



OFFICE FOR LEASE
988 SF - 3,988 SF AVAILABLE

CLAIBORNE RUN
1 JADIP LANE |
FREDERICKSBURG, VA



**CUSHMAN &
WAKEFIELD**

THALHIMER

CLAIBORNE RUN

FREDERICKSBURG, VA

PROPERTY FEATURES

- Professional office space available
- Suite 101 (3,000 SF) & Suite 107 (988 SF) can be leased together for 3,988 SF
- Suite 101 can be demised to 1,100 SF & 1,900 SF spaces
- Superior signage and visibility
- Ample parking available; great for users who need space to park trucks, other vehicles, etc.
- Located on Chatham Heights Road; a busy connector road between Fredericksburg and Stafford County
- Surrounded by an extremely large mass of residential neighborhoods



SPECIFICATIONS

Suite	SF	Lease Rate	Timing
101	3,000	\$23.00 PSF	Available Now
107	988	\$23.00 PSF	Available Now



NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile	4,878
3 Miles	54,106
5 Miles	94,950



MEDIAN
HOUSEHOLD INCOME

\$160,545
\$138,238
\$133,062



DAYTIME
POPULATION

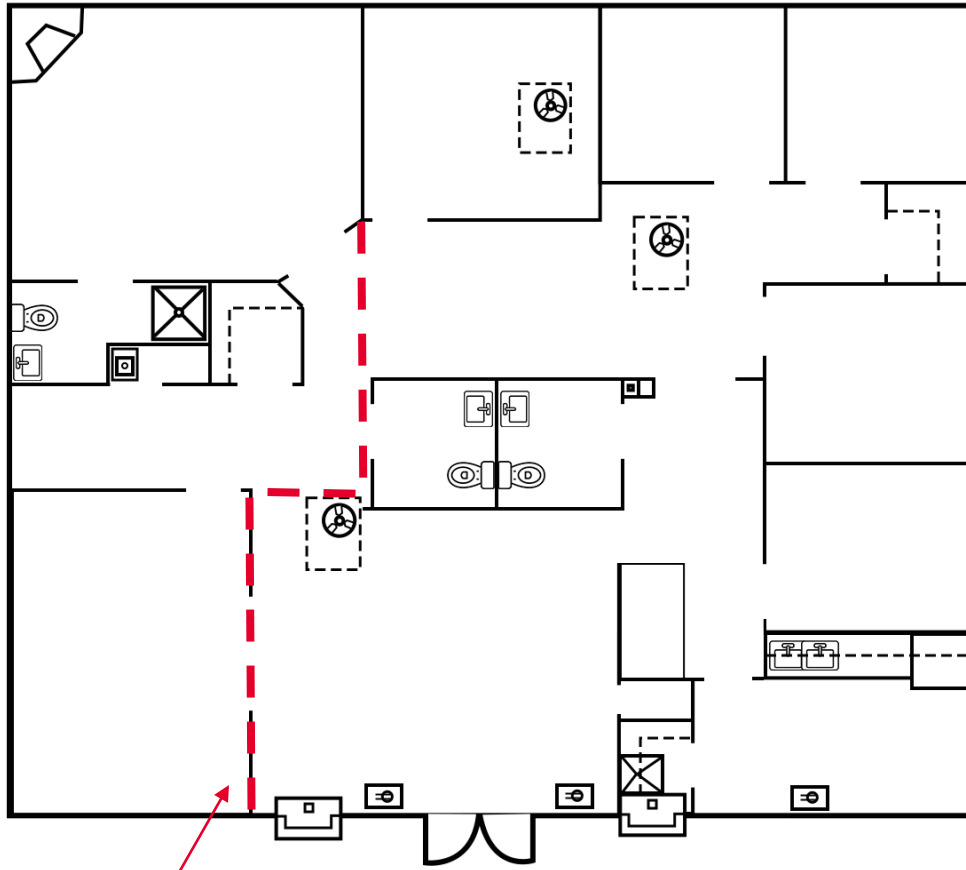
6,705
57,334
94,950



CLAIBORNE RUN

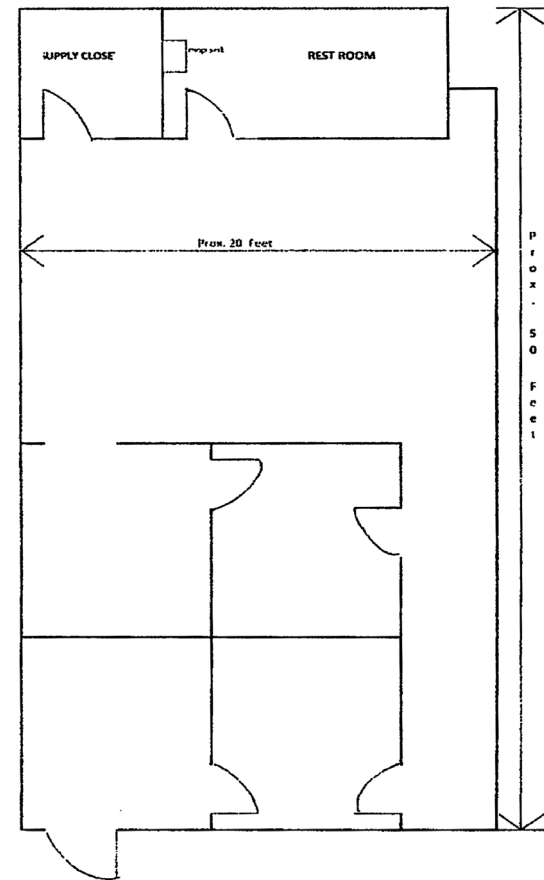
FREDERICKSBURG, VA

SUITE 101



Possible demising wall

SUITE 107



FREDERICKSBURG SHOPPING CENTER



16,000 VPD



CLAIBORNE RUN

MARY WASHINGTON HOSPITAL
537 BEDS

JAMES MONROE HIGH SCHOOL
(981 STUDENTS)

CHATHAM SHOPPING CENTER



COOL SPRINGS RD
18,000 VPD

WHITE OAK RD
BARRON BUSINESS PARK

MARY WASHINGTON UNIVERSITY
5,203 STUDENTS

EAGLE VILLAGE



DOWNTOWN FREDERICKSBURG

KINGS HWY



JEFFERSON DAVIS HWY
32,000 VPD

WILLIAM ST

FERRY FARM SHOPPING CENTER



FERRY FARM (RESIDENTIAL)

FOR MORE INFORMATION, CONTACT:

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