



COLDWELL BANKER
COMMERCIAL
ELITE



TURNKEY CHILDCARE OPPORTUNITY FOR SUBLEASE | 3,821 SF

240 Executive Center Pkwy, Suite A, Fredericksburg, VA 22401

ASKING RENT
\$25/PSF

Positioned in a highly accessible yet private setting, at **240 Executive Center Parkway, Suite A** offering a rare sublease opportunity for a fully built-out childcare facility in the heart of Fredericksburg, Virginia. Encompassing 3,821 square feet, the space is thoughtfully designed for immediate occupancy and operation as a daycare, previously licensed for **56 children (0-2 and 11 months)**. With a layout tailored to functionality and safety, the property provides an ideal environment for childcare operators seeking a turnkey solution in a market with a well-documented shortage of quality childcare options.

Strategically located with seamless connectivity to major corridors including Interstate 95, Route 3, and Route 1, the property offers convenient access for families commuting throughout the Fredericksburg region. Its proximity to Downtown Fredericksburg and Mary Washington Hospital further enhances its appeal, placing it within minutes of major employment hubs and dense residential populations.

The surrounding area continues to experience strong residential growth, fueled by ongoing development and the region's position as a key corridor between Northern Virginia and Richmond. This growth, combined with limited existing childcare supply, creates a compelling opportunity for operators to capitalize on unmet demand in a thriving and expanding market.

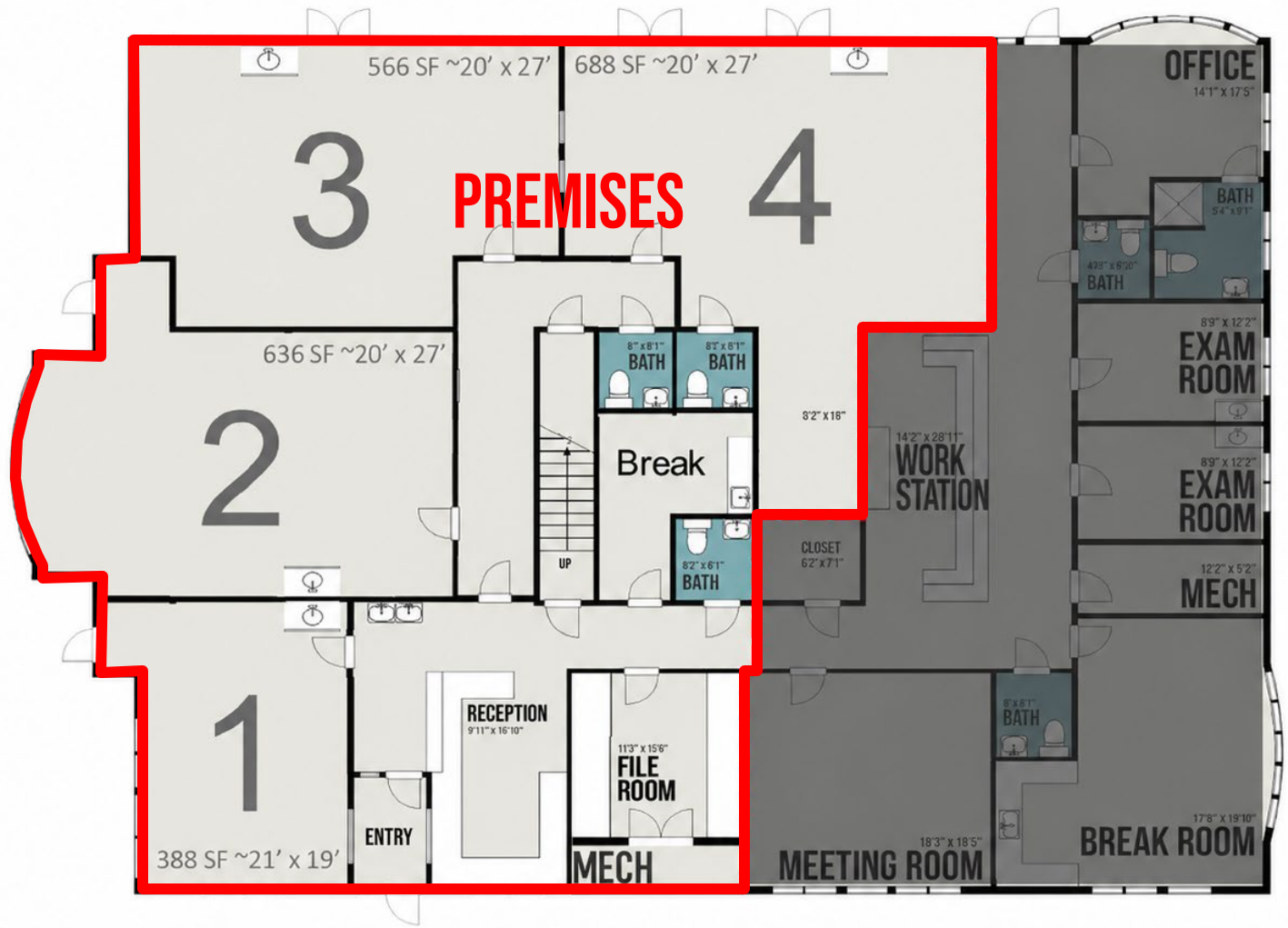
KEY HIGHLIGHTS

- **Turnkey Childcare Facility:** 3,821 SF fully built-out daycare space previously licensed for **56 children (0-2 and 11 months)**, allowing for immediate operational readiness
- **Functional Layout:** Includes **4 large classrooms**, reception area, dedicated storage, breakroom, and **3 restrooms** designed for efficiency and supervision
- **Direct Outdoor Access:** Each classroom features **exterior doors**, enhancing safety, accessibility, and operational flow
- **Private Outdoor Play Area:** Well-designed, **shaded and secure outdoor space**—a highly desirable feature for childcare providers and parents alike
- **Additional Second-Floor Space:** Bonus office area ideal for **administration, staff training, meetings, or expanded breakroom use**
- **Prime Yet Private Location:** Tucked within a professional office setting offering **quiet surroundings** while maintaining immediate access to major roadways
- **Unmatched Accessibility:** Minutes to Downtown Fredericksburg, Mary Washington Hospital, and direct connectivity to Interstate 95 and key commuter routes
- **Strong Demographic Drivers:** Located within a rapidly growing region with expanding residential rooftops and a strong base of working families
- **High Demand, Limited Supply:** Fredericksburg continues to experience a **shortage of quality childcare facilities**, positioning this opportunity for immediate market traction
- **Ideal for Operators & Expansions:** Perfect for established childcare providers seeking a new location or operators expanding into a high-demand submarket

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	51,759	107,230	229,600
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	21,108	40,337	81,348
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$128,006	\$129,936	\$139,105





EXISTING SECOND FLOOR PLAN





University of Mary Washington

EAGLE VILLAGE

Logos for Eagle Village area businesses:

- Giant
- FRED VEGAS BMS
- CRIMSON CORNER
- HYATT PLACE
- WABC
- McDonald's
- Miso Asian Grill | Sushi Bar | Modern Asian Cuisine
- Pizza Hut

Emancipation Hwy

Sam Perry Blvd

Mary Washington Blvd

SITE

Mary Washington Hospital

CVS pharmacy

Children's Cardiac Care

SeptimusMD

Synergy

Mary Washington Healthcare

Mary Washington PEDIATRIC THERAPY

Precision

REPPARANNOUS
EMS COUNCIL, P.C.



OFFERING MEMORANDUM

TURNKEY CHILDCARE OPPORTUNITY

240 EXECUTIVE CENTER PKWY, SUITE A, FREDERICKSBURG, VA 22401

FOR MORE INFORMATION PLEASE CONTACT:



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