



**COLDWELL BANKER
COMMERCIAL
ELITE**



**PREMIER MEDICAL OFFICE OPPORTUNITY
FOR SALE | 12,902 SF**

521 Park Hill Drive, Fredericksburg, VA 22401

ASKING PRICE

\$3,300,000

521 Park Hill Drive presents a rare opportunity to acquire a fully built-out, stand-alone medical office building in the heart of Fredericksburg, Virginia. The property totals 12,902 square feet across two floors and is equipped with an elevator, offering seamless accessibility for both patients and staff. Purpose-built for medical use, the building is configured to support a wide range of healthcare services, including traditional medical office, specialty practice, and sleep center operations.

Strategically positioned just moments from Mary Washington Hospital's main campus, the property benefits from immediate proximity to one of the region's premier healthcare providers. This close connectivity enhances referral potential, physician collaboration, and patient convenience—making it an ideal location for owner-users or investors seeking strong medical tenancy fundamentals.

The property's central location provides excellent accessibility to the broader Fredericksburg market and surrounding regions, with direct connectivity to Route 1, Route 3, Downtown Fredericksburg, and Interstate 95. This ensures efficient access for both local and regional patient bases, while positioning the asset within one of the fastest-growing healthcare corridors in the region.

Offered at \$3,300,000, this asset represents a turnkey opportunity with significant existing infrastructure, minimizing upfront capital expenditures for medical users and allowing for seamless transition.

KEY HIGHLIGHTS

- **Immediate Hospital Ecosystem** - Positioned steps from Mary Washington Hospital, anchoring one of the region's most established healthcare hubs with a strong network of physicians, specialists, and outpatient services
- **Dense Medical Corridor** - Surrounded by a high concentration of medical office users, including specialty practices, urgent care, imaging centers, and outpatient facilities—creating strong referral synergy and patient draw
- **Unmatched Regional Connectivity** - Minutes to major transportation arteries including Route 1, Route 3, and Interstate I-95, allowing for efficient access from Stafford County, Spotsylvania County, and the greater Northern Virginia region
- **Close to Downtown Fredericksburg** - Just minutes from Downtown Fredericksburg, offering a vibrant mix of restaurants, retail, and amenities that enhance employee experience and patient convenience
- **Growing Fredericksburg Market** - Located within one of Virginia's fastest-growing regions, benefiting from continued residential expansion, population growth, and increased demand for healthcare services
- **Strong Demographic Fundamentals** - High household growth, increasing median incomes, and a steadily expanding patient base support long-term demand for medical office space

FUNCTIONAL MEDICAL LAYOUT

- ▶ 16 exam rooms (fully plumbed with sinks and cabinetry)
- ▶ 12 private offices
- ▶ 12 bathrooms
- ▶ 2 breakrooms
- ▶ 2 nurse stations
- ▶ Reception & spacious waiting room
- ▶ Fully built-out sleep center featuring control room, technologist breakroom/conference area, and 8 private lab bedrooms, each with en-suite bathroom and shower.
- ▶ Various large format open offices & storage rooms

**DOWNTOWN
FREDERICKSBURG**



Emancipation Hwy

EAGLE VILLAGE



1

Cowan Blvd



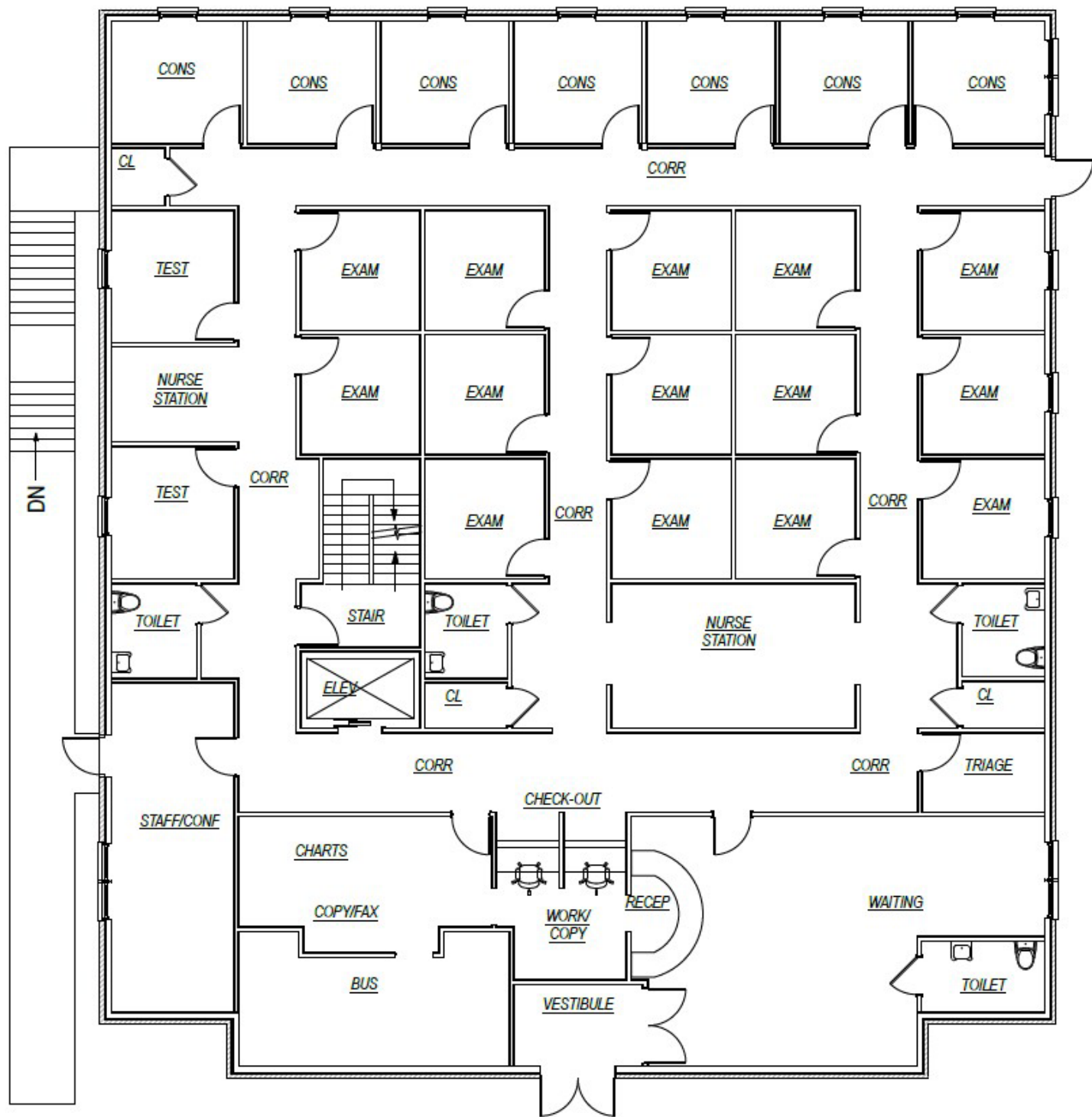
Hospital Dr

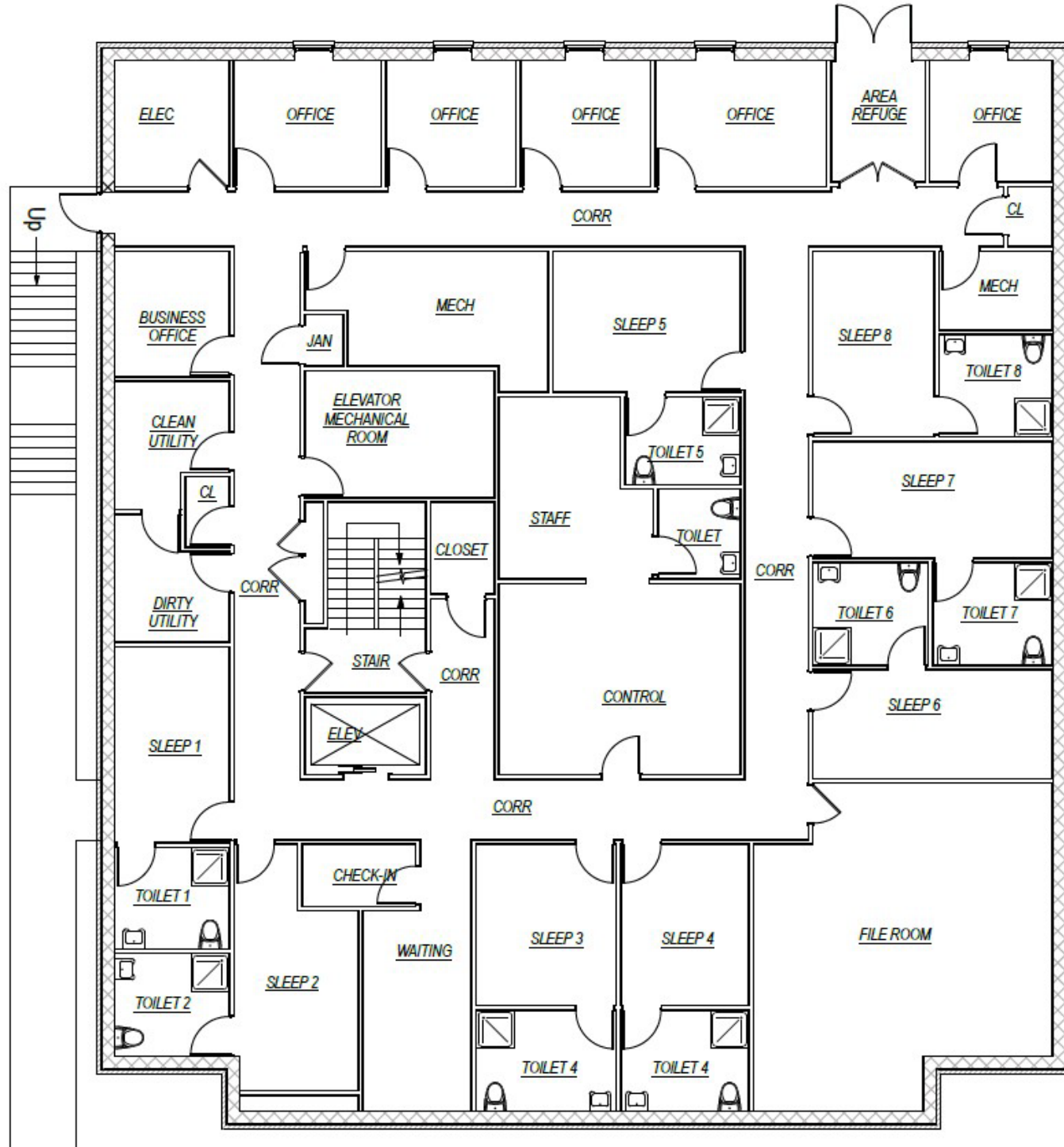


SITE



Mary Washington Blvd



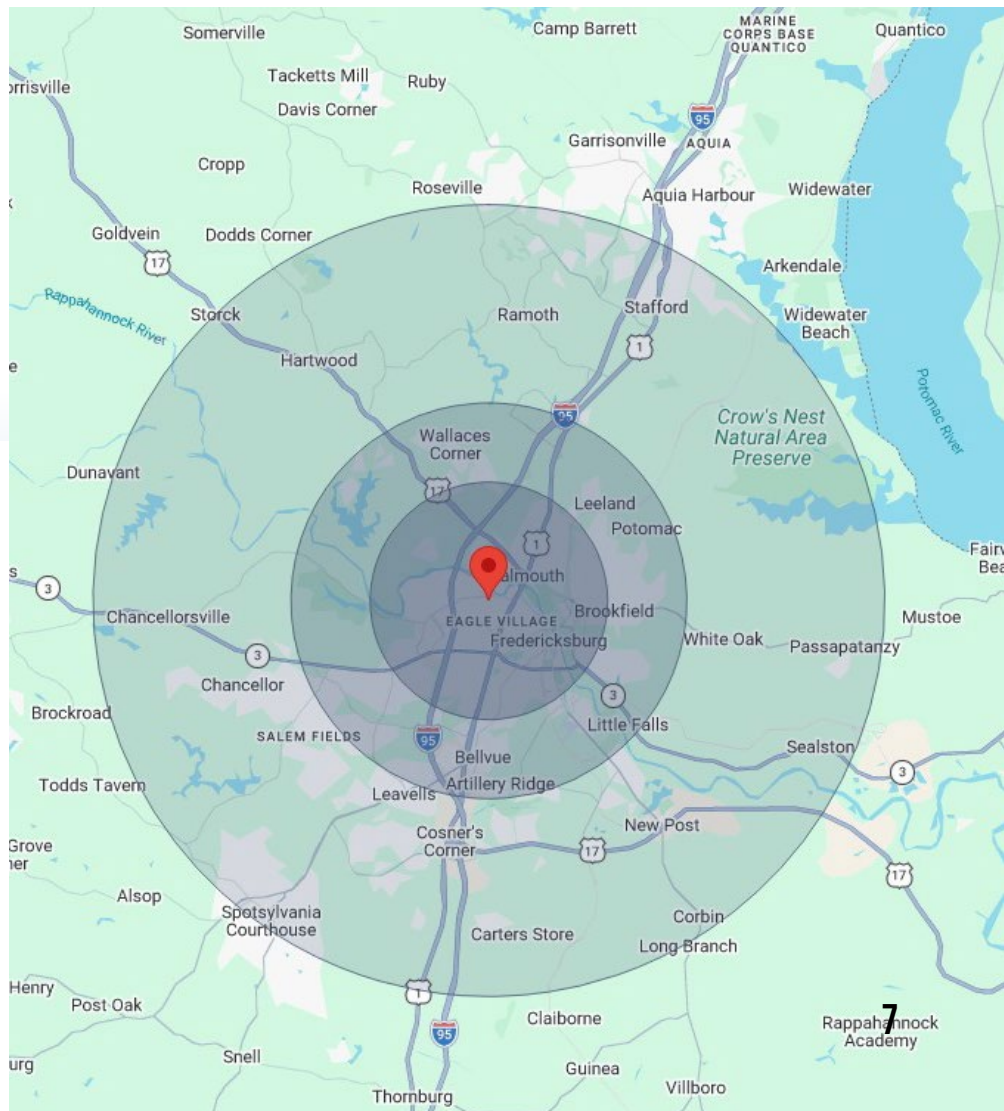




PROPERTY DEMOGRAPHICS



POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	51,759	107,230	229,600
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	21,108	40,337	81,348
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$128,006	\$129,936	\$139,105



OFFERING MEMORANDUM

PREMIER MEDICAL OFFICE OPPORTUNITY

521 PARK HILL DRIVE, FREDERICKSBURG, VA 22401

FOR MORE INFORMATION PLEASE CONTACT:



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