

FOR LEASE

MILLRACE NORTH (770 RSF OFFICE SUITE)

725 | Jackson St. Ste 218

FREDERICKSBURG, VA 22401



SPECIFICATIONS

| | |
|---------|----------------|
| Size: | 770 RSF |
| Rent: | \$1,750.00 FSG |
| Timing: | Immediate |

OVERVIEW



This 770 RSF office suite is a rare opportunity to lease in the Millrace North office building. This building is home to many of the notable business leaders in the community including The Community Foundation, Hirschler Fleischer, Carrell Blanton Ferris & Associates, & more. The spacious common areas provide a professional appearance for your business. The suite includes a reception area, executive office & conference/meeting room.



Rare vacancy in Millrace North Office Building
Located in the heart of Downtown Fredericksburg
Includes Reception, Conference Room, Private office, Kitchenette.
Modern design with spacious common areas

PROPERTY PHOTOS



J R A



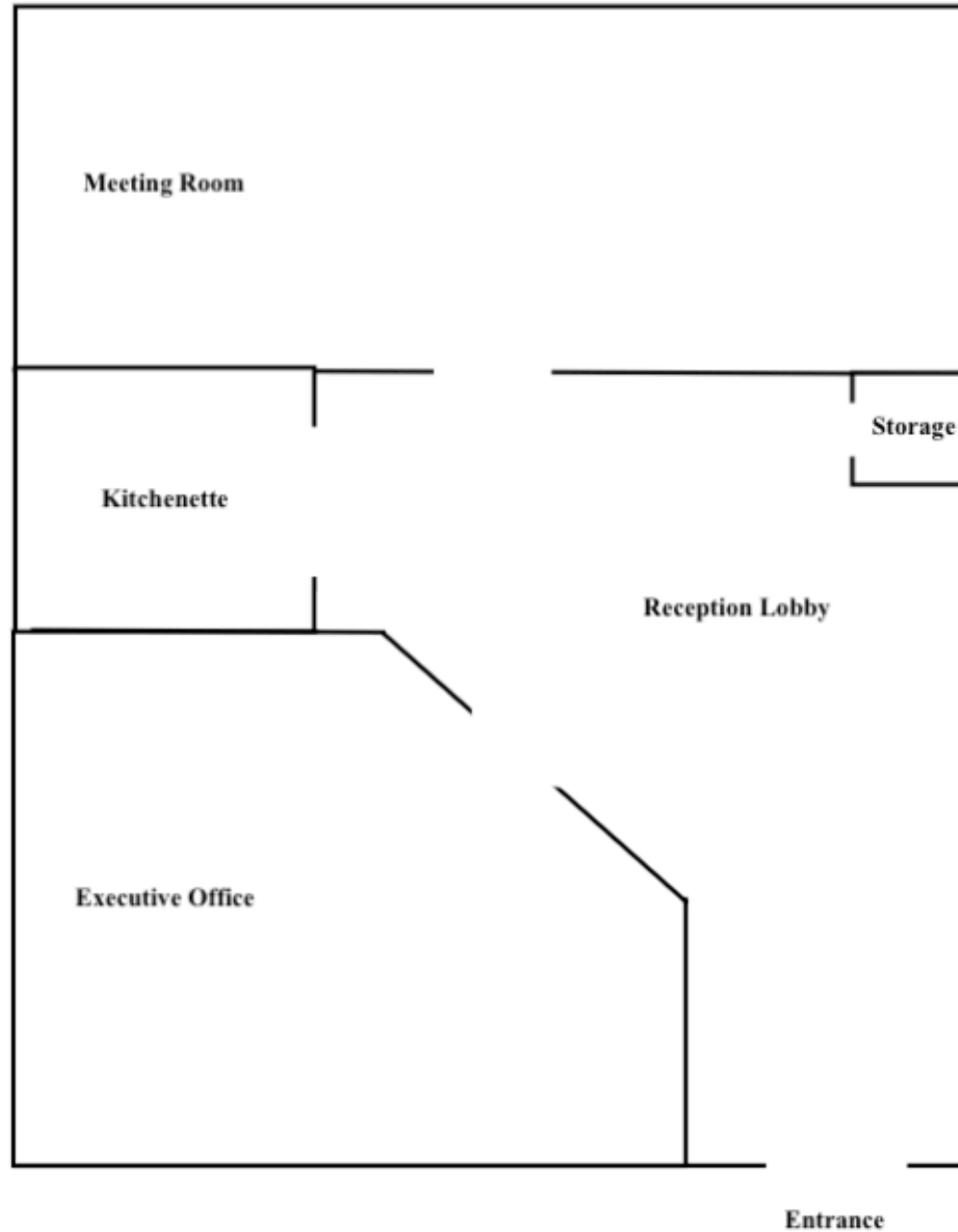
CO-TENANTS:

- The Community Foundation
- Hirschler Fleischer
- Carrell Blanton Ferris & Associates
- Sands Anderson PC
- Wells Fargo Business Banking
- PBMares
- Northwestern Mutual
- & More

FLOOR PLAN



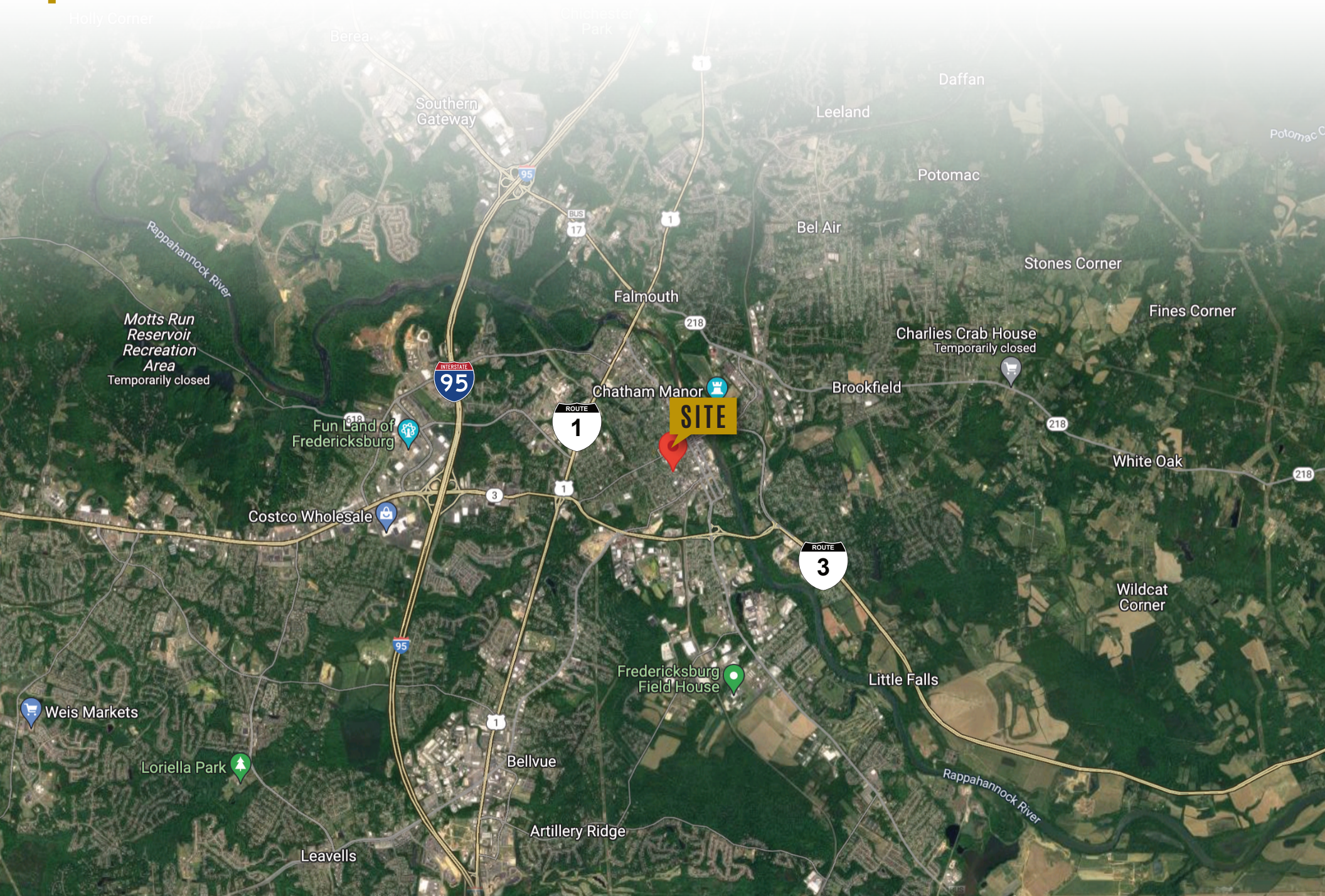
J R A



MAP VIEW



J R A



DEMOGRAPHIC/INCOME REPORT



J R A

| INCOME | 2 mile | 5 mile | 10 mile |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income | \$102,340 | \$107,595 | \$113,912 |
| Median Household Income | \$75,860 | \$85,753 | \$92,915 |
| < \$25,000 | 1,834 | 5,107 | 8,050 |
| \$25,000 - 50,000 | 2,062 | 6,773 | 11,677 |
| \$50,000 - 75,000 | 1,902 | 6,311 | 10,879 |
| \$75,000 - 100,000 | 1,613 | 5,747 | 10,726 |
| \$100,000 - 125,000 | 980 | 4,463 | 9,013 |
| \$125,000 - 150,000 | 810 | 3,331 | 6,979 |
| \$150,000 - 200,000 | 1,190 | 5,239 | 10,369 |
| \$200,000+ | 1,316 | 4,355 | 8,892 |

| POPULATION | 2 mile | 5 mile | 10 mile |
|-----------------------------|--------|---------|---------|
| 2010 Population | 25,771 | 94,321 | 179,902 |
| 2022 Population | 29,439 | 113,007 | 221,134 |
| 2027 Population Projection | 31,386 | 124,113 | 244,586 |
| Annual Growth 2010-2022 | 1.2% | 1.7% | 1.9% |
| Annual Growth 2022-2027 | 1.3% | 2.0% | 2.1% |
| Median Age | 33.7 | 36.1 | 37 |
| Bachelor's Degree or Higher | 39% | 35% | 35% |
| U.S. Armed Forces | 144 | 538 | 1,832 |

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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