

# FOR LEASE

TRADITIONAL OFFICE SPACE

## 420

Hudgins Rd.

FREDERICKSBURG, VA 22408



### SPECIFICATIONS

Size:	250 SF - 300SF
Price:	See Below
Class:	B
Available:	Immediately



## PROPERTY HIGHLIGHTS



J R A

HUDGINS RD.

- Easy Access to Rt 1, Rt 3, and i-95
- Ample Parking for employees & guests
- Full Service Lease Rates
- Signage



## PROPERTY PHOTOS



J R A







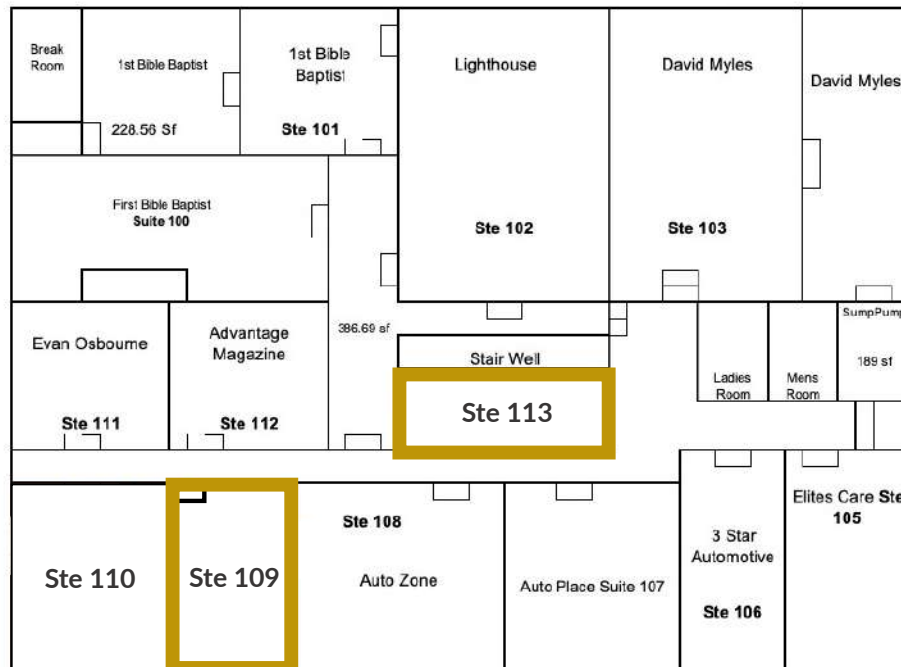
## Available Suites

Suite 109- \$425/mo (300 SF)

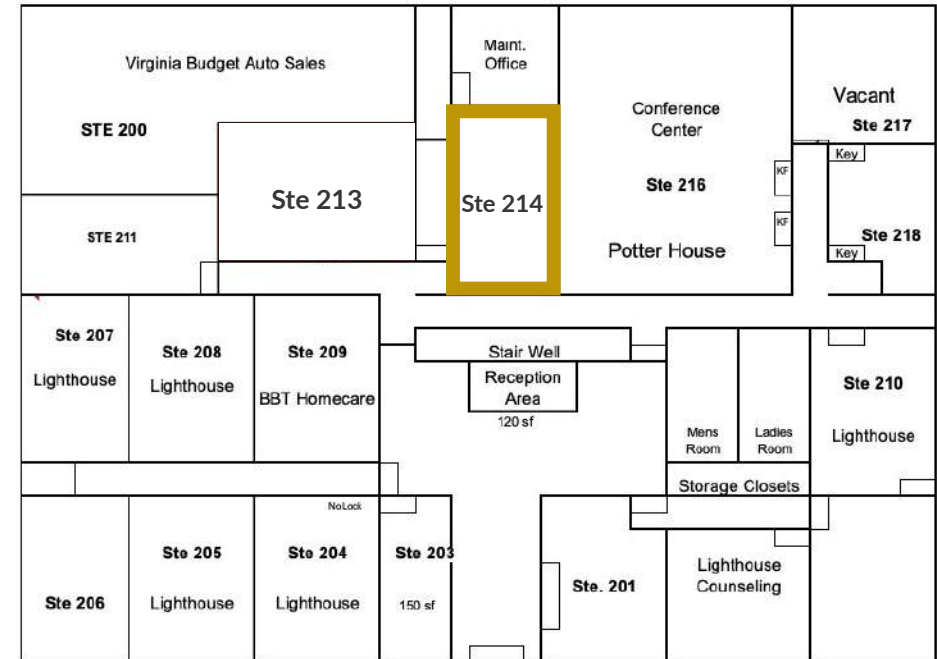
Suite 113- \$295/mo (250 SF)

Suite 214- \$895/mo (275 SF)

## Basement Floor



## First Floor

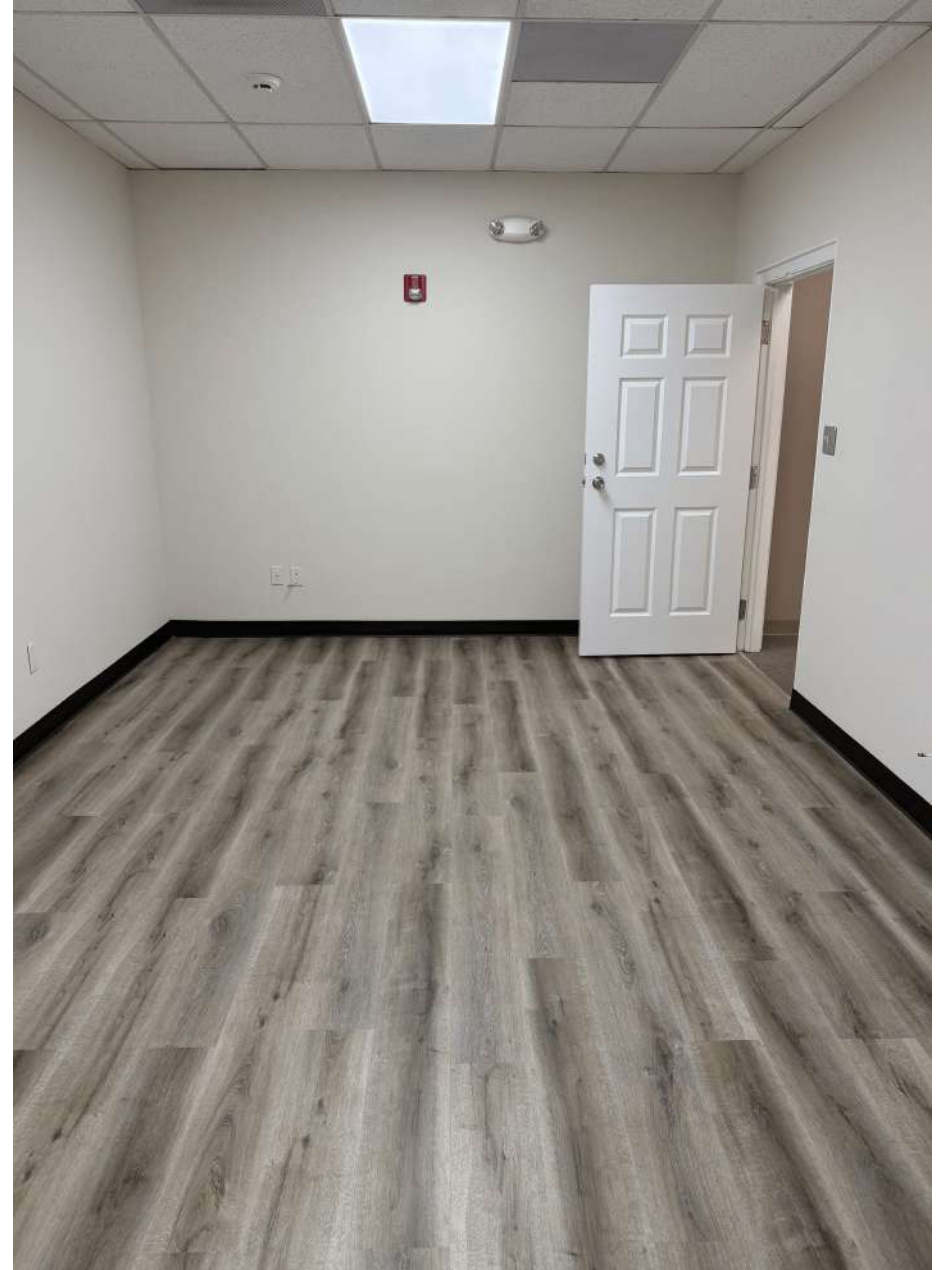




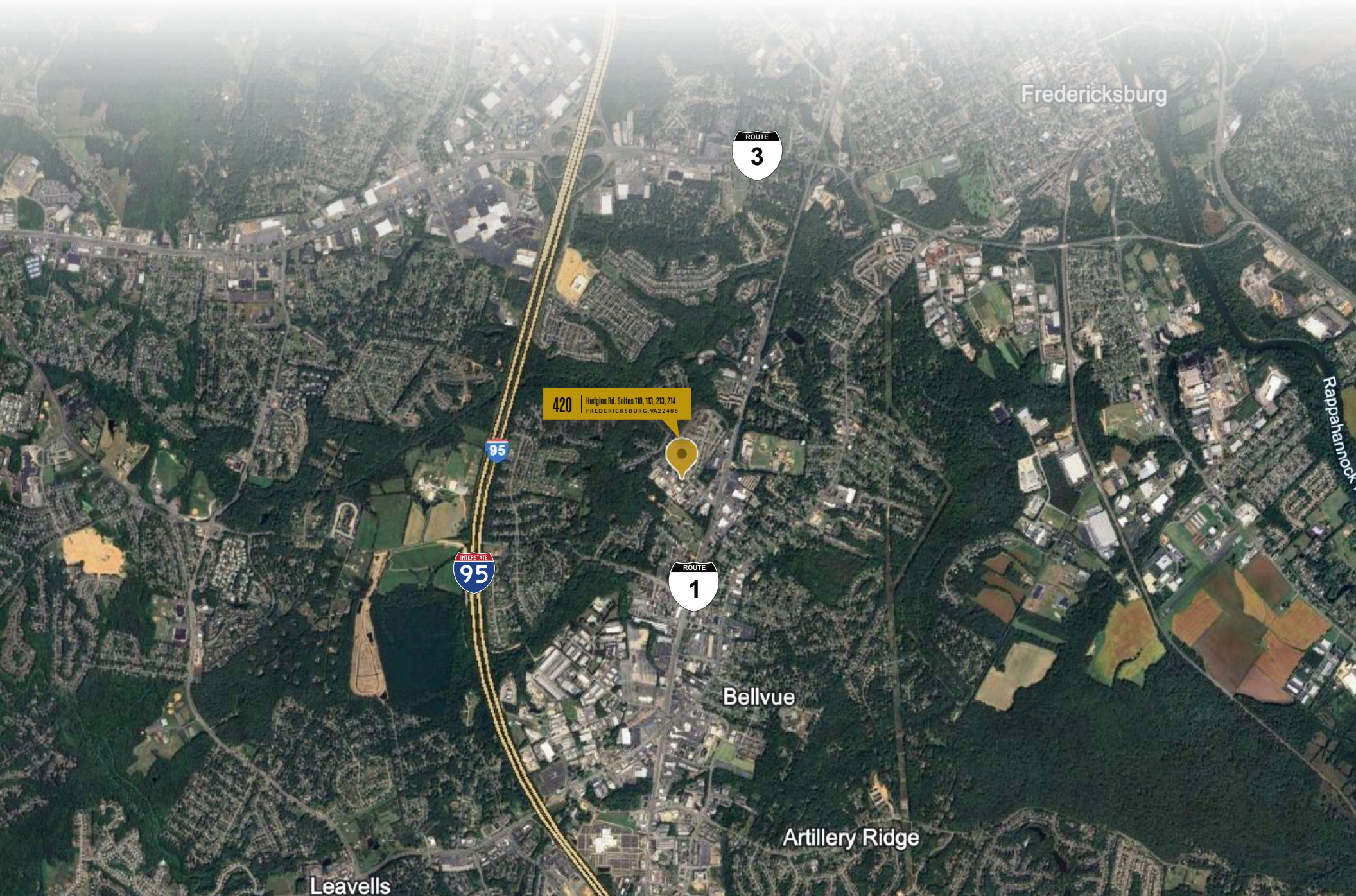
## SUITE 214 PHOTOS



J R A





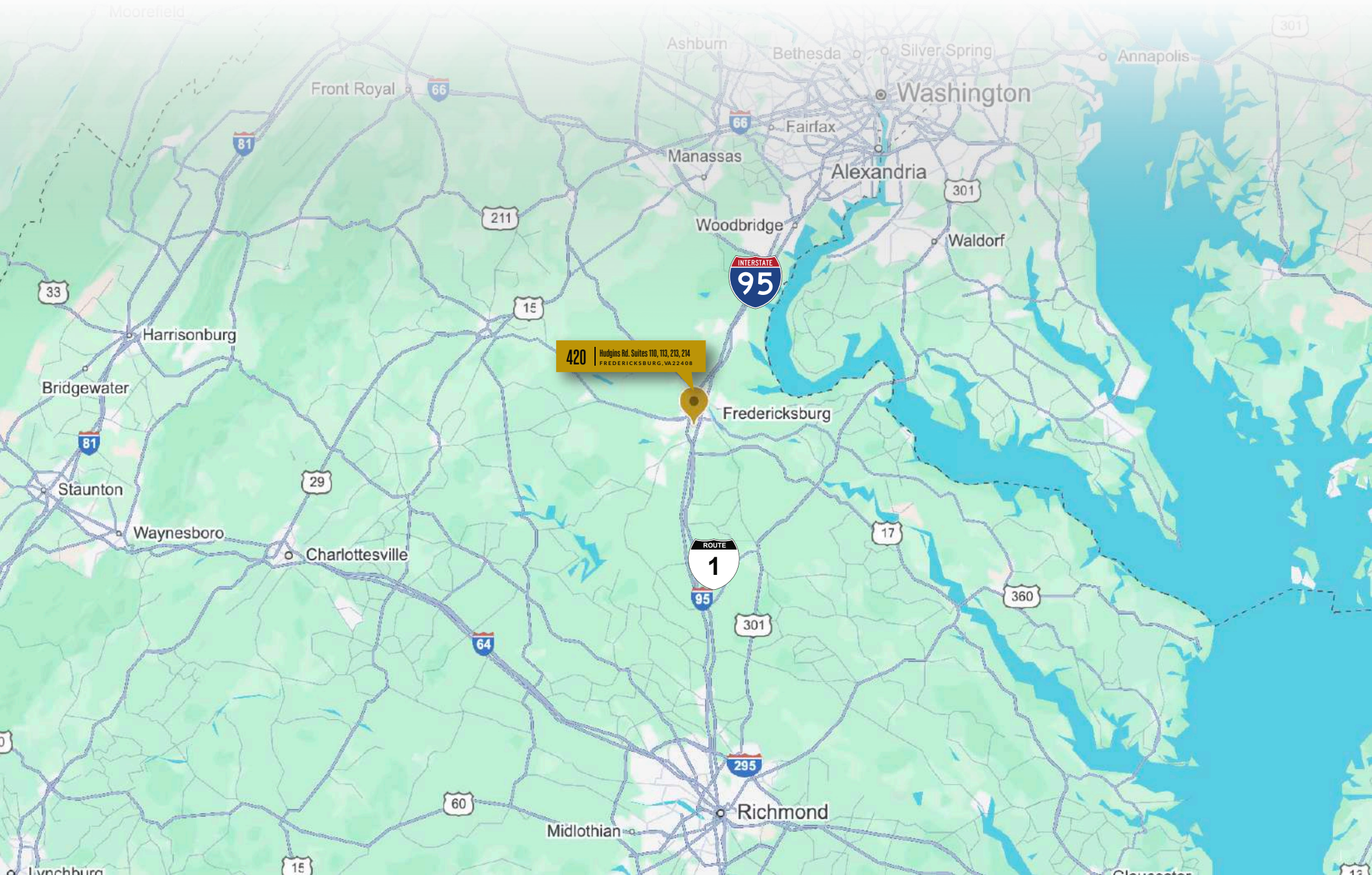




# MAP VIEW



J R A





# DEMOGRAPHIC/ INCOME REPORT



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INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$97,763	\$109,936	\$111,505
Median Household Income	\$75,182	\$90,492	\$91,836
< \$25,000	944	5,394	7,560
\$25,000 - 50,000	1,866	7,556	11,354
\$50,000 - 75,000	1,159	7,167	10,920
\$75,000 - 100,000	961	6,625	10,069
\$100,000 - 125,000	1,081	6,228	9,275
\$125,000 - 150,000	418	4,168	6,334
\$150,000 - 200,000	870	6,280	9,998
\$200,000+	653	5,027	7,720

POPULATION	2 mile	5 mile	10 mile
2010 Population	18,902	115,287	171,007
2022 Population	21,058	135,342	208,407
2027 Population Projection	21,481	141,115	219,208
Annual Growth 2010-2022	0.9%	1.3%	1.7%
Annual Growth 2022-2027	0.4%	0.9%	1.0%
Median Age	36.9	36.3	37.1
Bachelor's Degree or Higher	32%	34%	34%
U.S. Armed Forces	132	691	1,524



FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

ADVISORS

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