

FOR LEASE
OFFICE SPACE

1001

Charles St. (Suite 202)
FREDERICKSBURG, VA 22401



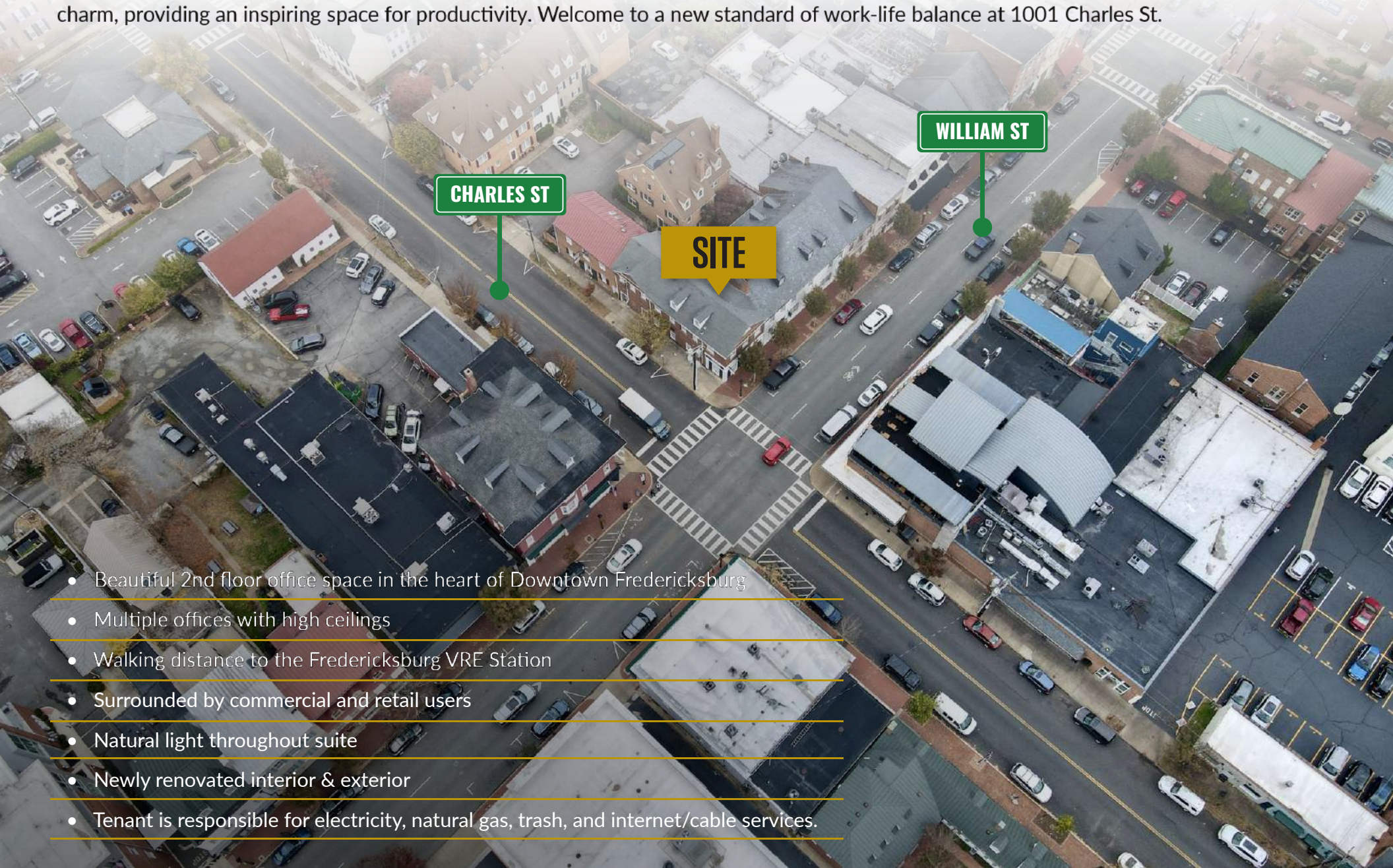
SPECIFICATIONS

Size:	809 RSF
Rent:	\$2,000/ month
Zoning:	CD
Available:	Immediate

OVERVIEW



Discover elegance in the heart of Downtown Fredericksburg at our office located at 1001 Charles St. Enjoy a central location amidst historic charm, providing an inspiring space for productivity. Welcome to a new standard of work-life balance at 1001 Charles St.

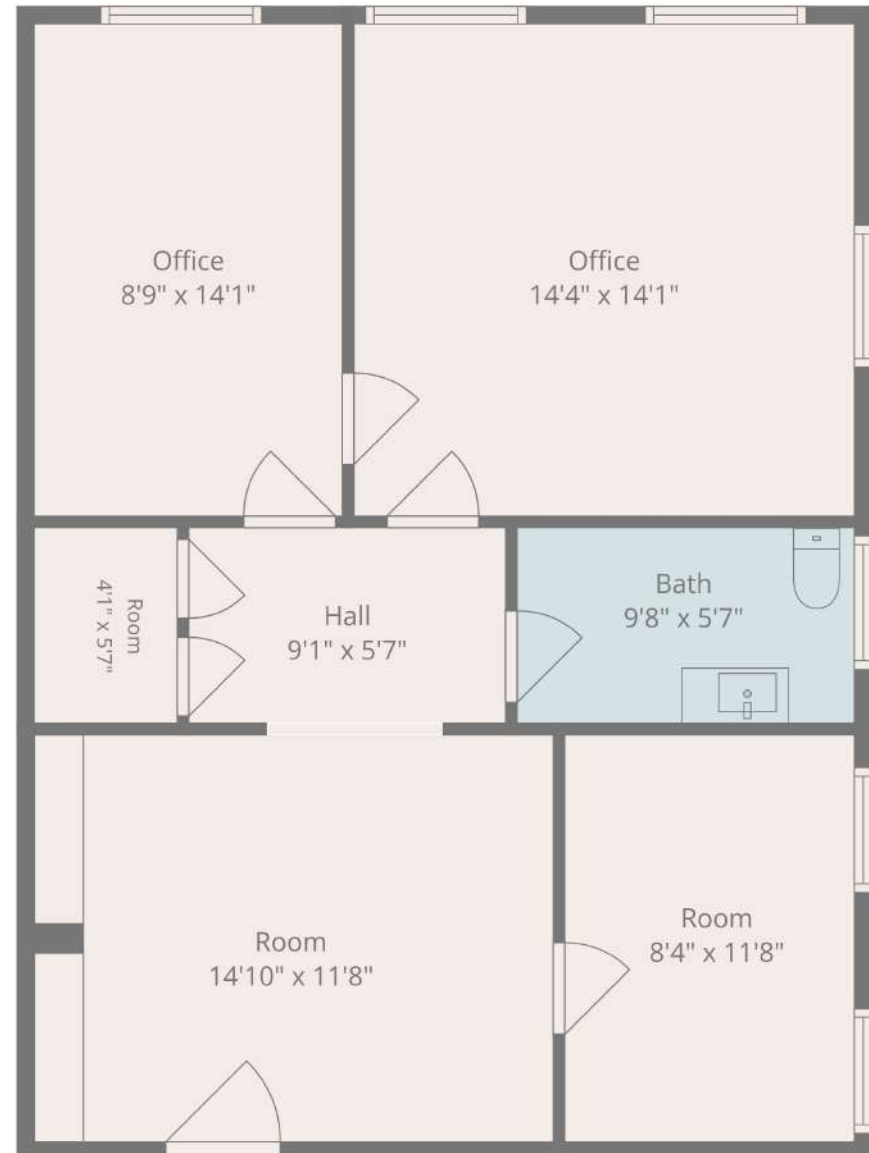


- Beautiful 2nd floor office space in the heart of Downtown Fredericksburg
- Multiple offices with high ceilings
- Walking distance to the Fredericksburg VRE Station
- Surrounded by commercial and retail users
- Natural light throughout suite
- Newly renovated interior & exterior
- Tenant is responsible for electricity, natural gas, trash, and internet/cable services.

FLOORPLAN



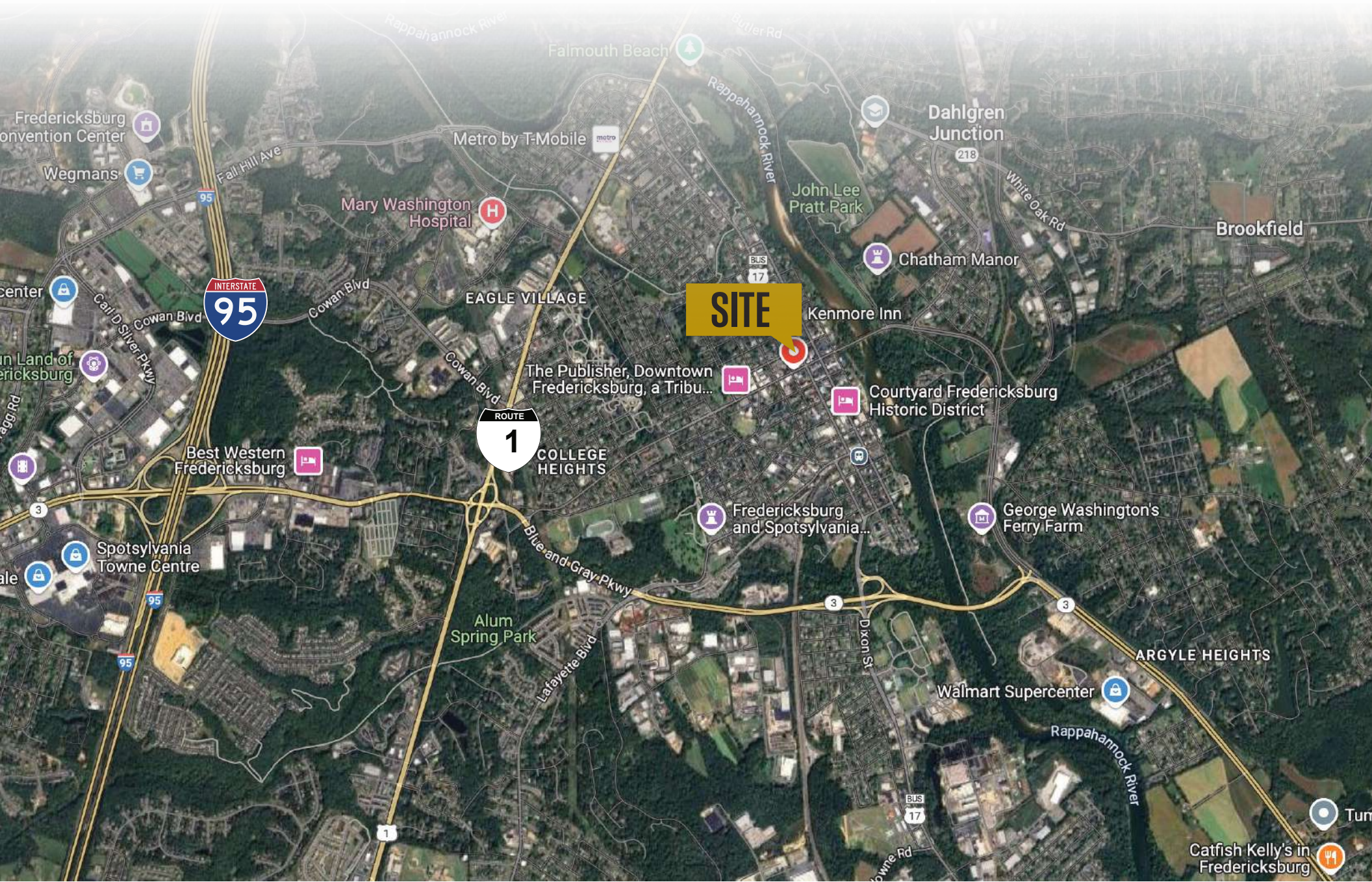
\$2,000 per month
Suite 202
809 RSF



PHOTOS



LOCAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$101,037	\$107,418	\$117,914
Median Household Income	\$80,705	\$85,569	\$97,504
< \$25,000	1,753	4,723	7,526
\$25,000 - 50,000	1,610	5,863	11,229
\$50,000 - 75,000	1,601	6,569	11,070
\$75,000 - 100,000	1,880	5,569	10,754
\$100,000 - 125,000	883	4,208	9,754
\$125,000 - 150,000	632	2,789	7,586
\$150,000 - 200,000	1,450	5,440	11,395
\$200,000+	977	3,858	9,697

POPULATION	2 mile	5 mile	10 mile
2010 Population	25,454	89,258	182,791
2022 Population	27,169-	106,654	227,956
2027 Population Projection	26,942	110,714	240,445
Annual Growth 2010-2022	0.5%	1.5%	1.9%
Annual Growth 2022-2027	-0.2%	0.8%	1.1%
Median Age	34	36.1	37
Bachelor's Degree or Higher	40%	36%	35%
U.S. Armed Forces	137	584	1,967

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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