

FOR LEASE

OFFICE/MEDICAL OFFICE

410

Pelham Street

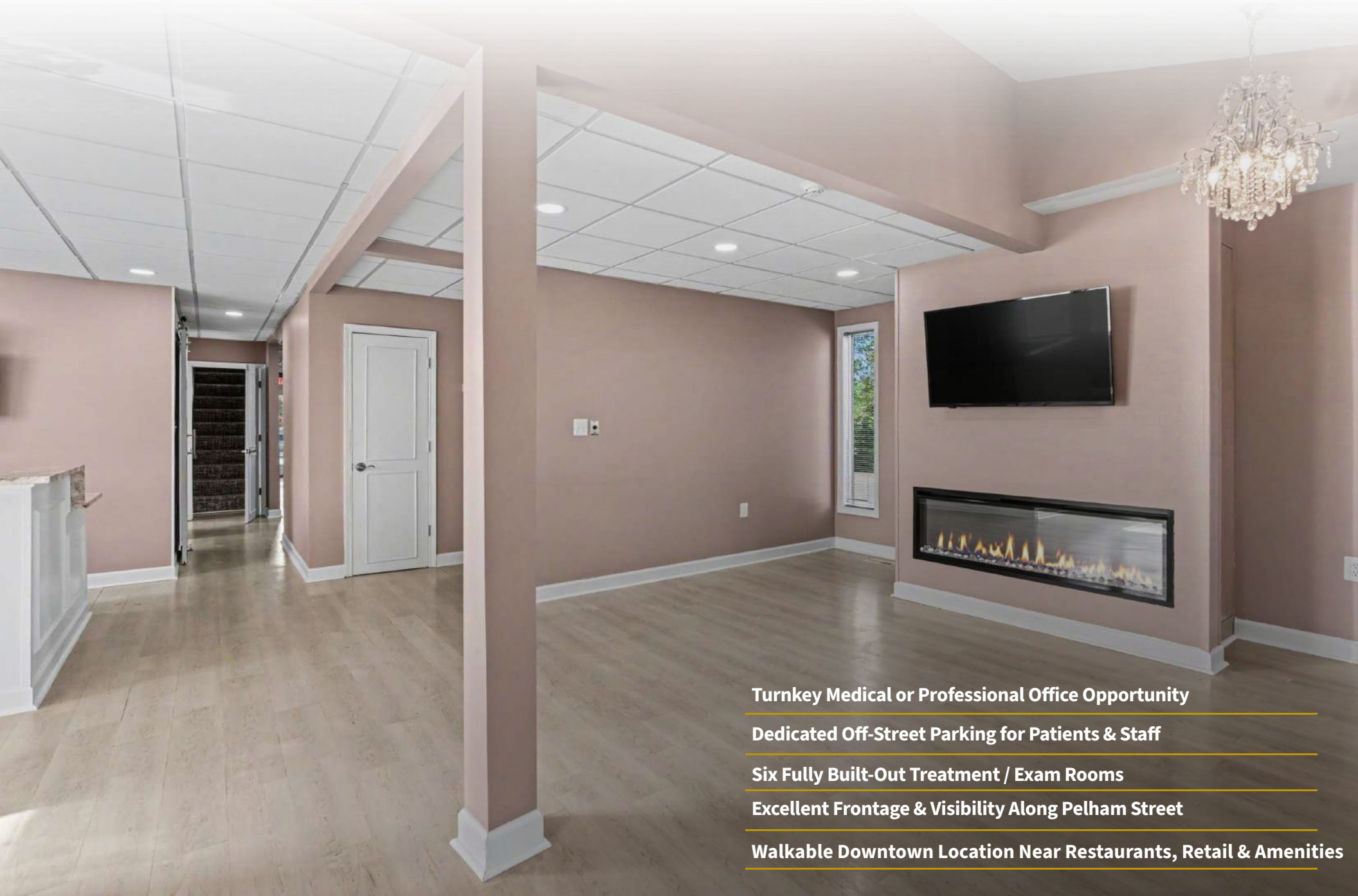
FREDERICKSBURG, VA 22401



SPECIFICATIONS

Size:	2,159 SF
Base Rent:	\$35.00 PSF
NNN:	\$2.75 PSF
Available:	Immediate
Zoning:	CT

PROPERTY OVERVIEW



Turnkey Medical or Professional Office Opportunity

Dedicated Off-Street Parking for Patients & Staff

Six Fully Built-Out Treatment / Exam Rooms

Excellent Frontage & Visibility Along Pelham Street

Walkable Downtown Location Near Restaurants, Retail & Amenities

FLOORPLAN



2nd floor



1st floor



Basement

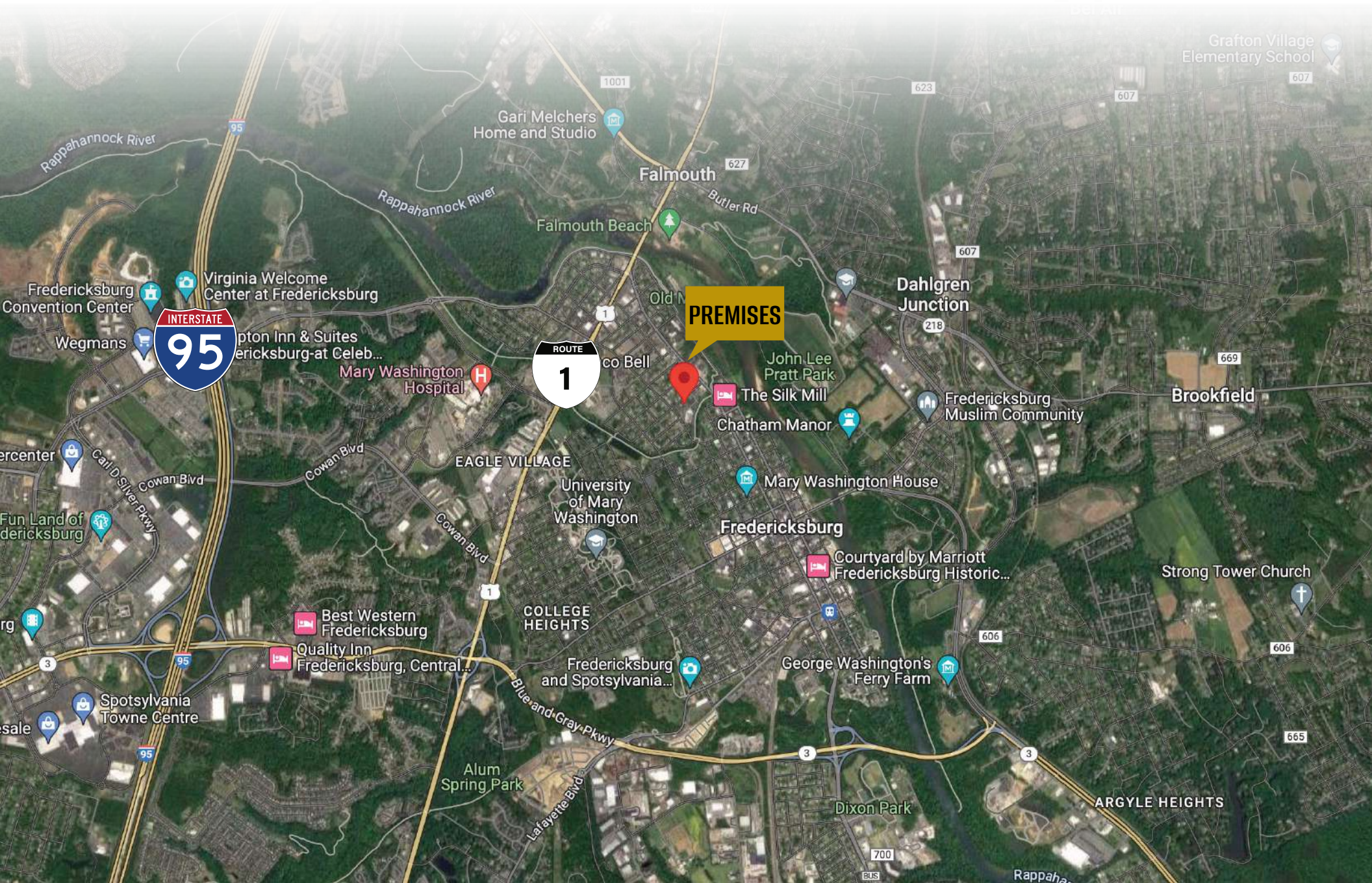
BUILDING PHOTOS



BUILDING PHOTOS



LOCAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$100,354	\$106,995	\$119,598
Median Household Income	\$78,406	\$84,511	\$99,045
< \$25,000	1,940	4,667	7,576
\$25,000 - 50,000	1,657	5,749	11,271
\$50,000 - 75,000	1,994	6,566	11,116
\$75,000 - 100,000	1,912	5,391	10,886
\$100,000 - 125,000	850	4,012	9,957
\$125,000 - 150,000	646	2,566	7,857
\$150,000 - 200,000	1,685	5,352	11,893
\$200,000+	1,019	3,763	10,311

POPULATION	2 mile	5 mile	10 mile
2010 Population	26,272	87,171	187,352
2022 Population	29,950	104,326	234,020
2027 Population Projection	29,978	108,237	246,927
Annual Growth 2010-2022	1.1%	1.5%	1.9%
Annual Growth 2022-2027	0%	0.8%	1.1%
Median Age	33.4	36	37
Bachelor's Degree or Higher	40%	36%	35%
U.S. Armed Forces	134	561	2,017

FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

☎ 540-429-2429 (Cell)

☎ 540-372-7675 (Office)

✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

☎ 540-623-4565 (Cell)

☎ 540-372-7675 (Office)

✉ fitzhugh@johnsonrealtyadvisors.com



Kingston Simmons

☎ 540-842-5585 (Cell)

☎ 540-372-7675 (Office)

✉ kingston@johnsonrealtyadvisors.com



Andrew Hall

☎ 540-656-3515 (Cell)

☎ 540-372-7675 (Office)

✉ andrew@johnsonrealtyadvisors.com



JOHNSON

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.