

FOR LEASE



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915 LAFAYETTE BOULEVARD

915 Lafayette Blvd Fredericksburg, VA 22401

PROPERTY HIGHLIGHTS

- Downtown Fredericksburg location with off-street parking
- Small affordable office space with 3 private offices and conference room
- Nearby VRE Station and Fredericksburg Courts/City Government
- Opportunity for growing business

Jonathan Gardner
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jgardner@vakosre.com

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PROPERTY DESCRIPTION

Second-floor walk-up space suited best for private office needs, and businesses that do not require ADA access for its clientele. Three private offices plus a large fourth or a conference room are completed with one restroom. Multiple access points for ingress/egress including interior stair access in addition to the exterior stairwell.

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OFFERING SUMMARY

Lease Rate:	\$1,700.00 per month (Gross)
Available SF:	1,200 SF
Building Size:	3,778 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,041	11,009	20,678
Total Population	9,810	27,383	54,715
Average HH Income	\$126,005	\$122,186	\$132,668

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VAKOS REAL ESTATE SERVICES

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• 10333 Southpoint Landing Blvd

• <http://www.vakosreservices.com>

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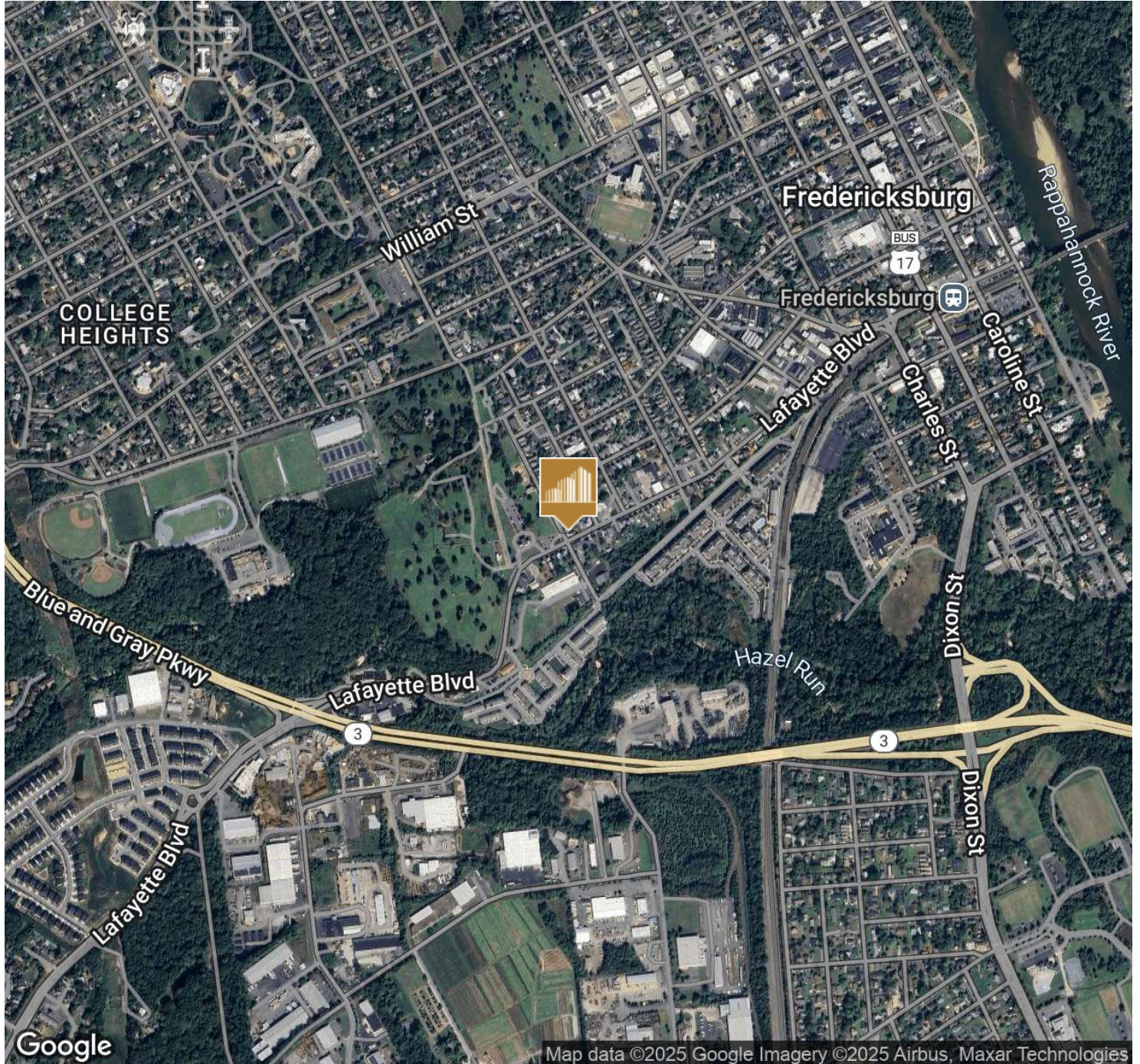
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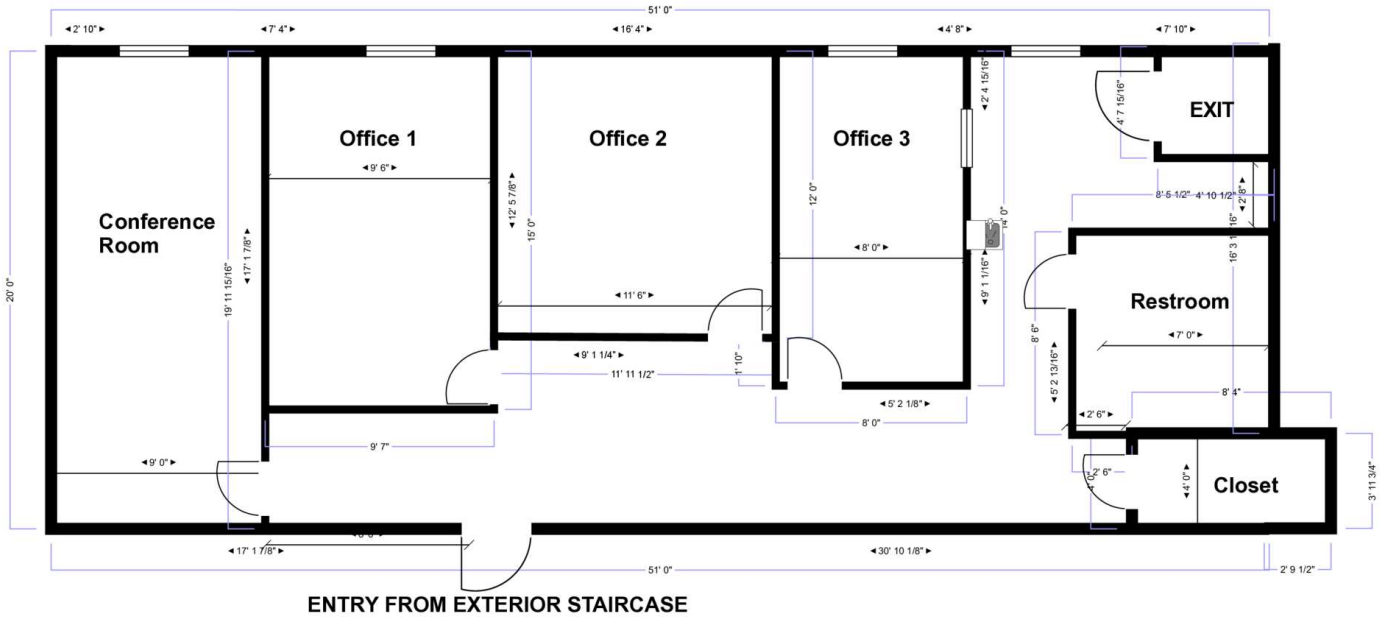
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UNIT C INTERIOR LAYOUT

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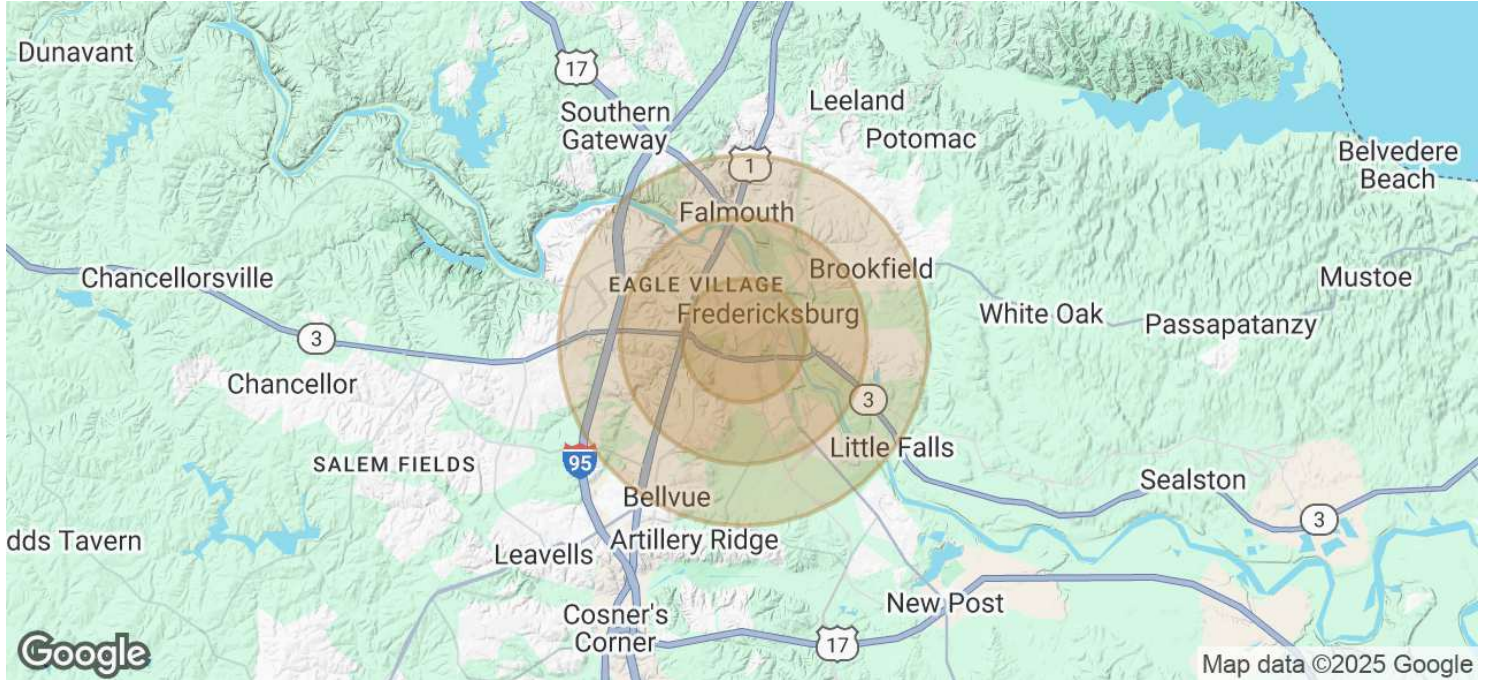
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	9,810	27,383	54,715
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,041	11,009	20,678
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$126,005	\$122,186	\$132,668
Average House Value	\$633,279	\$532,582	\$502,354

Demographics data derived from AlphaMap

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