

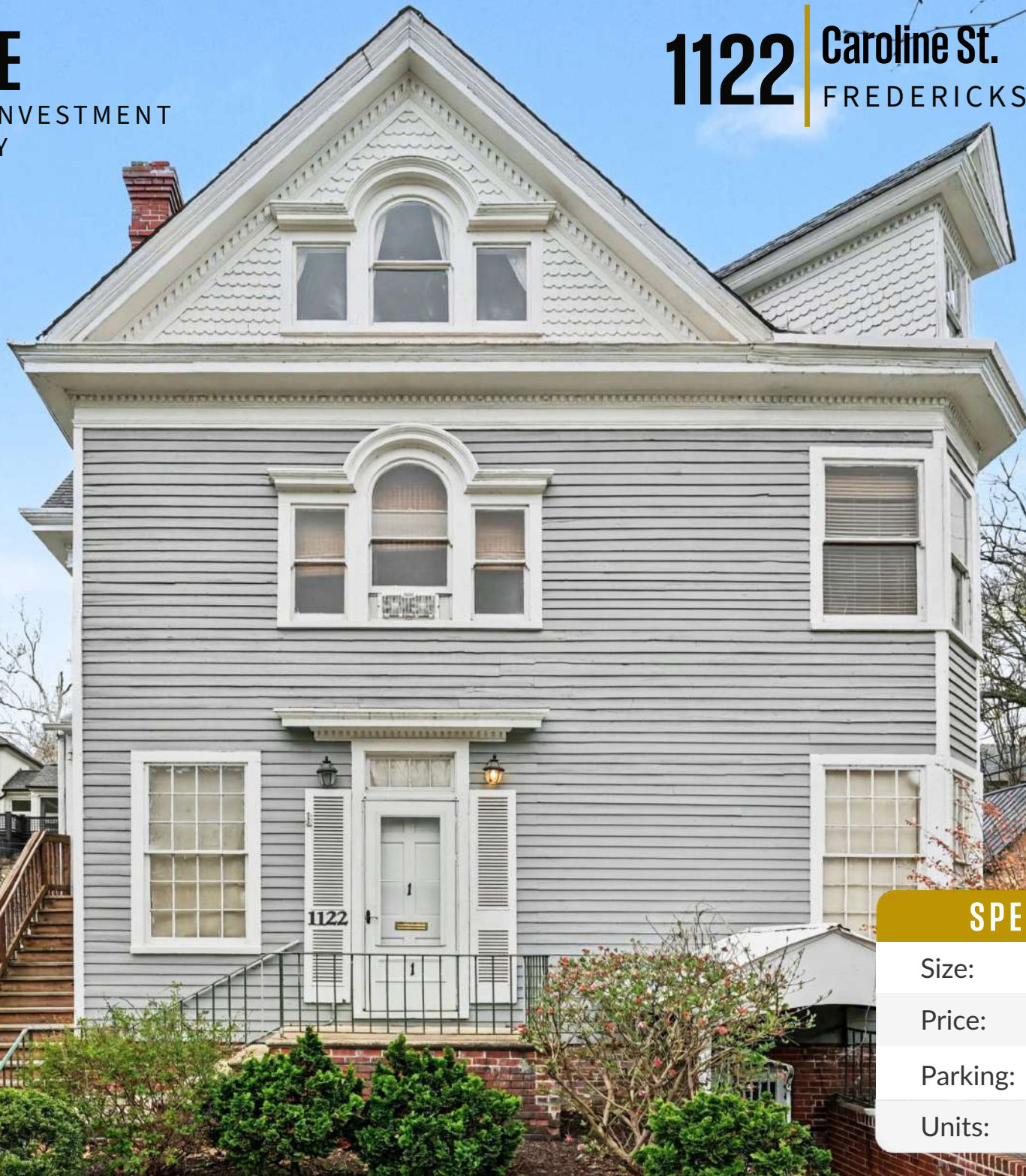
FOR SALE

MULTI-UNIT INVESTMENT
OPPORTUNITY

1122

Caroline St.

FREDERICKSBURG, VA 22401



SPECIFICATIONS

Size:	4,062 SF
Price:	\$1,475,000
Parking:	Lot Included
Units:	7 Units

PROPERTY OVERVIEW



Johnson Realty Advisors presents this 7-unit investment opportunity located at 1122 Caroline Street in the Historic District of Downtown Fredericksburg, one of the region's most active and walkable corridors. Surrounded by a strong mix of restaurants, retail, and office users, the property benefits from consistent demand and proximity to the city's core amenities. The asset offers a diversified income stream with seven units in place, while also presenting potential for rental upside and long-term appreciation. With its prime downtown location and strong underlying fundamentals, this property is well-positioned for both stable cash flow and future value growth.



4,062 SF building spanning four floors

7-unit asset providing diversified income stream

Dedicated off-street parking lot (rare for downtown)

Prime Historic District location with strong foot traffic

Opportunity to increase rents and add value over time

FLOORPLAN



MAIN FLOOR

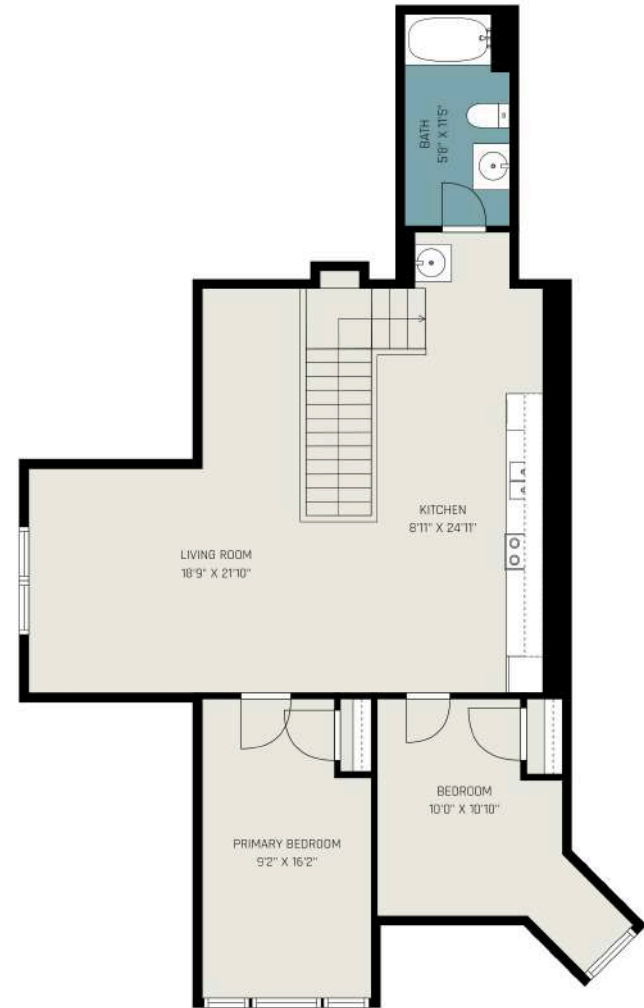


SECOND FLOOR

FLOORPLAN



THIRD FLOOR



FOURTH FLOOR

BUILDING PHOTOS



BUILDING PHOTOS



DOWNTOWN FREDERICKSBURG

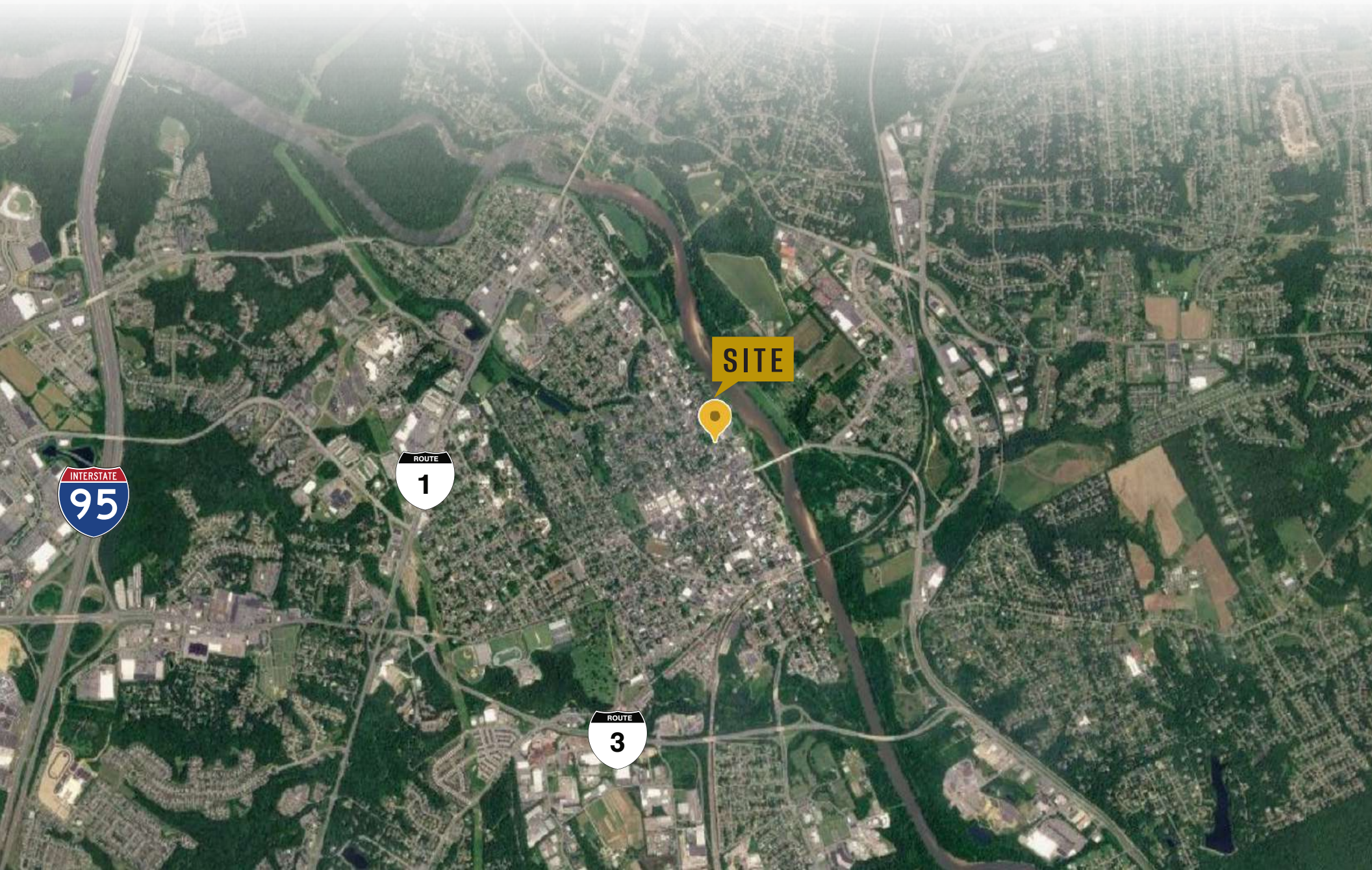


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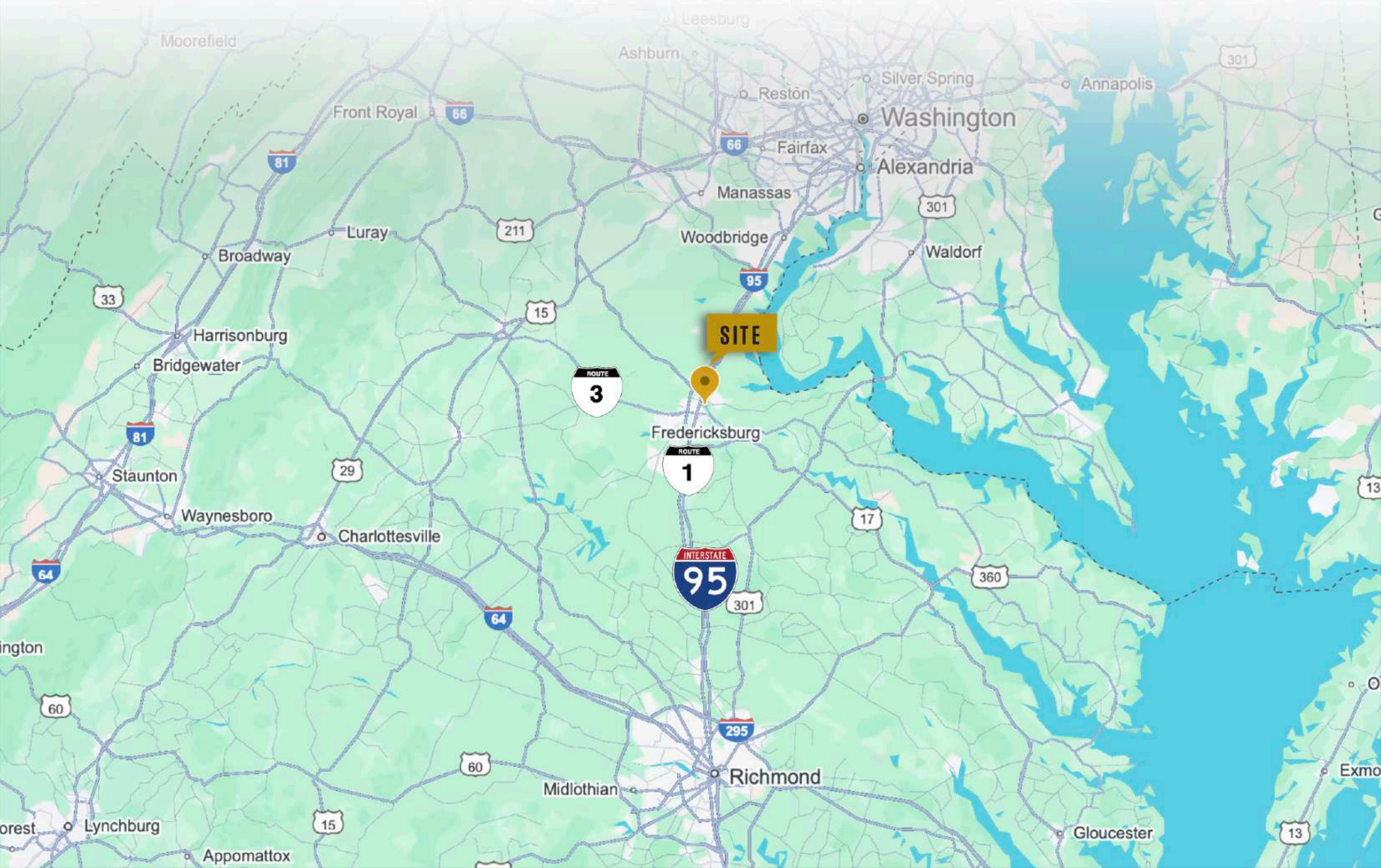
Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved historic landmarks, making it a popular destination for the curious. Today, Fredericksburg is known for its active commerce and array of entertainment for all ages. Fredericksburg has been named Virginia's fastest growing area for the past five consecutive years. The city boasts not only a high-quality workforce but an exceptional GDP per capita, it is for these reasons why this property should serve as your next Corporate Headquarters.



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



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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