

FOR LEASE

HISTORIC OFFICE BUILDING

826

Caroline St.

FREDERICKSBURG, VA 22401



SPECIFICATIONS

Size:	2,346 SF
Lease Rate:	\$22.00 PSF
Available:	30 Days
Zoning:	CD

VIRTUAL TOUR

PROPERTY OVERVIEW



826 Caroline offers $\pm 2,346$ SF of professional office space on the top two floors of a highly visible downtown Fredericksburg building. The layout includes a mix of private offices and open work areas, ideal for law firms, creative groups, or professional service providers seeking a strong downtown presence. Large windows provide abundant natural light and views of Caroline Street, while the location delivers unmatched walkability to restaurants, shops, and the courthouse. Located in historic downtown Fredericksburg, this space blends timeless architectural character with modern office functionality in one of Fredericksburg's most desirable corridors.

An aerial photograph of downtown Fredericksburg, Virginia. The image shows a dense urban area with various buildings, streets, and green spaces. A green label with the text "Caroline St." is positioned diagonally over the street, pointing towards the center of the image.

Caroline St.

A yellow label with the word "PREMISES" in bold, black, sans-serif font. The label is shaped like a speech bubble and points towards a specific building in the center of the image.

PREMISES

Prime Downtown Fredericksburg location with heavy foot traffic

Flexible office layouts suitable for a variety of users

Excellent visibility on Caroline Street's thriving commercial corridor

Surrounded by popular shops, offices, and historic attractions

Distinguished historic façade offering timeless character

INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



DOWNTOWN FREDERICKSBURG



Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved historic landmarks, making it a popular destination for the curious. Today, Fredericksburg is known for its active commerce and array of entertainment for all ages. Fredericksburg has been named Virginia's fastest growing area for the past five consecutive years. The city boasts not only a high-quality workforce but an exceptional GDP per capita, it is for these reasons why this property should serve as your next Corporate Headquarters.



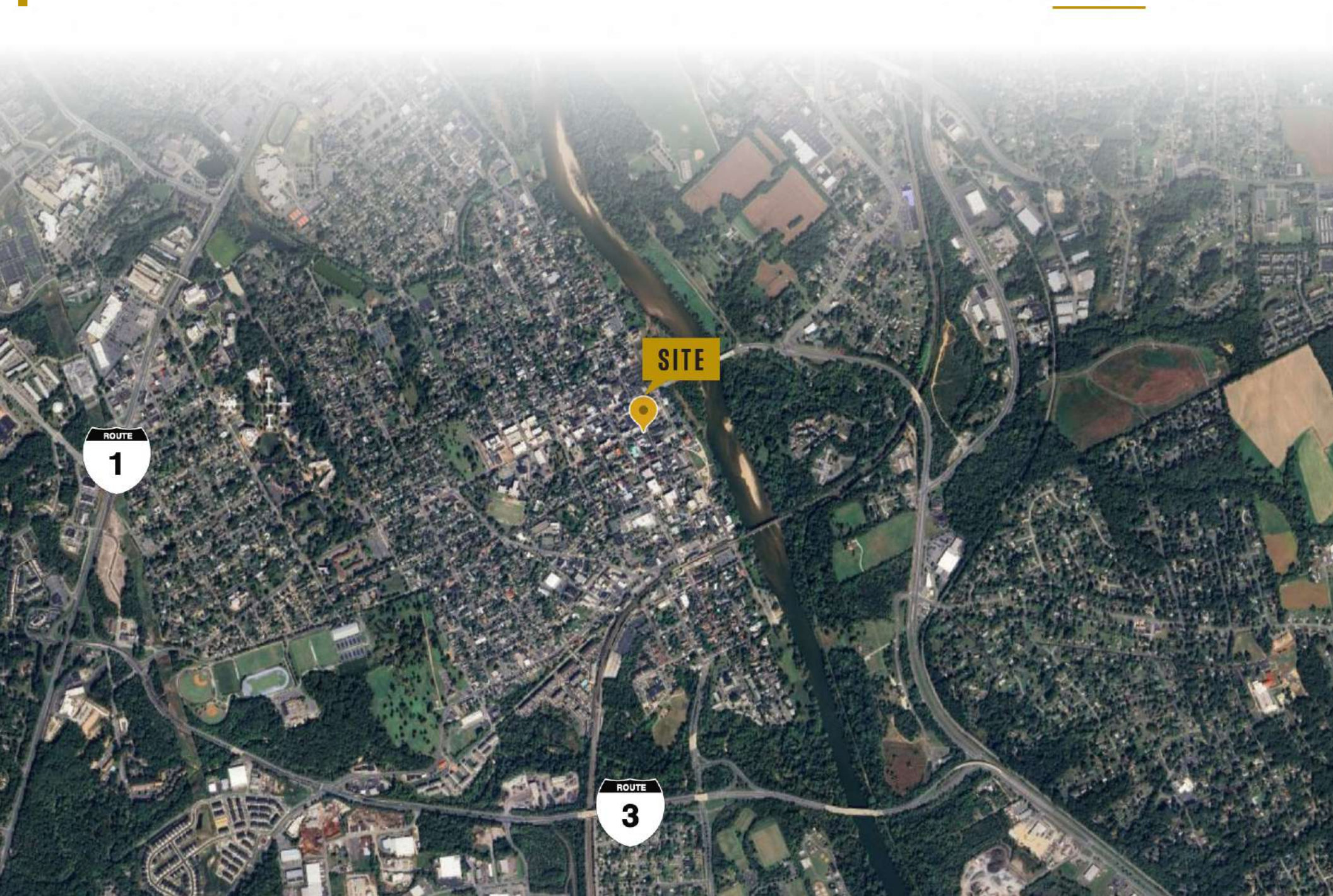
LEVEL 2 OFFICE FLOORPLAN



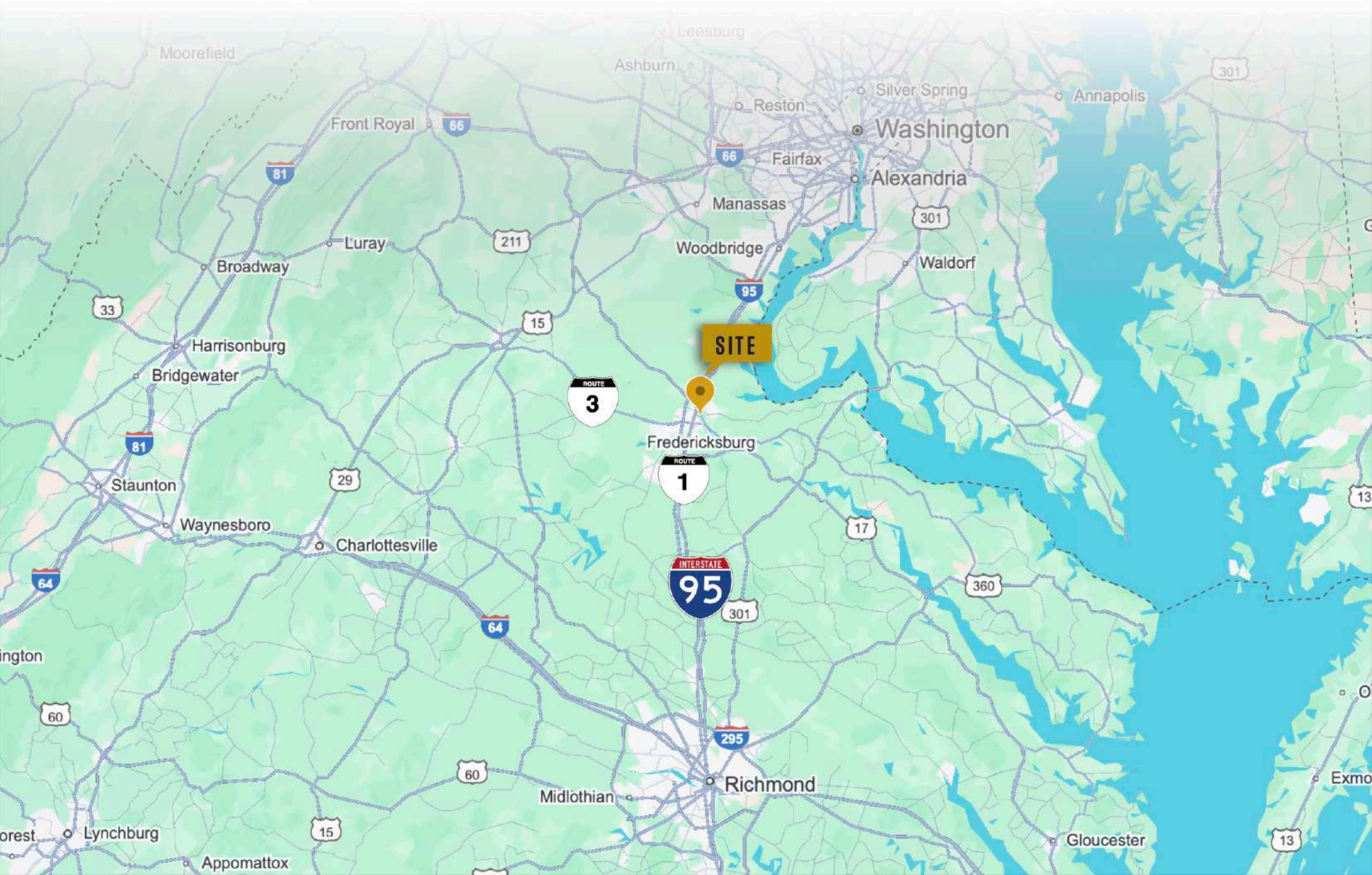
LEVEL 3 OFFICE FLOORPLAN



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	1 mile	5 mile	10 mile
Avg Household Income	\$100,280	\$106,971	\$119,386
Median Household Income	\$78,467	\$84,548	\$98,848
< \$25,000	1,927	4,672	7,574
\$25,000 - 50,000	1,664	5,749	11,274
\$50,000 - 75,000	1,945	6,573	11,108
\$75,000 - 100,000	1,893	5,400	10,874
\$100,000 - 125,000	856	4,027	9,922
\$125,000 - 150,000	647	2,583	7,836
\$150,000 - 200,000	1,653	5,347	11,837
\$200,000+	1,012	3,762	10,234

POPULATION	1 mile	5 mile	10 mile
2010 Population	26,191	87,317	186,717
2022 Population	29,592	104,405	233,305
2027 Population Projection	29,561	108,311	246,178
Annual Growth 2010-2022	1.0%	1.5%	1.9%
Annual Growth 2022-2027	0%	0.7%	1.1%
Median Age	33.4	36	37
Bachelor's Degree or Higher	40%	36%	35%
U.S. Armed Forces	133	560	2,013

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)

✉ fjohnson3@johnsonrealtyadvisors.com



Andrew Hall

📞 540-656-3515 (Cell)

📞 540-372-7675 (Office)

✉ Andrew@johnsonrealtyadvisors.com



J O H N S O N

REALTY

ADVISORS

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