

# FOR LEASE

FREE STANDING RETAIL/WAREHOUSE

**318** | Charles St.  
FREDERICKSBURG, VA 22401



## SPECIFICATIONS

Size:	4,100 SF
Lot Size:	0.35 Ac
Available:	Immediately
Zoning:	CD



# OVERVIEW



J R A



FREDERICK ST

LAFAYETTE BLVD

SITE

CHARLES ST

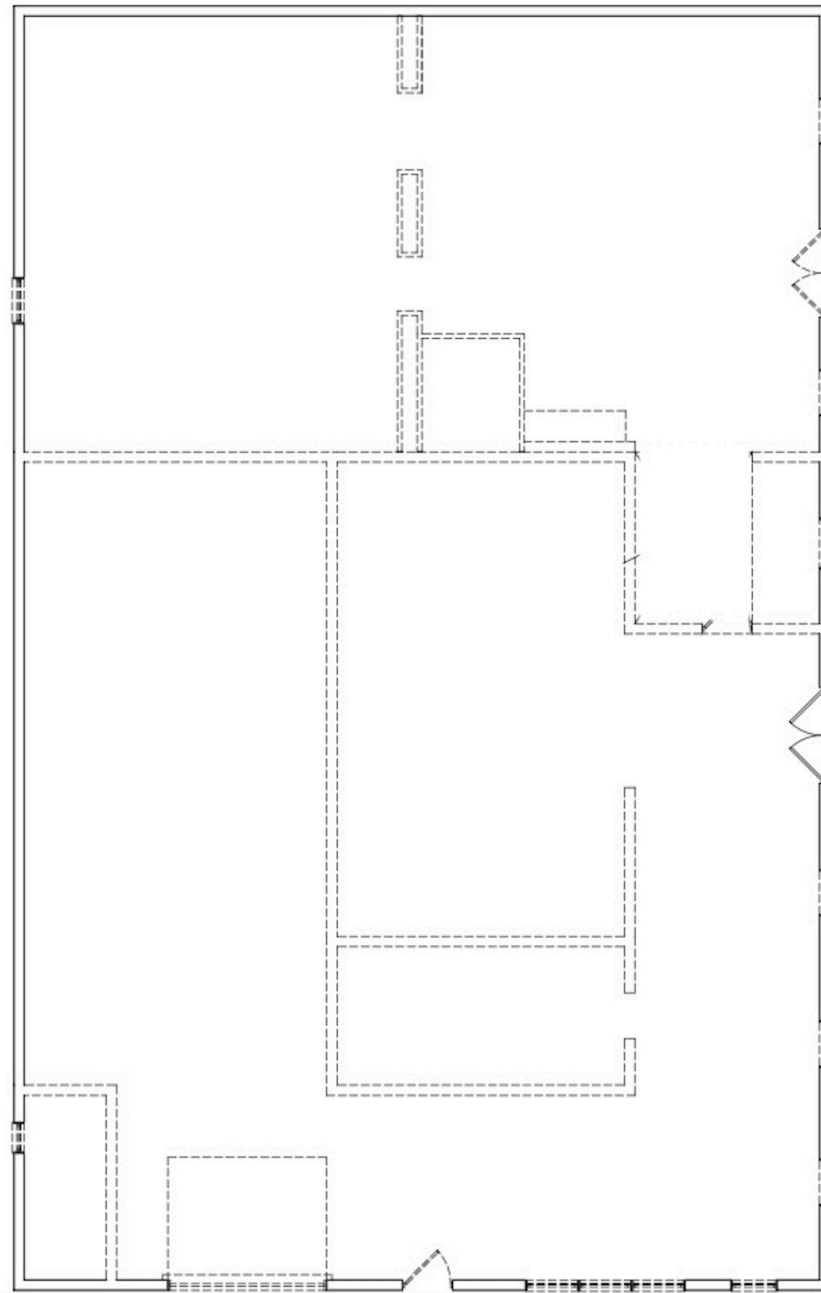
- Free Standing Retail/Warehouse
- Downtown Fredericksburg Market
- Frontage & Visibility on Charles St.
- In the HUB Zone
- Proximity to VRE Fredericksburg Station



# FLOOR PLAN



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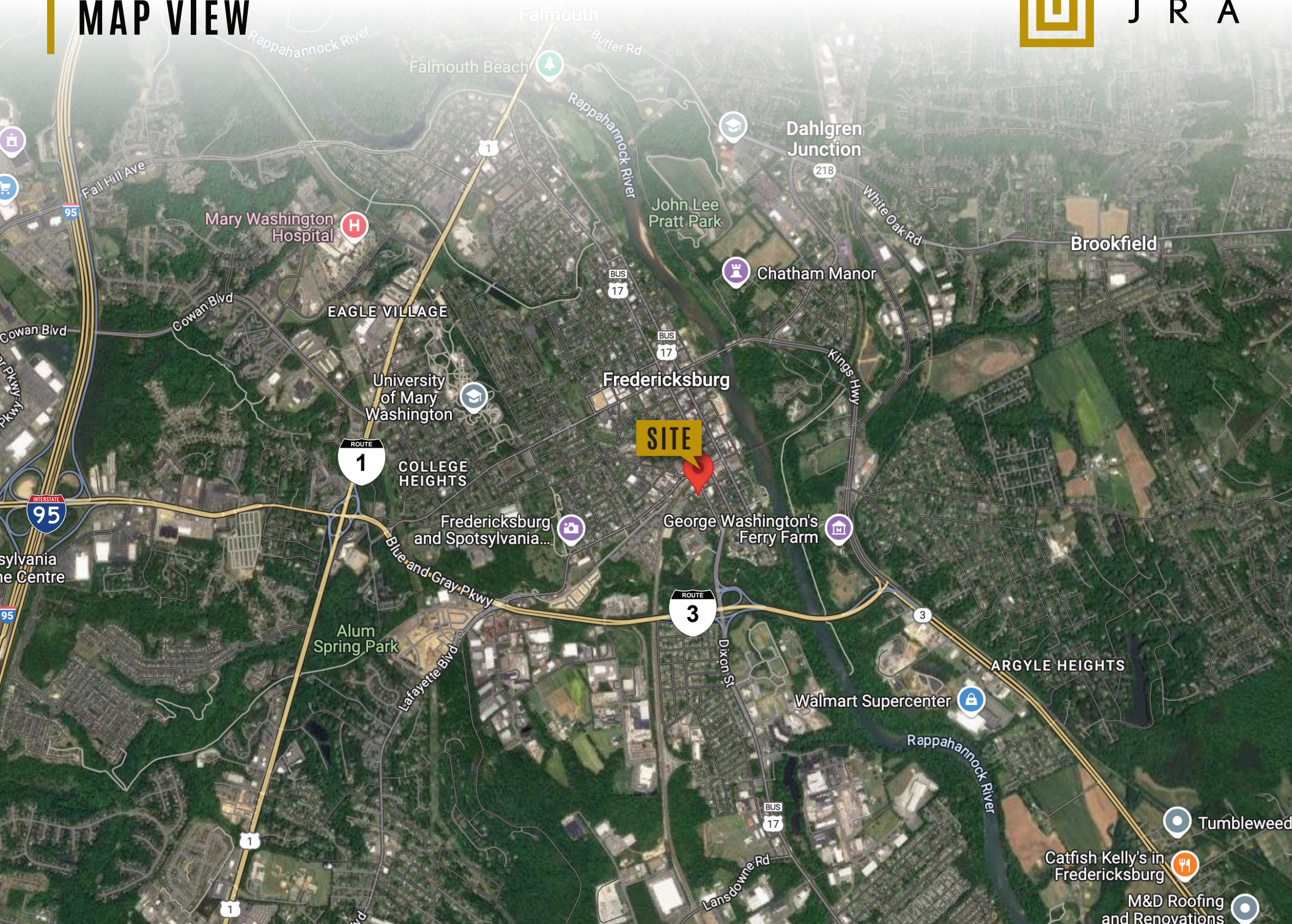
ENTRANCE



# MAP VIEW



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**SITE**

Mary Washington Hospital

EAGLE VILLAGE

University of Mary Washington

COLLEGE HEIGHTS

Fredericksburg and Spotsylvania...

Alum Spring Park

Falmouth

Falmouth Beach

John Lee Pratt Park

Dahlgren Junction

Chatham Manor

Fredericksburg

George Washington's Ferry Farm

Brookfield

ARGYLE HEIGHTS

Walmart Supercenter

Catfish Kelly's in Fredericksburg

M&D Roofing and Renovations

Tumbleweed



# DEMOGRAPHIC/ INCOME REPORT



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INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$111,579	\$115,737	\$123,092
Median Household Income	\$86,530	\$92,402	\$101,643
< \$25,000	1,572	4,654	7,629
\$25,000 - 50,000	1,440	5,198	9,144
\$50,000 - 75,000	1,911	7,707	13,574
\$75,000 - 100,000	1,199	4,666	9,070
\$100,000 - 125,000	1,202	5,400	10,884
\$125,000 - 150,000	909	3,277	7,211
\$150,000 - 200,000	1,309	5,216	10,918
\$200,000+	1,410	5,496	11,835

POPULATION	2 mile	5 mile	10 mile
2010 Population	26,512	105,265	213,600
2022 Population	27,692	111,196	227,271
2027 Population Projection	29,773	122,160	251,381
Annual Growth 2010-2022	1.1%	1.4%	1.6%
Annual Growth 2022-2027	1.5%	2.0%	2.1%
Median Age	35.7	37.3	37.6
Bachelor's Degree or Higher	44%	38%	37%
U.S. Armed Forces	165	792	2,044

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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