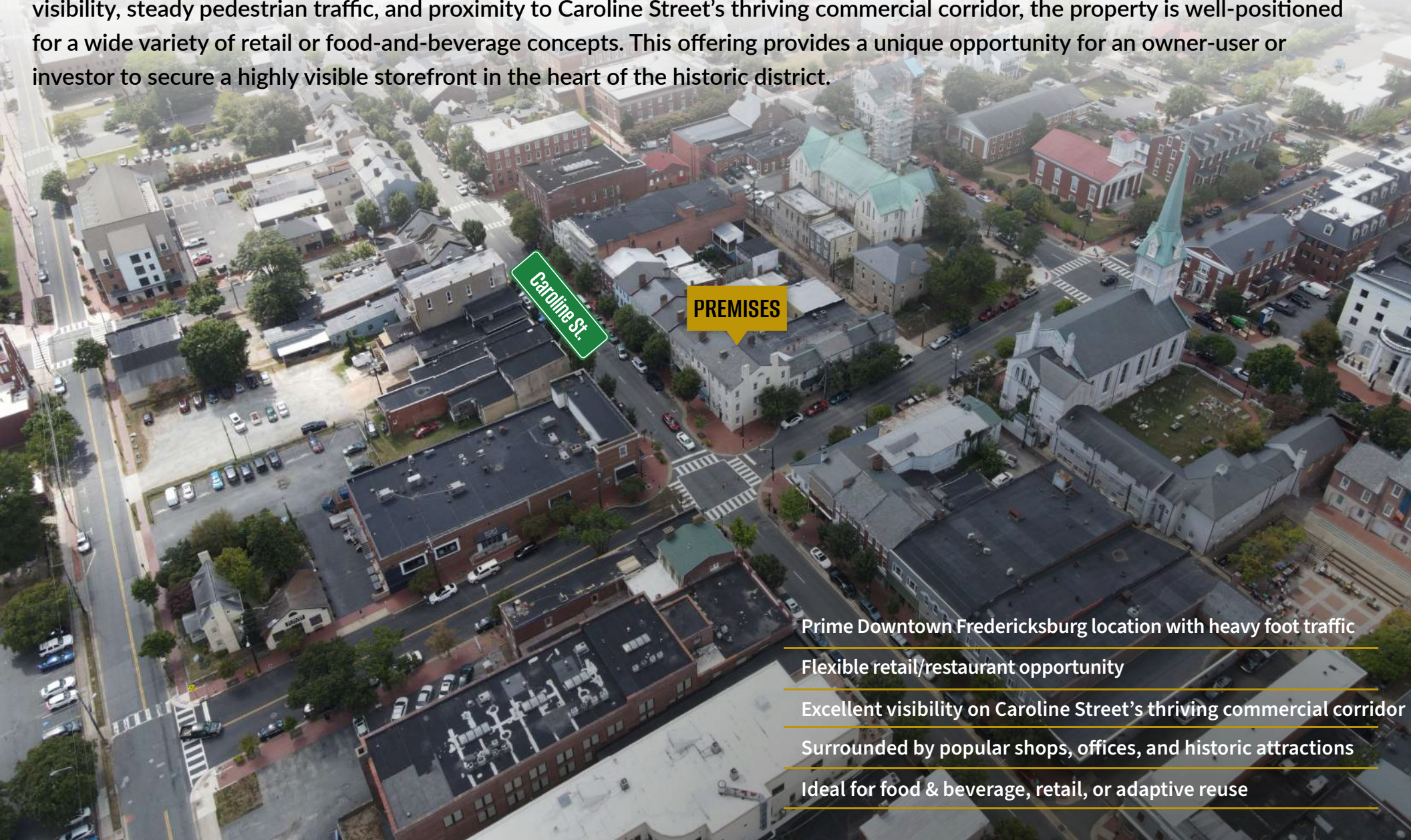
SPECIFICATIONS

Size:	2,300 SF
Lease Rate:	\$37.00 PSF
Available:	30 Days
Zoning:	CD

PROPERTY OVERVIEW



826 Caroline St. presents a rare $\pm 2,300$ SF ground-floor retail or restaurant space available for lease in downtown Fredericksburg. Formerly occupied by a restaurant user, the space is now vacant and offers a flexible canvas for new ownership. With excellent visibility, steady pedestrian traffic, and proximity to Caroline Street's thriving commercial corridor, the property is well-positioned for a wide variety of retail or food-and-beverage concepts. This offering provides a unique opportunity for an owner-user or investor to secure a highly visible storefront in the heart of the historic district.



Prime Downtown Fredericksburg location with heavy foot traffic

Flexible retail/restaurant opportunity

Excellent visibility on Caroline Street's thriving commercial corridor

Surrounded by popular shops, offices, and historic attractions

Ideal for food & beverage, retail, or adaptive reuse

INTERIOR PHOTOS



EXTERIOR PHOTOS



DOWNTOWN FREDERICKSBURG



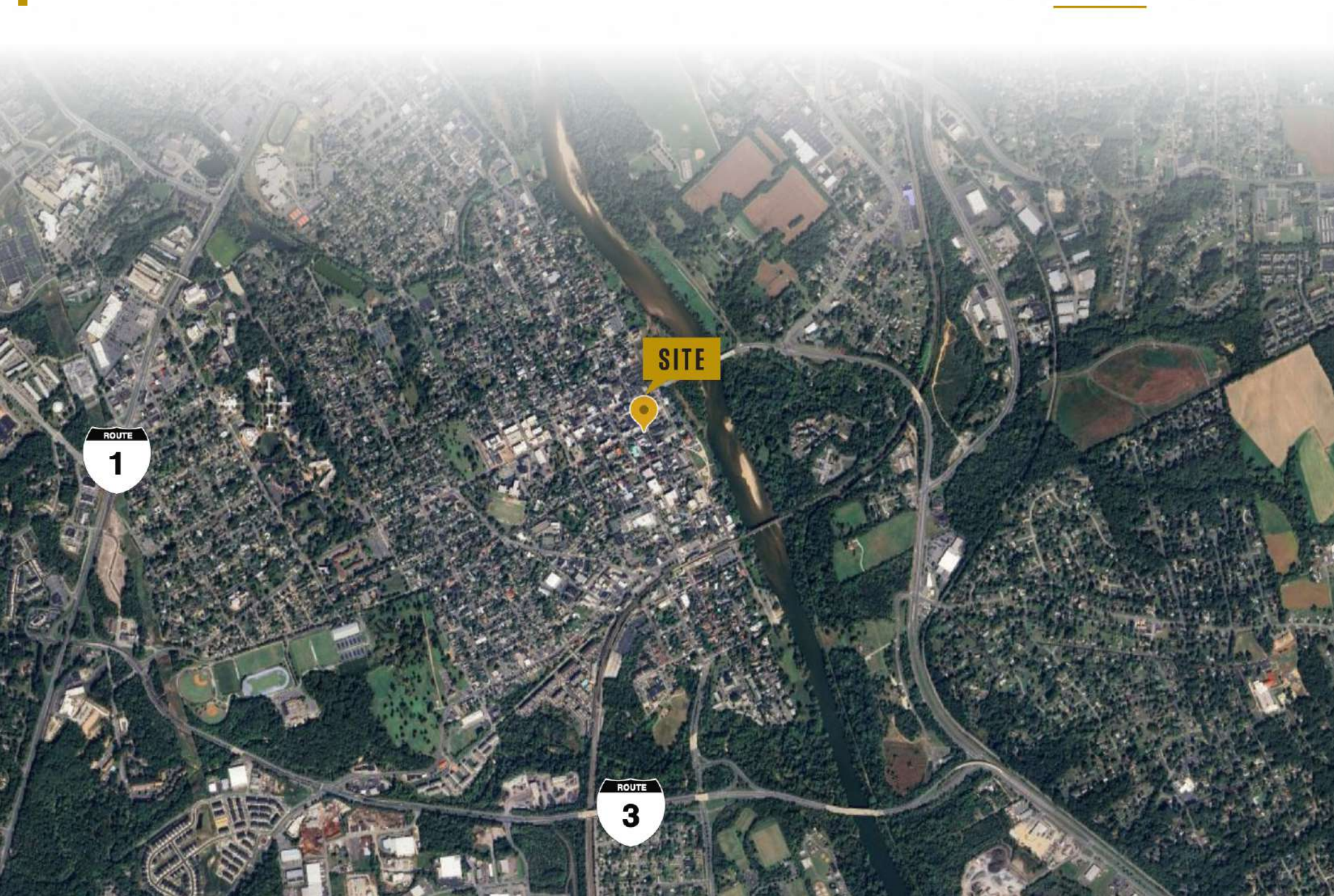
Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved historic landmarks, making it a popular destination for the curious. Today, Fredericksburg is known for its active commerce and array of entertainment for all ages. Fredericksburg has been named Virginia's fastest growing area for the past five consecutive years. The city boasts not only a high-quality workforce but an exceptional GDP per capita, it is for these reasons why this property should serve as your next Corporate Headquarters.



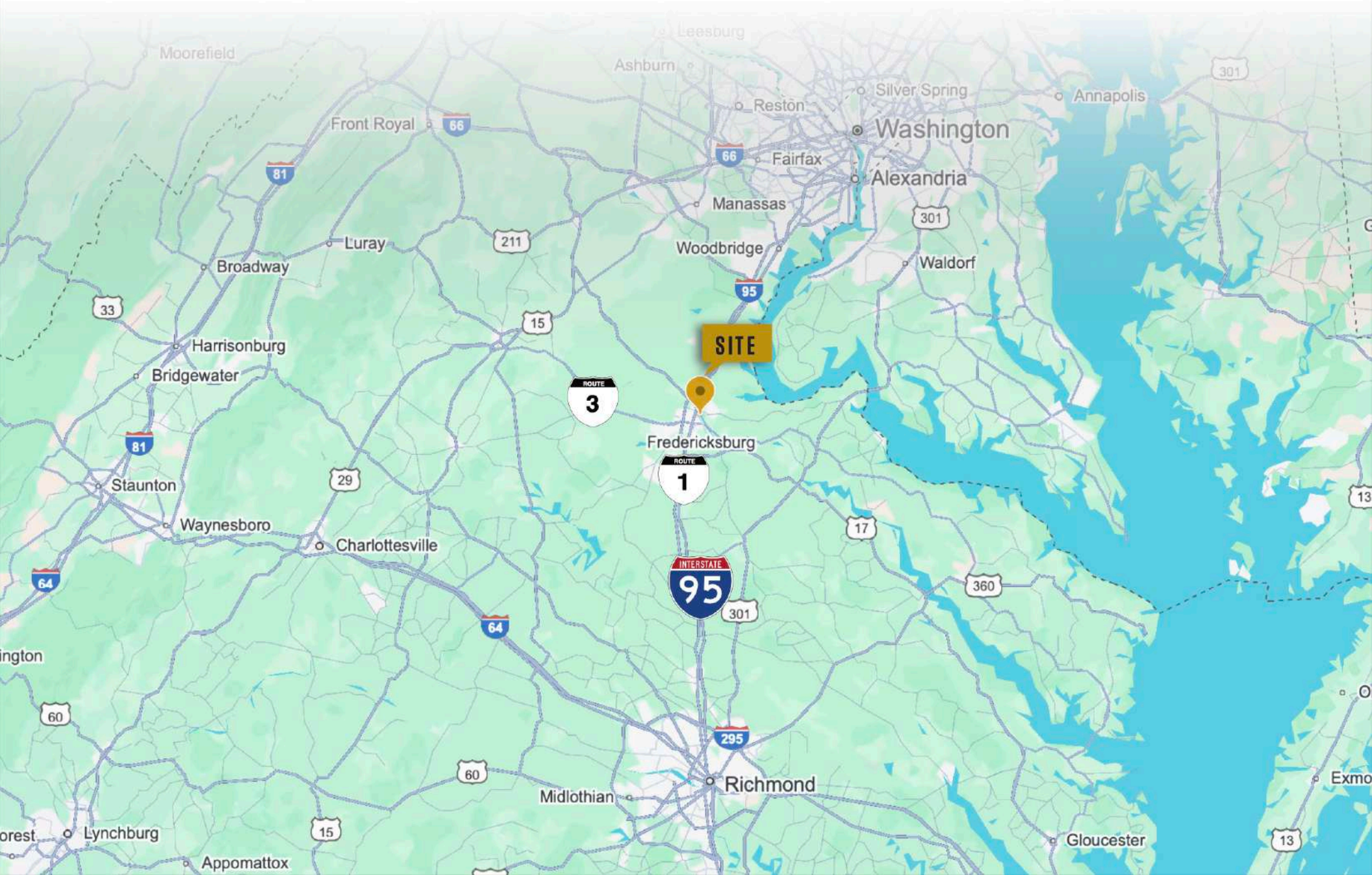
RETAIL FLOORPLAN



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	1 mile	5 mile	10 mile
Avg Household Income	\$100,280	\$106,971	\$119,386
Median Household Income	\$78,467	\$84,548	\$98,848
< \$25,000	1,927	4,672	7,574
\$25,000 - 50,000	1,664	5,749	11,274
\$50,000 - 75,000	1,945	6,573	11,108
\$75,000 - 100,000	1,893	5,400	10,874
\$100,000 - 125,000	856	4,027	9,922
\$125,000 - 150,000	647	2,583	7,836
\$150,000 - 200,000	1,653	5,347	11,837
\$200,000+	1,012	3,762	10,234

POPULATION	1 mile	5 mile	10 mile
2010 Population	26,191	87,317	186,717
2022 Population	29,592	104,405	233,305
2027 Population Projection	29,561	108,311	246,178
Annual Growth 2010-2022	1.0%	1.5%	1.9%
Annual Growth 2022-2027	0%	0.7%	1.1%
Median Age	33.4	36	37
Bachelor's Degree or Higher	40%	36%	35%
U.S. Armed Forces	133	560	2,013

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

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