

CHERRY ROAD OFFICE BUILDING

11856 CHERRY RD FREDERICKSBURG, VIRGINIA 22407

FOR LEASE

New Office Space Available —
 Planned 14,800 +/- SF Building

HIGHLIGHTS

- Now pre-leasing a newly planned 14,800 +/- sq. ft. office building
- Suites available on first and second floors from 1,860 sq. ft. to 14,880 sq. ft. (entire building)
- Potential for unit purchases as condominium
- Class A Office space
- Great opportunity for medical or professional office users
- Beautiful brick and glass façade



Newly planned, 2-story Class A office building located on Cherry Road in Spotsylvania County, VA. This building, which is planned to be constructed in 2019, will feature a beautiful brick and veneer façade paired with plentiful windows. Office space will potentially be available for sale (as condominiums) or for lease with individual suites starting from as little as 1,860 sq. ft. Currently, both the first and second floor are completely available, totaling 14,880 sq. ft., and space can be subdivided to meet an individual users needs. This building will provide a great opportunity for both medical and professional office users.

SPECS

- Building Size: 14,880 sq. ft.
- Construction Start: 2023 (planned)
- Zoning: C2
- # of Stories: 2
- Building Class: Class A Office
- Parcel ID: 22-A-141

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	40,848* 42,901**	89,938* 97,047**	197,207* 212,860**
HOUSEHOLDS	13,768* 14,406**	31,710* 34,079**	68,364* 73,557**
AVERAGE HH INCOME	\$91,505* \$102,455**	\$92,228* \$103,779**	\$96,496* \$109,274**

*2017 Estimate
 **2022 Projection

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LOCATION

Cherry Road Office Building is situated on Cherry Rd, less than ¼ mile off of Plank Road/Route 3. The building is centrally located in Spotsylvania's main business corridor and will benefit from significant daily traffic. The development is also situated within one of areas most densely populated housing hubs that is continuing to see steady growth.

Spotsylvania is one of Virginia's fastest-growing counties, and is projected to be the 2nd fastest growing D.C. suburb through 2040. The county benefits from its desirable location along Interstate 95 and close proximity to D.C. This convenient location, plus the high quality of life and business friendly climate, make Spotsylvania County attractive to new and expanding businesses of all types.

HIGHLIGHTS

- Located just off Route 3/Plank Rd, Spotsylvania County's premier retail and business corridor
- Approximately 2.5 miles from I-95
- Prime frontage on Cherry Road, providing easy access and great visibility
- Located in Spotsylvania County's housing hub with over 54,000 residents within a 3 mile and over 116,000 with 5 mile radius
- There are 13 schools with total enrollment over 12,000 students within 3 miles
- Business Park setting with strong co-tenants
- Nearby tons of amenities – dining, shopping, and recreational



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