

FOR LEASE

BUILD TO SUIT

411 | Chatham Heights Rd.
FREDERICKSBURG, VA 22405



SPECIFICATIONS

Size:	6,000 SF
Pricing:	\$20.00 PSF
NNN:	TBD
Zoning:	B2

THIS IS NOT AN ACCURATE BUILDING REPRESENTATION

OVERVIEW



J R A

Introducing a 6,000 sq ft build-to-suit opportunity at Chatham Heights Shopping Center. Ideal for retail or medical use, this prime space offers visibility and convenience in a thriving commercial hub.



SITE

Build to Suit

Chatham Heights Shopping Center

Visibility on Chatham Heights Rd.

Heavily travelled corridor

Retail/Medical opportunity

Pad Ready

AERIAL CALLOUT



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Chatham Square Office Park Medical Tenants

HEMATOLOGY - ONCOLOGY
INFUSION CENTER



WRIGHT DENTAL CARE
FAMILY DENTISTRY

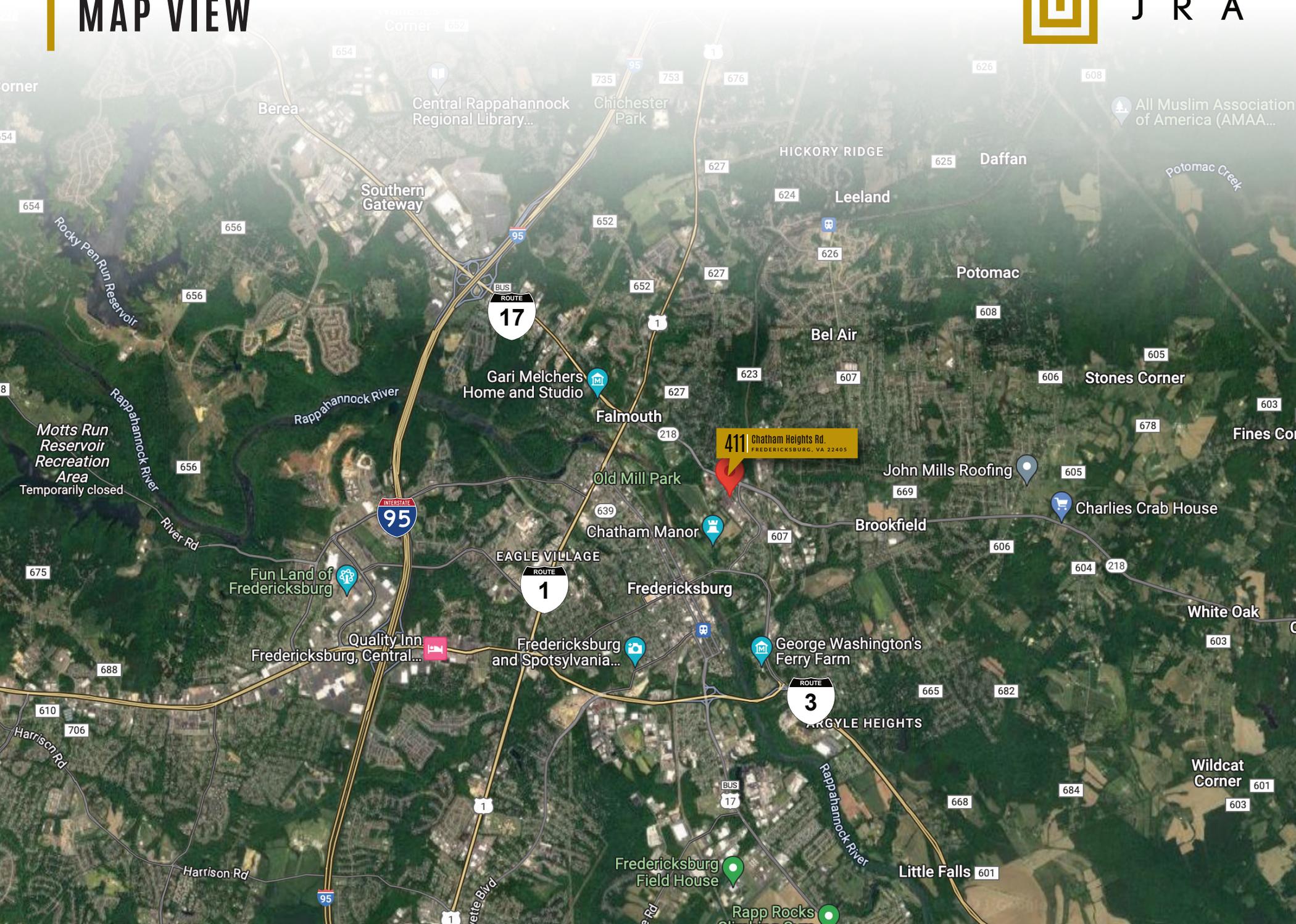
PRIME REGENERATIVE
& PAIN MANAGEMENT



MAP VIEW



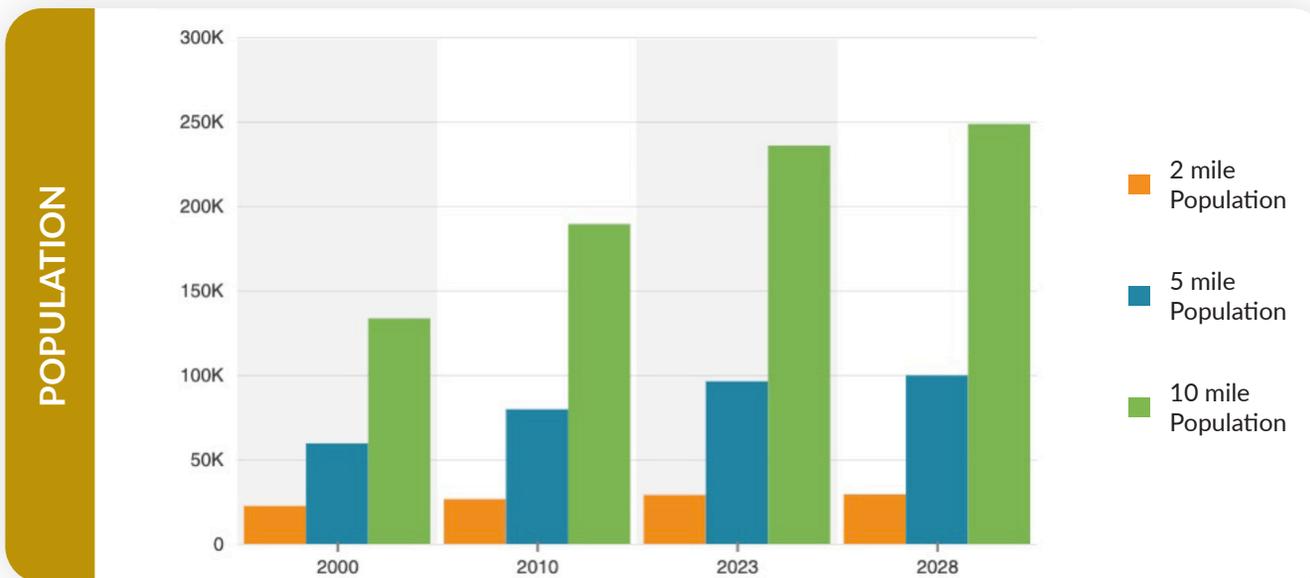
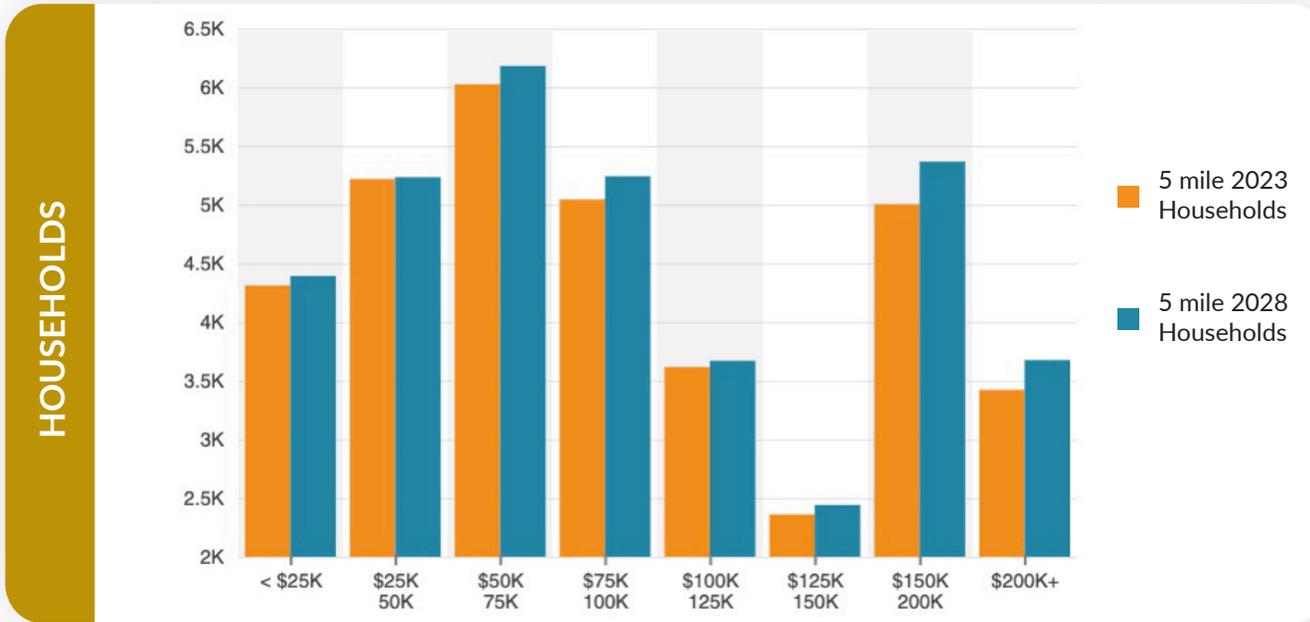
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DEMOGRAPHIC/INCOME REPORT



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FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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