

# FOR LEASE

411 CHATHAM HEIGHTS RD / FREDERICKSBURG, VA 22405



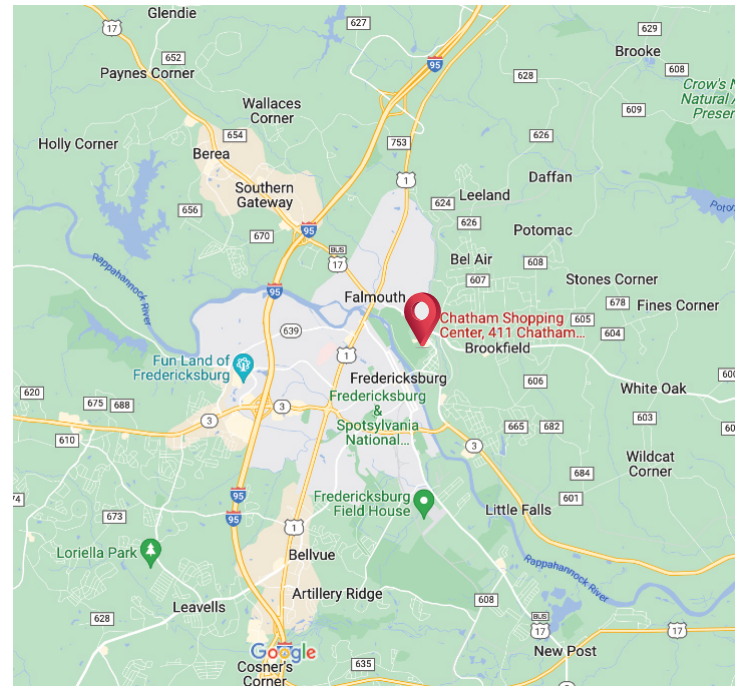
# JOHNSON

REALTY  
ADVISORS



## PROPERTY HIGHLIGHTS

- Located in well-established shopping center
- Surrounded by national co-tenants
- Situated at a signalized intersection
- Street Signage Available on Chatham Heights Rd.
- Space may be demised.
- Space contains walk-ins, large commercial hood, loading dock & more.
- Adjacent to a new 38K SF oncology center which will see over 20k patients plus their families, annually.
- Nearby green space under same ownership, may be utilized for certain uses.



**Johnson Realty Advisors**

📍 512 Lafayette Blvd. (Ste A)  
Fredericksburg, VA 22401

**Heather Hagerman**

📞 540-429-2429 (Cell)  
📠 540-372-7675 (Office)  
✉️ hagerman@johnsonrealtyadvisors.com

**Fitzhugh Johnson III**

📞 540-623-4565 (Cell)  
📠 540-372-7675 (Office)  
✉️ fjohnson3@johnsonrealtyadvisors.com

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## PROPERTY DESCRIPTION

Johnson Realty Advisors is proud to offer 11,200 SF of retail space located on Chatham Heights Rd. This space offers a wide variety of uses and opportunities. The location offers itself to high traffic volume and ample parking for customers.

## CO-TENANTS

- McDonald's
- Subway
- PNC Bank
- Truist
- Rappahannock Orthodontics
- Papa Johns Pizza
- Legacy Engineering

## SPECIFICATIONS

Size:	11,200 SF
Suite:	119
Base Rent:	\$8.50 PSF NNN
NNN:	\$3.75 PSF
Timing:	Immediate

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Contact Agent:

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