



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR LEASE

1010 CHARLES STREET

\$20.00 SF/yr (NNN)

1010 Charles Street
Fredericksburg, VA 22401

AVAILABLE SPACE
2,422 SF

FEATURES

- Prime Downtown Location
- Free Standing Office Building
- Versatile Space with Flexible Zoning
- Exclusive Parking Available
- Signage Opportunities

AREA

Prime location in downtown Fredericksburg. From 95 take Rt 3 E/William Street in downtown Fredericksburg. Left on Charles Street.



OFFICE

Allison Graves, CCIM
540 842 4229
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COLDWELL BANKER COMMERCIAL
ELITE
990 Bragg Rd, Fredericksburg, VA 22407
540.786.1402

CBCWORLDWIDE.COM



1010 CHARLES STREET

1010 Charles Street, Fredericksburg, VA 22401

LEASE



OFFERING SUMMARY

Available SF: 2,422 SF

Lease Rate: \$20.00 SF/yr (NNN)

Building Size: 2,422 SF

Zoning: CD

PROPERTY OVERVIEW

A hidden gem nestled in a Carriage House located in the heart of historic downtown featuring 2,422 sf of versatile office space on 2 levels, ready for some TLC and a Tenant's vision. 1st floor features open reception 2 conference rooms, kitchenette and bath. 2nd floor features 4 private offices with additional desk space. 4 exclusive off-street parking and 4 customer parking spaces available shared with Olde Towne Butcher. Flexible Commercial Downtown zoning allows you to bring your creative vision to life. Whether you envision an inspiring office space or a captivating retail experience, this property provides the opportunity to make your mark in the heart of Fredericksburg's historic district. Property leased in it's as is condition. Build to suit options available.

PROPERTY HIGHLIGHTS

- Prime Downtown Location
- Free Standing Office Building
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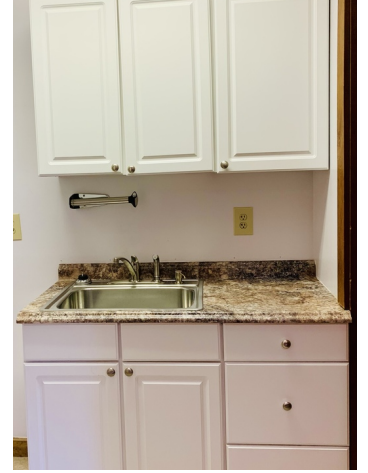




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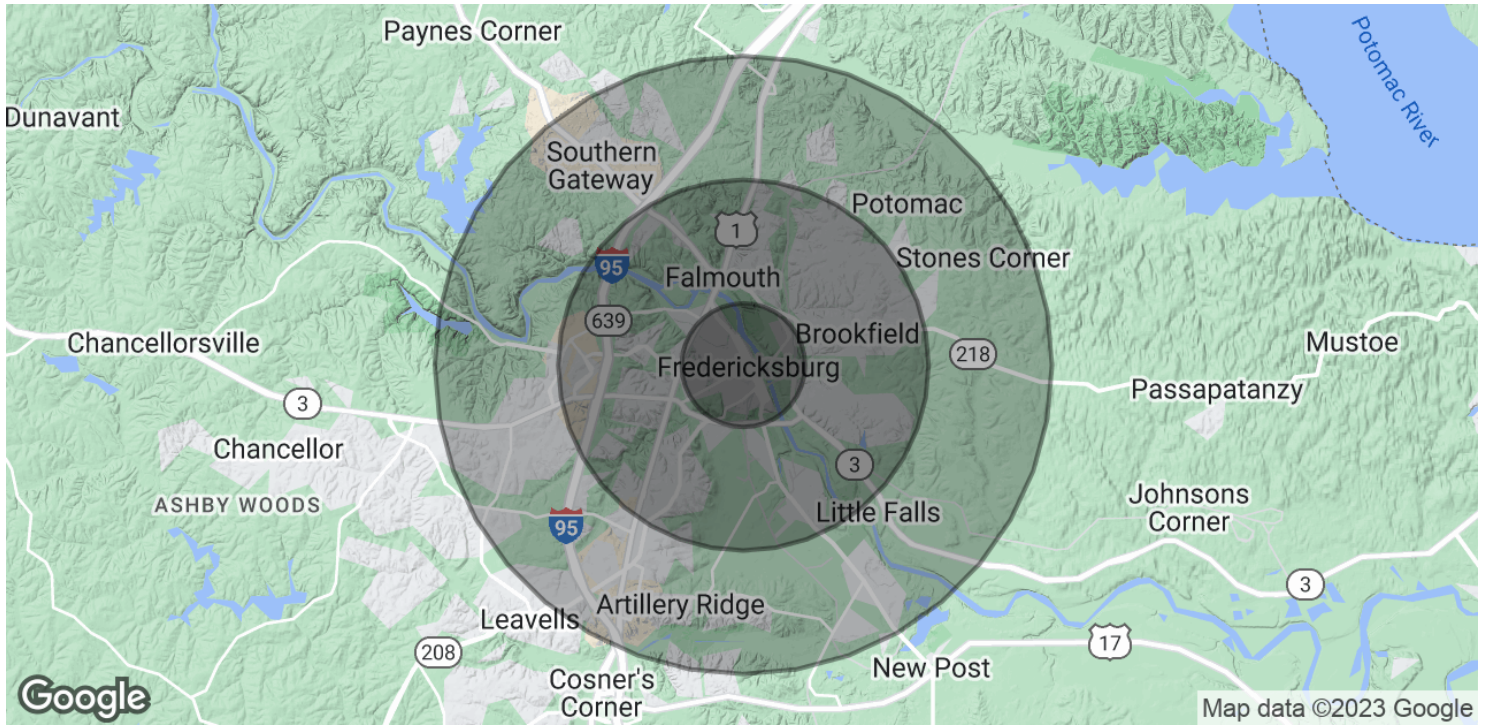
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,443	48,148	93,194
Average age	32.8	33.8	35.0
Average age (Male)	31.4	33.3	34.2
Average age (Female)	33.6	34.4	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,711	18,002	34,142
# of persons per HH	2.8	2.7	2.7
Average HH income	\$86,683	\$78,951	\$82,210
Average house value	\$483,450	\$374,128	\$340,940

* Demographic data derived from 2020 ACS - US Census

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