

# FOR LEASE

THE FEDERAL HOUSE

# 1011

## Charles St.

FREDERICKSBURG, VA 22401



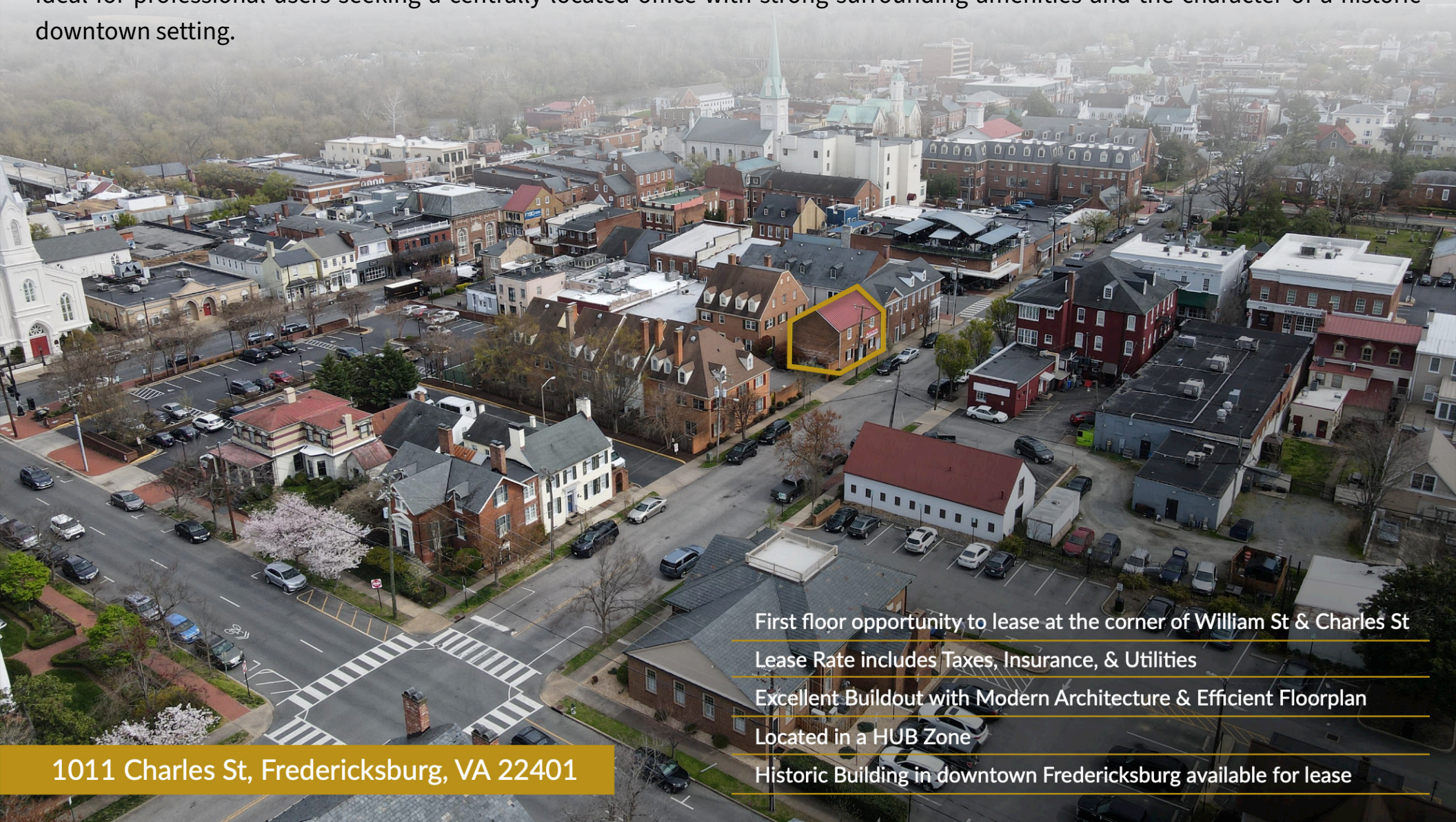
### SPECIFICATIONS

Size:	1,872 SF
Lease Rate:	\$30.00 PSF FSG
Zoning:	CD
Available:	May 1 & June 1

# PROPERTY OVERVIEW



1011 Charles Street, known as *The Federal House*, offers 1,872 SF of office/retail space spanning across 2 floors in the heart of downtown Fredericksburg. Located along Charles Street, this property provides immediate access to the area's top restaurants, banks, and local businesses, creating a highly convenient and walkable environment for both employees and clients. The space is ideal for professional users seeking a centrally located office with strong surrounding amenities and the character of a historic downtown setting.



First floor opportunity to lease at the corner of William St & Charles St

Lease Rate includes Taxes, Insurance, & Utilities

Excellent Buildout with Modern Architecture & Efficient Floorplan

Located in a HUB Zone

Historic Building in downtown Fredericksburg available for lease

1011 Charles St, Fredericksburg, VA 22401

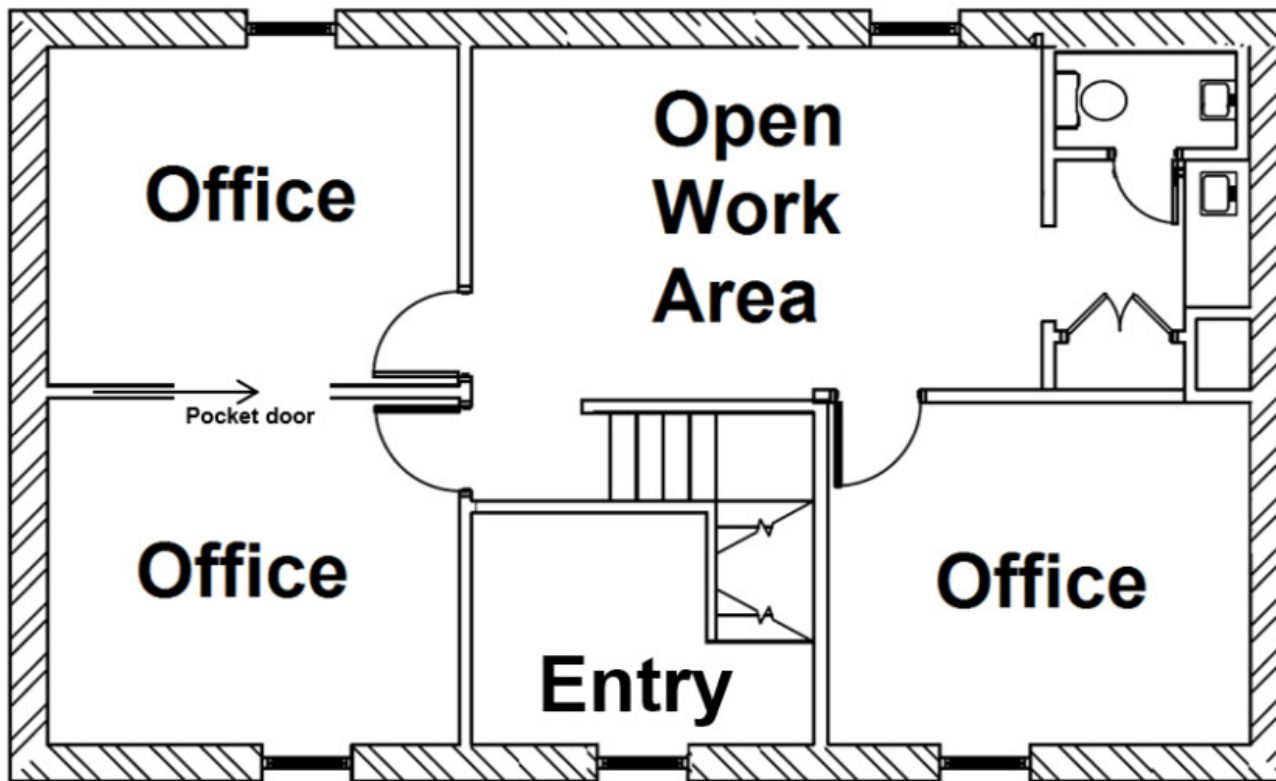
# 1ST FLOOR FLOORPLAN



## SPECIFICATIONS

Size: 936 RSF

Available: May 1, 2026



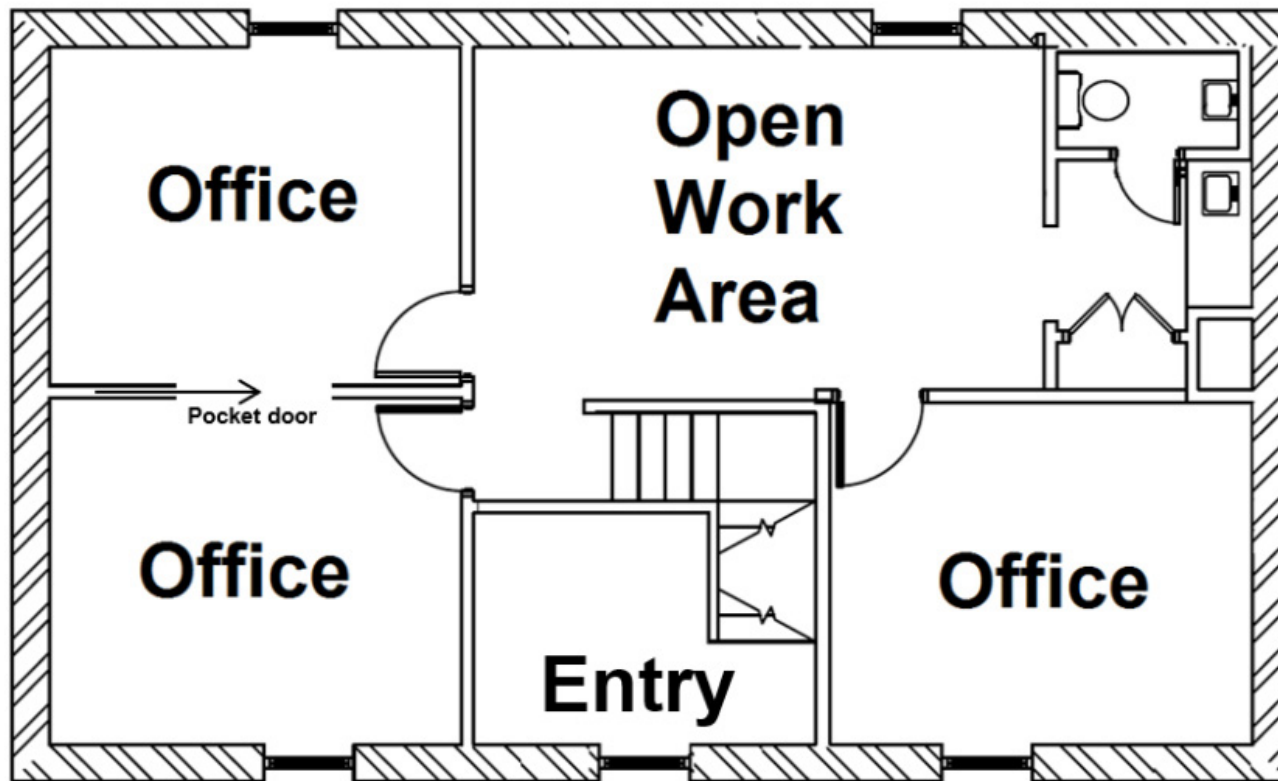
# 2ND FLOOR FLOORPLAN



## SPECIFICATIONS

Size: 936 RSF

Available: June 1, 2026



# DOWNTOWN FREDERICKSBURG

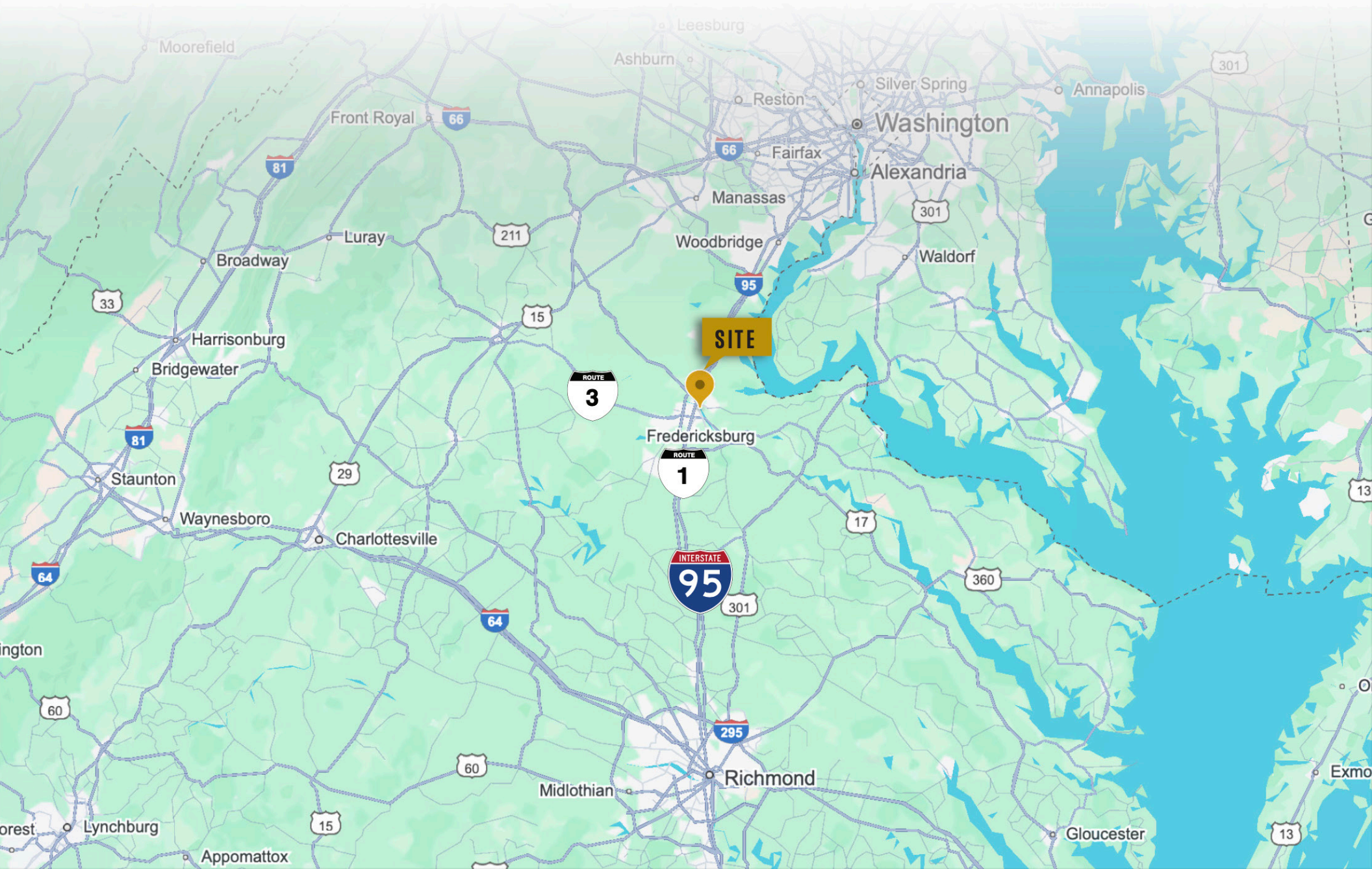


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Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved historic landmarks, making it a popular destination for the curious. Today, Fredericksburg is known for its active commerce and array of entertainment for all ages. Fredericksburg has been named Virginia's fastest growing area for the past five consecutive years. The city boasts not only a high-quality workforce but an exceptional GDP per capita, it is for these reasons why this property should serve as your next Corporate Headquarters.



# REGIONAL MAP VIEW



# DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$111,579	\$115,737	\$123,092
Median Household Income	\$86,530	\$92,402	\$101,643
< \$25,000	1,572	4,654	7,629
\$25,000 - 50,000	1,440	5,198	9,144
\$50,000 - 75,000	1,911	7,707	13,574
\$75,000 - 100,000	1,199	4,666	9,070
\$100,000 - 125,000	1,202	5,400	10,884
\$125,000 - 150,000	909	3,277	7,211
\$150,000 - 200,000	1,309	5,216	10,918
\$200,000+	1,410	5,496	11,835

POPULATION	2 mile	5 mile	10 mile
2010 Population	26,512	105,265	213,600
2022 Population	27,692	111,196	227,271
2027 Population Projection	29,773	122,160	251,381
Annual Growth 2010-2022	1.1%	1.4%	1.6%
Annual Growth 2022-2027	1.5%	2.0%	2.1%
Median Age	35.7	37.3	37.6
Bachelor's Degree or Higher	44%	38%	37%
U.S. Armed Forces	165	792	2,044

# FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

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All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.