



COLDWELL BANKER
COMMERCIAL
ELITE



LAFAYETTE SQUARE BUSINESS CENTER FOR SALE

107 Olde Greenwich Dr, Fredericksburg, VA 22408

Price:	\$936,100
Square Footage:	4,070
Building Class:	B

Lafayette Square Business Center presents an exceptional opportunity to acquire a 4,070 SF office condo strategically located in the Greater Fredericksburg Area. Constructed in 2007, this well-maintained property offers a modern layout with a reception area, 13 private offices, a large conference room, kitchenette, and three ADA restrooms. Currently configured for a single tenant, the unit can easily be divided to accommodate two users—making it an ideal fit for both investors and owner-occupants.

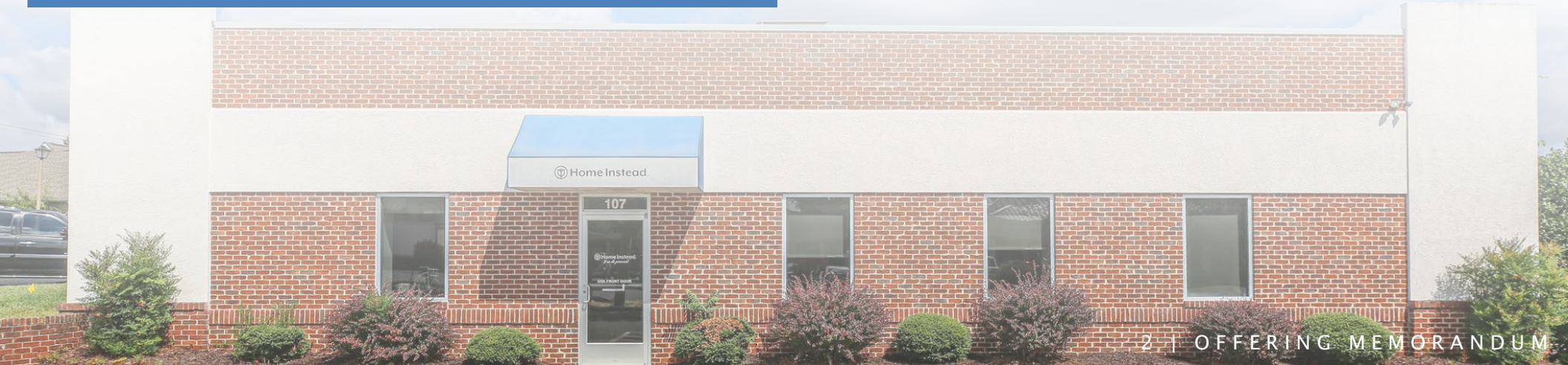
Positioned in Spotsylvania County off Lafayette Boulevard, the property provides excellent connectivity with quick access to Route 1 and Interstate 95 via exits 126 and 130. With its C-2 zoning, flexible layout, and prominent location, this office condo delivers a valuable foothold in one of Virginia’s fastest-growing commercial corridors.

KEY PROPERTY HIGHLIGHTS

- 4,070 SF office condo in Lafayette Square Business Center
- Built in 2007, excellent condition
- 13 private offices, conference room, kitchenette, and 3 ADA restrooms
- Potential to divide into two tenant spaces
- Zoned C-2, offering flexible commercial uses
- Strategic location near Route 1 and I-95 exits 126 & 130
- Situated in the thriving Greater Fredericksburg market

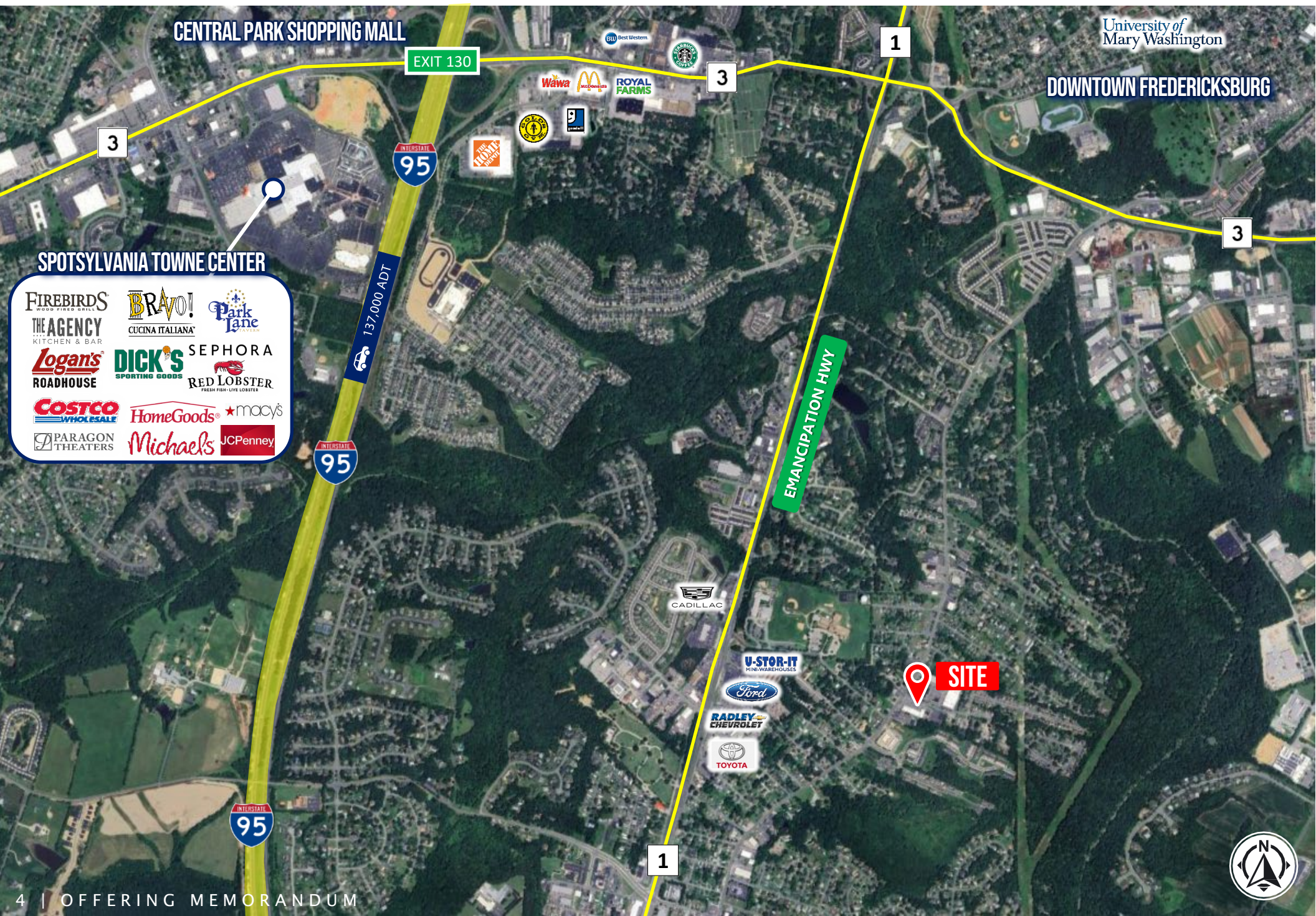
PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	56,497	140,440	216,787
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	21,573	51,526	77,473
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$128,290	\$131,191	\$135,936





FLOOR PLAN



CENTRAL PARK SHOPPING MALL

EXIT 130

University of
Mary Washington

DOWNTOWN FREDERICKSBURG

SPOTSYLVANIA TOWNE CENTER

FIREBIRDS
WOOD FIRED GRILL

THE AGENCY
KITCHEN & BAR

Logan's
ROADHOUSE

COSTCO
WHOLESALE

PARAGON
THEATERS

BRavo!
CUCINA ITALIANA

DICK'S
SPORTING GOODS

HomeGoods

Michaels

Park Lane
STEAKS

SEPHORA

RED LOBSTER
FRESH FISH • LIVE LOBSTER

macy's

JCPenney

137,000 ADT

EMANCIPATION HWY

SITE



3-D PROPERTY TOUR







OFFERING MEMORANDUM

4,070 SF MEDICAL/PROFESSIONAL OFFICE IN LAFAYETTE SQUARE BUSINESS CENTER

107 OLDE GREENWICH DR | FREDERICKSBURG, VA 22408

FOR MORE INFORMATION PLEASE CONTACT:



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