



COLDWELL BANKER
COMMERCIAL
ELITE



PROFESSIONAL OFFICE SPACE NEAR I-95 & ROUTE 1
FOR LEASE

4820 Southpoint Drive, Fredericksburg, VA 22407

Rent:	\$13/SF - \$16/SF
Square Footage:	1,080 - 2,566 SF

4820 Southpoint Drive offers professional office suites for lease ranging from **1,073–2,566 SF** within one of Spotsylvania County’s most accessible and rapidly growing commercial corridors. Located just minutes from **Route 1** and **Interstate 95**, the property combines exceptional regional connectivity with the privacy of a well-maintained office park environment. Tenants enjoy immediate access to a wide array of nearby retail, dining, and service amenities throughout the Southpoint and Massaponax commercial districts.

With highly competitive rental rates of **\$13 - \$16/SF** present an outstanding opportunity for companies seeking clean, efficient **office and retail space** at an affordable price point. The flexible suite configurations make this an excellent fit for professional users looking for convenience, value, and a quiet setting close to major transportation arteries.

AVAILABLE SPACES:

SUITE 102: 1,080 SF

*Suite 102 & 104 Can Be Combined for 2,566 SF
*2nd floor stair access only

SUITE 104: 1,486 SF

*Suite 102 & 104 Can Be Combined for 2,566 SF
*2nd floor stair access only

SUITE 105: 1,850 SF

*1st floor end unit

SUITE 202: 1,073 SF

*2nd floor stair access only

KEY PROPERTY HIGHLIGHTS

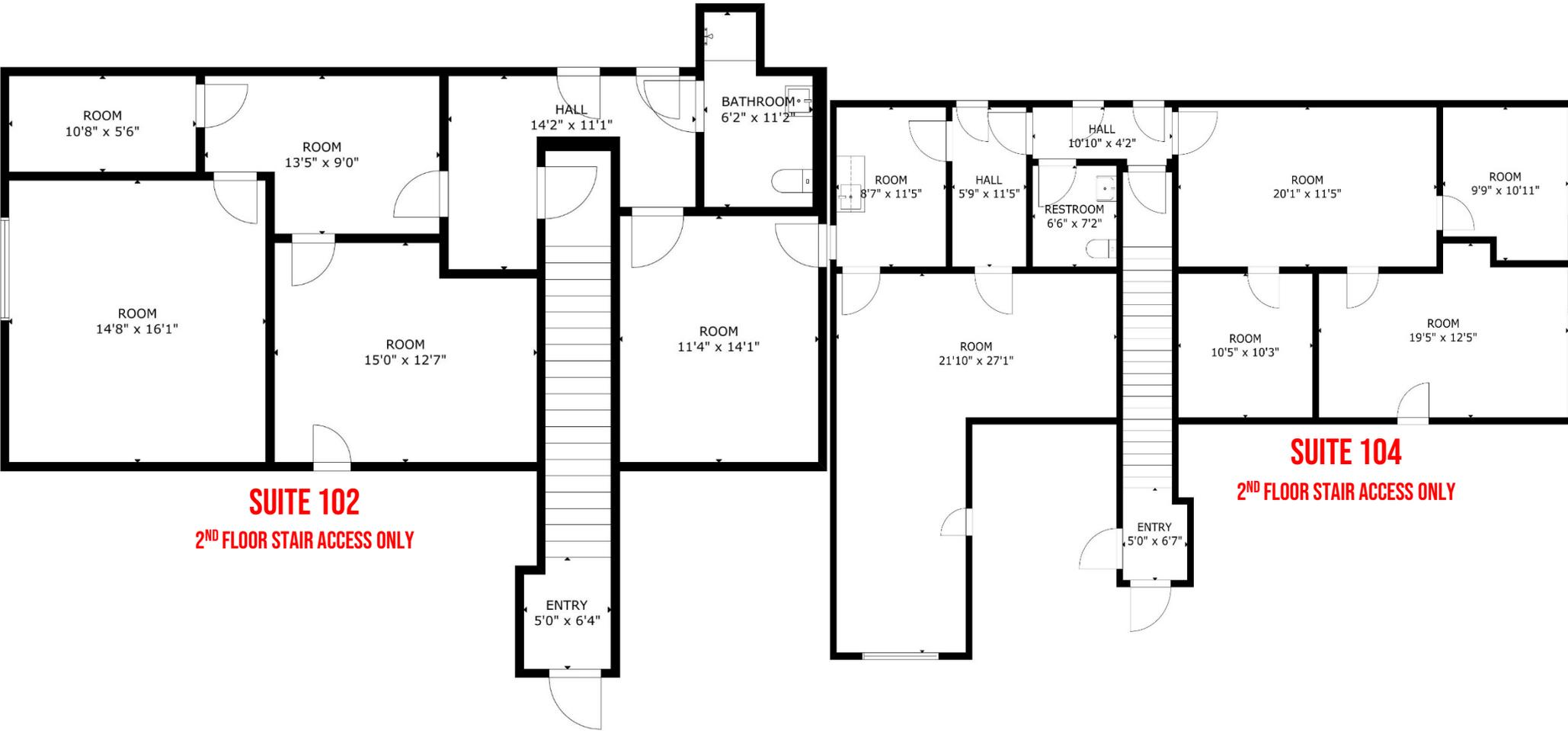
- Prime Accessibility**
 Direct access to **Route 1** and quick connectivity to **Interstate 95**, ideal for regional commuting and client access.
- Flexible Office Availability**
 Ideal for professional office and administrative/back-office operations.
- Highly Competitive Rental Rate**
 Offered at **\$13/SF - \$16/SF**, providing outstanding affordability in the fast-growing Spotsylvania market.
- Private Professional Office Park Setting**
 Quiet, well-kept office environment with immediate proximity to Southpoint’s retail, restaurants, and service amenities.
- Growing Spotsylvania Market**
 Positioned within a high-growth corridor benefiting from strong population and commercial expansion.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	42,231	83,746	207,767
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	15,272	29,805	74,775
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$130,364	\$129,130	\$133,770



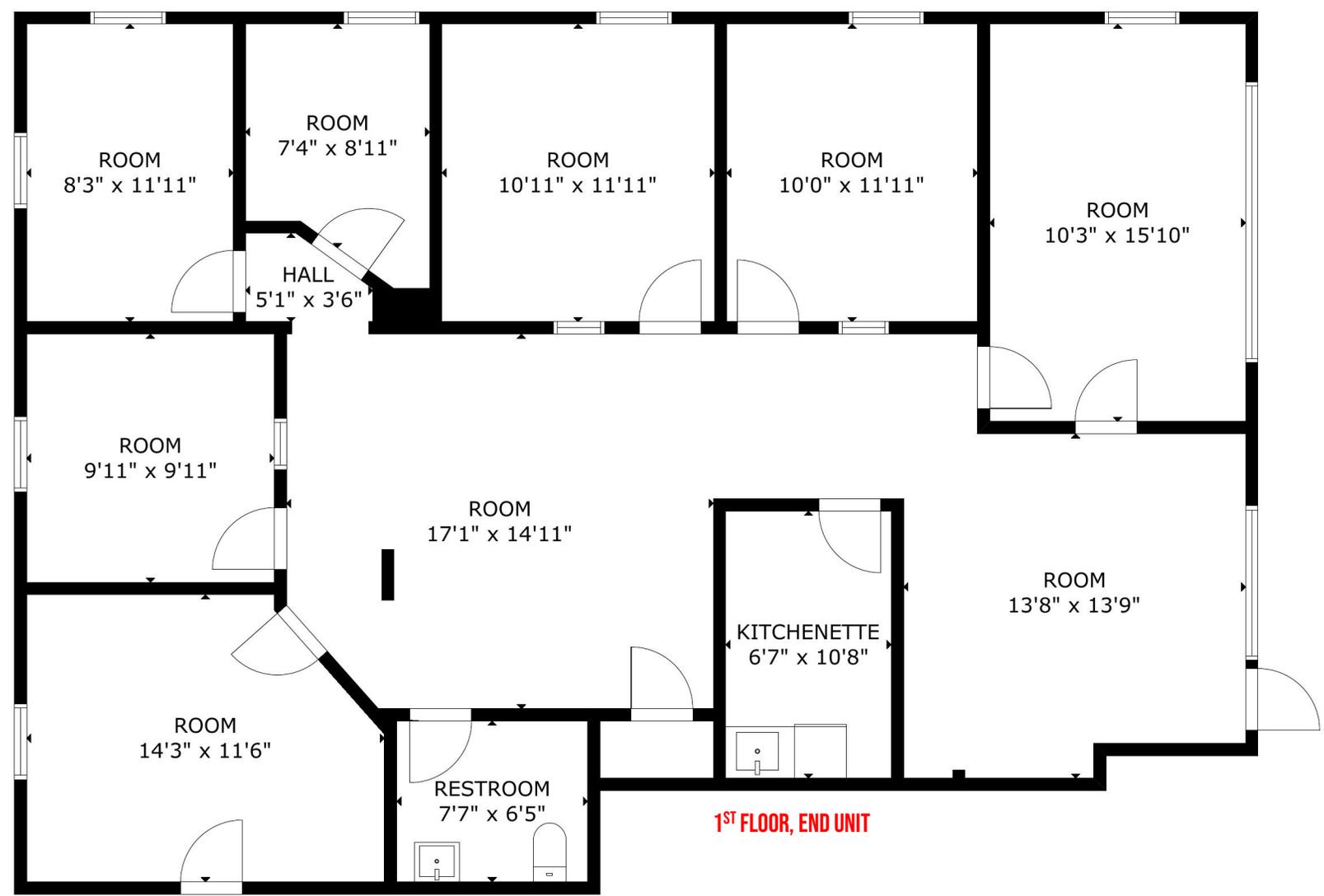
PROPERTY VIRTUAL TOUR



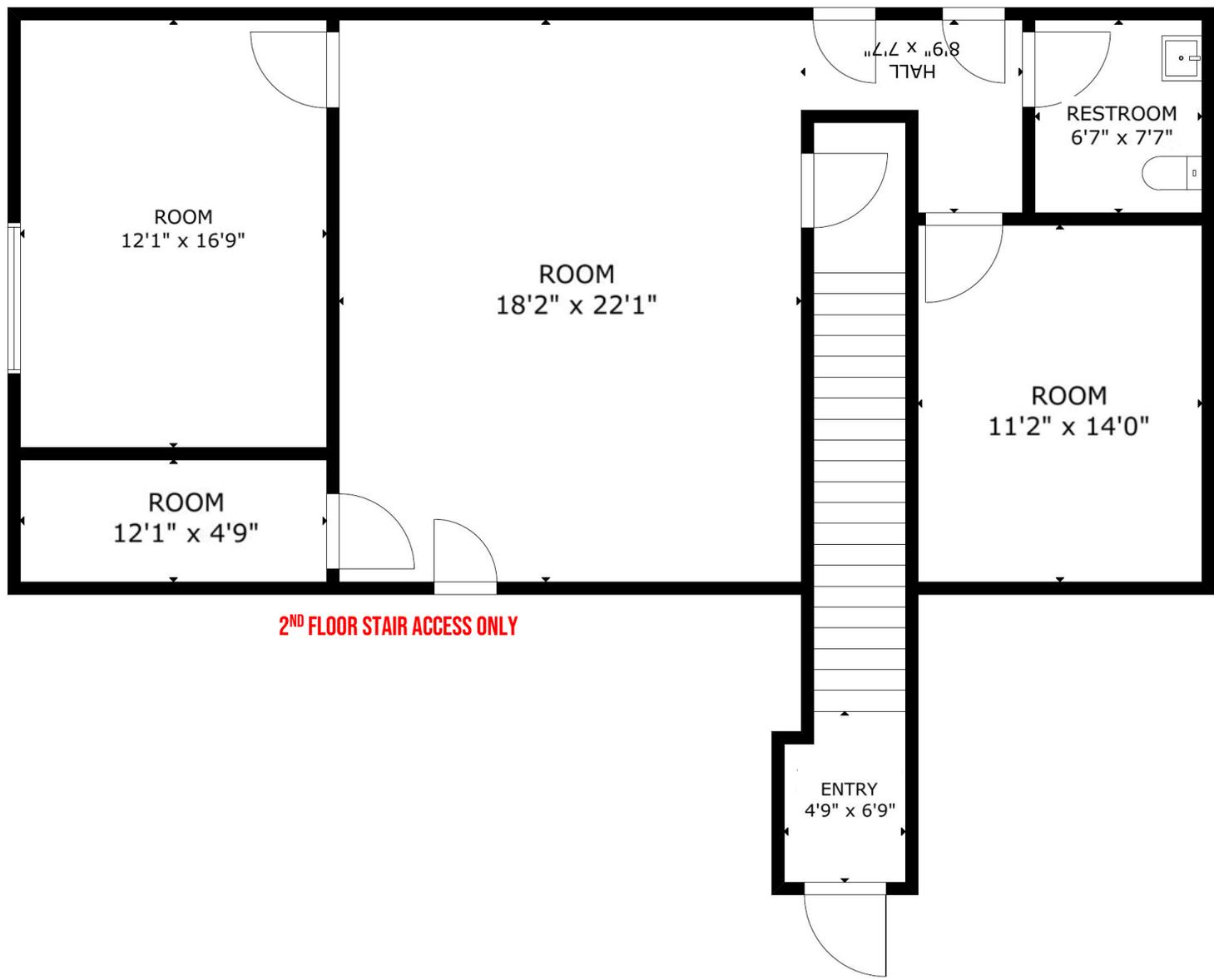
SUITE 102
2ND FLOOR STAIR ACCESS ONLY

SUITE 104
2ND FLOOR STAIR ACCESS ONLY

PROPERTY VIRTUAL TOUR



PROPERTY VIRTUAL TOUR







Walmart

LOWE'S

chili's

LONGHORN STEAKHOUSE

AMERICAN FAMILY FITNESS

INTERSTATE 95

EXIT 126

112,000 ADT

INTERSTATE 95

Southpoint Pkwy

Wendy's

WELLS FARGO

Chick-fil-A

DUNKIN' DONUTS

STARBUCKS COFFEE

KFC

McDonald's

Holiday Inn

FIREHOUSE SUBS

SUBWAY

Comfort SUITES

Patriot Hwy (Route 1)

BURGER KING

CHIPOTLE MEXICAN GRILL

Hilton

59,000 ADT

PNC BANK

PIZZA PAPA JOHN'S

State Farm

SITE

Mills Dr

OFFERING MEMORANDUM

PROFESSIONAL OFFICE SPACE NEAR I-95 & ROUTE 1

4820 SOUTHPOINT DRIVE, FREDERICKSBURG, VA 22407

FOR MORE INFORMATION PLEASE CONTACT:



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