



**FOR LEASE**  
**4451 Crossings Boulevard | Prince George, VA 23857**

For more information regarding this property, please contact:

**CHRIS HOPPER**  
804 997 9392  
[chrishopper@naidominion.com](mailto:chrishopper@naidominion.com)

**NAIDominion**  
7110 Forest Ave, Suite 103  
Richmond, VA 23226  
[naidominion.com](http://naidominion.com)

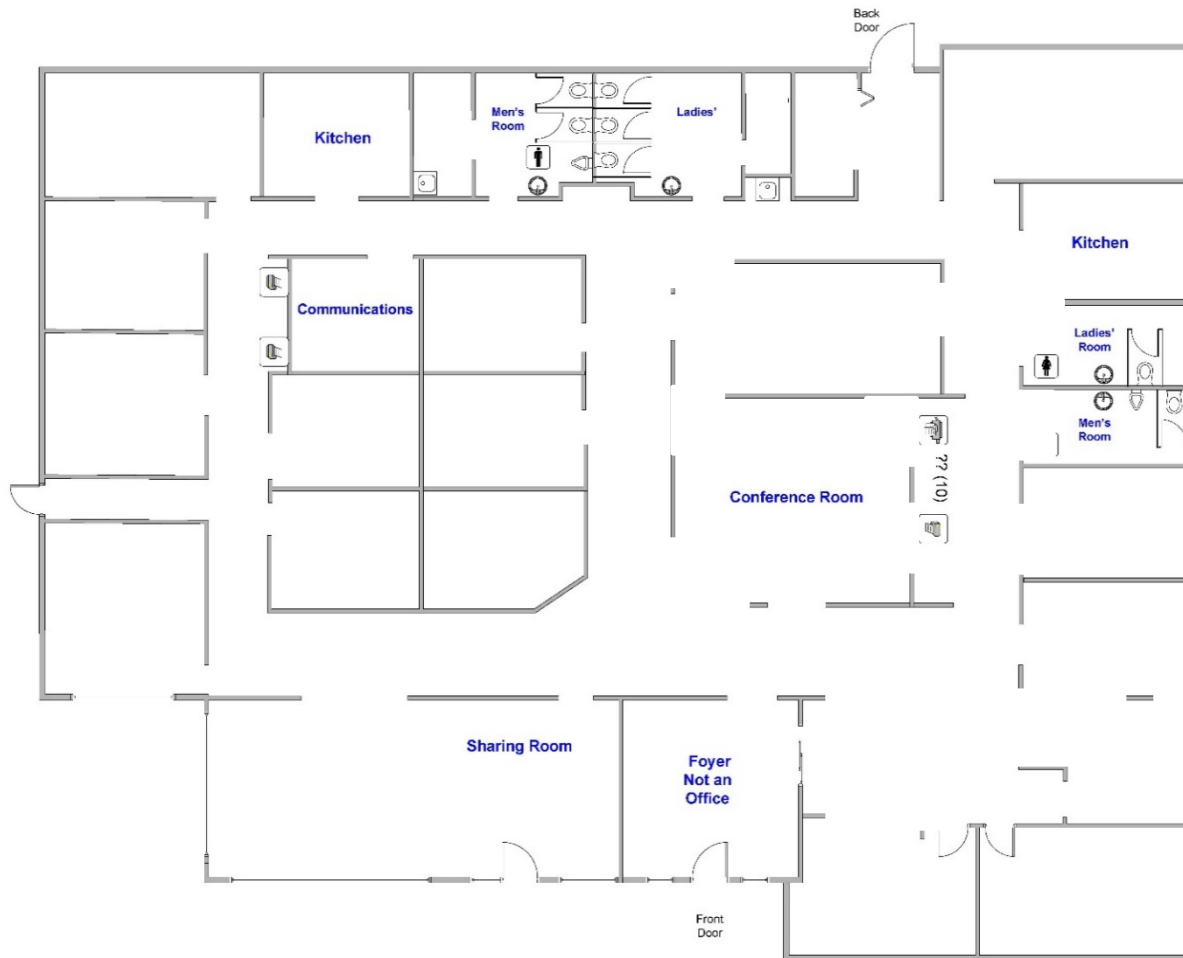
## HIGHLIGHTS

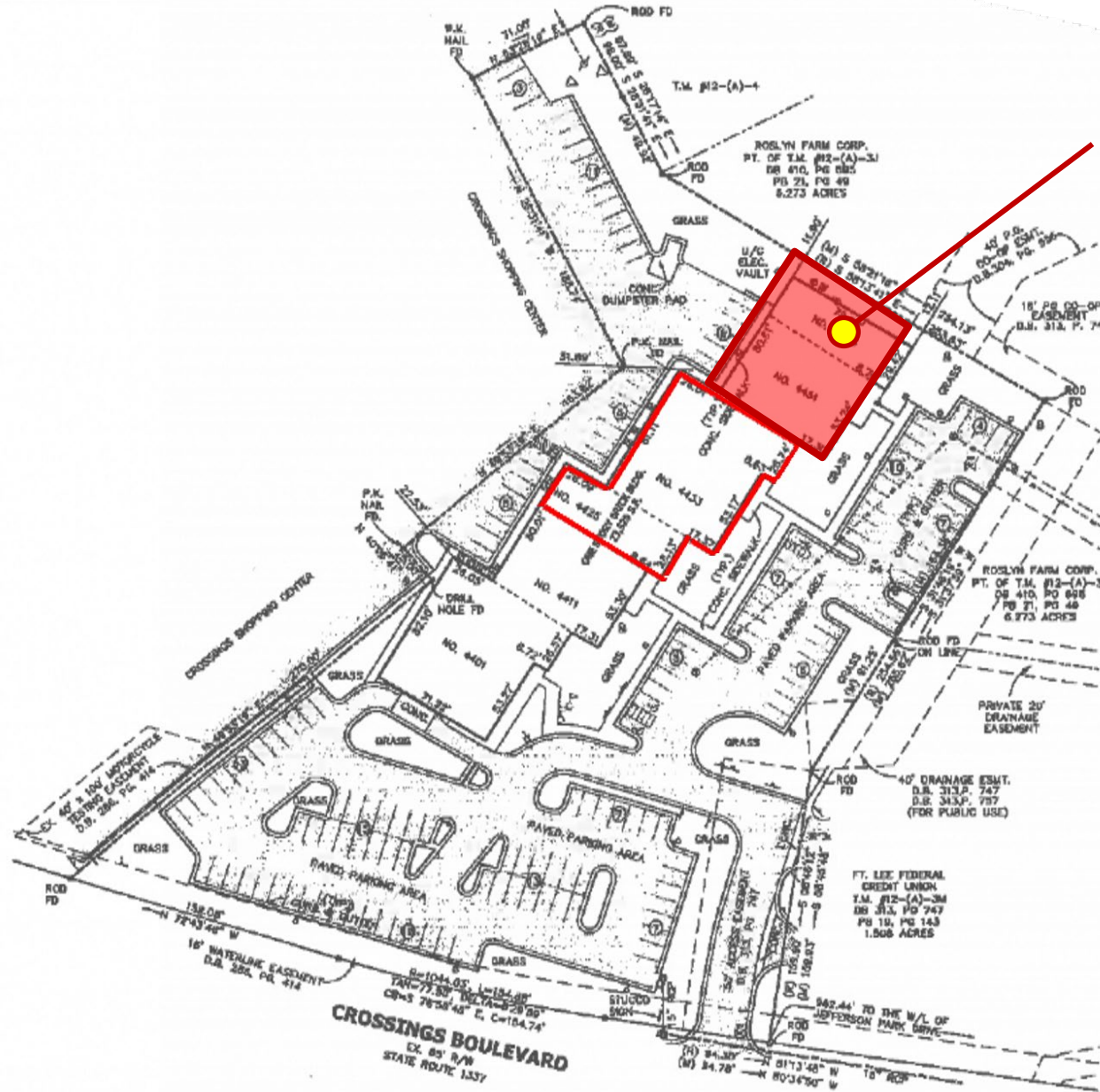
- Available Suite:  
Suite 4451 - 2,000-6,786 SF
- Existing tenants include DMV
- Excellent access to I-295 (Exit 9)
- Conveniently located less than 2 miles from Fort Lee
- Zoned B-3
- Ample Parking
- High speed internet access
- Suites are separately metered for electric
- Water/Sewer included



**Space Plan - Suite 4451**

**2,000 - 6,786 SF - Can be Subdivided**





**Suite 4451**  
**2,000 - 6,786 SF**



FOR LEASE

4451 Crossings Boulevard | Prince George, VA 23875



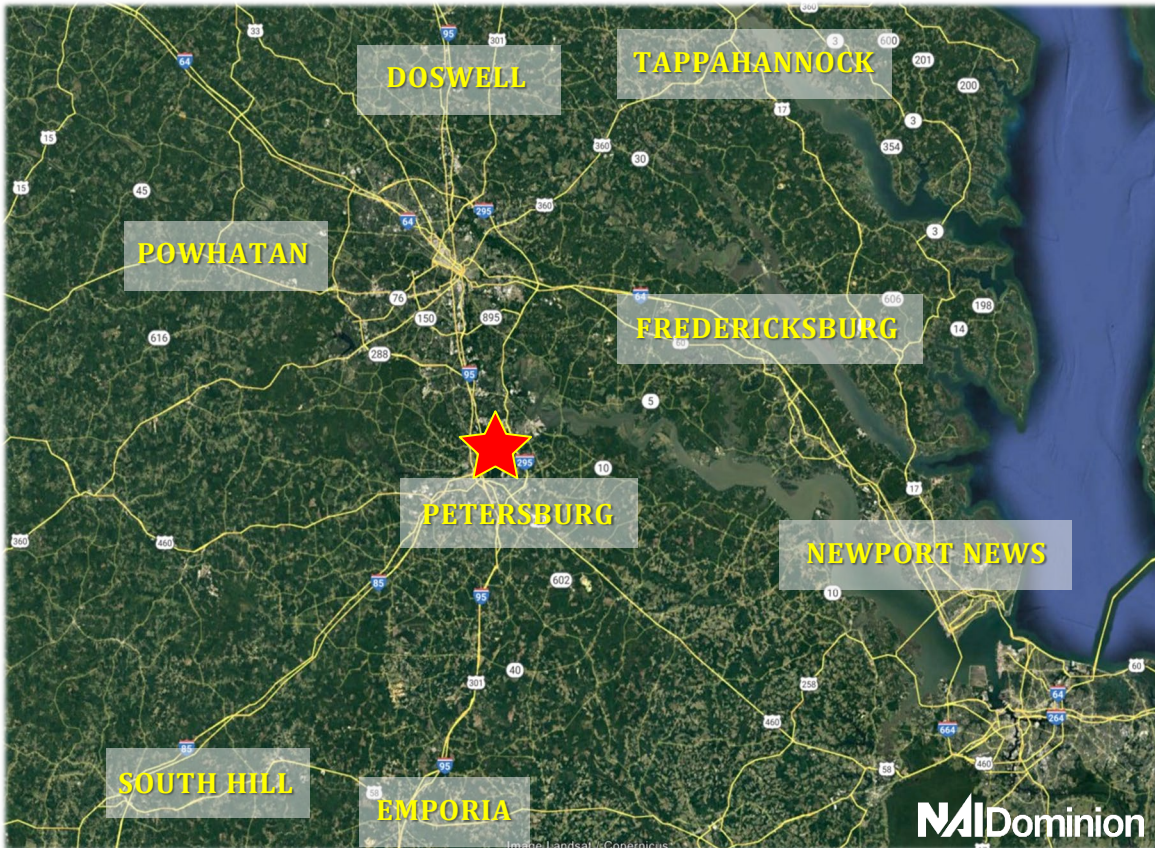
**COLONIAL CORNER SHOPPING CENTER**

HopewellPrinceGeorge  
Chamber of Commerce & Visitor Center

**THE CROSSINGS SHOPPING CENTER**

**FORT LEE**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,582	30,077	73,029
AVERAGE AGE	32.9	33.6	36.9
AVERAGE HH INCOME	\$58,082	\$61,983	\$61,343



*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction*

## PROPERTY DETAILS

Type:	Office Space
Zoned:	B-3
Suites:	Multiple Suites Available
Price:	Contact Broker for Pricing
Address:	4401-4453 Crossings Blvd   Prince George, VA
Cross Streets:	Crossings Blvd + Oakland Blvd
County:	Prince George

## PROPERTY HIGHLIGHTS

- | Property is located at Crossings Blvd & Oakland Blvd
- | Excellent access to I-295 exchange
- | Located less than 2 miles from Fort Lee
- | Ample Parking

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