



FOR LEASE

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312 WILLIAM STREET

312 William Street Fredericksburg, VA 22401

PROPERTY HIGHLIGHTS

- Busiest commercial street in Downtown Fredericksburg
- Same block as Castiglias/SkyBar, La Petite Auberge, Hyperion and Fahrenheit 132
- Retail Space with Available Courtyard and Freestanding Storage
- High Walkability/Foot Traffic

Jonathan Gardner
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PROPERTY DESCRIPTION

With 800 square feet in the main building, including a small residential kitchen, there's also a free-standing 450 square foot storage building and courtyard space available.

Splitting the main structure from the free-standing building in the rear is a large courtyard/patio area with a fully enclosed fence. 312 William Street is neighbored by local favorite steakhouse Fahrenheit 132, across the street from Rebellion Bourbon Bar & Kitchen, downtown French cuisine staple La Petite Auberge, and Hyperion Espresso, among countless other shops, offices and residents.

Zoned commercial downtown, this space offers an ideal opportunity to be in the center of it all downtown.

OFFERING SUMMARY

Lease Rate:	\$1,950.00-\$2,400 per month (MG)
Available SF:	800-1250 SF
Building Size:	2,750 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	450	1,414	3,999
Total Population	905	2,936	9,893
Average HH Income	\$144,344	\$147,711	\$125,322

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VAKOS REAL ESTATE SERVICES

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• 10333 Southpoint Landing Blvd

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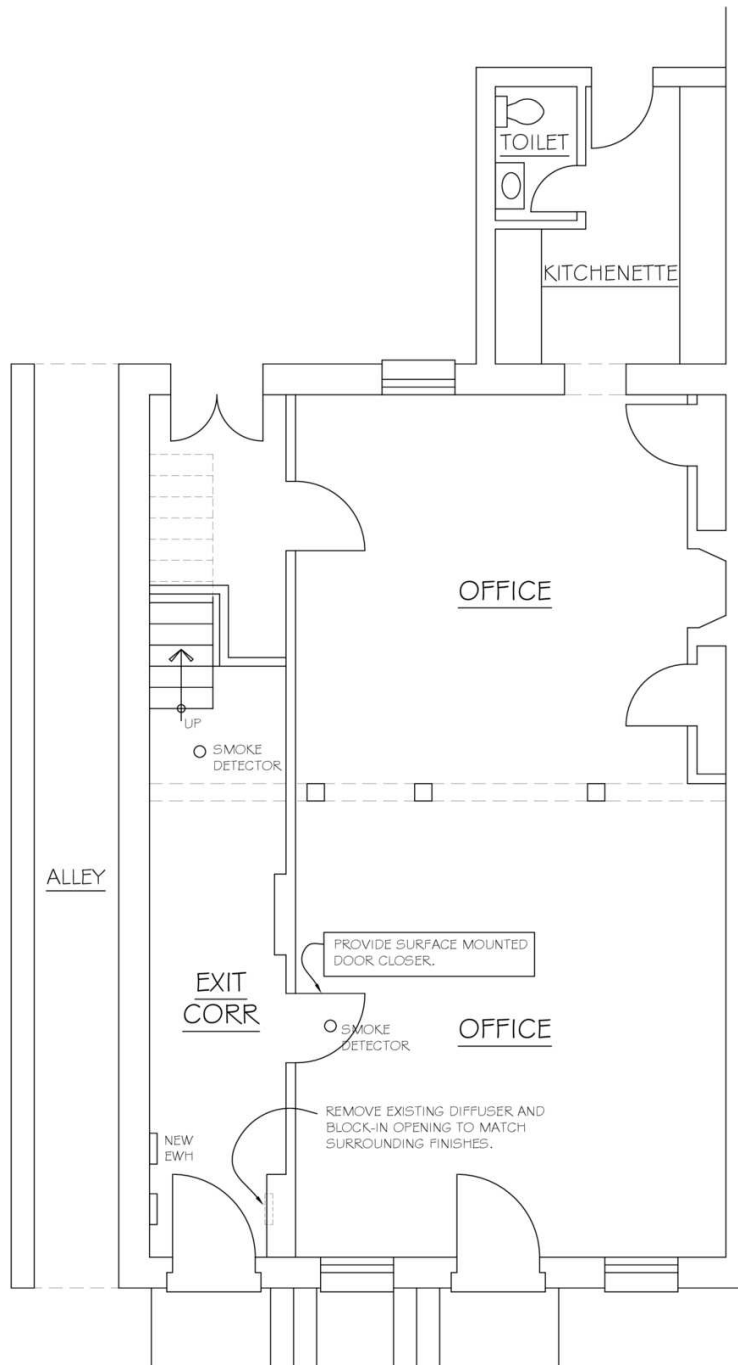
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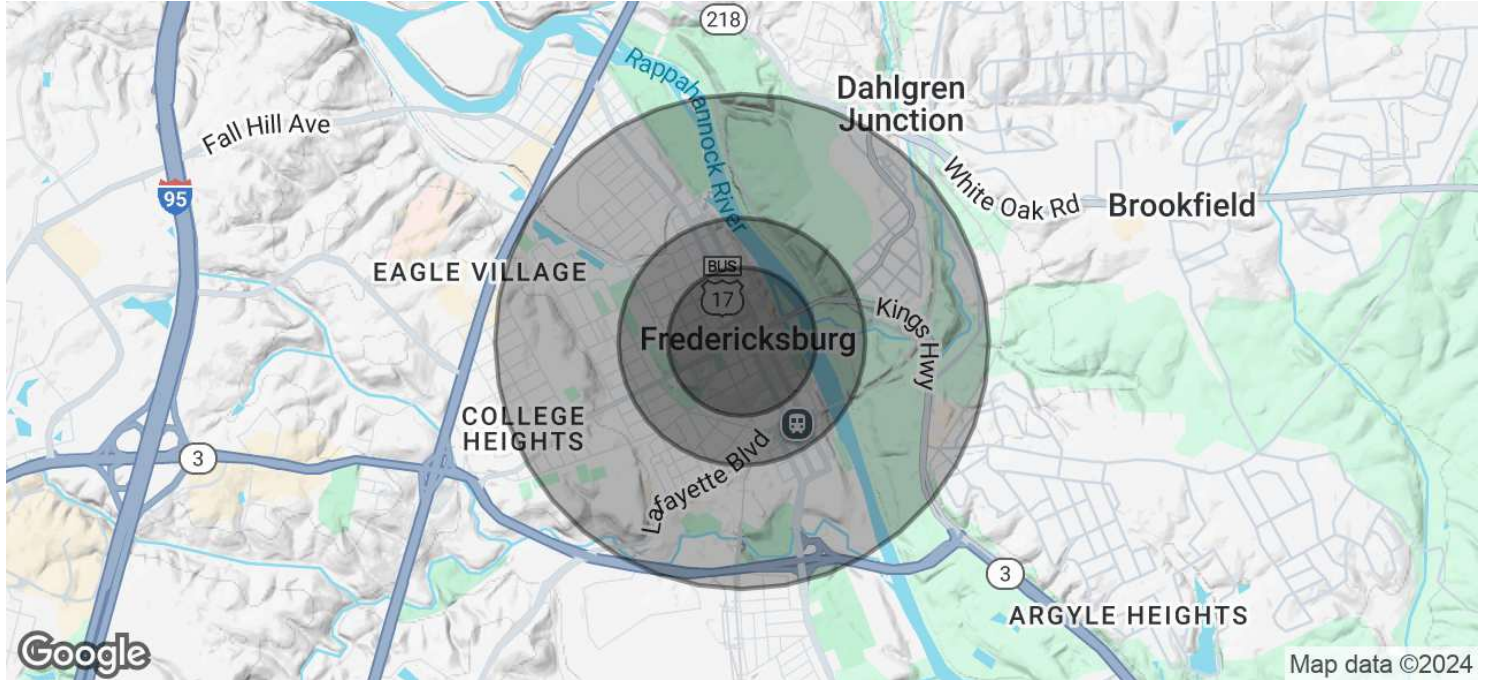
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	905	2,936	9,893
Average Age	46	44	39
Average Age (Male)	44	43	38
Average Age (Female)	47	45	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	450	1,414	3,999
# of Persons per HH	2	2.1	2.5
Average HH Income	\$144,344	\$147,711	\$125,322
Average House Value	\$781,528	\$742,607	\$635,135

Demographics data derived from AlphaMap

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