



COLDWELL BANKER
COMMERCIAL
ELITE



HIGHLY VISIBLE RETAIL SPACE FOR LEASE | 940 SF

PRICE:

\$1,567 SF/MO

332 Amaret St, Fredericksburg, VA 22401

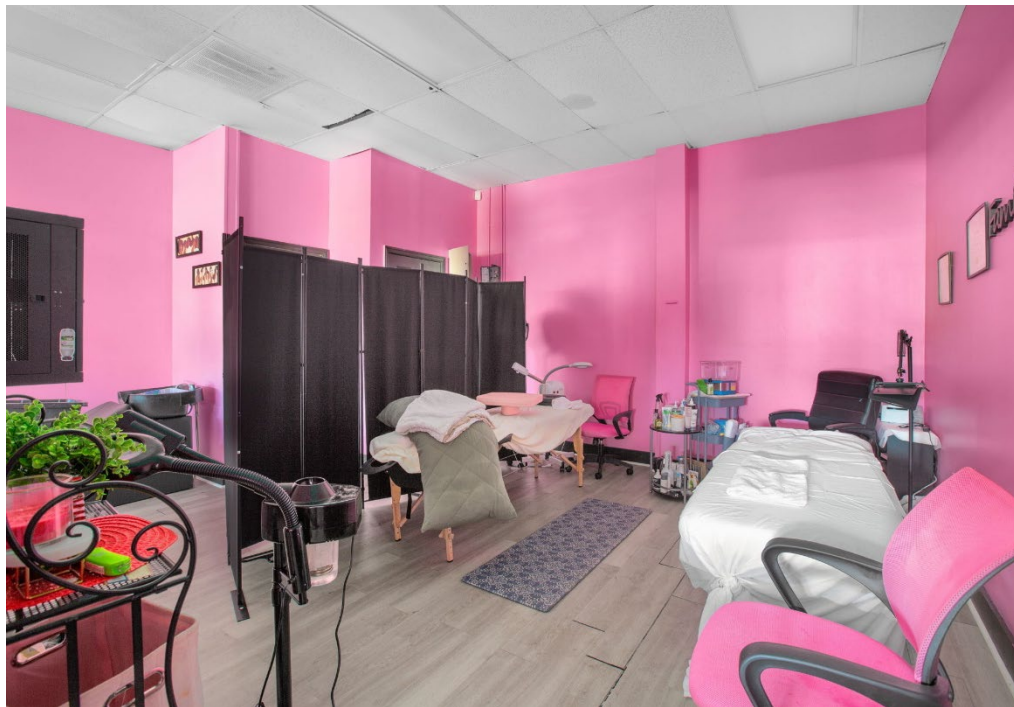
Position your business in one of Fredericksburg's most established commercial corridors with this well-appointed 940 SF retail space at 332 Amaret Street, Fredericksburg, VA. Offering outstanding visibility from Route 1, which carries approximately 30,000± vehicles per day, this location provides excellent exposure to both local residents and commuters while benefiting from convenient access to Downtown Fredericksburg and the surrounding trade area.

Designed for a variety of retail, or professional services, the space features a bright, open front showroom with expansive storefront windows that fill the interior with natural light. A rear room offers flexibility for storage, office use, or additional workspace, and a private restroom provides added convenience. Available for \$1,567 per month, this is an excellent opportunity for businesses seeking an affordable, highly visible location in the heart of the Fredericksburg market.

KEY HIGHLIGHTS

- 940 SF
- \$1,567 per month
- Excellent visibility from Route 1 with approximately 30,000± vehicles per day
- Large storefront glass windows providing abundant natural light
- Spacious open front retail/showroom area
- Private restroom
- Rear room ideal for storage, private office, inventory, or additional workspace
- Minutes from Downtown Fredericksburg with convenient access to Route 1 and nearby commercial amenities
- High-traffic location that helps maximize customer exposure and drive business visibility

PROPERTY DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	54,098	99,585	231,894
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	20,663	37,751	81,934
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$132,516	\$130,281	\$139,738





DOWNTOWN
FREDERICKSBURG

University of
Mary Washington

James Monroe
High School

7-ELEVEN

CVS
pharmacy

TACO
BELL

WELLS
FARGO

UNITED
BANK

Fas mart

Firestone

T Mobile

SITE

MIDAS

Fredericksburg
FOOD
COOP

Emancipation Hwy

OFFERING MEMORANDUM

HIGHLY VISIBLE 940 SF RETAIL SPACE

332 AMARET ST, FREDERICKSBURG, VA 22401

FOR MORE INFORMATION PLEASE CONTACT:



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Owner is a Licensed Real Estate Agent

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it, and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.