

OFFICE FOR SALE / LEASE

10,000 SF



JACKSON SQUARE OFFICE PARK

4729 Carr Drive | Fredericksburg, VA 22408

MOVE IN READY OFFICE SPACE



THALHIMER

JAMIE SCULLY, CCIM

Senior Vice President
540 322 4140
jamie.scully@thalhimer.com

SHARON SCHMIDT

Senior Associate
540 322 4155
sharon.schmidt@thalhimer.com

PROPERTY HIGHLIGHTS

- Move-In-Ready Office Space
- Ample parking
- Zoned C3
- Faced & Monument signage available
- Situated in Four Mile Fork region off Route 1
- Easily accessible to I-95
- Conveniently located near shopping and dining

SPECIFICATIONS:



SPACES AVAILABLE

UNIT 4729



AVAILABLE SF

10,000 SF



RATES

LEASE: \$15.00 PSF NNN

SALE PRICE: \$2,000,000



TIMING

AVAILABLE IMMEDIATELY



PARK TENANTS:

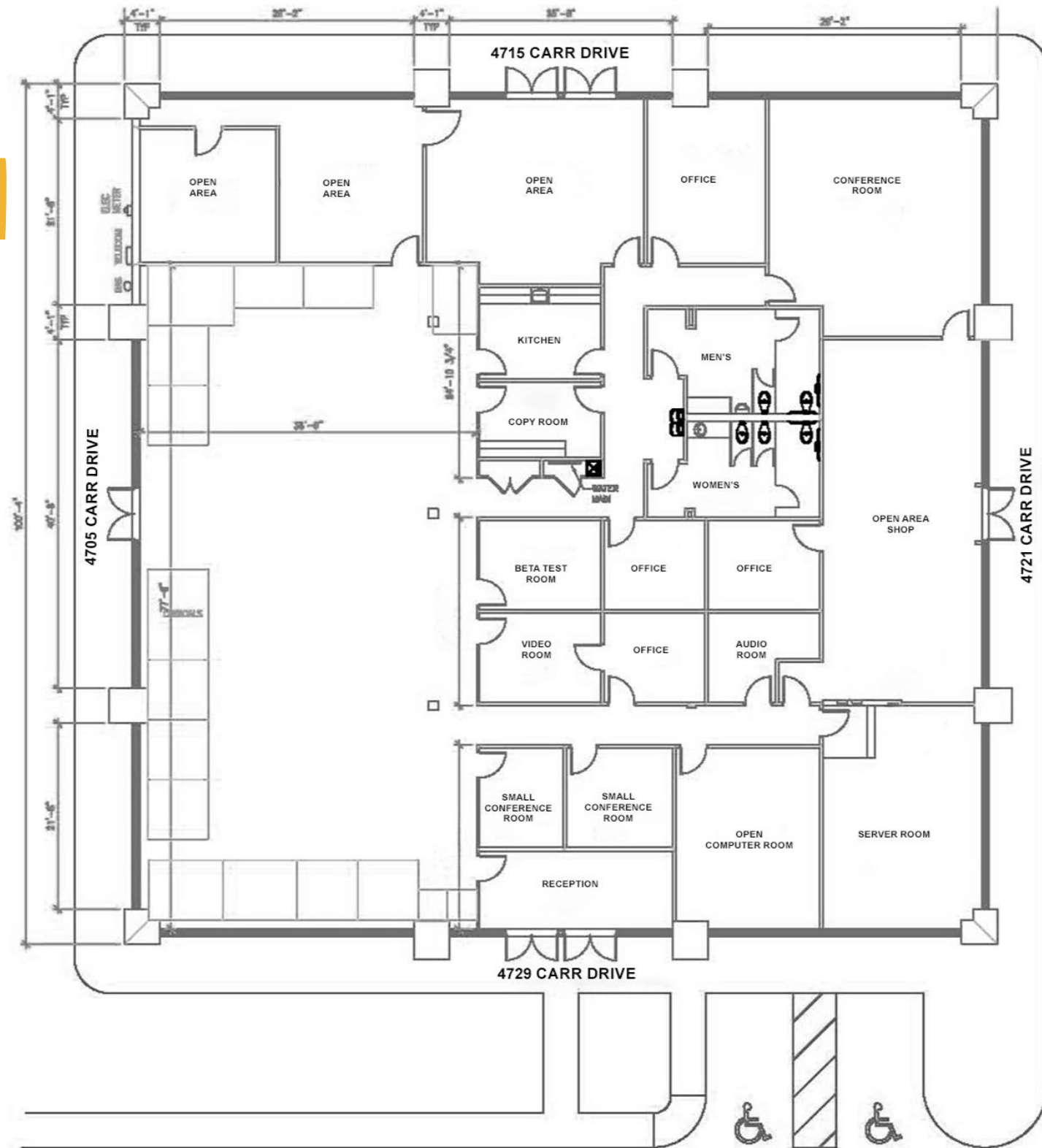
PARSONS



DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
POPULATION	3,059	56,595	122,368
HOUSEHOLDS	1,114	21,461	45,232
AVERAGE HOUSEHOLD INCOME	\$119,154	\$119,934	\$122,329
DAYTIME POPULATION	6,317	54,275	126,943

FLOOR PLAN





PROPERTY AERIAL

1701 Fall Hill Avenue
Suite 203
Fredericksburg, VA 22401
www.thalhimer.com



**HOUSER DR
PARK & RIDE**

COURTHOUSE RD



4601 - 4821 CARR DR.



HOOD DR



**LEE'S HILL
PROFESSIONAL
CENTER**

**LEE'S
HILL
OFFICE
PARK**

LEGENDS
live well • eat well
GRILLE

**FUTURE SITE
ASPIRE AT
LEE'S HILL**

BREEZEWOOD STATION

POPEYES PLUM
LOUISIANA KITCHEN CRAZY
BBQ
Castiglia's
CVS pharmacy

**BREEZEWOOD
SHOPPING CTR**

SUBWAY

weis

Jimmy John's
SOFT SERVED

Little Caesars

**BIG
LOTS!**

SOUTHPOINT SHOPPES

A collage of logos for various brands and services, including:

- Lowe's Home Improvement
- American Family Life
- Eleven
- Chilis
- Kobe Japanese Steakhouses
- Kickback Jack's Great Food
- Longhorn Steakhouse
- Walmart Supercenter
- Buffalo Wild Wings Grill & Bar
- Bob Evans Restaurant
- Sabaritas Pasa Chinita
- OrangeTheory Fitness
- FedEx

EXIT 126



HOUSE



**FAIRFIELD
INN & SUITES
Marriott**

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