



**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE



**PROFESSIONAL OFFICE SPACE NEAR I-95 & ROUTE 1**  
**FOR LEASE**

4820 Southpoint Drive, Fredericksburg, VA 22407

Rent:	\$13/SF
Square Footage:	1,080 – 2,566 SF

4820 Southpoint Drive offers professional office suites for lease ranging from **1,073–2,566 SF** within one of Spotsylvania County’s most accessible and rapidly growing commercial corridors. Located just minutes from **Route 1** and **Interstate 95**, the property combines exceptional regional connectivity with the privacy of a well-maintained office park environment. Tenants enjoy immediate access to a wide array of nearby retail, dining, and service amenities throughout the Southpoint and Massaponax commercial districts.

With highly competitive rental rates of **\$13/SF**, these second-floor suites (stairs access only) present an outstanding opportunity for companies seeking clean, efficient **back-office space** at an affordable price point. The flexible suite configurations make this an excellent fit for professional users looking for convenience, value, and a quiet setting close to major transportation arteries.

## AVAILABLE SPACES:

**SUITE 102: 1,080 SF**

\*Suite 102 & 104 Can Be Combined for 2,566 SF

**SUITE 104: 1,486 SF**

\*Suite 102 & 104 Can Be Combined for 2,566 SF

**SUITE 202: 1,073 SF**

## KEY PROPERTY HIGHLIGHTS

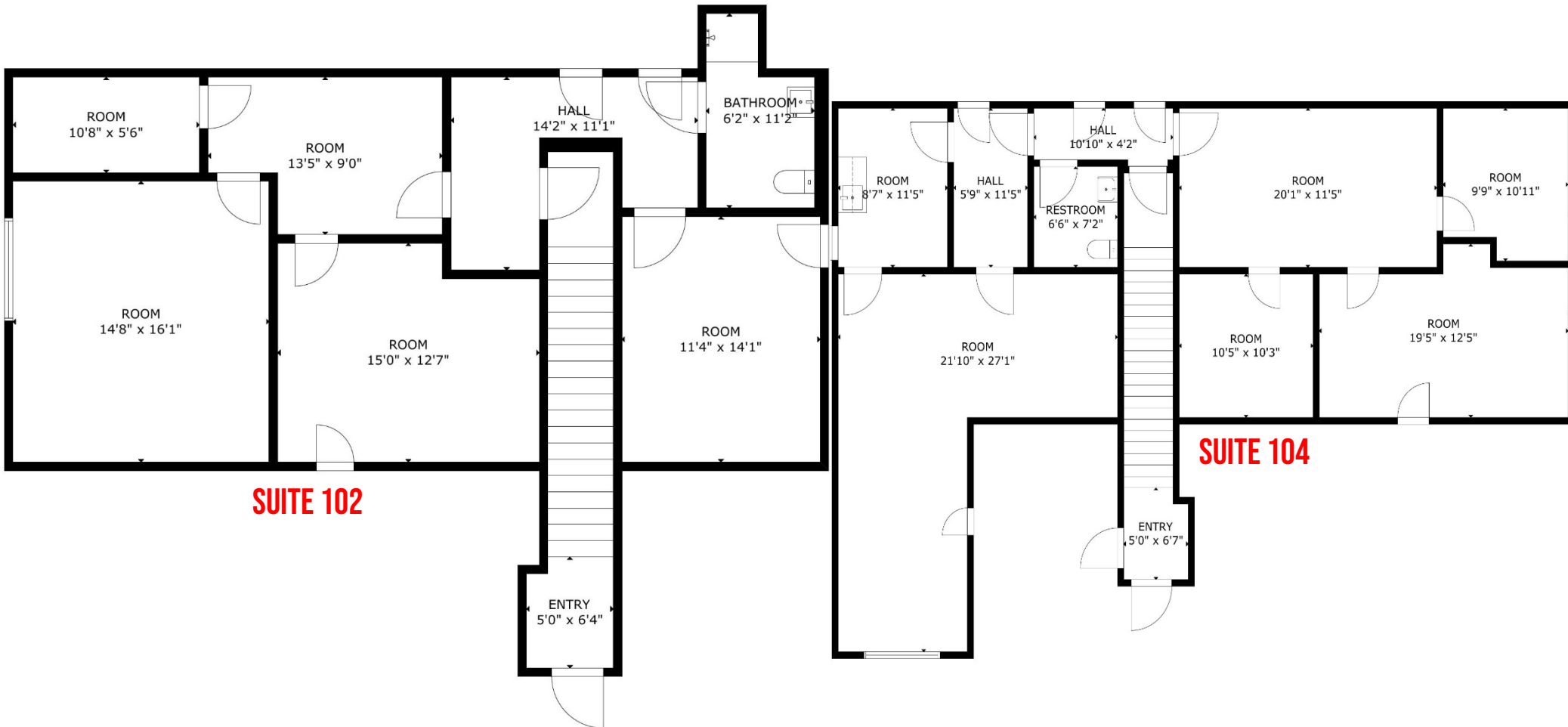
- Prime Accessibility**  
 Direct access to **Route 1** and quick connectivity to **Interstate 95**, ideal for regional commuting and client access.
- Flexible Office Availability**  
 Ideal for professional office and administrative/back-office operations.
- Highly Competitive Rental Rate**  
 Offered at **\$13/SF**, providing outstanding affordability in the fast-growing Spotsylvania market.
- Private Professional Office Park Setting**  
 Quiet, well-kept office environment with immediate proximity to Southpoint’s retail, restaurants, and service amenities.
- Growing Spotsylvania Market**  
 Positioned within a high-growth corridor benefiting from strong population and commercial expansion.
- Second-Floor Suites**  
 Stairs-only access, ideal for cost-conscious tenants seeking functional and affordable office space.

## PROPERTY DEMOGRAPHICS

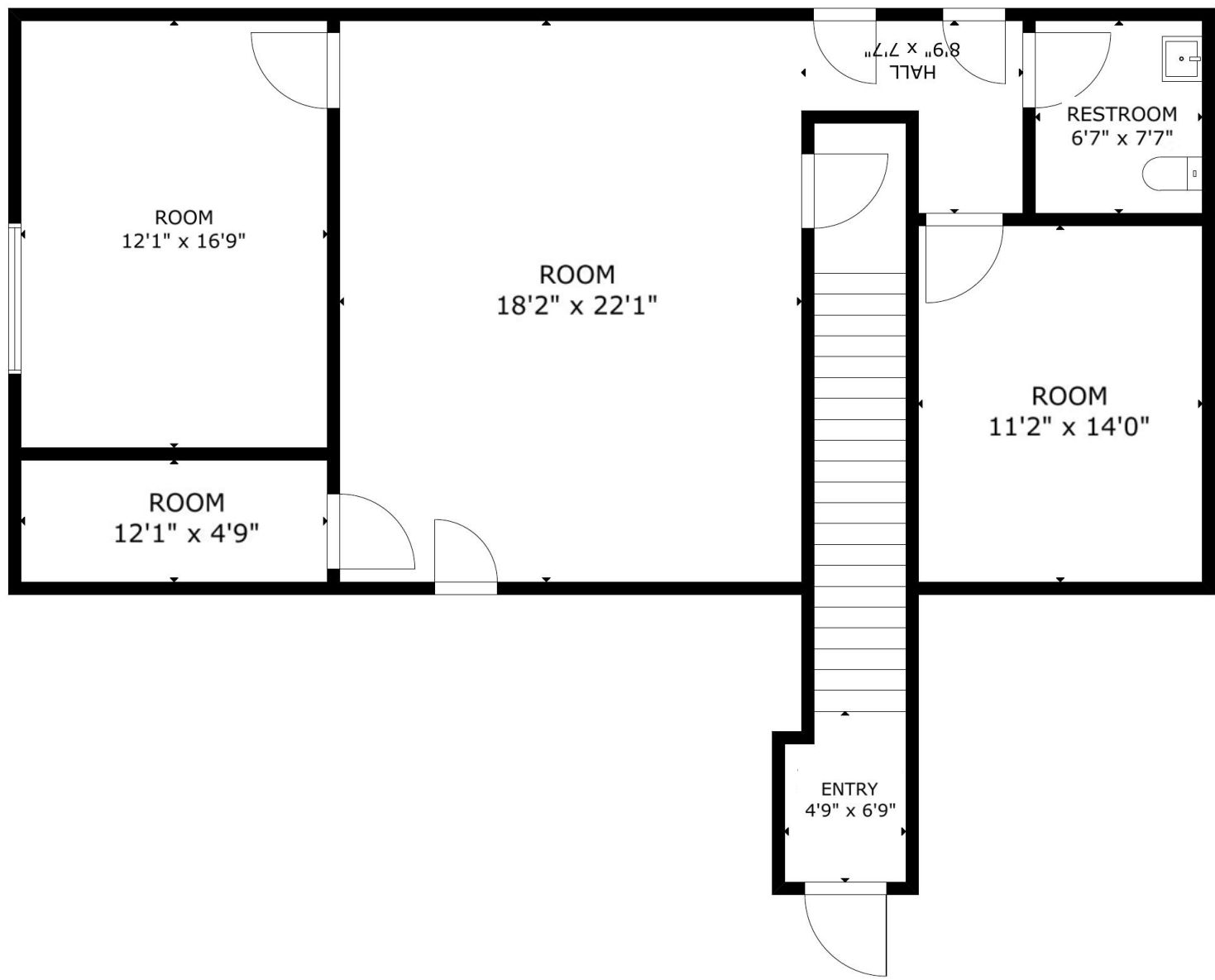
POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	42,231	83,746	207,767
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	15,272	29,805	74,775
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$130,364	\$129,130	\$133,770



## PROPERTY VIRTUAL TOUR



**PROPERTY VIRTUAL TOUR**







OFFERING MEMORANDUM

# PROFESSIONAL OFFICE SPACE NEAR I-95 & ROUTE 1

4820 SOUTHPOINT DRIVE, FREDERICKSBURG, VA 22407

FOR MORE INFORMATION PLEASE CONTACT:



**CAMERON COLEMAN**

Senior Associate Broker

☎ 443.340.5966 (Mobile)

✉ [ccoleman@cbecommercial.com](mailto:ccoleman@cbecommercial.com)

<https://cbcelite.com>



**BRIAN CUNNINGHAM, CCIM**

Senior Associate Broker

☎ 540.429.3414 (Mobile)

✉ [bcunningham@cbecommercial.com](mailto:bcunningham@cbecommercial.com)

<https://cbcelite.com>



**COLDWELL BANKER  
COMMERCIAL**  
ELITE