

# FOR LEASE

AFFORDABLE OFFICE SUITES

# 181

## Kings Hwy.

FREDERICKSBURG, VA 22405



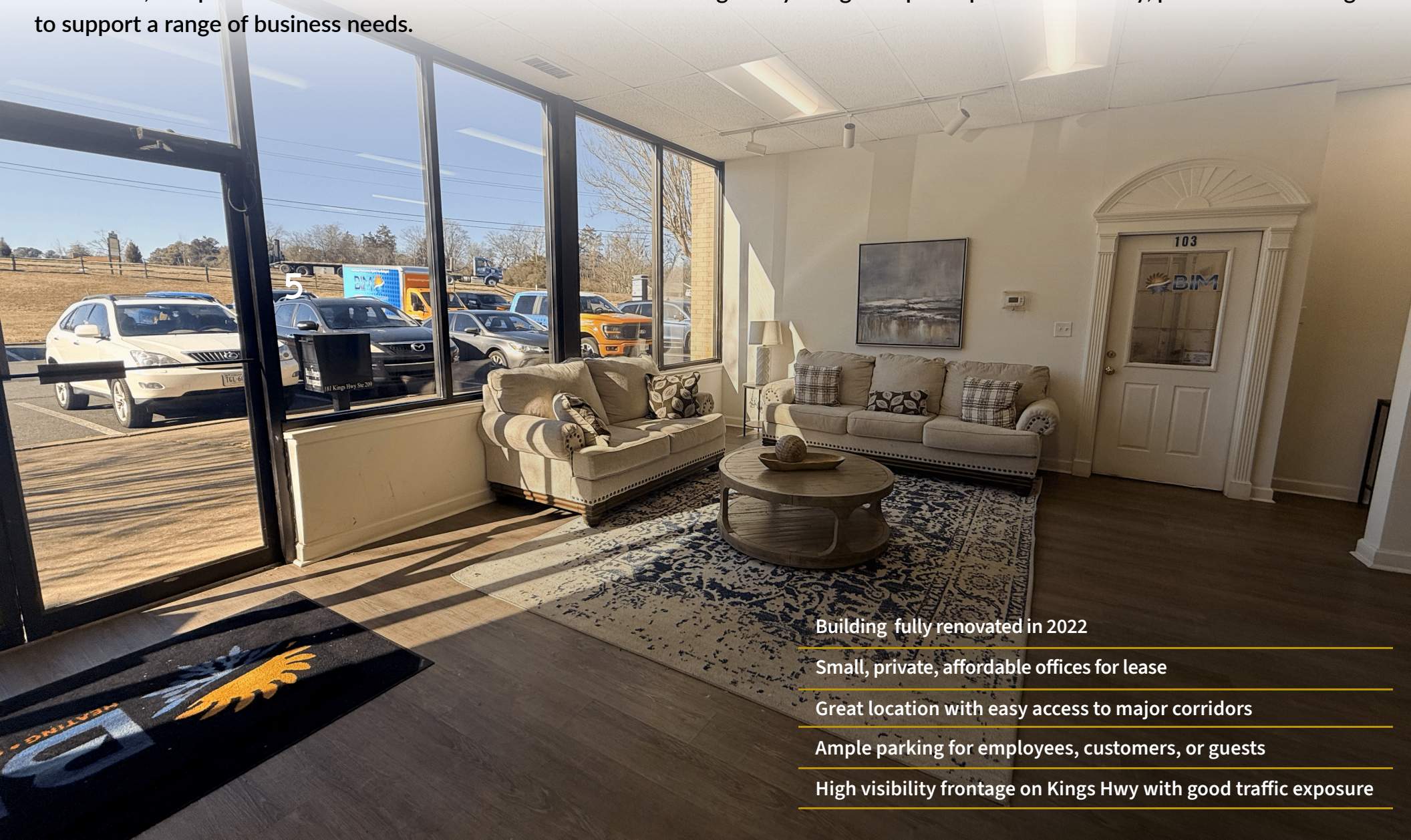
### SPECIFICATIONS

Size:	180 SF -2,700 SF
Rate:	\$365-\$3,900 Month
Available:	Immediate
Zoning:	B2

# PROPERTY OVERVIEW



Johnson Realty Advisors presents this executive office building, fully remodeled in 2022 and offering a professional environment with high visibility. The building features a variety of flexible office suites, including large spaces for teams, mid-sized suites for small businesses, and private offices ideal for individual work. These thoughtfully designed spaces provide a turnkey, professional setting to support a range of business needs.



Building fully renovated in 2022

Small, private, affordable offices for lease

Great location with easy access to major corridors

Ample parking for employees, customers, or guests

High visibility frontage on Kings Hwy with good traffic exposure

# BUILDING FLOORPLAN AND PRICING



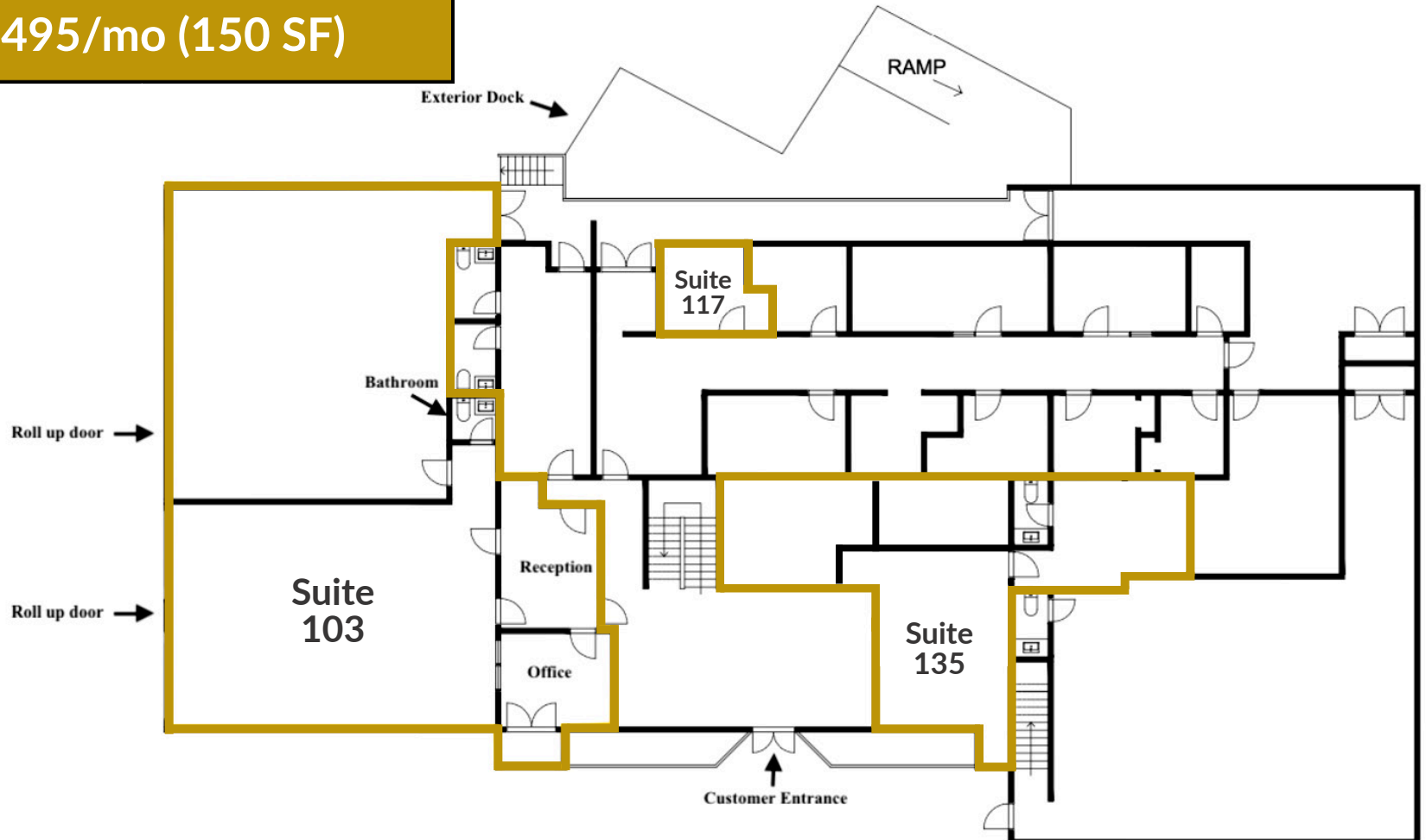
## Available Suites

Suite 103 - \$3,900/mo (2,700 SF)

Suite 117- \$365/mo (150 SF)

Suite 135 - \$2,400/mo (1,100 SF)

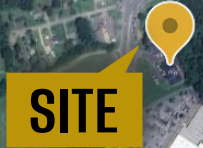
Suite 207- \$495/mo (150 SF)



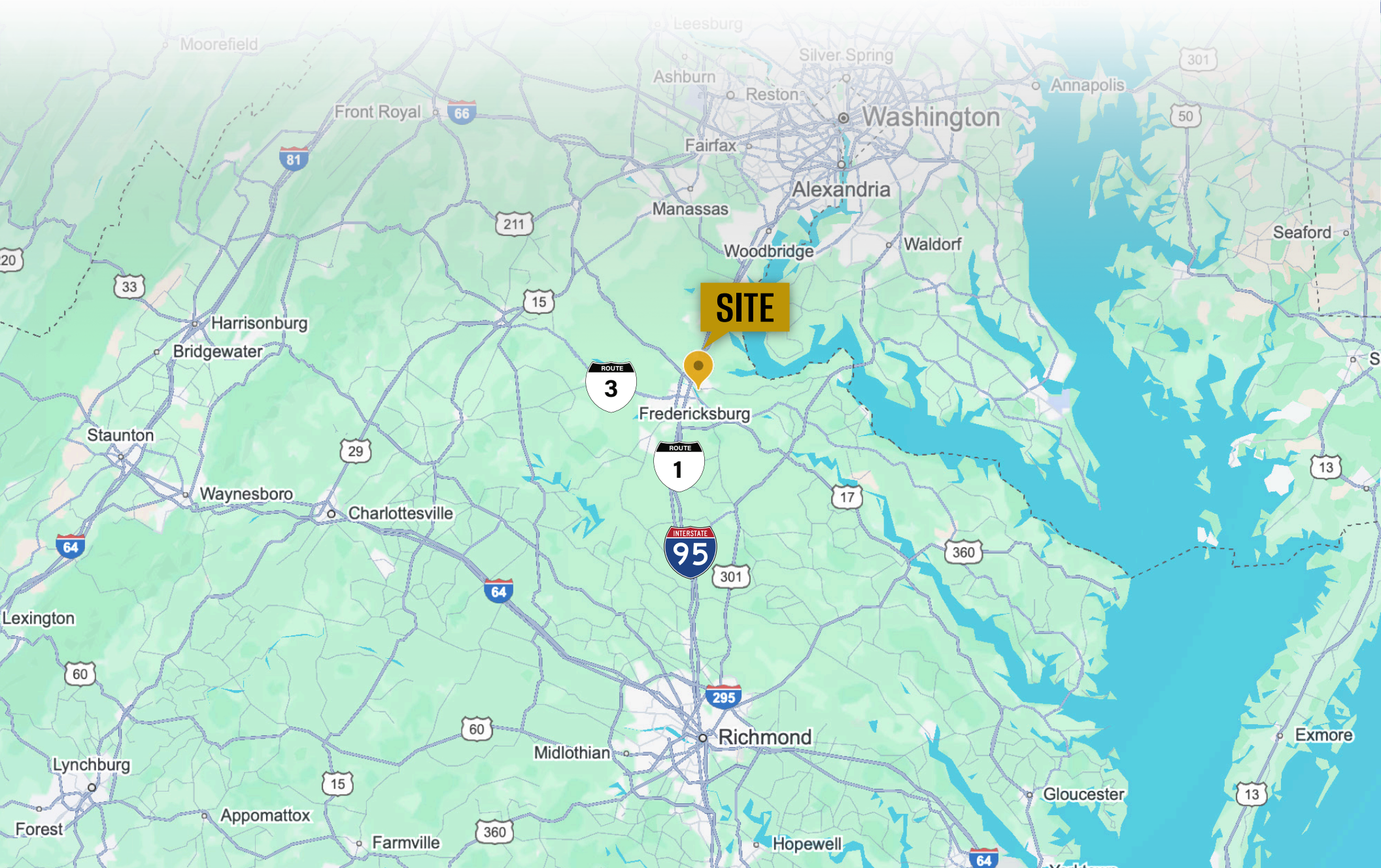
# PROPERTY PHOTOS



# LOCAL MAP VIEW



# REGIONAL MAP VIEW



# DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$126,622	\$146,983	\$131,472
Median Household Income	\$94,359	\$120,382	\$107,839
< \$25,000	38	1,320	6,601
\$25,000 - 50,000	72	2,290	8,669
\$50,000 - 75,000	112	3,497	12,734
\$75,000 - 100,000	82	2,142	8,257
\$100,000 - 125,000	49	2,748	10,199
\$125,000 - 150,000	46	2,292	7,661
\$150,000 - 200,000	72	3,305	10,663
\$200,000+	100	5,385	14,134

POPULATION	2 mile	5 mile	10 mile
2020 Population	1,811	65,255	218,468
2024 Population	1,992	70,415	232,524
2029 Population Projection	2,210	78,420	257,039
Annual Growth 2020-2024	2.5%	2.0%	1.6%
Annual Growth 2024-2029	2.2%	2.3%	2.1%
Median Age	38.5	37.7	37.2
Bachelor's Degree or Higher	25%	41%	39%
U.S. Armed Forces	25	996	3,890

# FOR MORE INFORMATION PLEASE CONTACT:



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