

LEASE

CHANCELLOR EXECUTIVE CENTER

4343 Plank Rd Fredericksburg, VA 22407



PROPERTY DESCRIPTION

Chancellor Executive Center is now offering multiple office suites for Lease. This well established professional office building is conveniently located on Plank Road/Route 3 in Fredericksburg, Virginia. The suites feature spacious private offices and lots of natural light. The Chancellor Executive Center has parking lots and entrances on both sides of the building. Rental Rate includes utilities and triple net fees, which are reconciled annually. Property Manager on-site.

PROPERTY HIGHLIGHTS

- Chancellor Executive Center now leasing
- Two Office Suites available
- Great location on Plank Road
- Building has tremendous visibility
- Monument Signage available

OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (NNN; NN)
Available SF:	1,880 - 2,060 SF
Lot Size:	1 Acres
Building Size:	19,462 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,570	34,984	70,912
Total Population	4,627	99,058	203,355
Average HH Income	\$82,864	\$81,544	\$88,273

Ben Keddie, SIOR, CCIM
(540) 786-1402
bkeddie@cbcommercial.com



COLDWELL BANKER
COMMERCIAL
ELITE

LEASE

CHANCELLOR EXECUTIVE CENTER

4343 Plank Rd Fredericksburg, VA 22407



Ben Keddie, SIOR, CCIM
(540) 786-1402
bkeddie@cbcommercial.com



COLDWELL BANKER
COMMERCIAL
ELITE

LEASE

CHANCELLOR EXECUTIVE CENTER

4343 Plank Rd Fredericksburg, VA 22407



Ben Keddie, SIOR, CCIM
(540) 786-1402
bkeddie@cbcommercial.com

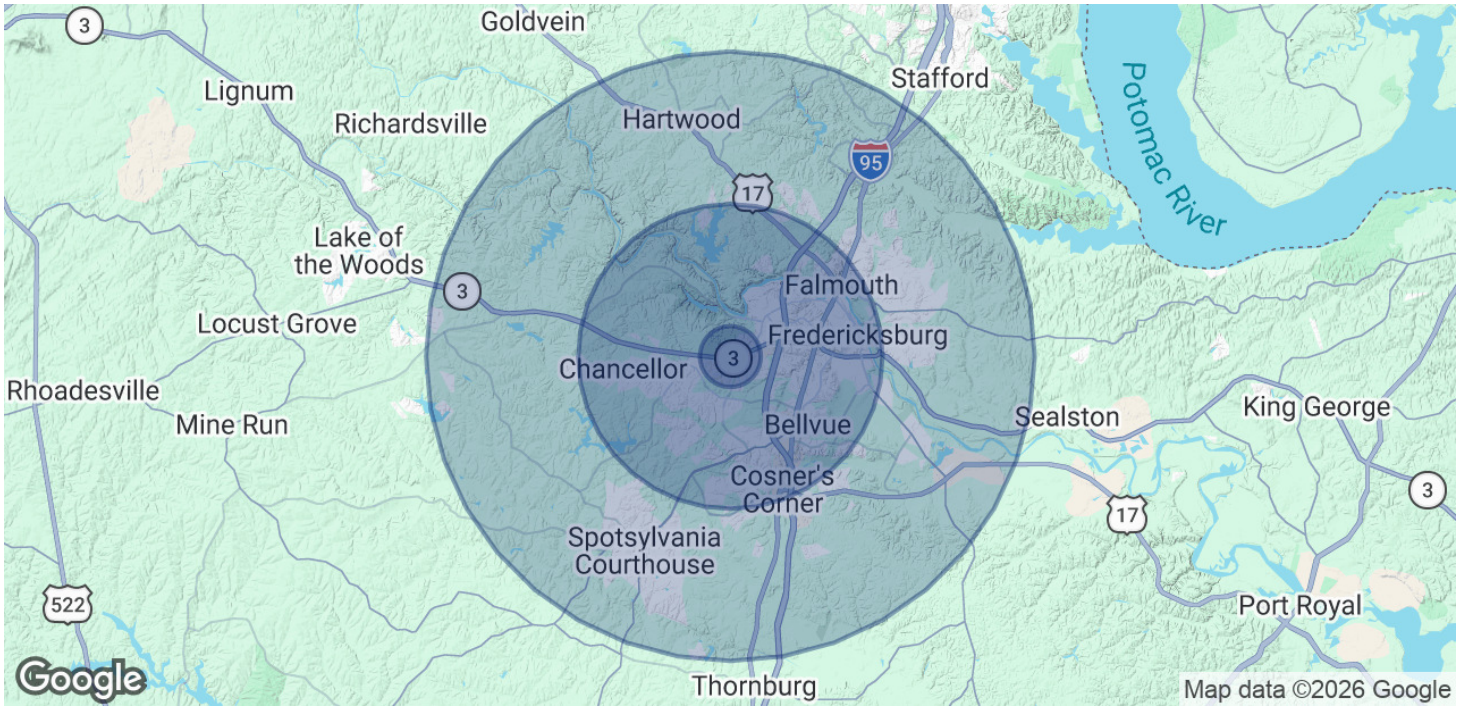


**COLDWELL BANKER
COMMERCIAL**
ELITE

LEASE

CHANCELLOR EXECUTIVE CENTER

4343 Plank Rd Fredericksburg, VA 22407



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,627	99,058	203,355
Average Age	40.9	34.3	35
Average Age (Male)	34.2	32.7	34
Average Age (Female)	45.9	35.7	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,570	34,984	70,912
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$82,864	\$81,544	\$88,273
Average House Value		\$326,355	\$340,977

2020 American Community Survey (ACS)

Ben Keddie, SIOR, CCIM
 (540) 786-1402
 bkeddie@cbeccommercial.com



COLDWELL BANKER
COMMERCIAL
 ELITE