



Winchester Place



FOR LEASE

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WINCHESTER PLACE

1094-1096 Winchester Street Fredericksburg, VA 22401

PROPERTY HIGHLIGHTS

- Incredible Visibility in the Heart of Downtown Fredericksburg
- First Time Offering in New Construction Apartment Building
- Neighbors Parking Deck
- Tenant Improvement Allowance Available
- Seeking Personal Service Retail, Health and Wellness, Spa
- Will Consider Cafe, Deli, Etc (No Ventilation Hood)

Jonathan Gardner

Principal Broker

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Brett Pritchett

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PROPERTY DESCRIPTION

Two commercial spaces in newly constructed Winchester Place, totaling 2,416 available square feet and 786 square feet respectively. Seeking businesses that serve as amenity to the 84 combined one and two bedroom apartments located within the William Square project. Ideal businesses would provide personal services or daily needs to apartment tenants, hotel guests, luxury townhome residents at Amelia Square, and office tenants alike.

NNN Fees estimated \$4.00 per square foot per year for 2023.

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Number of Units:	2
Available SF:	786 - 2,416 SF
Building Size:	42,705 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,334	21,439	39,185
Total Population	10,438	55,609	102,806
Average HH Income	\$89,858	\$99,125	\$99,792

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VAKOS REAL ESTATE SERVICES

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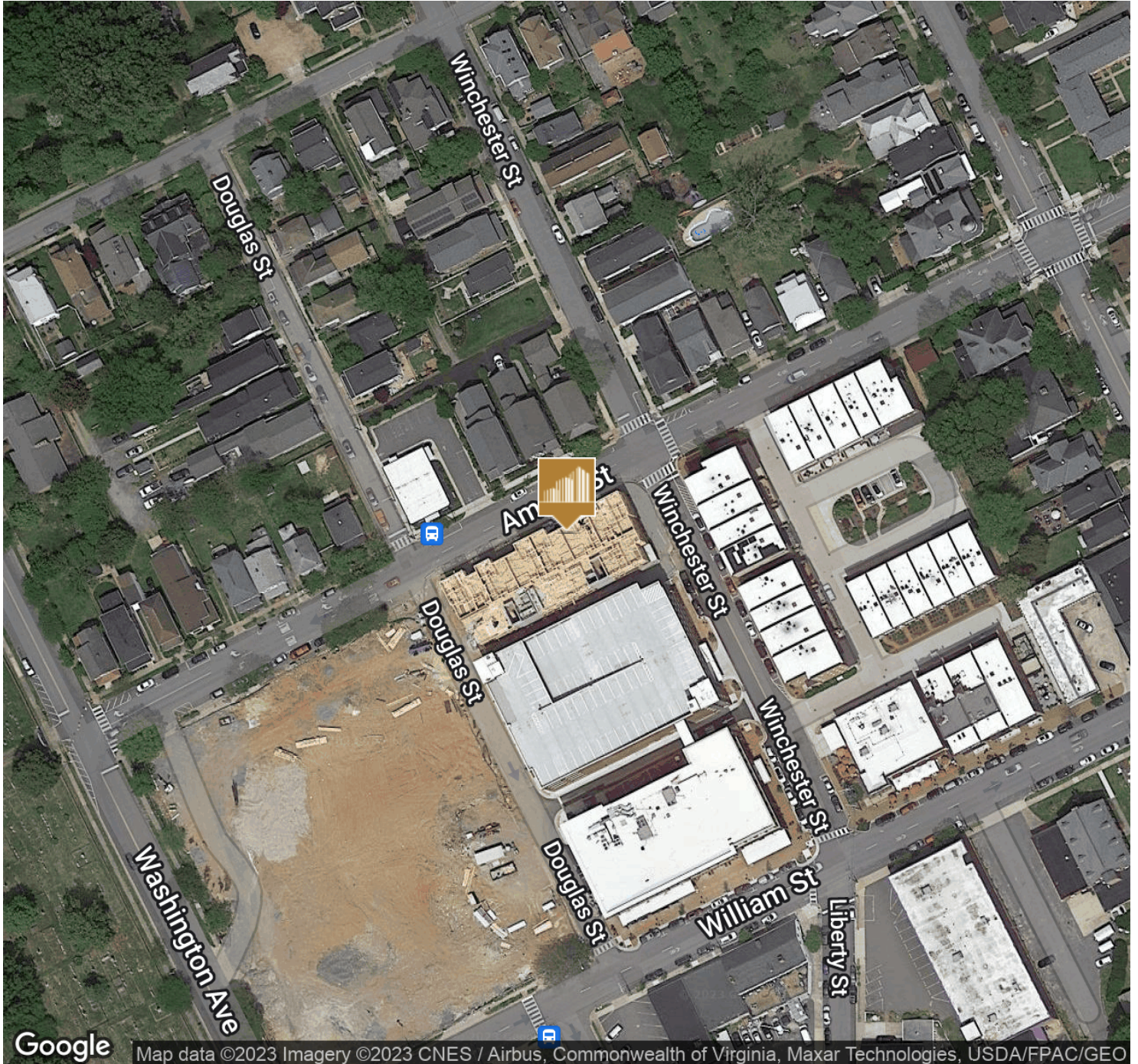
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• <http://www.vakosreservices.com>

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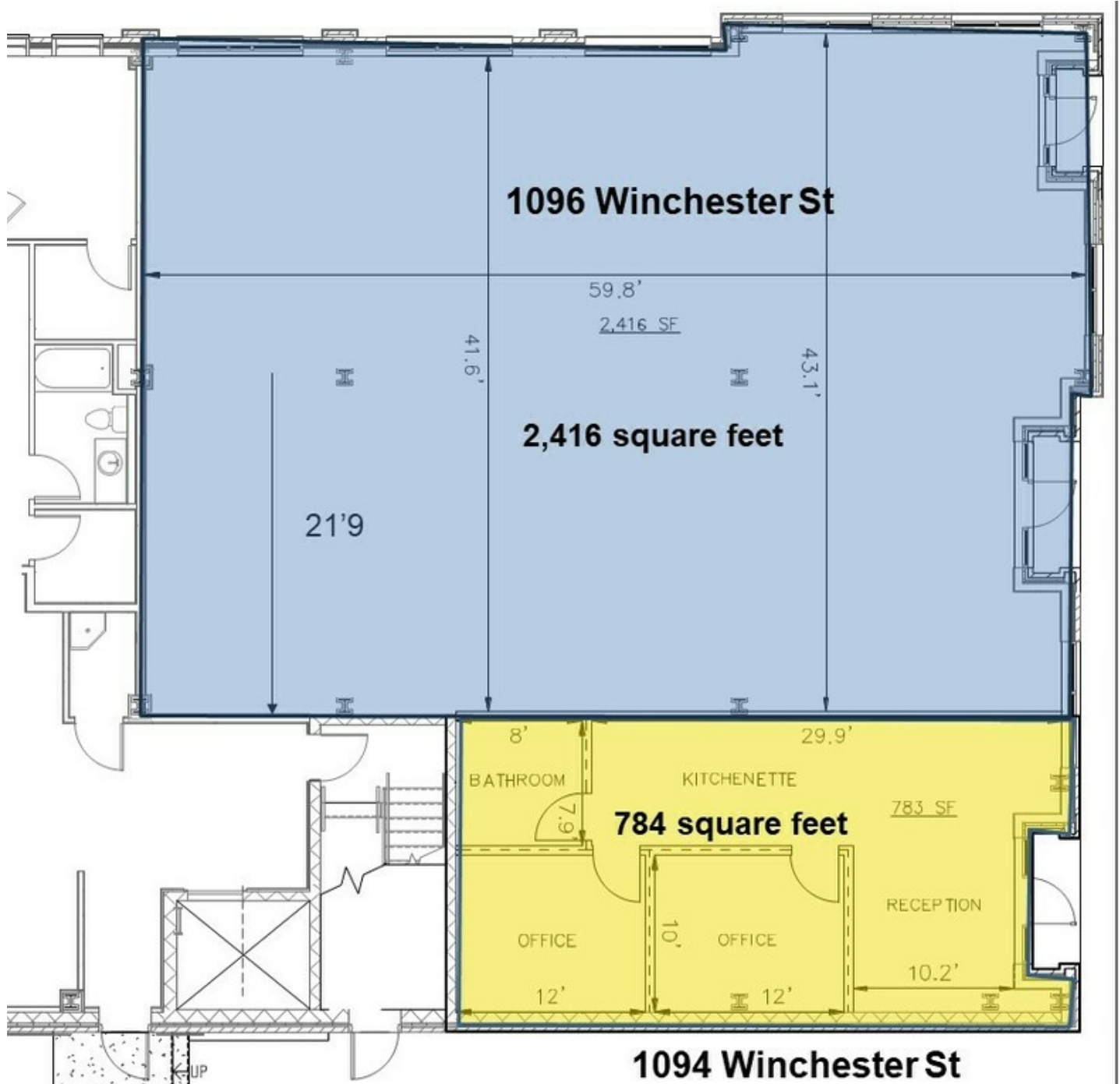
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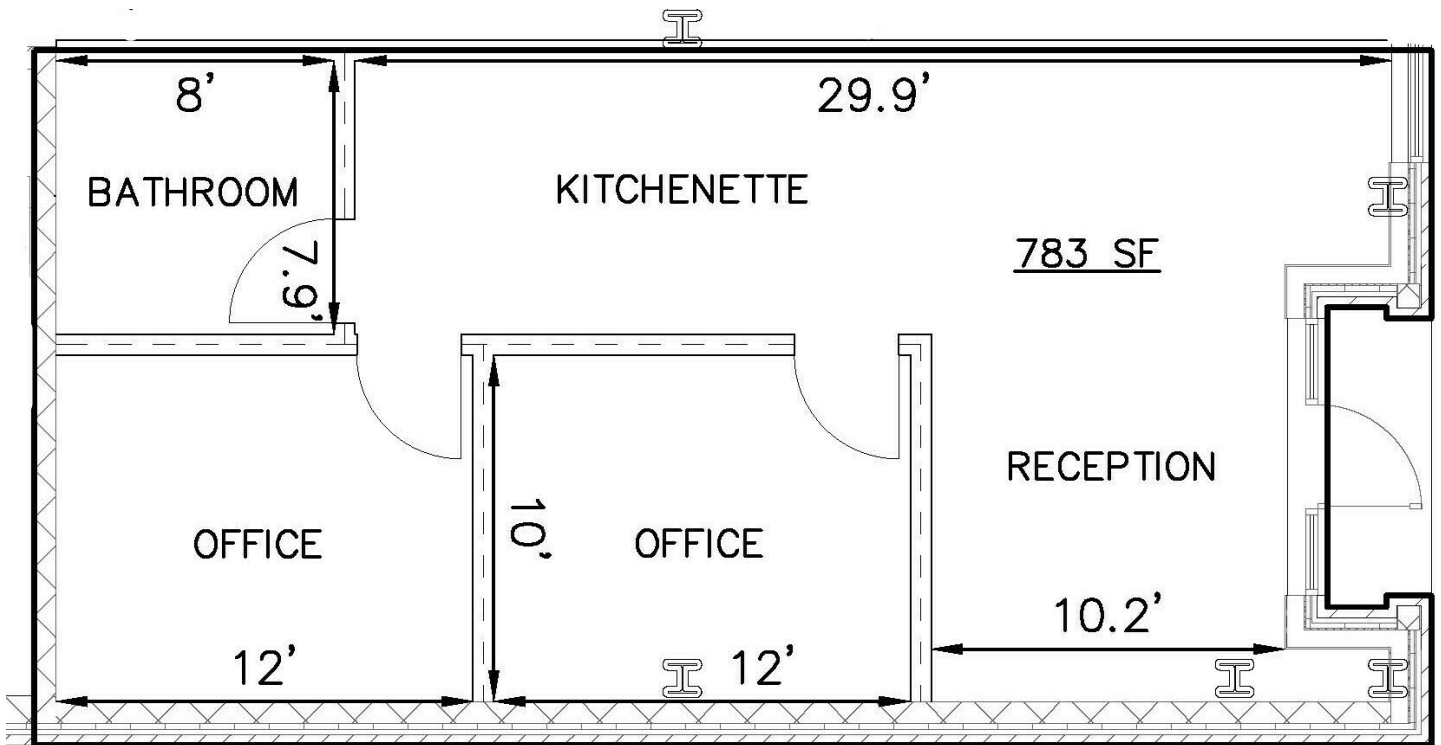
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1094 WINCHESTER EXISTING LAYOUT

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LOCATION DESCRIPTION

Ground-level corner space available amongst the robust redevelopment at the gateway to Downtown Fredericksburg at 1094-1096 Winchester Street. Located within a brand new 42,705 square foot, four-story apartment building called Winchester Place.

This new construction building, exquisitely adorned in red brick, was completed and delivered to residents in 2022. As the first component of a larger WJ Vakos mixed-use development encompassing the neighboring block called William Square, Winchester Place contains 34 total apartments, and 3,200 square feet of first-level commercial space for lease. The commercial space available directly faces the high luxury townhomes of Amelia Square, all constructed within the past decade.

William Square will initially consist of two apartment buildings plus a 98 room luxury hotel with full service restaurant, with the hotel being completed in 2024. The project is benefitted by the Winchester Street Parking Deck, which neighbors Winchester Place, which contains a total of 321 daily pay parking spaces available. The project encompasses the entire city block spanning from Winchester to Amelia, Washington, William, and Douglas Streets.

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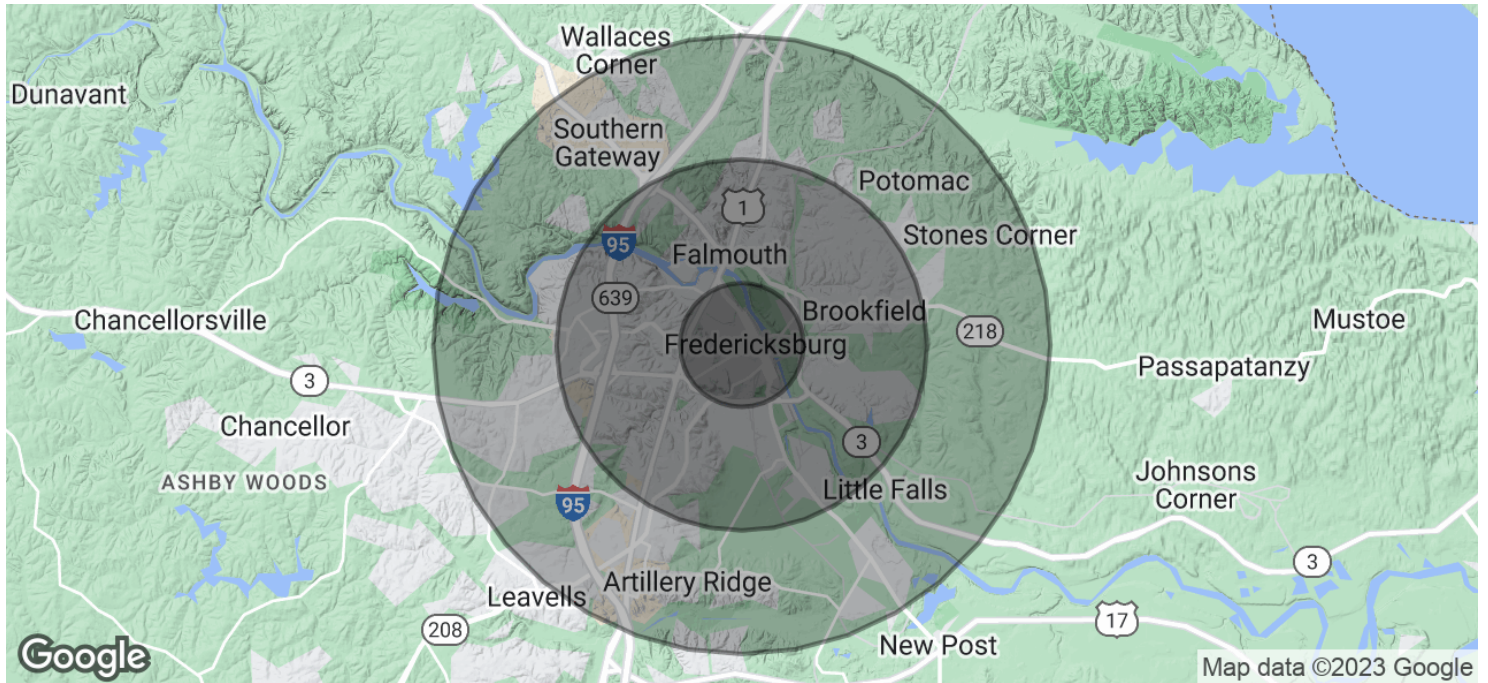
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,438	55,609	102,806
Average Age	35.0	35.7	37.3
Average Age (Male)	34.7	33.7	35.9
Average Age (Female)	35.5	36.8	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,334	21,439	39,185
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$89,858	\$99,125	\$99,792
Average House Value	\$400,635	\$321,911	\$304,234

* Demographic data derived from 2020 ACS - US Census

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