



FOR LEASE 1,400 SF

3449 FALL HILL AVE.
FREDERICKSBURG, VA 22401

VIRTUAL TOUR



THALHIMER

3449 FALL HILL AVE.

FREDERICKSBURG, VA

Property Features

- Highly visible retail/office building with frontage and direct access from Fall Hill Avenue
- Excellent location near lot of amenities, including the Fred Nat's Stadium, Wegmans, several hotels, the retail shops at Central Park, and much more
- Convenient to I-95, exit 130 and Rt. 3/Plank Rd.
- Approximately 18,000 vehicles per day on Fall Hill Avenue and 20, 000 on Carl D. Silver Parkway

Space Available: Suite 3449 - 1,400 SF

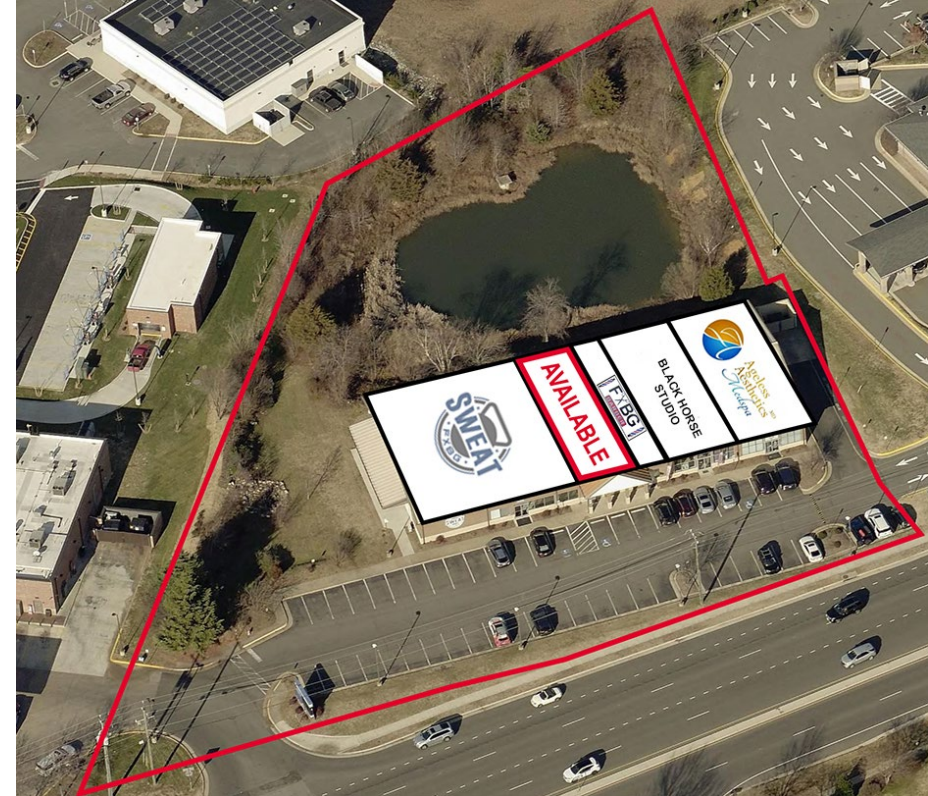
Lease Rate: \$20.00 PSF NNN (\$4.58)

Parking: 3.60 / 1,000 SF - 49 Surface Spaces

Timing: Available Immediately

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	4,926	48,570	127,663
DAYTIME POPULATION	7,834	66,664	133,962
AVERAGE H.H. INCOME	\$113,545	\$121,283	\$131,515





**3449
FALL HILL AVE**

FOR MORE INFORMATION, CONTACT:

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