



OFFICE FOR LEASE

CLAIBORNE RUN
1 JADIP LANE |
FREDERICKSBURG, VA



CUSHMAN &
WAKEFIELD

THALHIMER

CLAIBORNE RUN FREDERICKSBURG, VA

PROPERTY FEATURES

- Professional office space available
- Superior signage and visibility
- Ample parking available; great for users who need space to park trucks, other vehicles, etc.
- Located on Chatham Heights Road; a busy connector road between Fredericksburg and Stafford County
- Surrounded by an extremely large mass of residential neighborhoods



SPECIFICATIONS

Suite	SF	Lease Rate	Timing
101	3,000	\$24.00 PSF	Available Now
107	988	\$21.00 PSF	Available Now



NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile	4,878
3 Miles	54,106
5 Miles	94,950



MEDIAN HOUSEHOLD INCOME

1 Mile	\$160,545
3 Miles	\$138,238
5 Miles	\$133,062



DAYTIME POPULATION

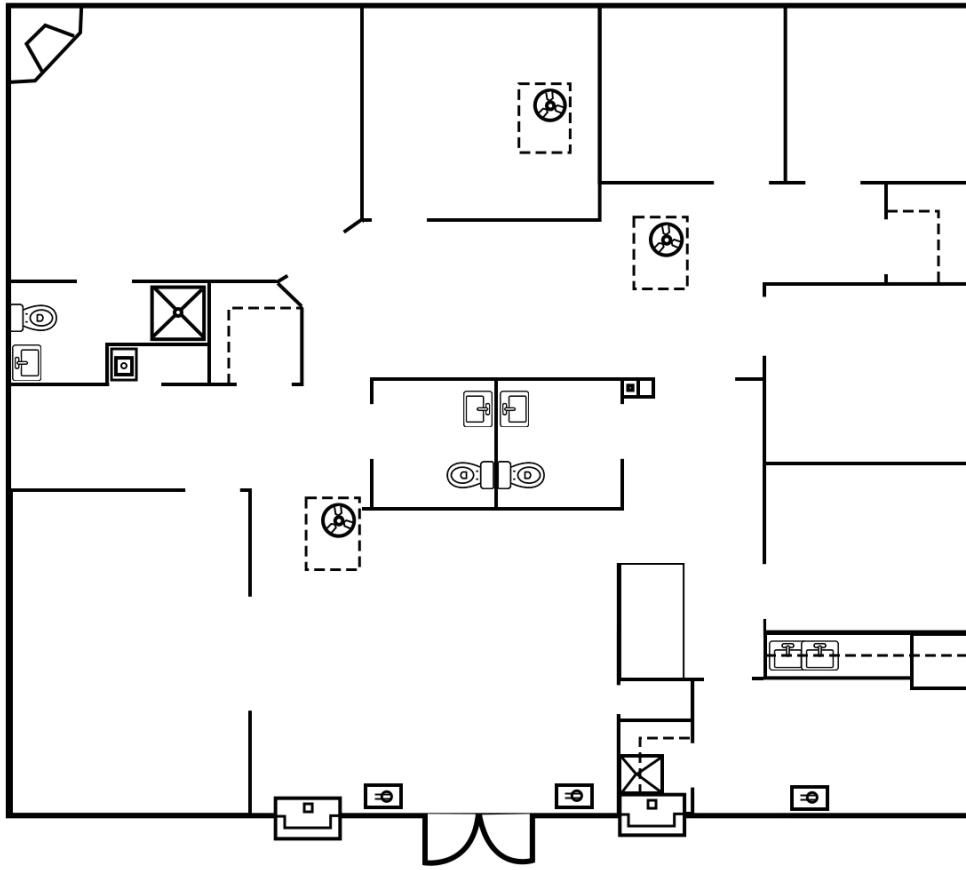
1 Mile	6,705
3 Miles	57,334
5 Miles	94,950



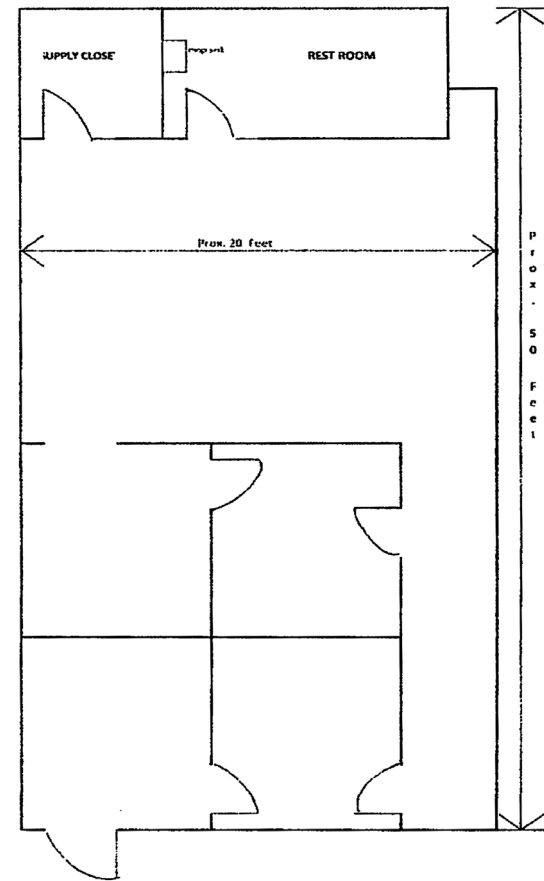
CLAIBORNE RUNE

FREDERICKSBURG, VA

SUITE 101



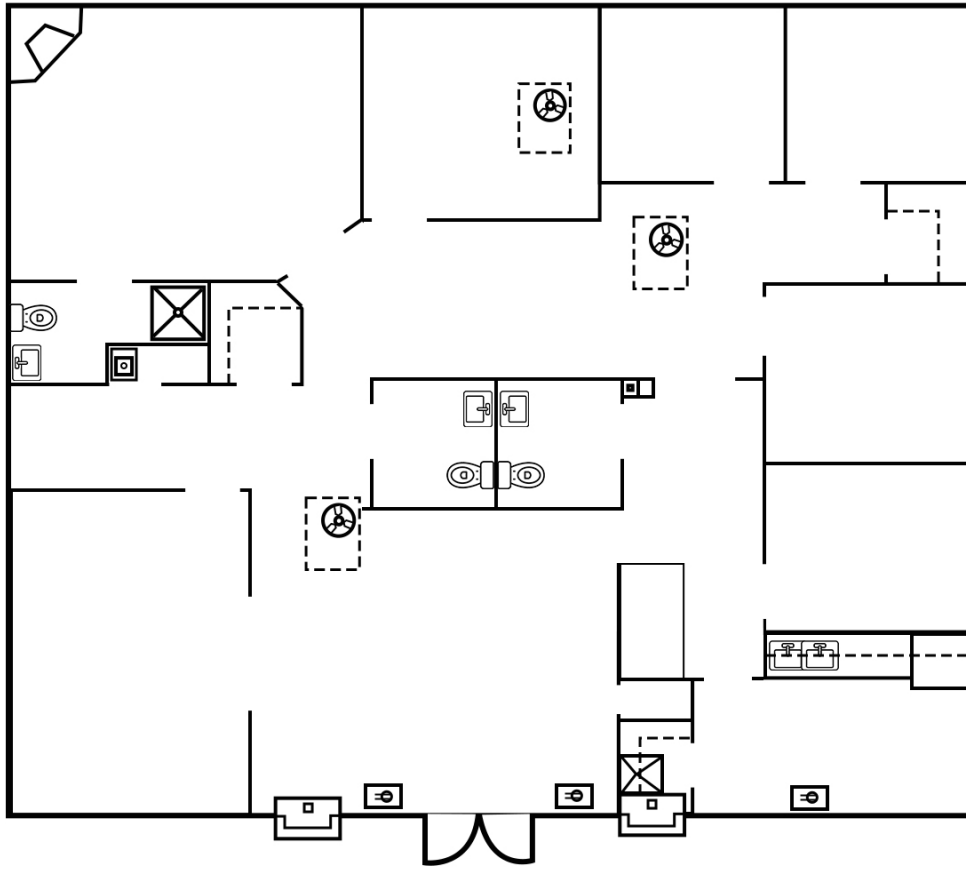
SUITE 107



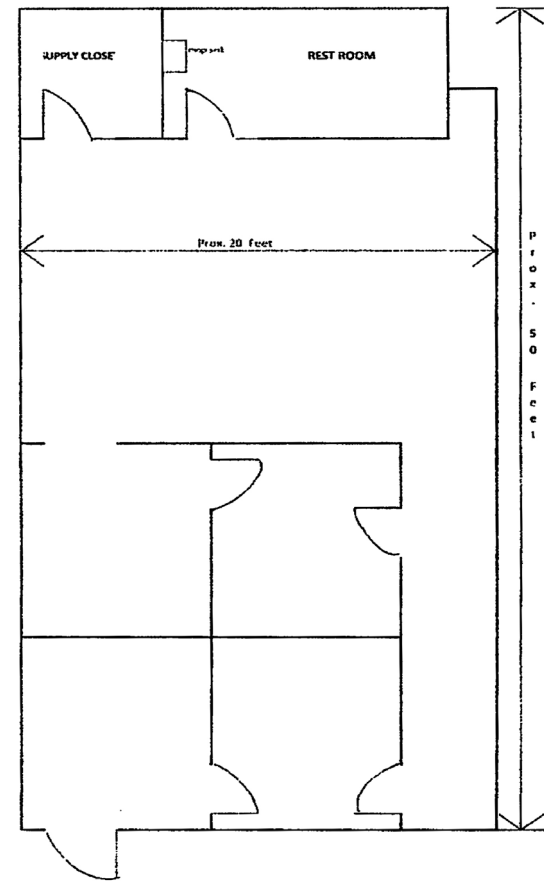
CLAIBORNE RUNE

FREDERICKSBURG, VA

SUITE 101



SUITE 107



FREDERICKSBURG SHOPPING CENTER



16,000 VPD



CLAIBORNE RUN

MARY WASHINGTON HOSPITAL
537 BEDS

JAMES MONROE HIGH SCHOOL
(981 STUDENTS)

CHATHAM SHOPPING CENTER



COOL SPRINGS RD
18,000 VPD

WHITE OAK RD
BARRON BUSINESS PARK

MARY WASHINGTON UNIVERSITY
5,203 STUDENTS

EAGLE VILLAGE

KINGS HWY



JEFFERSON DAVIS HWY
32,000 VPD



DOWNTOWN FREDERICKSBURG

FERRY FARM SHOPPING CENTER



FERRY FARM (RESIDENTIAL)

FOR MORE INFORMATION, CONTACT:

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THALHIMER