

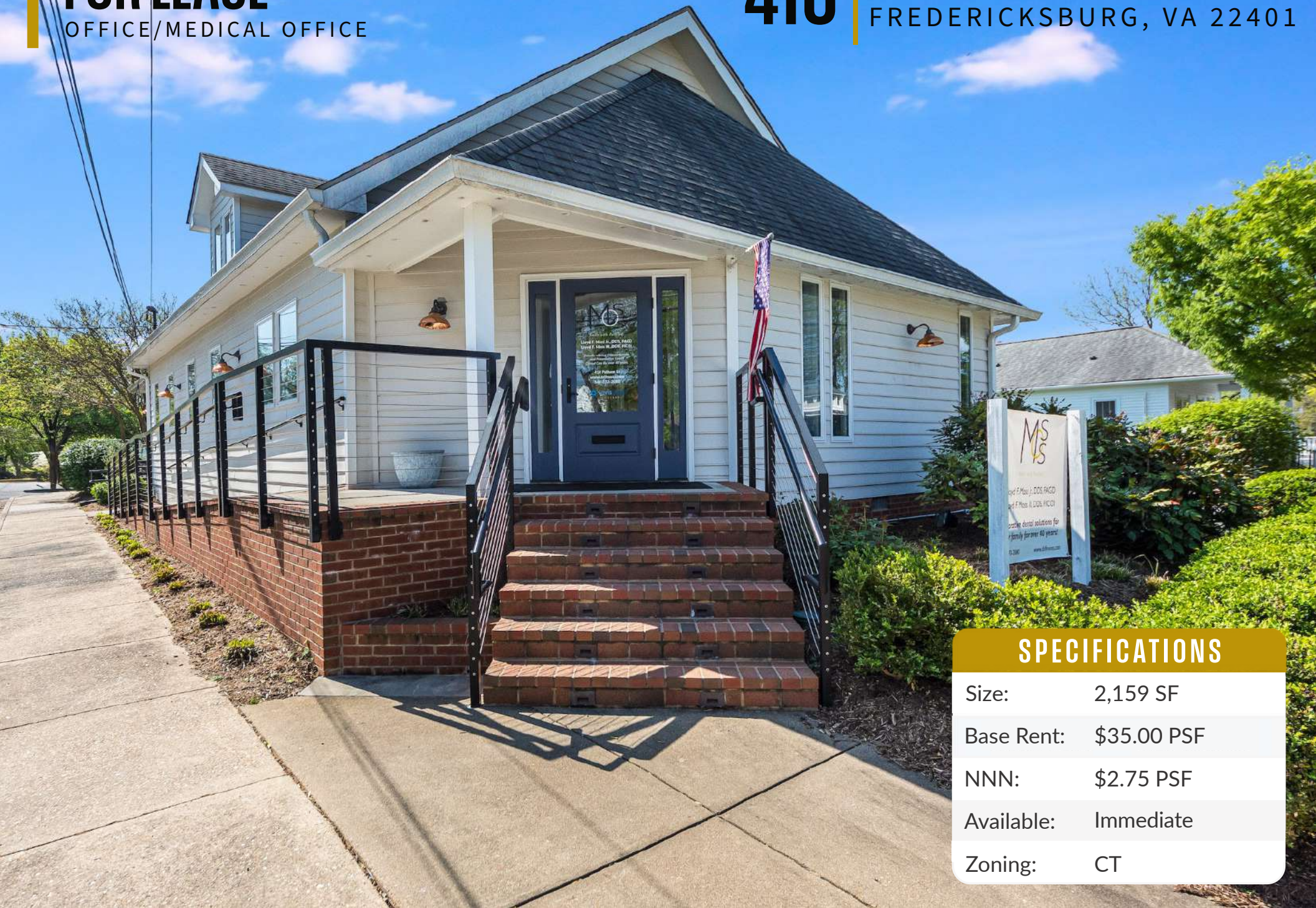
# FOR LEASE

OFFICE/MEDICAL OFFICE

# 410

## Pelham Street

FREDERICKSBURG, VA 22401



### SPECIFICATIONS

Size:	2,159 SF
Base Rent:	\$35.00 PSF
NNN:	\$2.75 PSF
Available:	Immediate
Zoning:	CT

# PROPERTY OVERVIEW



**Turnkey Medical or Professional Office Opportunity**

**Dedicated Off-Street Parking for Patients & Staff**

**Six Fully Built-Out Treatment / Exam Rooms**

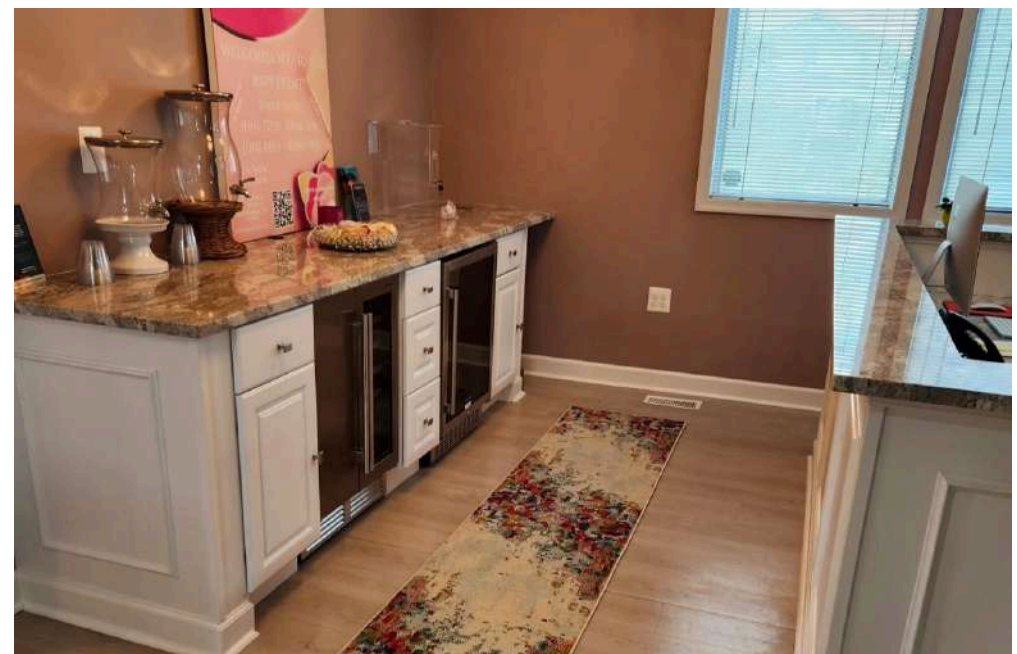
**Excellent Frontage & Visibility Along Pelham Street**

**Walkable Downtown Location Near Restaurants, Retail & Amenities**

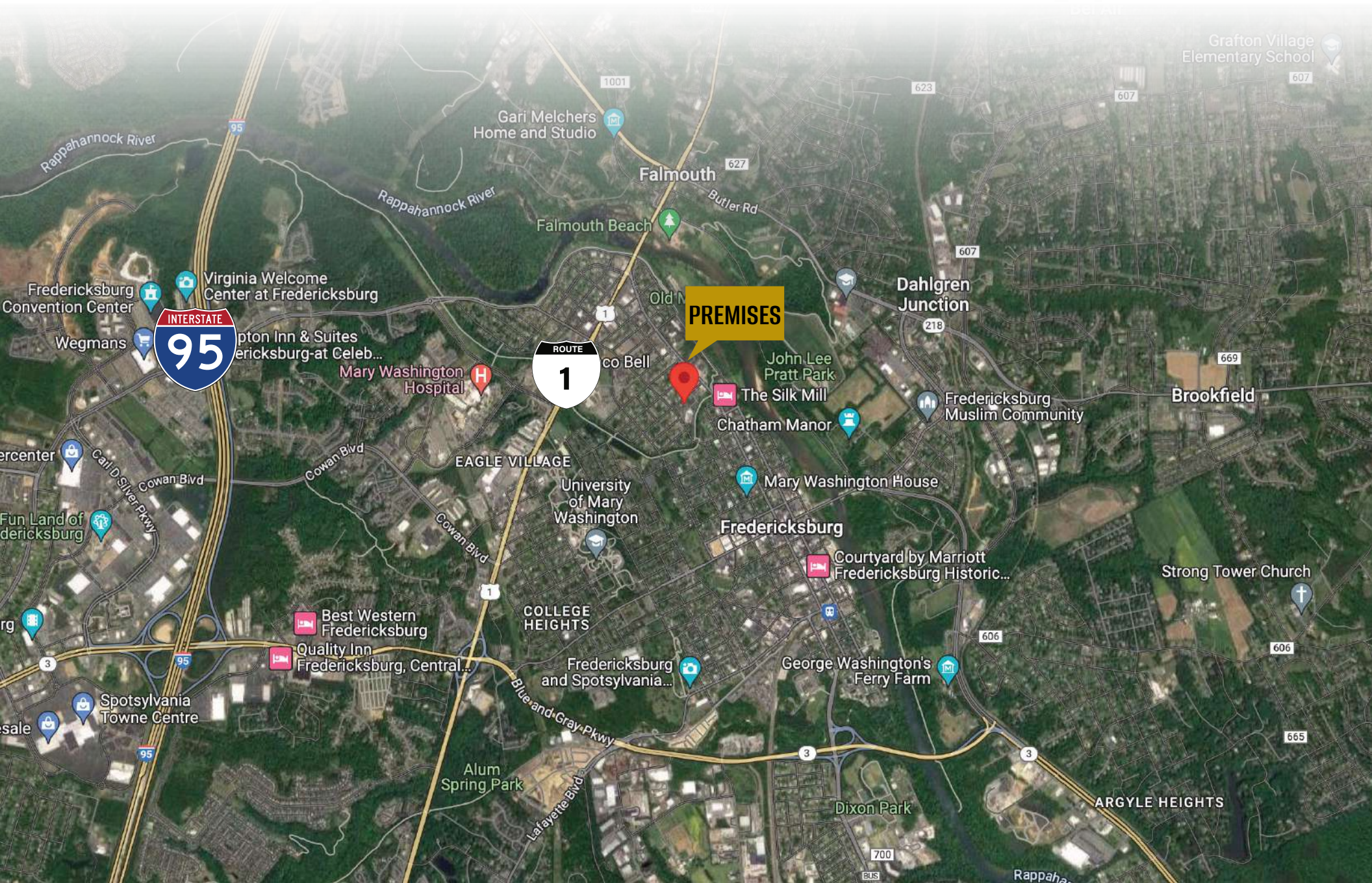
# FLOORPLAN



# PROPERTY PHOTOS



# LOCAL VIEW



# DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$100,354	\$106,995	\$119,598
Median Household Income	\$78,406	\$84,511	\$99,045
< \$25,000	1,940	4,667	7,576
\$25,000 - 50,000	1,657	5,749	11,271
\$50,000 - 75,000	1,994	6,566	11,116
\$75,000 - 100,000	1,912	5,391	10,886
\$100,000 - 125,000	850	4,012	9,957
\$125,000 - 150,000	646	2,566	7,857
\$150,000 - 200,000	1,685	5,352	11,893
\$200,000+	1,019	3,763	10,311

POPULATION	2 mile	5 mile	10 mile
2010 Population	26,272	87,171	187,352
2022 Population	29,950	104,326	234,020
2027 Population Projection	29,978	108,237	246,927
Annual Growth 2010-2022	1.1%	1.5%	1.9%
Annual Growth 2022-2027	0%	0.8%	1.1%
Median Age	33.4	36	37
Bachelor's Degree or Higher	40%	36%	35%
U.S. Armed Forces	134	561	2,017

## FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

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