

LEASE PRINCESS ANNE MEDICAL & PROFESSIONAL BUILDING

309 Hunter St Fredericksburg, VA 22401



PROPERTY DESCRIPTION

Medical/Professional Office Suite in great condition available for lease. Suite 103 is 1950 SF and includes a lobby, reception area, an executive office and 4 exam rooms. Full service rate net of interior janitorial and telecomm.

PROPERTY HIGHLIGHTS

- Medical office for Lease
- Great condition
- 1950 SF in Downtown Fredericksburg
- Close proximity to Route 1
- Minutes from Mary Washington Hospital

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Full Service)
Number of Units:	1
Available SF:	1,950 SF
Lot Size:	0.32 Acres
Building Size:	9,880 SF
Zoning:	CM
APN:	7779-88-6809

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,027	3,478	7,793
Total Population	1,723	8,270	18,386
Average HH Income	\$69,176	\$85,544	\$88,492

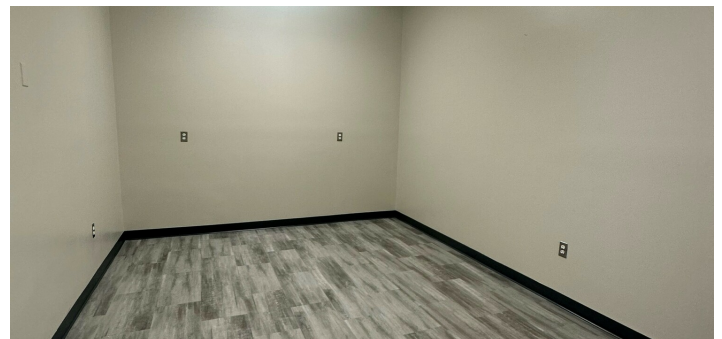
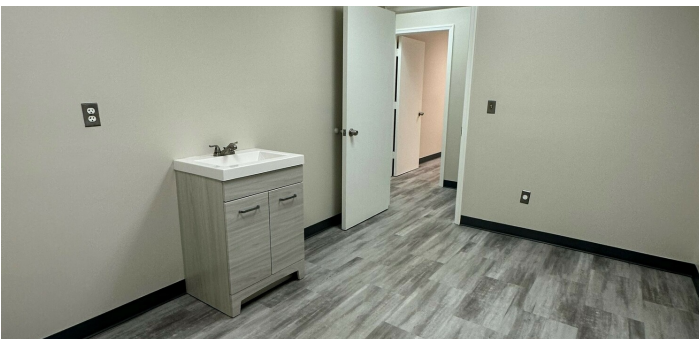
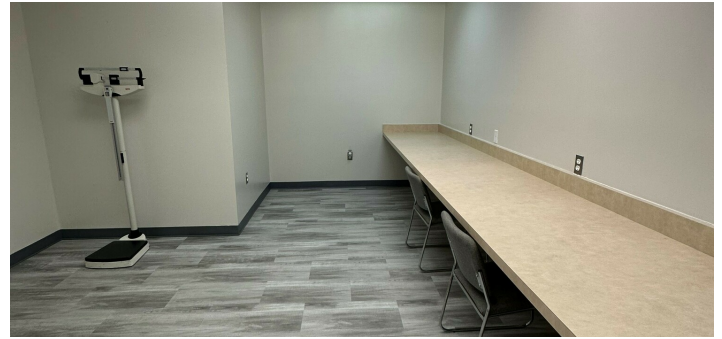
Ben Keddie, SIOR, CCIM
540 786 1402



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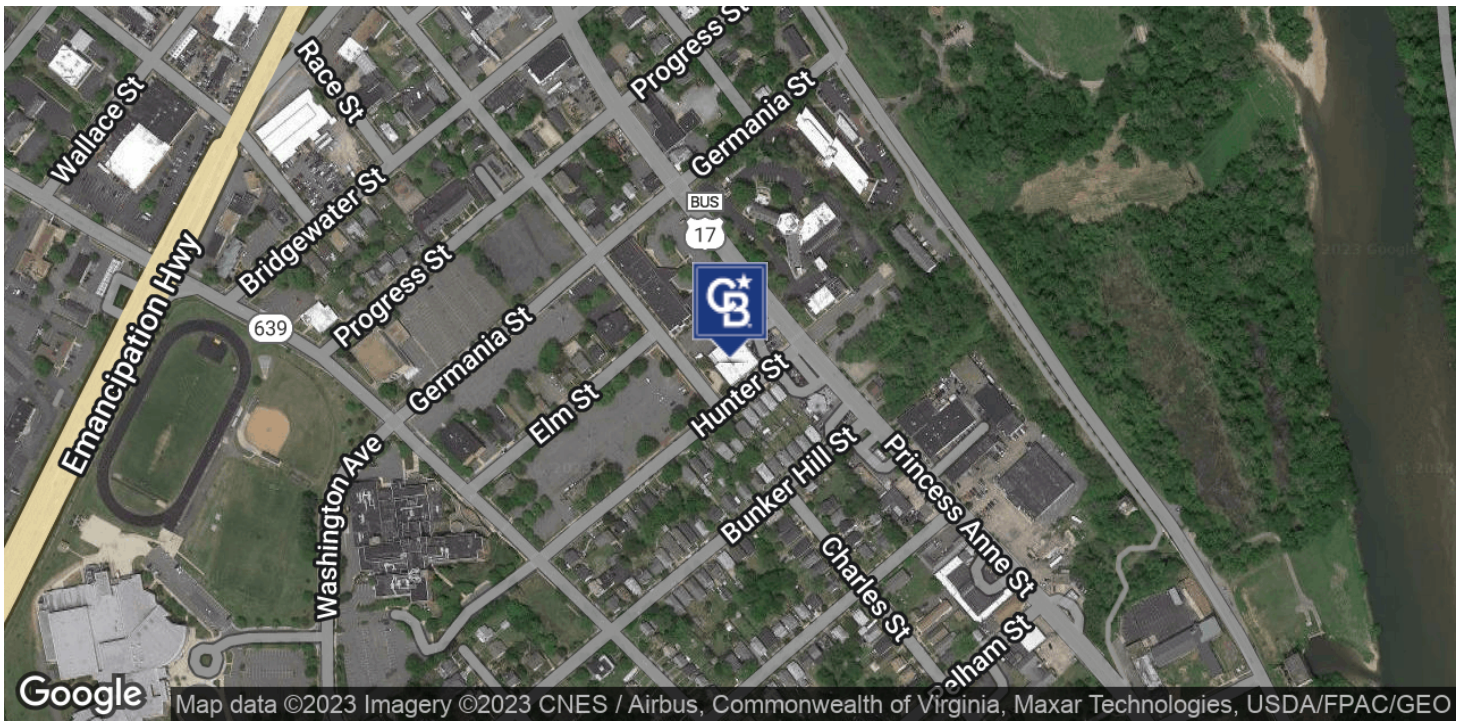
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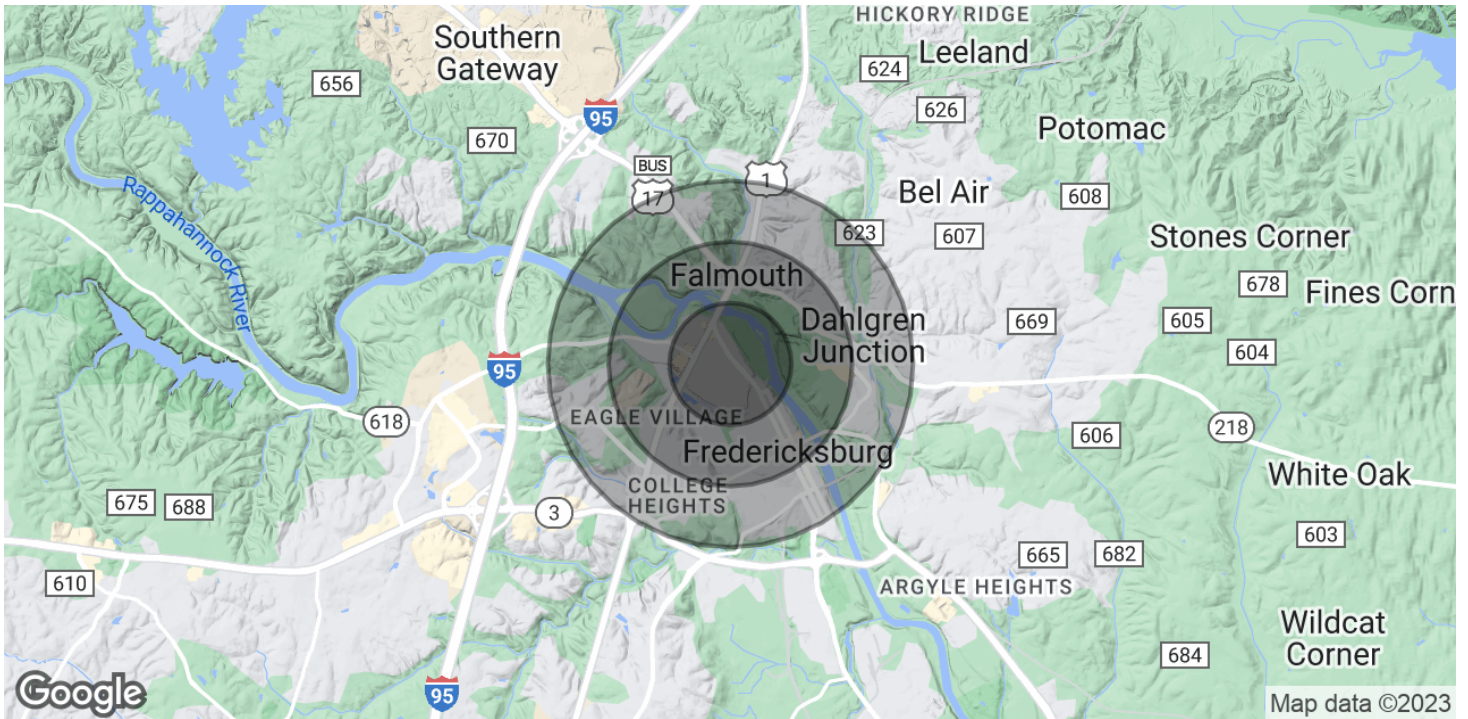
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,723	8,270	18,386
Average Age	45.7	36.2	36.7
Average Age (Male)	42.8	35.1	33.7
Average Age (Female)	44.3	36	37.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,027	3,478	7,793
# of Persons per HH	1.7	2.4	2.4
Average HH Income	\$69,176	\$85,544	\$88,492
Average House Value	\$362,126	\$380,615	\$339,687

* Demographic data derived from 2020 ACS - US Census

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