

FULL-SERVICE 900SF OFFICE FOR LEASE

2501 FALL HILL, SUITE B

2501 Fall Hill Ave Fredericksburg, VA 22401

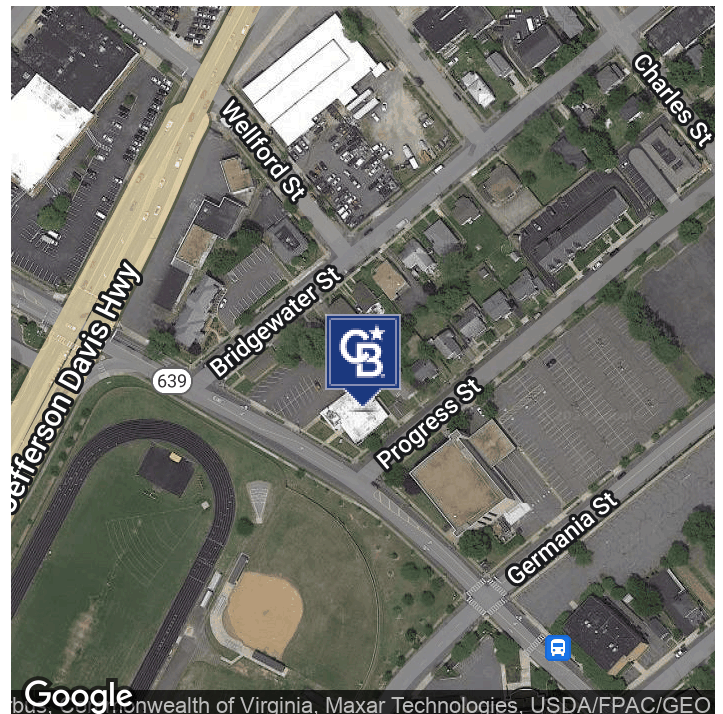


PROPERTY DESCRIPTION

Experience the perfect blend of functionality, location, and accessibility for this small office space 2501 Fall Hill. This 900 SF Office Suite features three well-appointed rooms, a small darkroom/lab/storage area, restroom, and a welcoming waiting/reception area. The thoughtful layout provides an ideal setting for professional office users, offering both functionality and a comfortable environment for clients and staff alike. Strategically located in the Creative Maker District with ease of access to Rt1, 17 & 95, this gem is nestled within a multi-tenant office building that boasts full-service leases, ensuring convenience and simplicity for Tenants.

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (Full Service)
Available SF:	900 SF
Lot Size:	9,524 SF
Building Size:	3,903 SF
Zoning:	CM
APN:	7779-79-4090



Allison Graves, CCIM

Senior Sales & Leasing Agent

540 842 4229

agraves@coldwellbankerelite.com



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Located in the Creative Maker Zoning District, this property provides a unique opportunity for businesses to thrive in an area that encourages creativity and innovation. The versatility of the space makes it suitable for various professional endeavors, from creative studios to consulting offices.

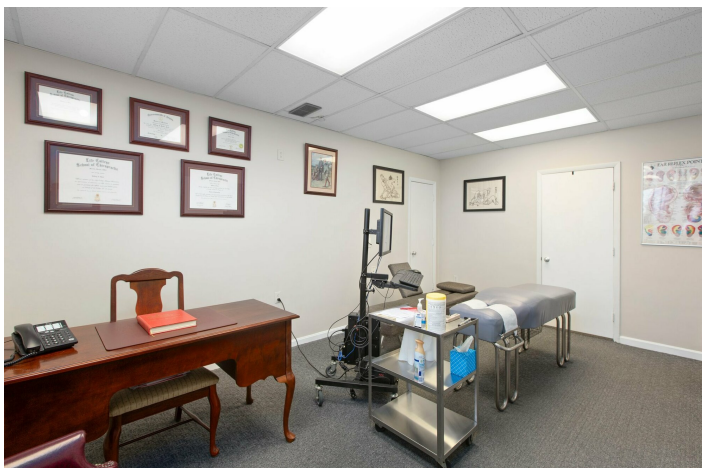


Enjoy the convenience of being close to downtown Fredericksburg's dynamic atmosphere, with easy access to local amenities and services. Additionally, the strategic location offers seamless accessibility to Route 1, enhancing the connectivity of your business. Whether you're catering to local clients or need a convenient base for regional operations, the ease of access to Routes 1, 17 & I-95 ensures that you're well-connected to the surrounding areas. Ample off-street parking so you won't be scrambling to find a parking spot on the street or bound by 2-hour parking time limits.

Experience the perfect blend of functionality, location, and accessibility for this small office space 2501 Fall Hill. Are you envisioning the possibilities for your professional venture in this exceptional space?

LOCATION DESCRIPTION

Located across Fall Hill Avenue from James Monroe High School. From I-95 take exit 130 A onto Route 3 East toward Fredericksburg. Keep right onto Plank Road. Turn Right onto Rt 1 North toward Washington. Turn Right onto Fall Hill. Property is located between Bridgewater and Progress Streets.



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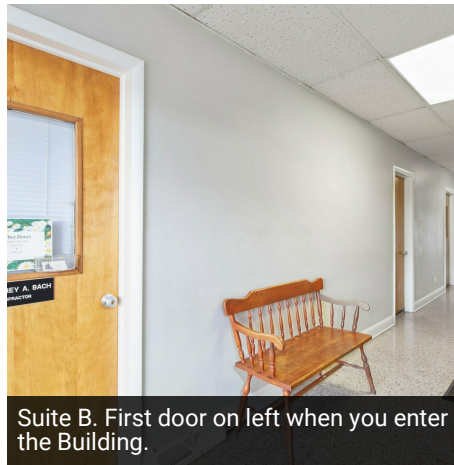
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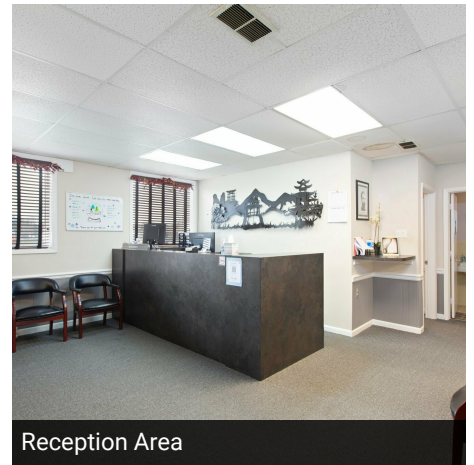
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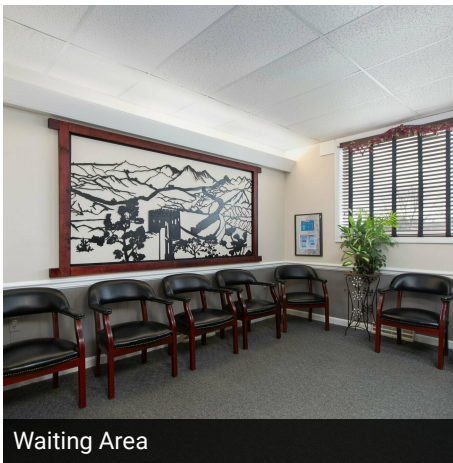
Building Entrance. Suite B is first door on your left



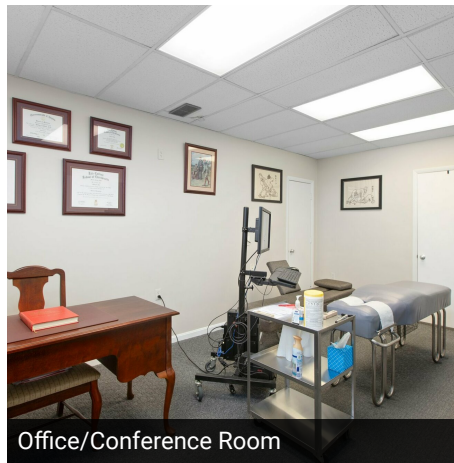
Suite B. First door on left when you enter the Building.



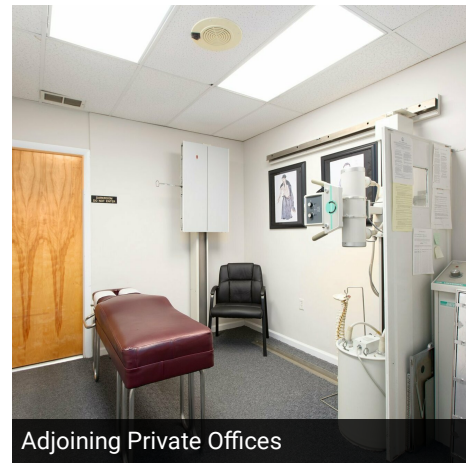
Reception Area



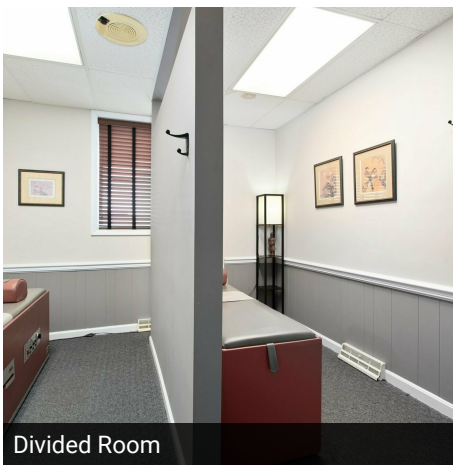
Waiting Area



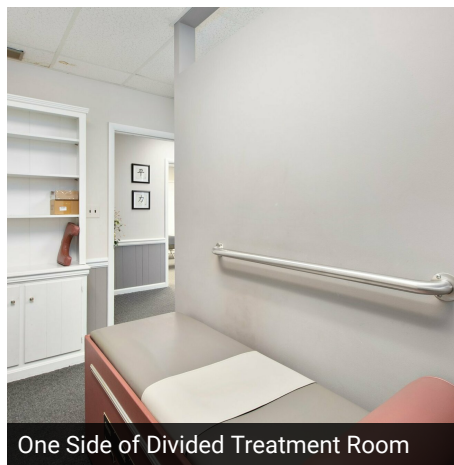
Office/Conference Room



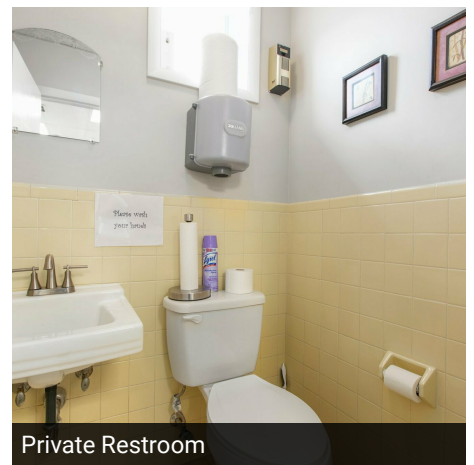
Adjoining Private Offices



Divided Room



One Side of Divided Treatment Room



Private Restroom

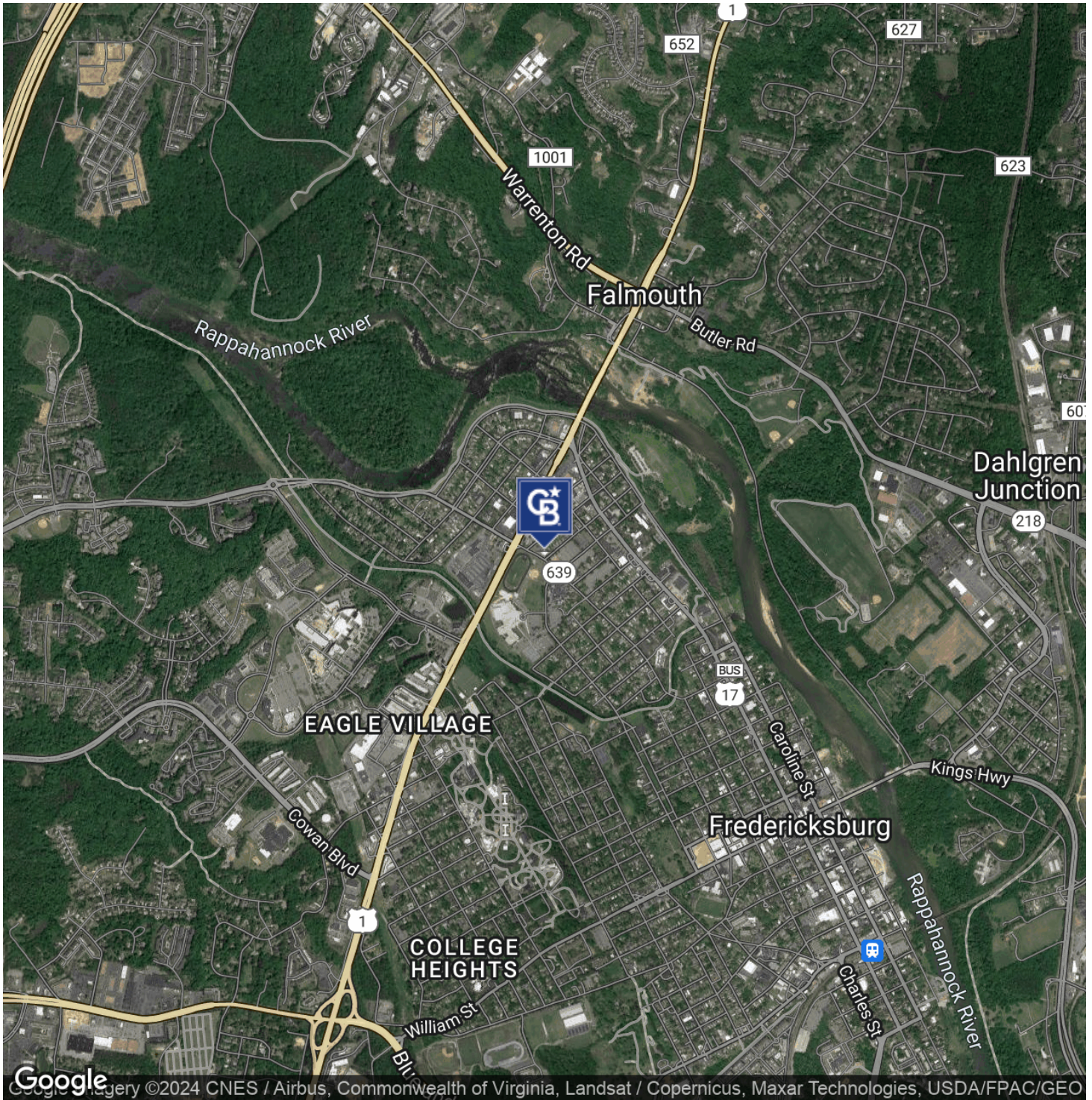
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REGIONAL MAP

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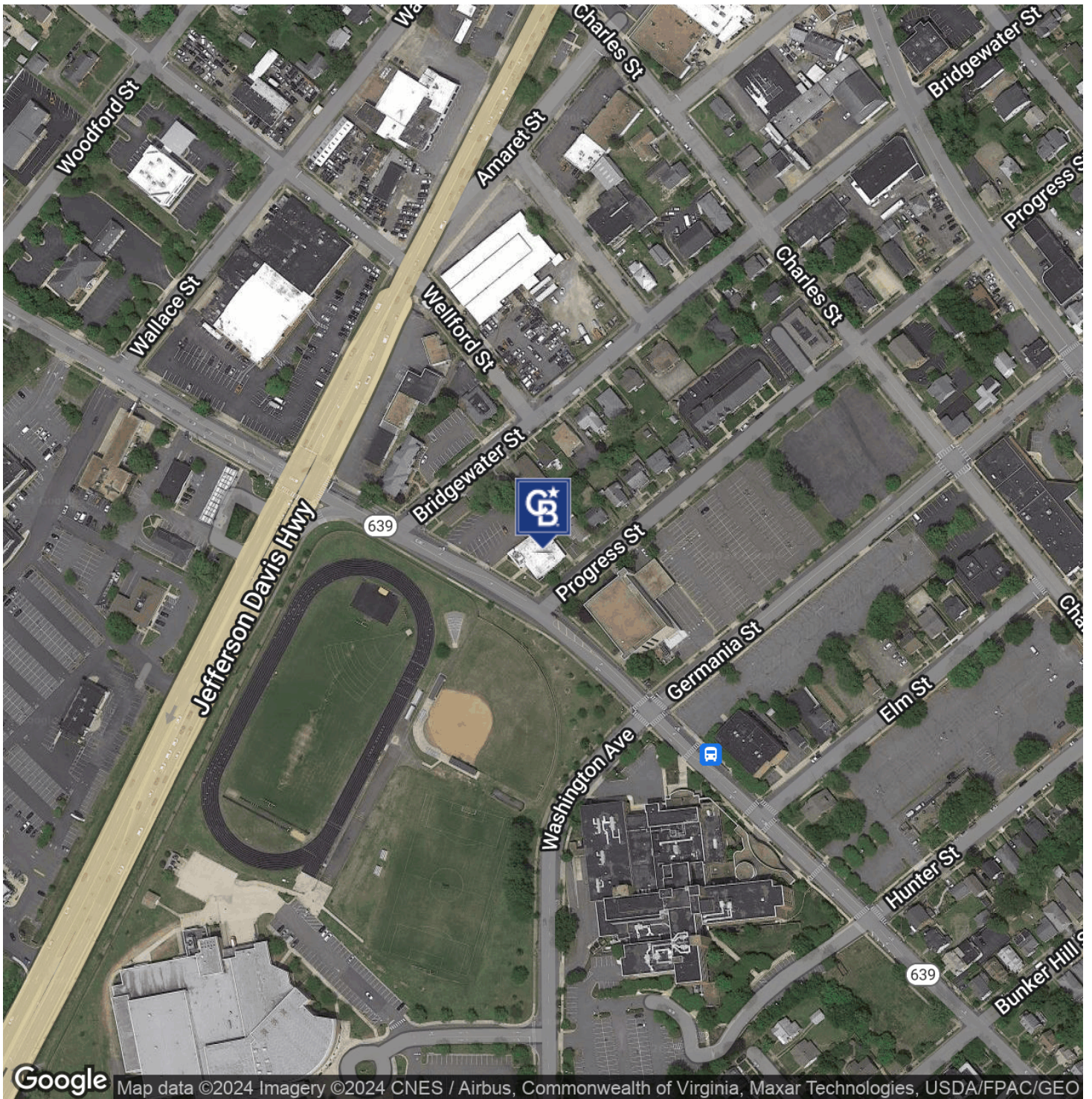


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AERIAL MAP

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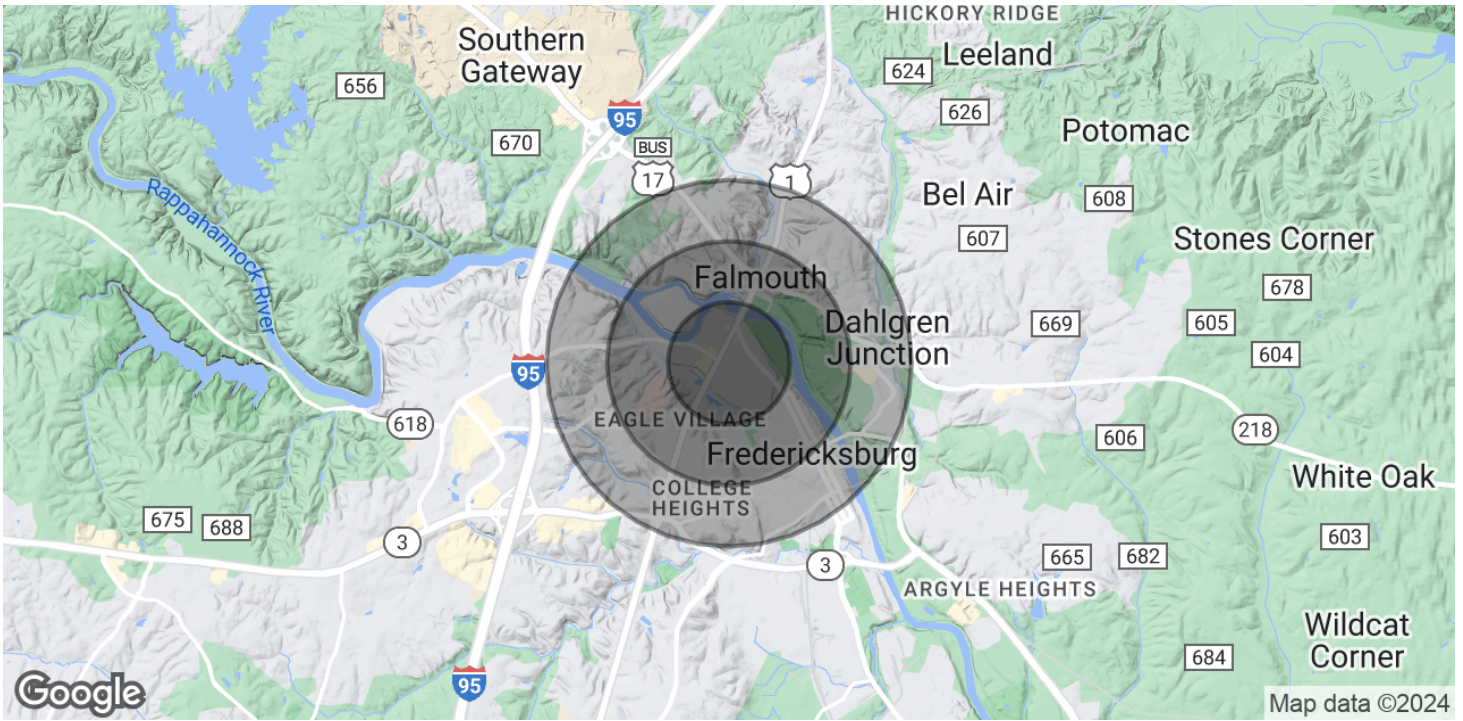


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DEMOGRAPHICS

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,825	8,355	18,650
Average Age	42.8	35	35.9
Average Age (Male)	37.3	33.8	33.6
Average Age (Female)	41.4	34.7	36.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,034	3,555	7,866
# of Persons per HH	1.8	2.4	2.4
Average HH Income	\$60,316	\$80,931	\$85,758
Average House Value	\$340,726	\$374,194	\$335,395

* Demographic data derived from 2020 ACS - US Census

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