



**COLDWELL BANKER
COMMERCIAL
ELITE**



HIGH-VISIBILITY COMMERCIAL SUITES ON ROUTE 208

FOR LEASE | 2,658 SF & 1,060 SF

10411 Courthouse Rd, Spotsylvania Courthouse, VA 22553

PROPERTY SUMMARY

PROPERTY DETAILS

Address:	10411 Courthouse Rd, Spotsylvania Courthouse, VA 22553
Building Type:	Office
Building Size:	5,562 SF
Building Class:	B
Year Built:	1987
Parking:	20 Spaces

ASKING PRICE

SUITE A: \$25/SF/NNN

SUITE D: \$1,000/MO

PROPERTY DEMOGRAPHICS

Population	3-mile	5-mile	10-mile
2024 population	54,965	106,579	201,628
Households	3-mile	5-mile	10-mile
2024 households	20,543	39,609	73,355
Income	3-mile	5-mile	10-mile
2024 Avg. Household Income	\$119,148	\$121,702	\$130,818



Position your business in one of Spotsylvania County's most established commercial corridors with professional office space now available for lease at this highly visible property on Courthouse Road (Route 208). Located near the intersection of Leavells Road, directly in front of Breezewood and across from Hilltop Plaza, the property offers outstanding visibility, convenient access, and a central location within a thriving business district.

Two office suites are currently available for lease, including Suite A (2,658 SF) on the first floor and Suite D (1,060 SF) on the second floor, providing flexible options for medical, professional office, and service-related users. The property is home to Fredericksburg Family Chiropractic, an established long-term tenant, creating a professional business environment surrounded by a strong mix of national retailers, medical providers, and service businesses.

Conveniently located near Giant, Chipotle, McDonald's, 7-Eleven, and numerous residential communities, the property benefits from consistent daily traffic and excellent connectivity to Fredericksburg, Spotsylvania Courthouse, and the Massaponax/I-95 corridor. This is an outstanding opportunity for businesses seeking a highly accessible, well-positioned office location in one of the Fredericksburg region's most established commercial markets.

PROPERTY HIGHLIGHTS

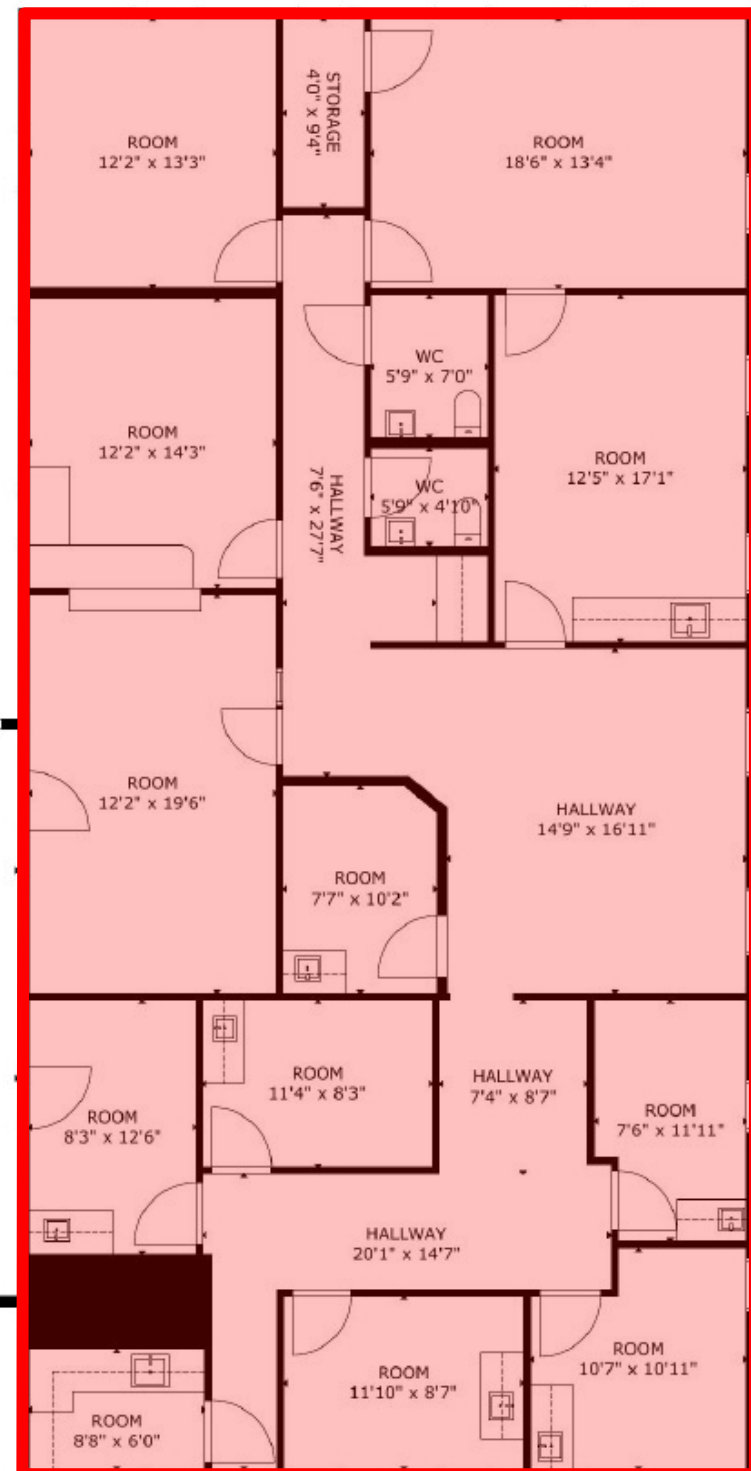
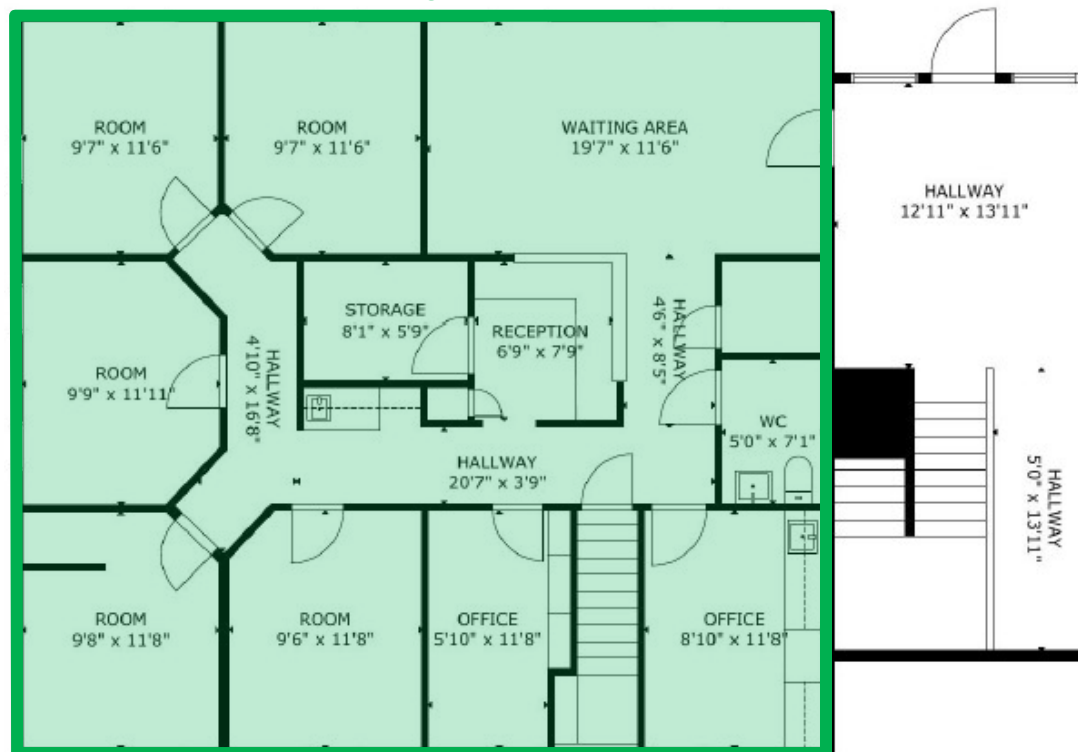
- Suite A: $\pm 2,658$ SF available on the first floor
- Suite D: $\pm 1,060$ SF available on the second floor
- Prominent frontage on Courthouse Road (Route 208)
- Located near the intersection of Leavells Road in central Spotsylvania County
- Strong surrounding tenant mix including Giant, Chipotle, McDonald's, and 7-Eleven
- 28 dedicated parking spaces (approximately 5:1 parking ratio)
- Ideal for medical, professional office, and service-related users
- Established professional office environment with Fredericksburg Family Chiropractic on-site
- Surrounded by established residential neighborhoods and daily-use retail amenities
- Convenient access to Fredericksburg, Spotsylvania Courthouse, and the Massaponax/I-95 corridor



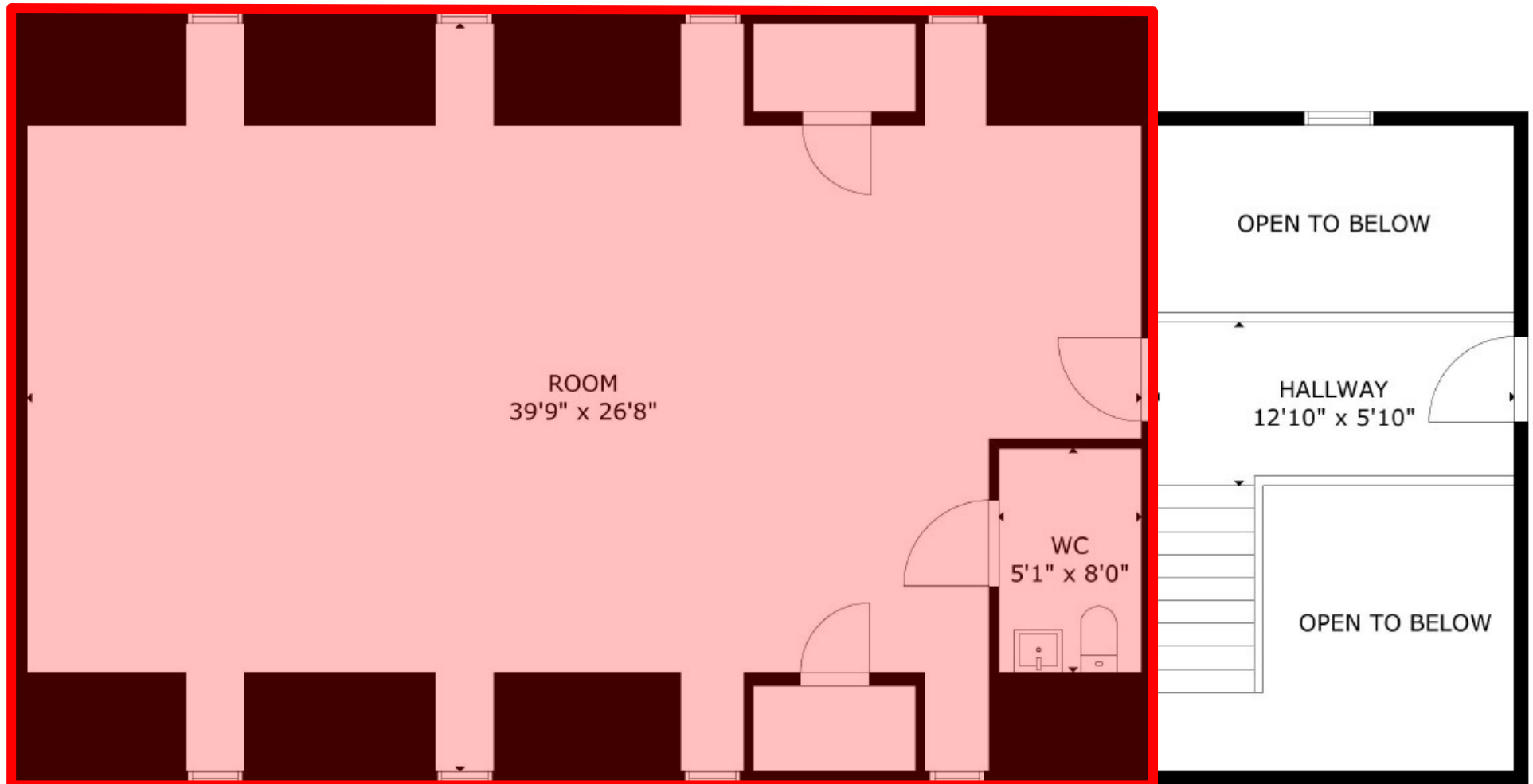


AVAILABLE
2,658 SF

LEASED



AVAILABLE
1,060 SF





3-D TOUR



OFFERING MEMORANDUM

HIGH-VISIBILITY COMMERCIAL SUITES ON ROUTE 208

10411 COURTHOUSE RD, SPOTSYLVANIA COURTHOUSE, VA 22553

FOR MORE INFORMATION PLEASE CONTACT:



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