

OFFICE FOR LEASE

826 CAROLINE STREET

FREDERICKSBURG, VIRGINIA 22401

**CUSHMAN &
WAKEFIELD**
THALHIMER



PROPERTY HIGHLIGHTS



PROPERTY FEATURES

SF Available: 2,934 SF

Prime Downtown Fredericksburg location with heavy foot traffic

Flexible office layouts for a variety of users

Excellent visibility on Caroline Street's thriving commercial corridor

Surrounded by popular shops, offices, and historic attractions

Ideal for food & beverage, retail, or adaptive reuse



INTERIOR PICTURES



EXTERIOR PICTURES



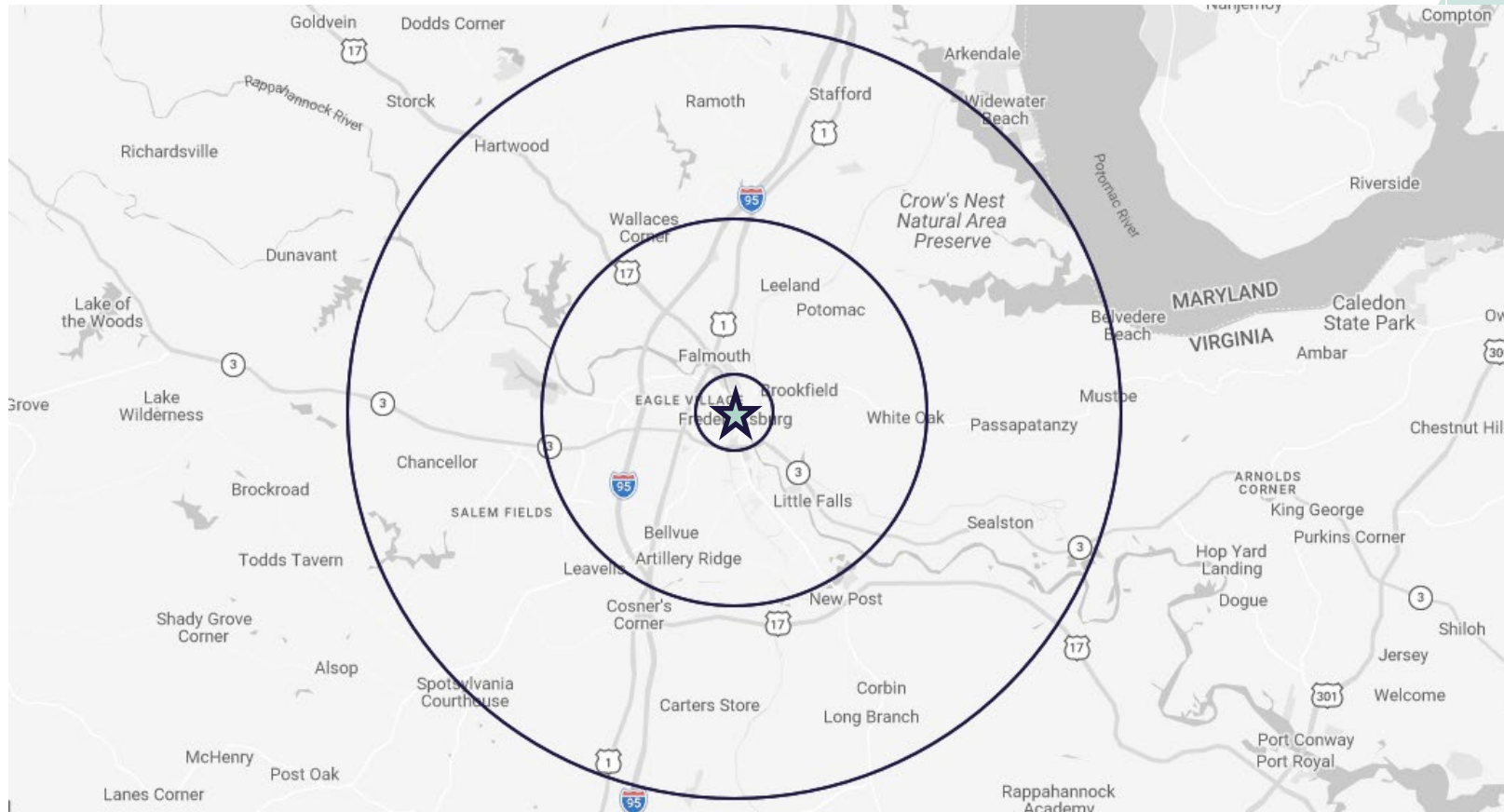
LEVEL 2 OFFICE FLOOR PLAN



LEVEL 3 OFFICE FLOOR PLAN

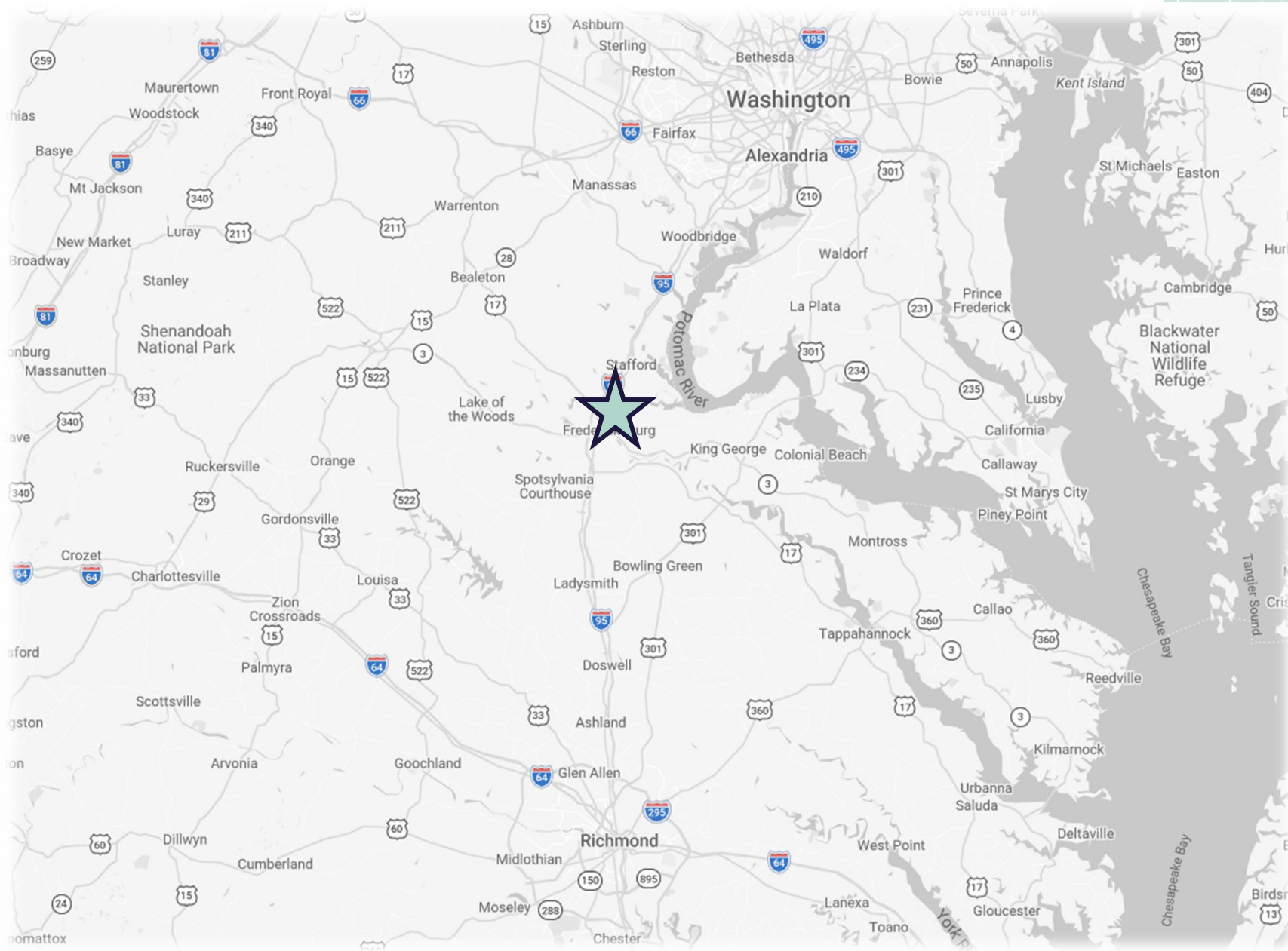


DEMOGRAPHICS



<i>INCOME</i>	<i>1 MILE</i>	<i>5 MILE</i>	<i>10 MILE</i>
Population (2026)	9,938	111,213	236,459
Project Population (2031)	10,203	118,363	252,776
Avg. Household Income	\$144,055	\$139,363	\$152,425
Median Household Income	\$112,380	\$113,116	\$127,885
Daytime Population	10,584	57,741	80,135

REGIONAL MAP



FOR MORE INFORMATION, CONTACT:

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