

LEASE

LAFAYETTE SQUARE

109 Olde Greenwich Dr Fredericksburg, VA 22408



PROPERTY DESCRIPTION

Highly well maintained space with full service lease at Lafayette Square

PROPERTY HIGHLIGHTS

- Full Service Lease: \$2,900/month
- Sleek and well finished office or suite space available
- 2 private offices, 2 restrooms, shared break room and shared waiting room
- Perfect for small office, medial or professional services user
- Zoned C2
- Located within Lafayette Square which consist of numerous medical and professional users.

OFFERING SUMMARY

Lease Rate:	\$2,900.00 SF/month (Full Service)
Available SF:	1,300 SF
Lot Size:	5,465 SF
Building Size:	5,465 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	358	1,013	3,087
Total Population	978	2,771	8,380
Average HH Income	\$118,661	\$121,166	\$127,024

Brian Cunningham, CCIM
540 429 3414



**COLDWELL BANKER
COMMERCIAL**
ELITE

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Lafayette Square | 109 Old Greenwich Dr.



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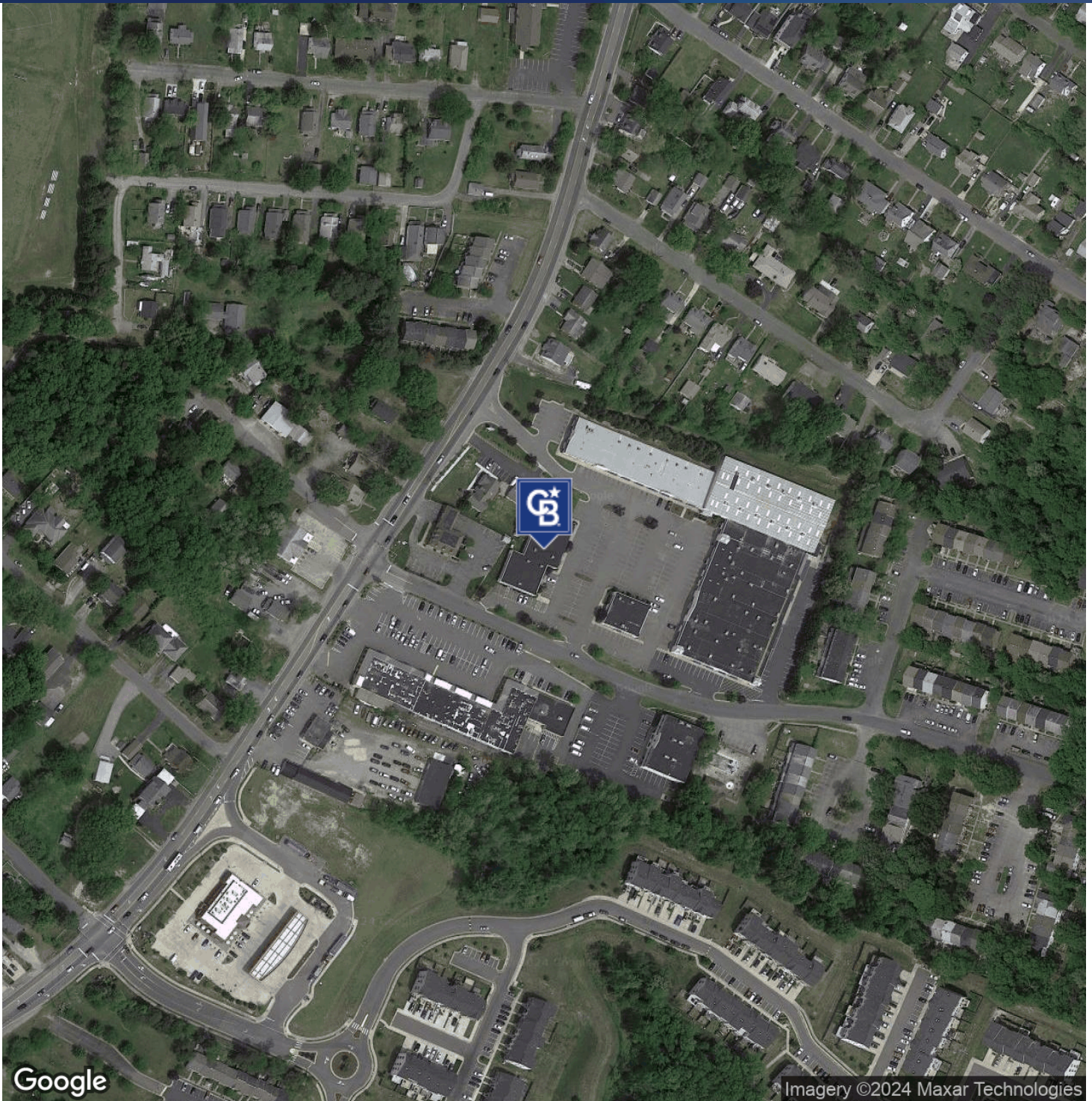


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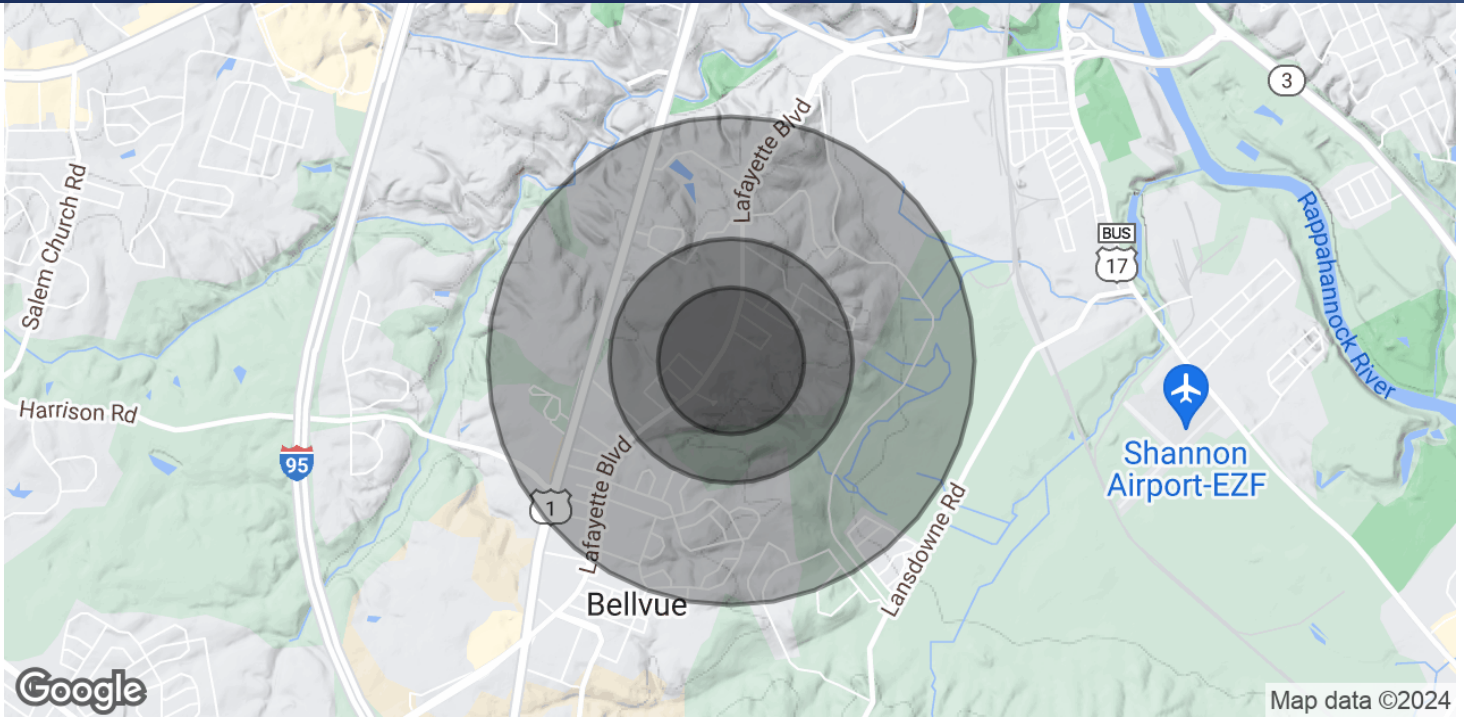


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	978	2,771	8,380
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	358	1,013	3,087
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$118,661	\$121,166	\$127,024
Average House Value	\$369,342	\$388,524	\$421,329

Demographics data derived from AlphaMap

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