

FOR LEASE

3,196 SF OFFICE SPACE

927

Maple Grove Drive (Suite 201)

FREDERICKSBURG, VA 22407



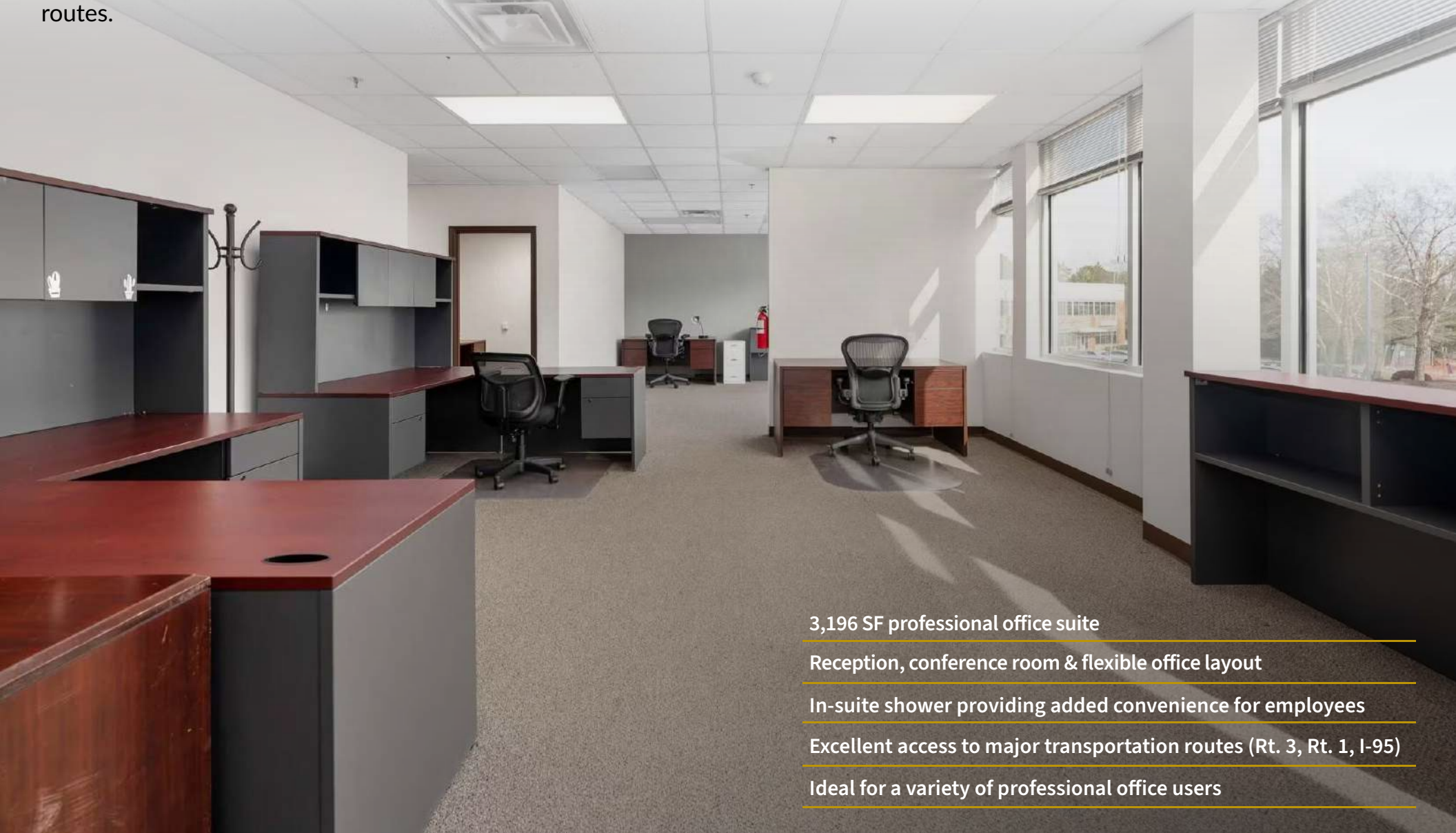
SPECIFICATIONS

Size:	3,196 SF
Base Rent:	\$22.00 PSF
NNN:	\$4.85 PSF
Parking:	4/1,000 SF

PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to present 927 Maple Grove, a 3,196 SF professional office suite featuring a functional, move-in-ready layout designed for a wide range of office users. The space offers an efficient mix of private offices, open work areas, and collaborative meeting space, complemented by an in-suite shower and convenient access to the region's major transportation routes.



3,196 SF professional office suite

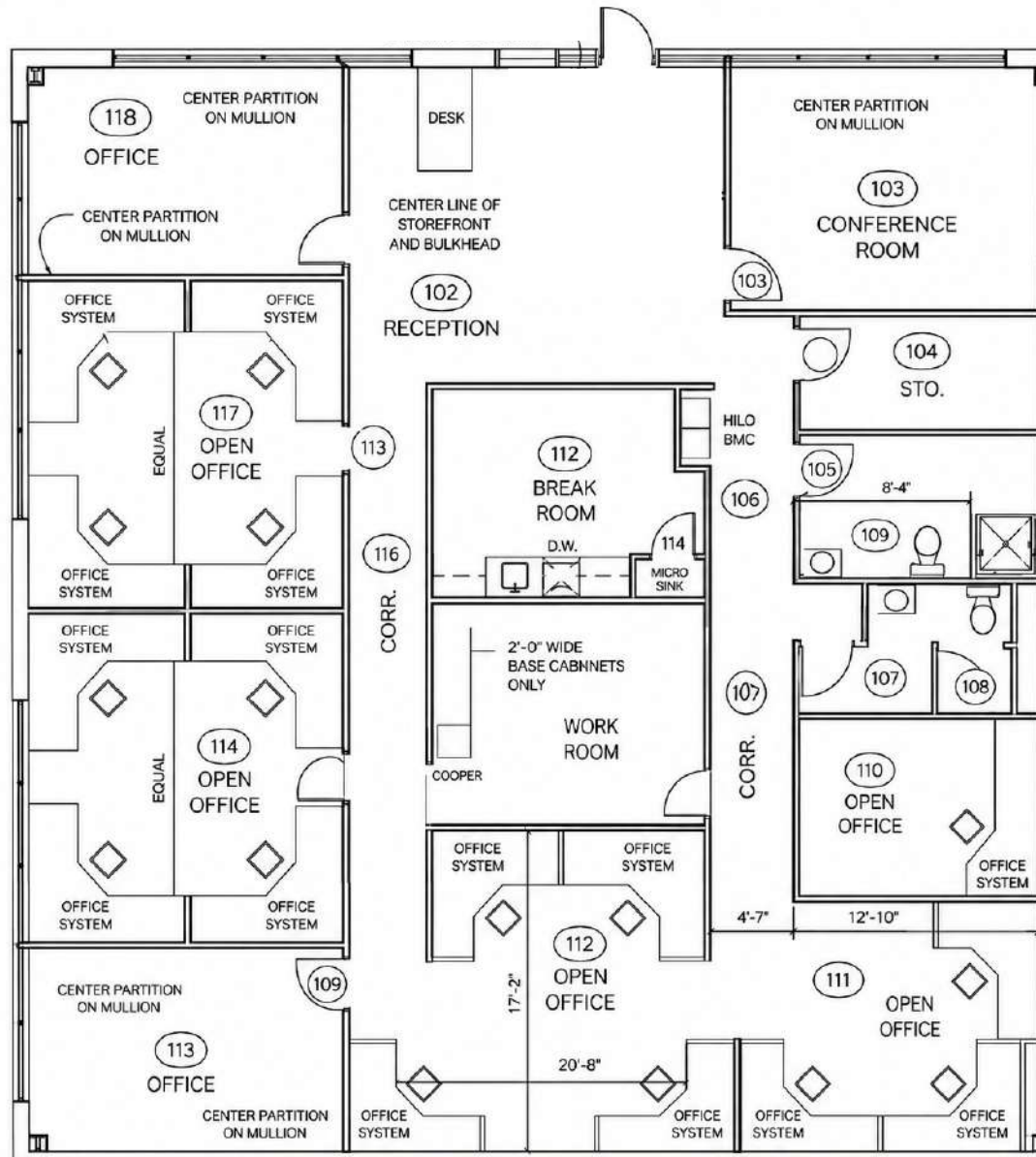
Reception, conference room & flexible office layout

In-suite shower providing added convenience for employees

Excellent access to major transportation routes (Rt. 3, Rt. 1, I-95)

Ideal for a variety of professional office users

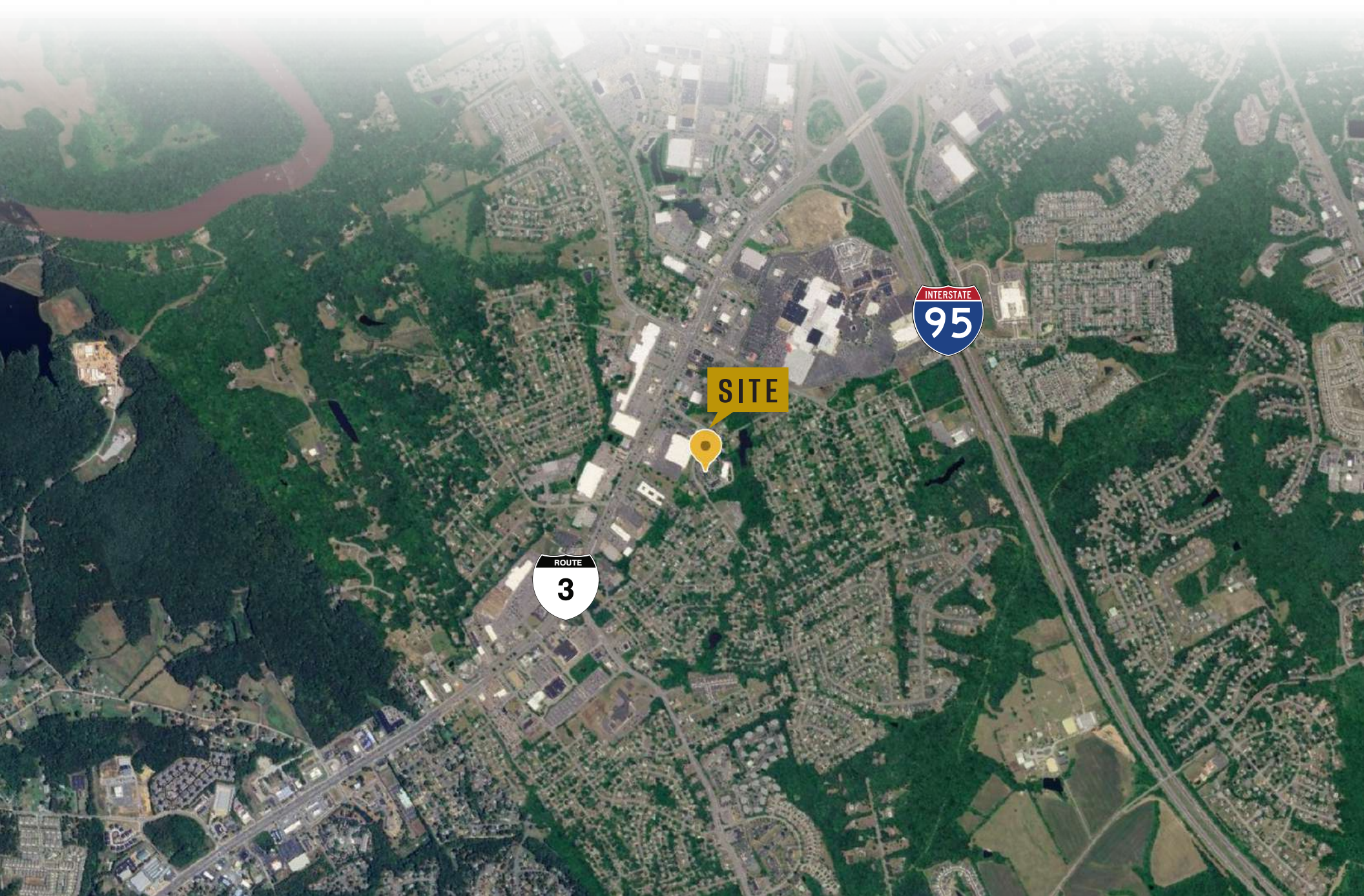
FLOORPLAN



INTERIOR PHOTOS



LOCAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$119,372	\$130,690	\$138,443
Median Household Income	\$92,928	\$104,111	\$113,316
< \$25,000	906	3,902	5,992
\$25,000 - 50,000	1,304	5,424	8,238
\$50,000 - 75,000	1,656	7,854	11,552
\$75,000 - 100,000	1,446	6,767	9,694
\$100,000 - 125,000	860	4,922	8,374
\$125,000 - 150,000	918	5,286	8,663
\$150,000 - 200,000	1,381	6,775	11,334
\$200,000+	1,335	8,583	16,026

POPULATION	2 mile	5 mile	10 mile
2020 Population	23,874	125,954	204,244
2025 Population	25,694	134,166	223,203
2030 Population Projection	27,323	142,150	237,349
Annual Growth 2020-2025	1.5%	1.3%	1.9%
Annual Growth 2025-2030	1.3%	1.2%	1.3%
Median Age	37.4	37.6	38.3
Bachelor's Degree or Higher	31%	37%	36%
U.S. Armed Forces	99	987	1,884

FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

☎ 540-429-2429 (Cell)

☎ 540-372-7675 (Office)

✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

☎ 540-623-4565 (Cell)

☎ 540-372-7675 (Office)

✉ fitzhugh@johnsonrealtyadvisors.com



Kingston Simmons

☎ 540-842-5585 (Cell)

☎ 540-372-7675 (Office)

✉ kingston@johnsonrealtyadvisors.com



Andrew Hall

☎ 540-656-3515 (Cell)

☎ 540-372-7675 (Office)

✉ andrew@johnsonrealtyadvisors.com



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REALTY

ADVISORS

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