

FOR LEASE

DOWNTOWN FREDERICKSBURG
OFFICE SPACE

910

Charles St.

FREDERICKSBURG, VA 22401



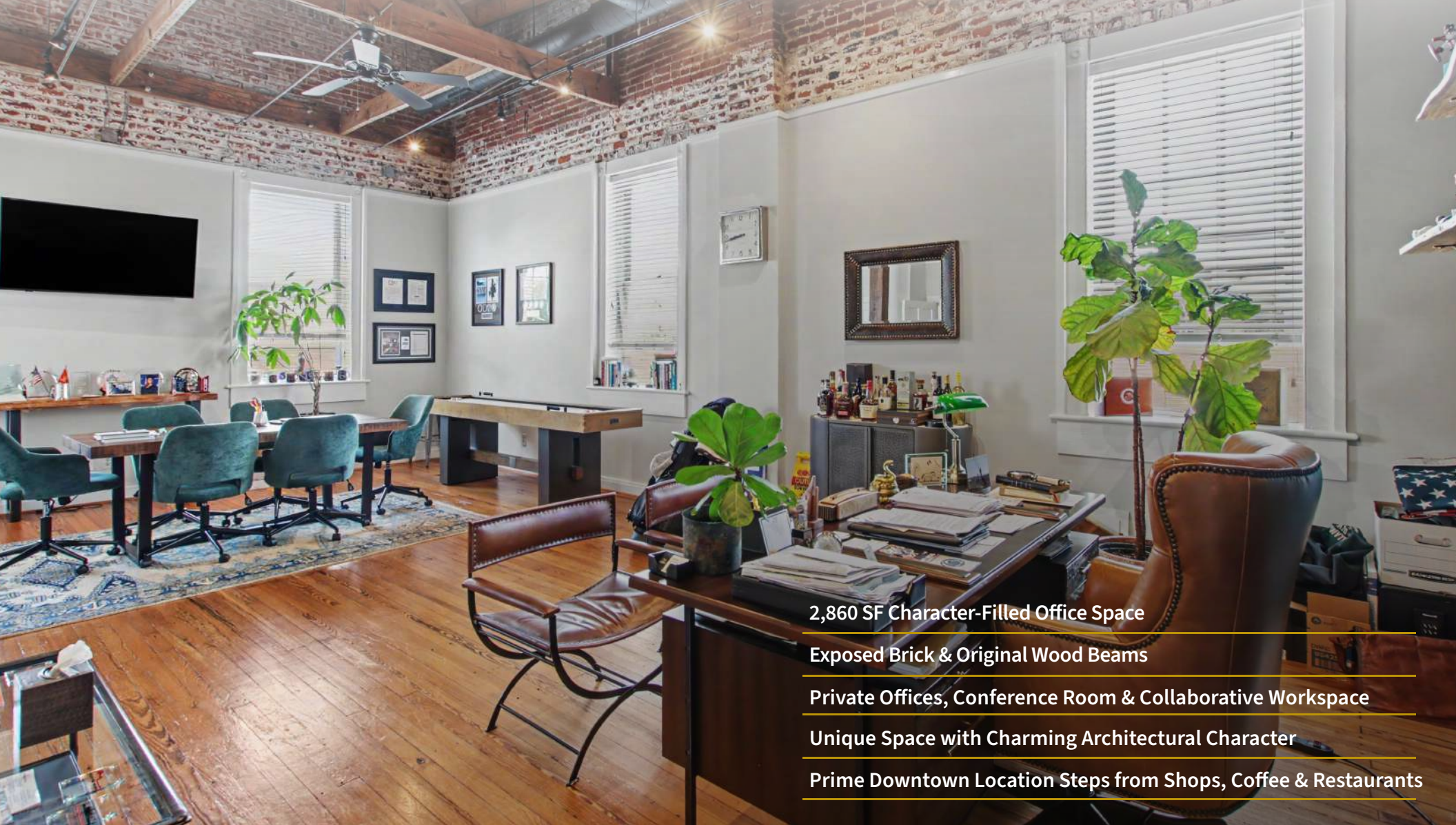
SPECIFICATIONS

Size:	2,860 SF
Base Rent:	\$22.00 PSF
NNN:	\$3.85 PSF
Available:	60 Days

PROPERTY OVERVIEW



Johnson Realty Advisors presents 910 Charles Street, located in the heart of downtown Fredericksburg. This 2,860 SF office space blends historic character with a functional office layout. Featuring exposed brick, original wood beams, private offices, a conference room, kitchenette, two bathrooms, and collaborative workspace, this unique space is just steps from downtown shops, coffee, restaurants, and more.



2,860 SF Character-Filled Office Space

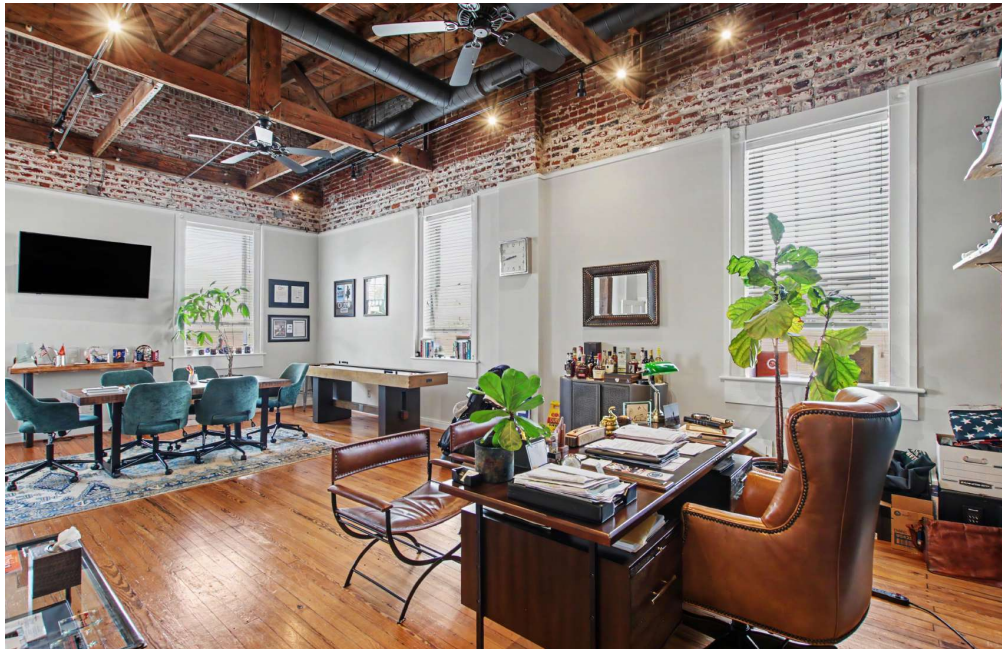
Exposed Brick & Original Wood Beams

Private Offices, Conference Room & Collaborative Workspace

Unique Space with Charming Architectural Character

Prime Downtown Location Steps from Shops, Coffee & Restaurants

PHOTOS



PHOTOS



FLOORPLAN



DOWNTOWN FREDERICKSBURG

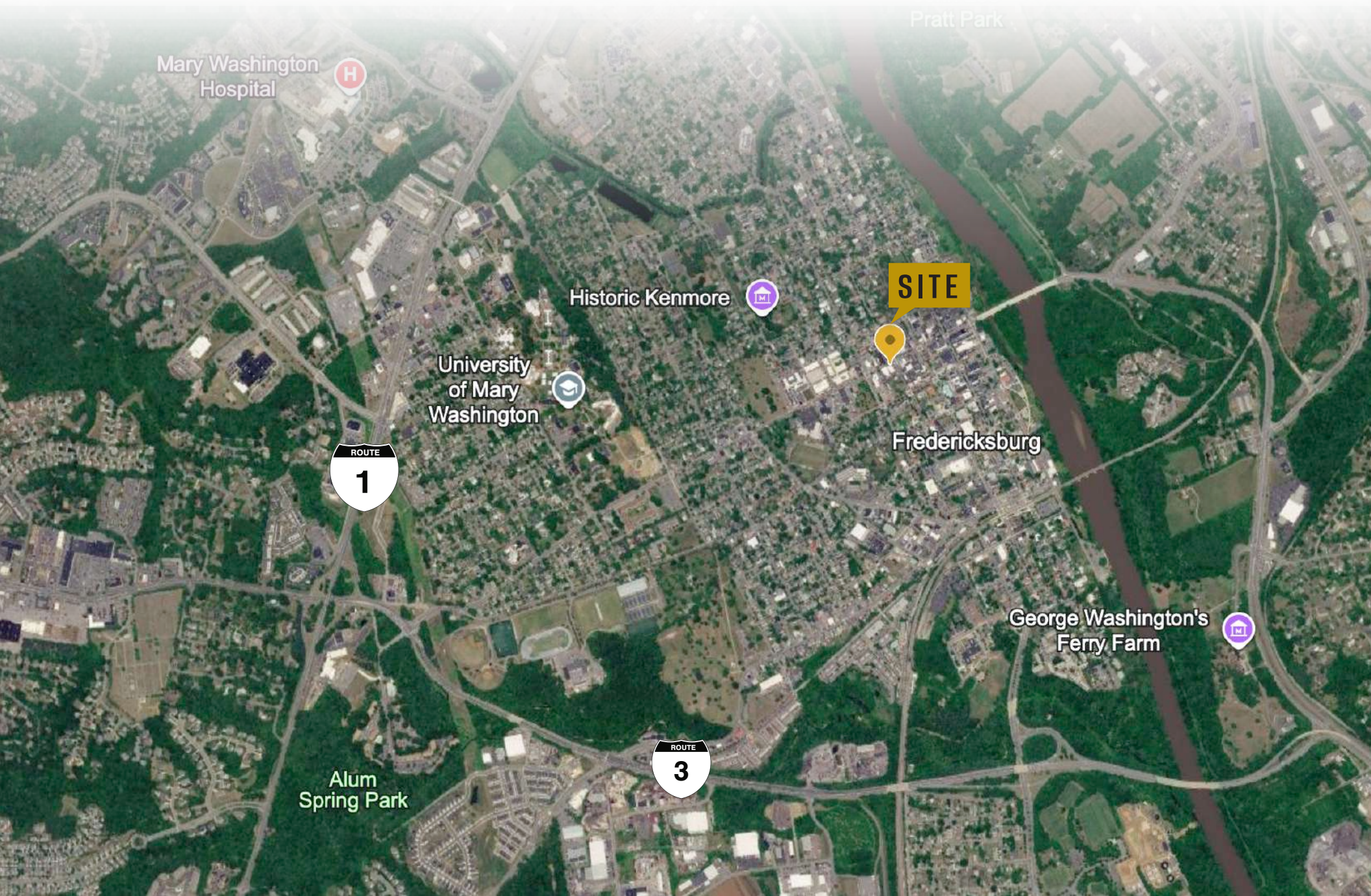


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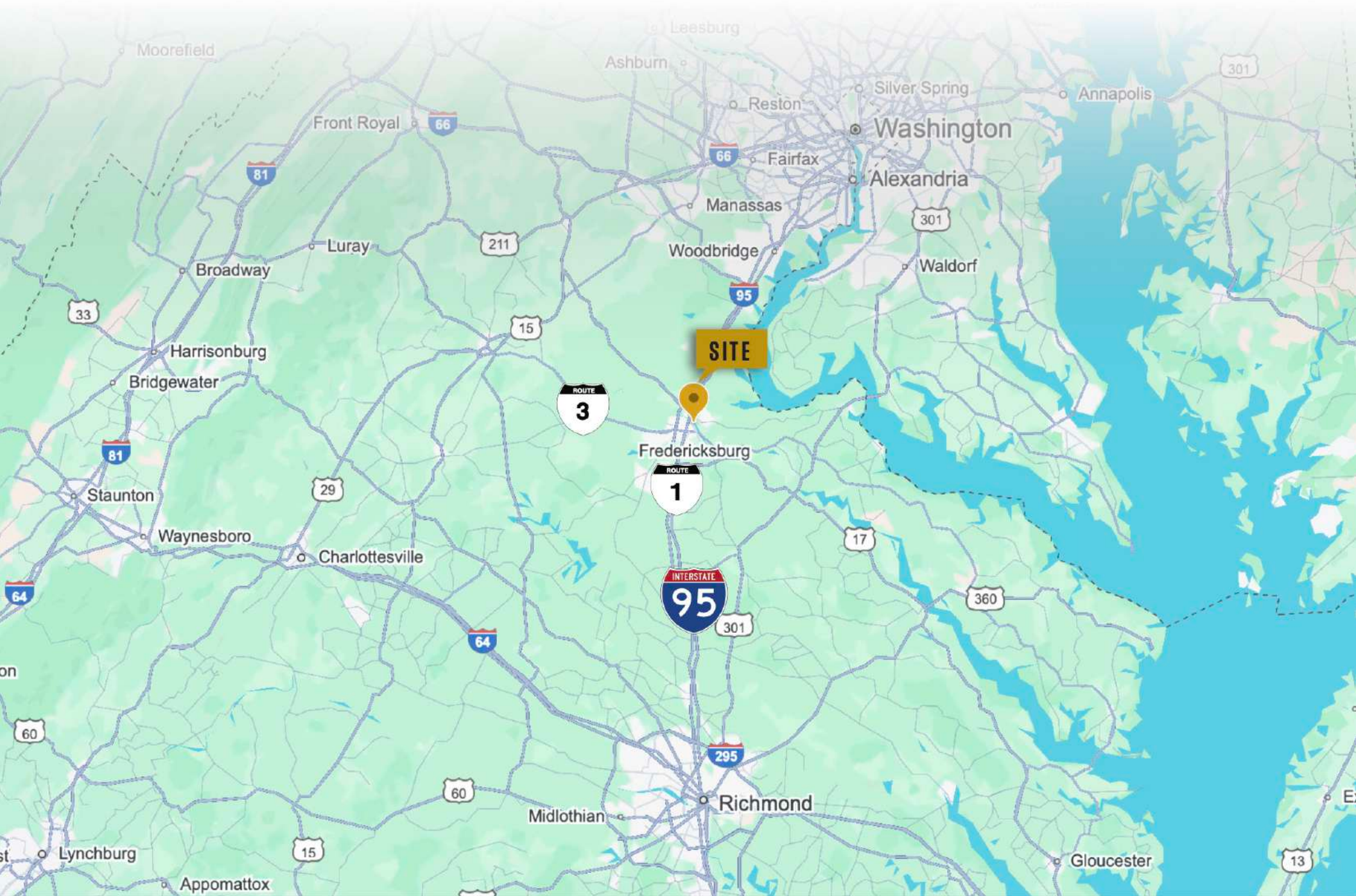
Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved 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.



LOCAL MAP VIEW



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:



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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