

# FOR LEASE

TRADITIONAL OFFICE SPACE

# 12225

## Amos Lane

FREDERICKSBURG, VA 22407



### SPECIFICATIONS

Size:	1,000 - 2,000 SF
Lease Rate:	\$26.50 - \$28.00 PSF
Available:	30 Days
Zoning:	C-2
Year Built:	2016

# PROPERTY OVERVIEW



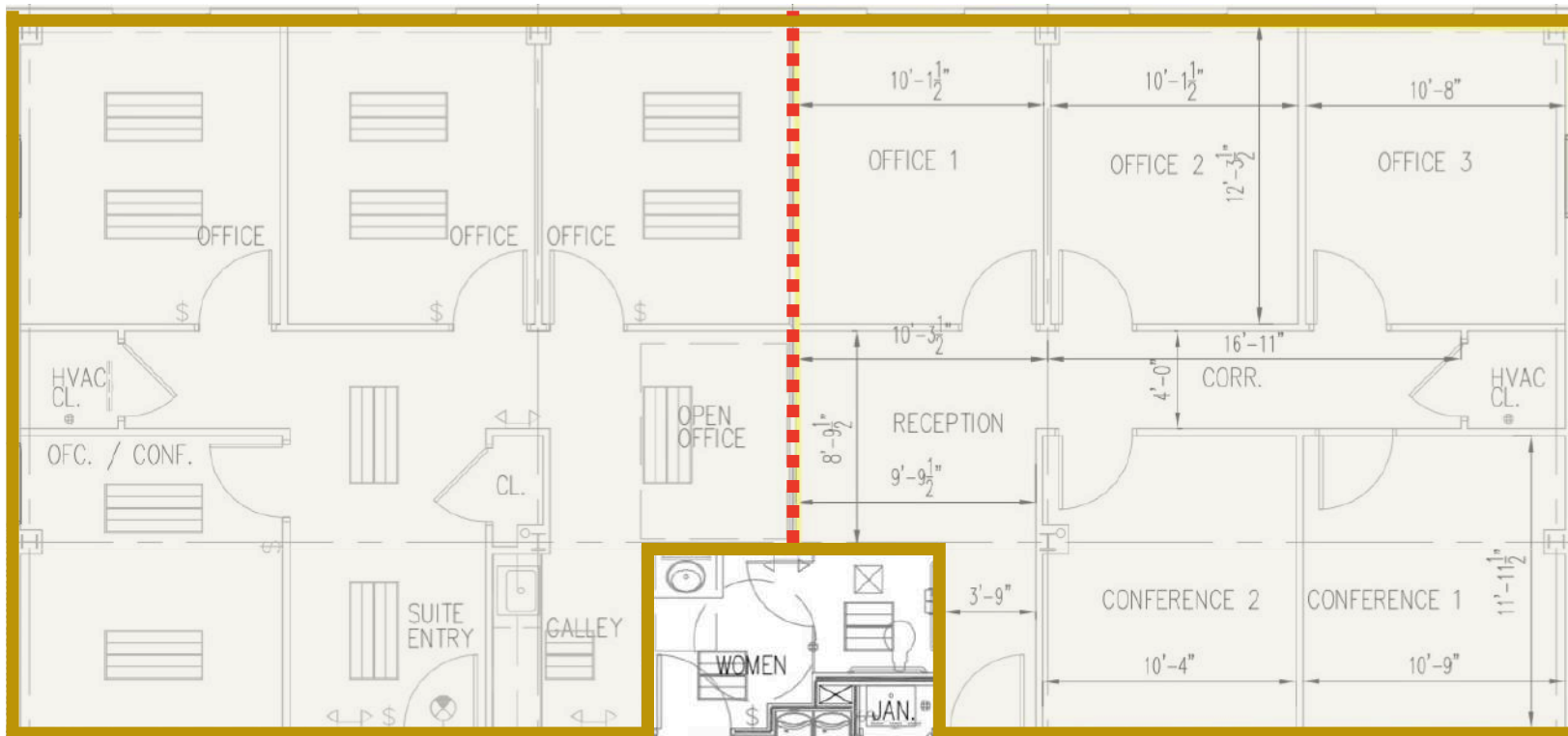
- Three story professional office building
- Highly visible monument signage with ample parking
- The Building has an elevator making it ADA accessible
- Located in the HUB zone with close proximity to major corridors
- 80,000 VPD on Plank Road (Rt. 3)

# SUITE 201 & 203 FLOORPLAN



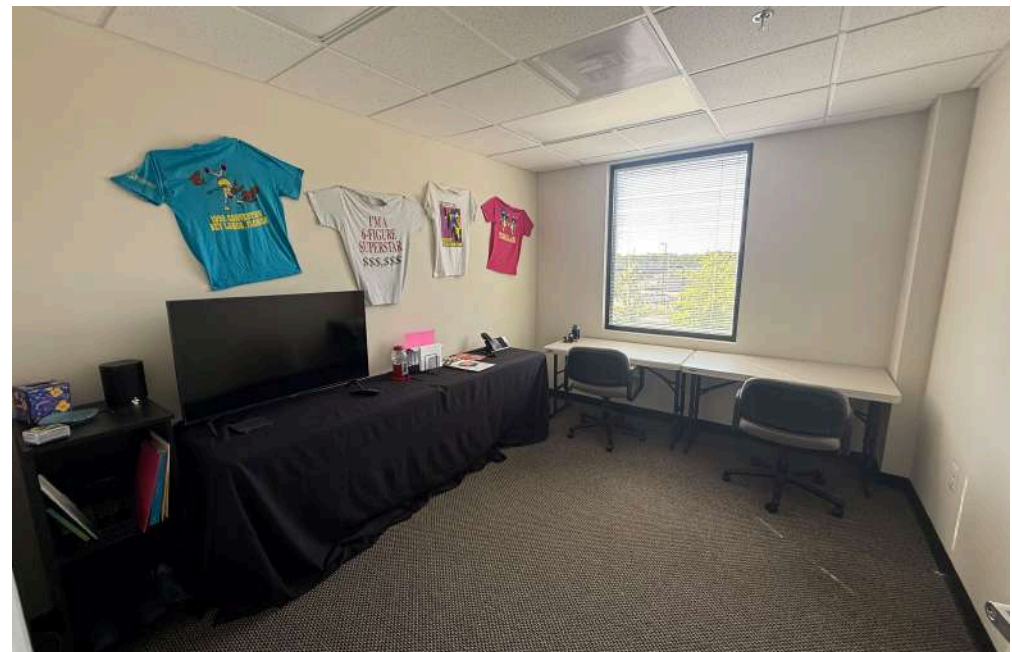
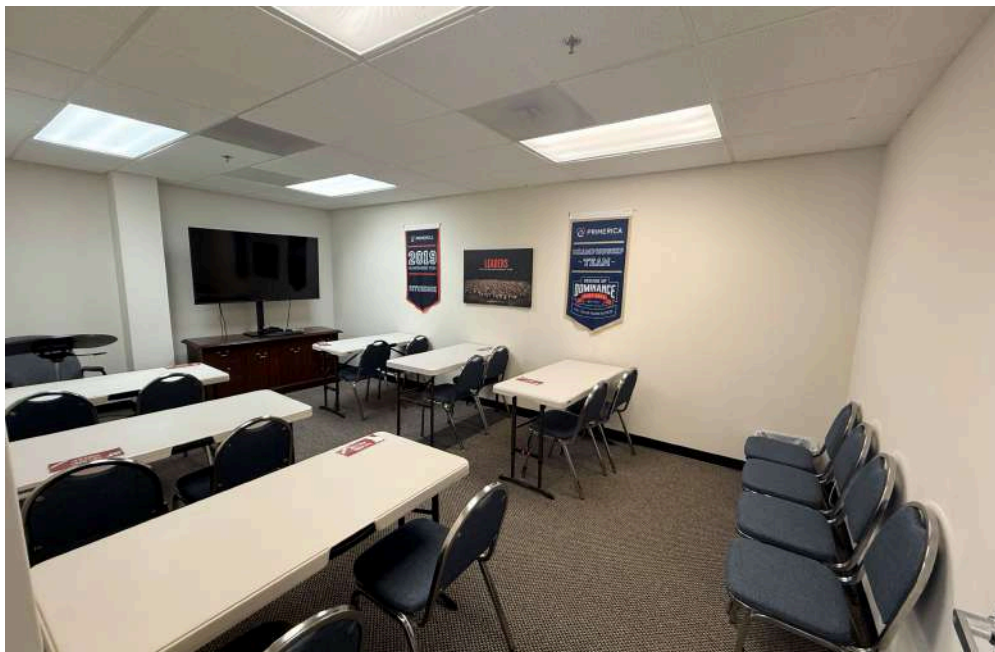
## SUITE 201

## SUITE 203

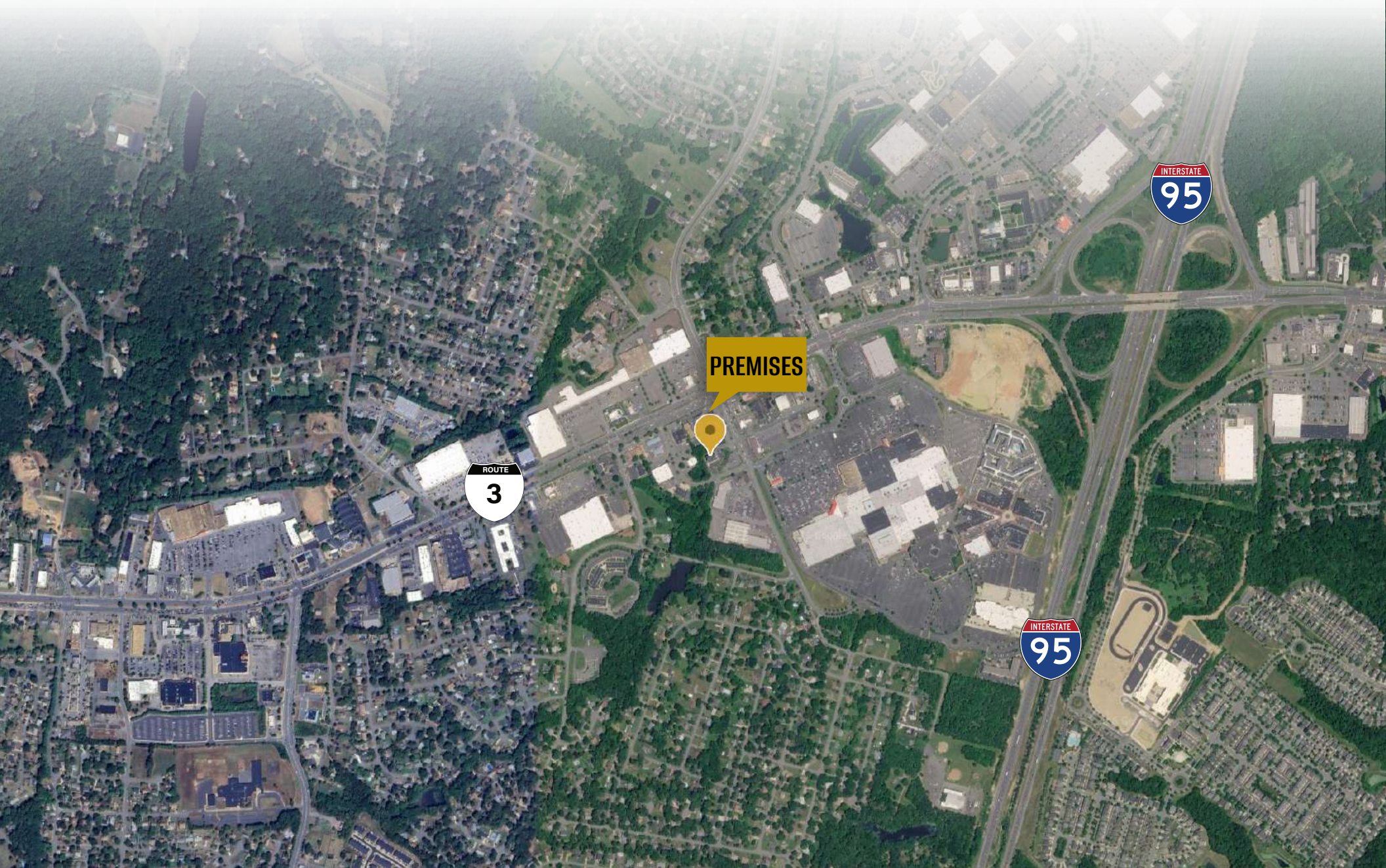


Note: The space can be leased as two individual 1,000 SF suites or combined as a 2,000 SF full-floor suite. An existing demising door connects the two suites, allowing for flexible configuration and use.

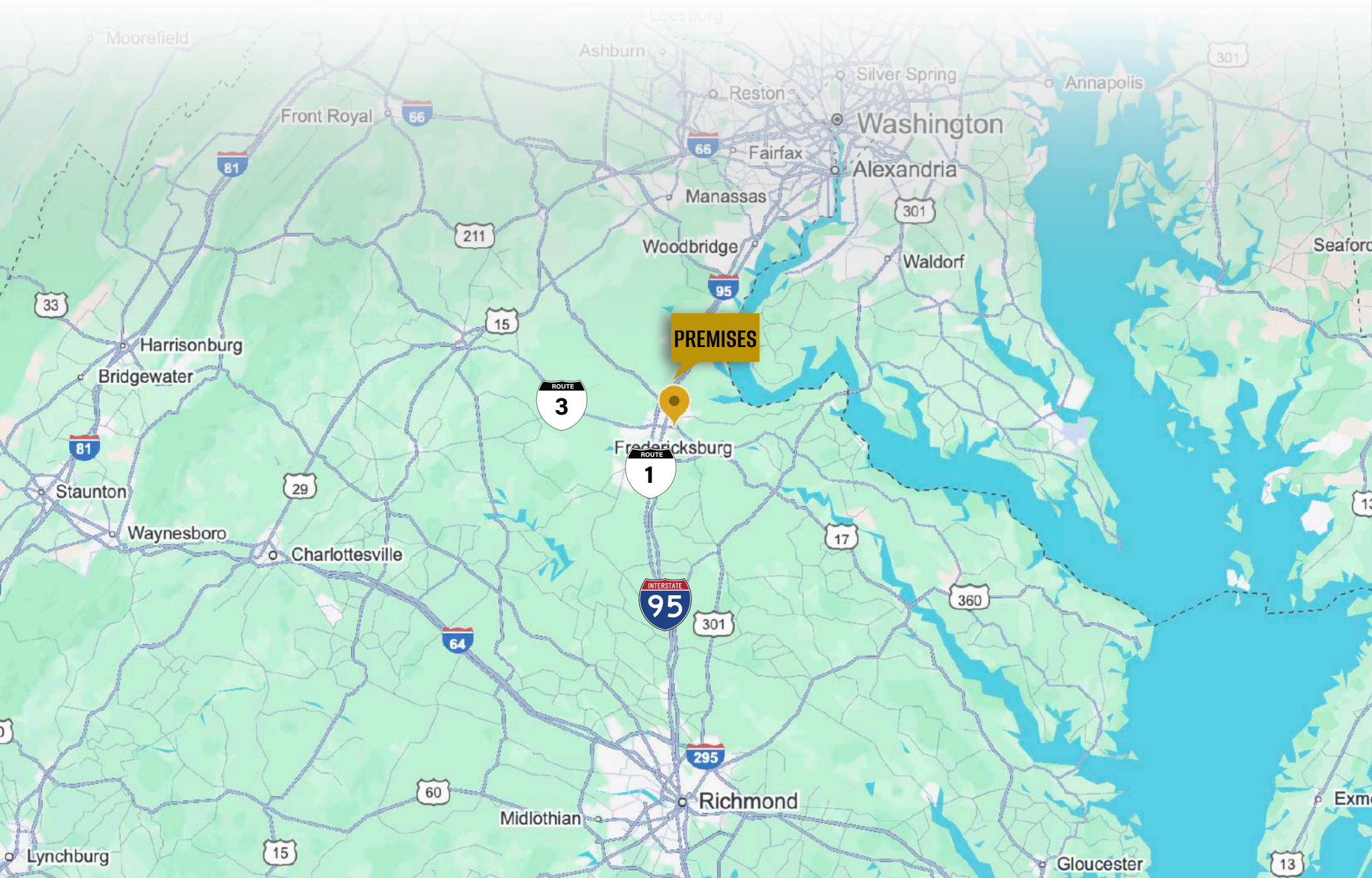
# INTERIOR PHOTOS



# LOCAL VIEW



# REGIONAL VIEW



# DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$103,796	\$114,750	\$120,847
Median Household Income	\$82,602	\$93,683	\$100,059
< \$25,000	1,287	5,040	7,717
\$25,000 - 50,000	1,322	6,079	9,106
\$50,000 - 75,000	1,865	8,937	13,279
\$75,000 - 100,000	1,419	5,957	8,873
\$100,000 - 125,000	1,222	6,749	10,650
\$125,000 - 150,000	549	4,114	7,010
\$150,000 - 200,000	1,259	6,239	10,399
\$200,000+	888	5,901	10,966

POPULATION	2 mile	5 mile	10 mile
<b>2010 Population</b>	23,988	127,526	204,900
<b>2022 Population</b>	25,524	133,022	218,849
<b>2027 Population Projection</b>	27,819	146,171	242,255
Annual Growth 2010-2022	1.6%	1.1%	1.7%
Annual Growth 2022-2027	1.8%	2.0%	2.1%
Median Age	35.6	37.3	37.8
Bachelor's Degree or Higher	32%	37%	36%
U.S. Armed Forces	105	848	1,639

## FOR MORE INFORMATION PLEASE CONTACT:



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