



COLDWELL BANKER
COMMERCIAL
ELITE



TURNKEY MEDICAL FACILITY AVAILABLE
FOR SUBLEASE | 9,100 SF

LEASE RATE:
NEGOTIABLE

282 Deacon Rd, Unit 107 | Fredericksburg | VA 22405

282 Deacon Road, Unit 107 presents a rare opportunity to sublease a 9,100 SF fully built-out medical facility within Woodlawn Village Shopping Center in Stafford County. Completed within the past 2–3 years, the space features a modern, professional build-out designed to accommodate a wide range of medical, healthcare, therapy, and treatment-oriented users.

The facility offers a highly functional layout featuring a spacious reception and waiting area, numerous private treatment and exam rooms, provider offices, group treatment rooms, an employee breakroom, pharmacy counter, and additional clinical and support areas. With the existing infrastructure and contemporary finishes already in place, an incoming operator can avoid much of the time and expense associated with designing and constructing a new medical facility.

Strategically positioned between Mary Washington Healthcare's two major hospital campuses, the property provides convenient access to established healthcare infrastructure and the greater Fredericksburg region's patient base. Its location within Woodlawn Village Shopping Center also provides convenient parking, easy patient access, and proximity to surrounding retail, dining, and services.

With convenient connectivity to U.S. Route 1, Interstate 95, and major Stafford County roadways, the property is easily accessible for patients, providers, employees, and visitors throughout Stafford County and the Fredericksburg region. Immediately available for sublease, 282 Deacon Road offers a compelling turnkey opportunity for medical providers seeking substantial, modern clinical space without the lengthy build-out process.

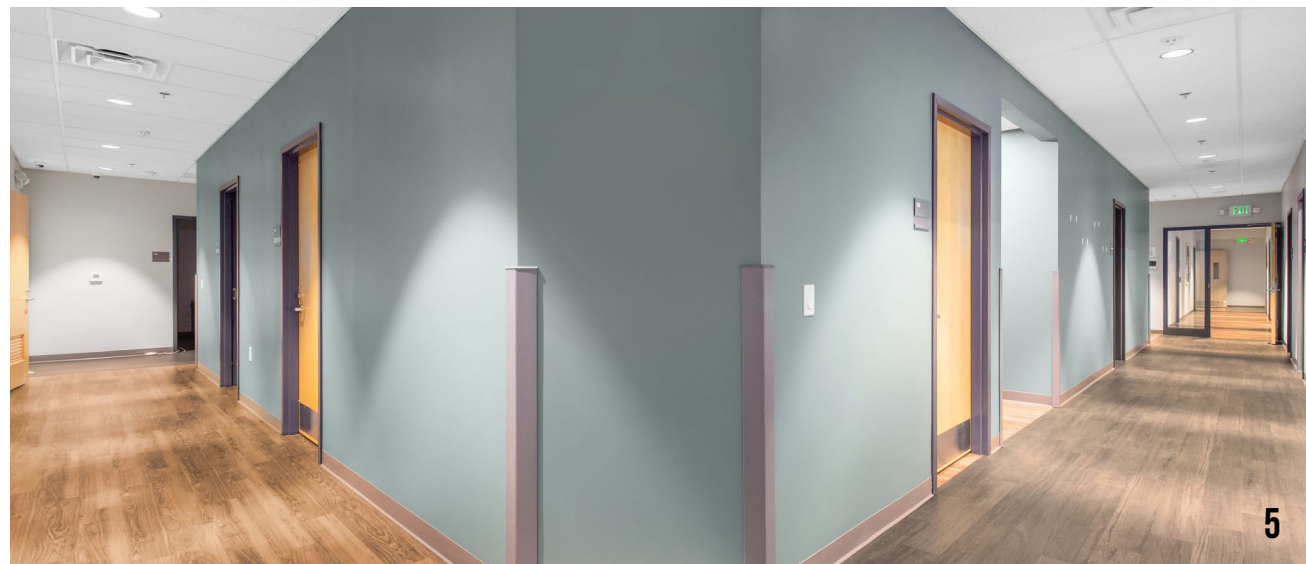
KEY HIGHLIGHTS

- 9,100 SF fully built-out medical facility
- Immediately available for sublease
- Modern, updated interior finishes throughout
- Functional medical layout designed for efficient patient flow
- Turnkey opportunity
- Ideal for a variety of medical, healthcare, therapy, and specialty uses
- Located within Woodlawn Village Shopping Center
- Convenient parking and easy accessibility for patients and staff

PROPERTY DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Population	8,066	40,323	79,498
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Households	2,690	14,416	29,866
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$187,569	\$146,853	\$134,519











OFFERING MEMORANDUM

TURNKEY MEDICAL FACILITY AVAILABLE FOR SUBLEASE

282 DEACON RD, UNIT 107 | FREDERICKSBURG | VA 22405

FOR MORE INFORMATION PLEASE CONTACT:



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