

FOR LEASE

14,900 SF MEDICAL CAMPUS

3310

Fall Hill Ave.

FREDERICKSBURG, VA 22401



SPECIFICATIONS

Size:	14,900 SF
Base Rent:	\$22.00 PSF
NNN:	\$4.00 PSF
Available:	Immediately
TI:	LL Will Contribute

CONCEPTUAL IMPROVEMENTS SHOWN.
TI AVAILABLE, SUBJECT TO LEASE TERMS.

PROPERTY OVERVIEW



Johnson Realty Advisors presents 3310 Fall Hill Ave offers a rare opportunity to lease $\pm 14,900$ SF of medical office space in a highly desirable Fredericksburg location. The property has been a long-term home to Mary Washington Orthopedics in affiliation with FOA, providing an established medical environment with excellent accessibility, ample parking, and flexibility for a variety of healthcare users.

DOWNTOWN
FREDERICKSBURG



SITE

FALL HILL AVE
(18,000 VPD)

$\pm 14,900$ SF Medical Office Facility

Two Interconnected Buildings with Interior Crossway

Existing Medical Buildout with Physician Offices & Clinical Areas

Convenient Access to Mary Washington Hospital

Landlord TI Contribution Available

CONCEPTUAL PHOTOS



3310 Fall Hill Ave, Fredericksburg, VA

INTERIOR PHOTOS



3310 Fall Hill Ave, Fredericksburg, VA

INTERIOR PHOTOS



3310 Fall Hill Ave, Fredericksburg, VA

FLOORPLAN

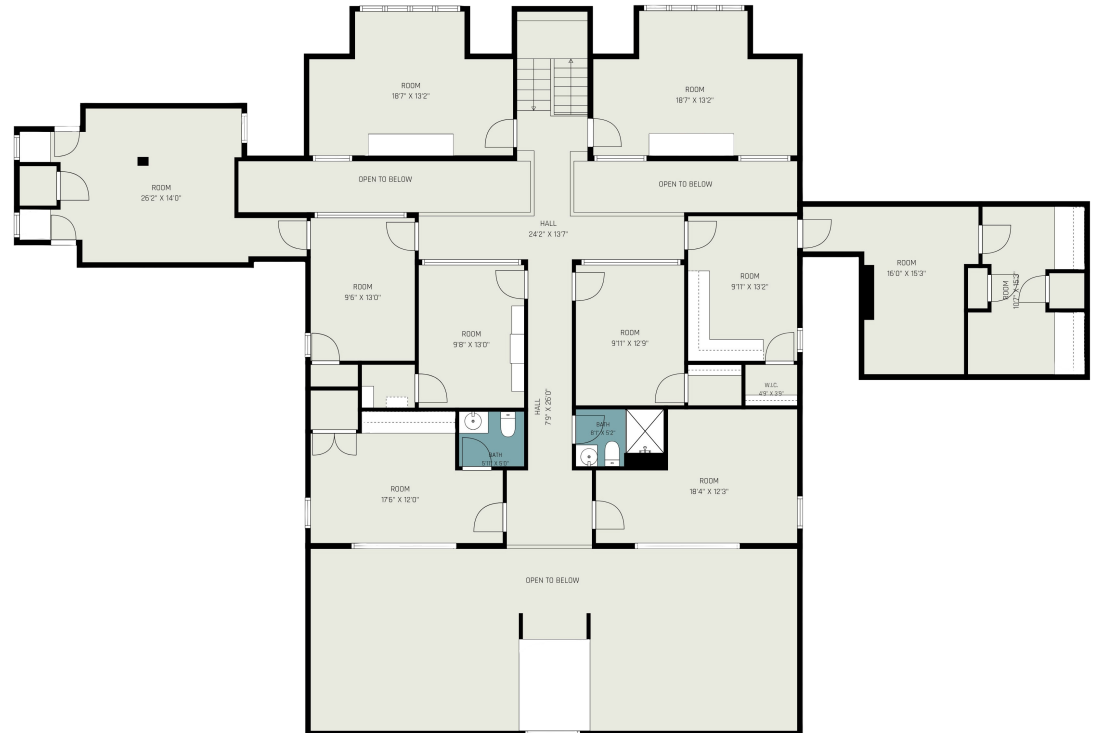


MAIN FLOOR

FLOORPLAN

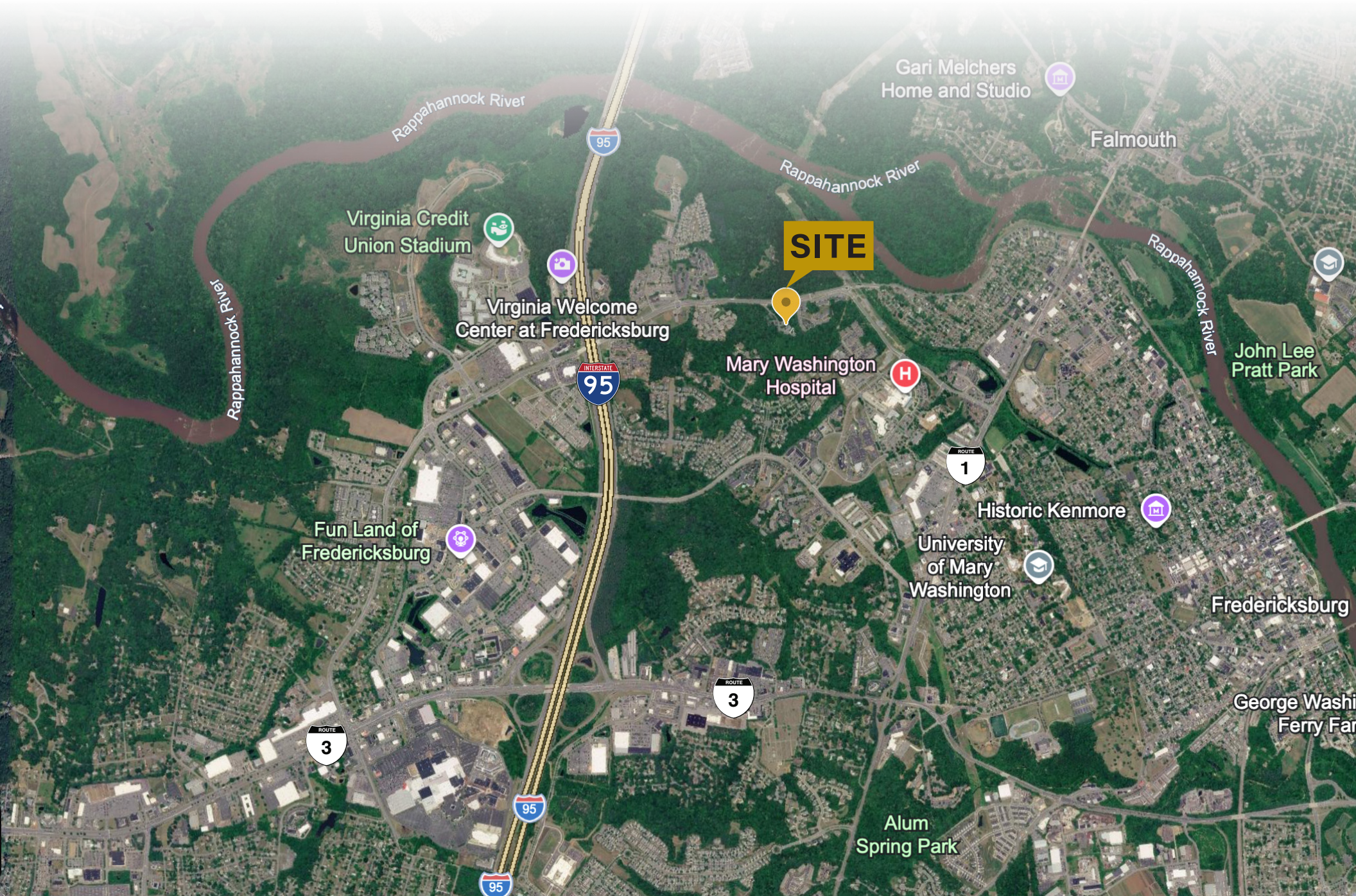


BASEMENT



SECOND FLOOR

LOCAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$121,283	\$133,401	\$144,411
Median Household Income	\$89,678	\$104,328	\$119,025
< \$25,000	1,565	4,042	5,964
\$25,000 - 50,000	1,632	4,999	8,475
\$50,000 - 75,000	1,649	6,373	11,792
\$75,000 - 100,000	1,842	6,100	10,612
\$100,000 - 125,000	960	4,396	8,978
\$125,000 - 150,000	792	4,606	9,264
\$150,000 - 200,000	1,381	5,296	12,977
\$200,000+	2,034	8,738	19,289

POPULATION	2 mile	5 mile	10 mile
2020 Population	26,780	111,332	227,970
2025 Population	29,845	120,311	249,036
2030 Population Projection	31,870	127,541	264,559
Annual Growth 2020-2025	2.3%	1.6%	1.8%
Annual Growth 2025-2030	1.4%	1.2%	1.2%
Median Age	33.2	37.6	38.1
Bachelor's Degree or Higher	41%	37%	38%
U.S. Armed Forces	312	1,092	2,718

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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.