

FOR SALE

Lee's Hill Professional Center | Bldg. 2

10703 Spotsylvania Avenue, Fredericksburg, VA



JAMIE SCULLY, CCIM

Senior Vice President | 540 322 4140

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PROPERTY FEATURES

- Investment opportunity for nicely built-out office building
- Off-street parking | Ratio of 4.45 : 1,000 SF
- Dining, shopping, and lodging within
- Located approximately one mile from I-95
- Accessed from heavily traveled Rt. 1, within proximity to dense, well-established neighborhoods
- Directory and building signage opportunities



SPECIFICATIONS

6,741 SF

TOTAL SPACE AVAILABLE

\$1,095,000 (\$162 PSF)

ASKING PRICE

Available Immediately

TIMING

TENANTS



PROPERTY HIGHLIGHTS



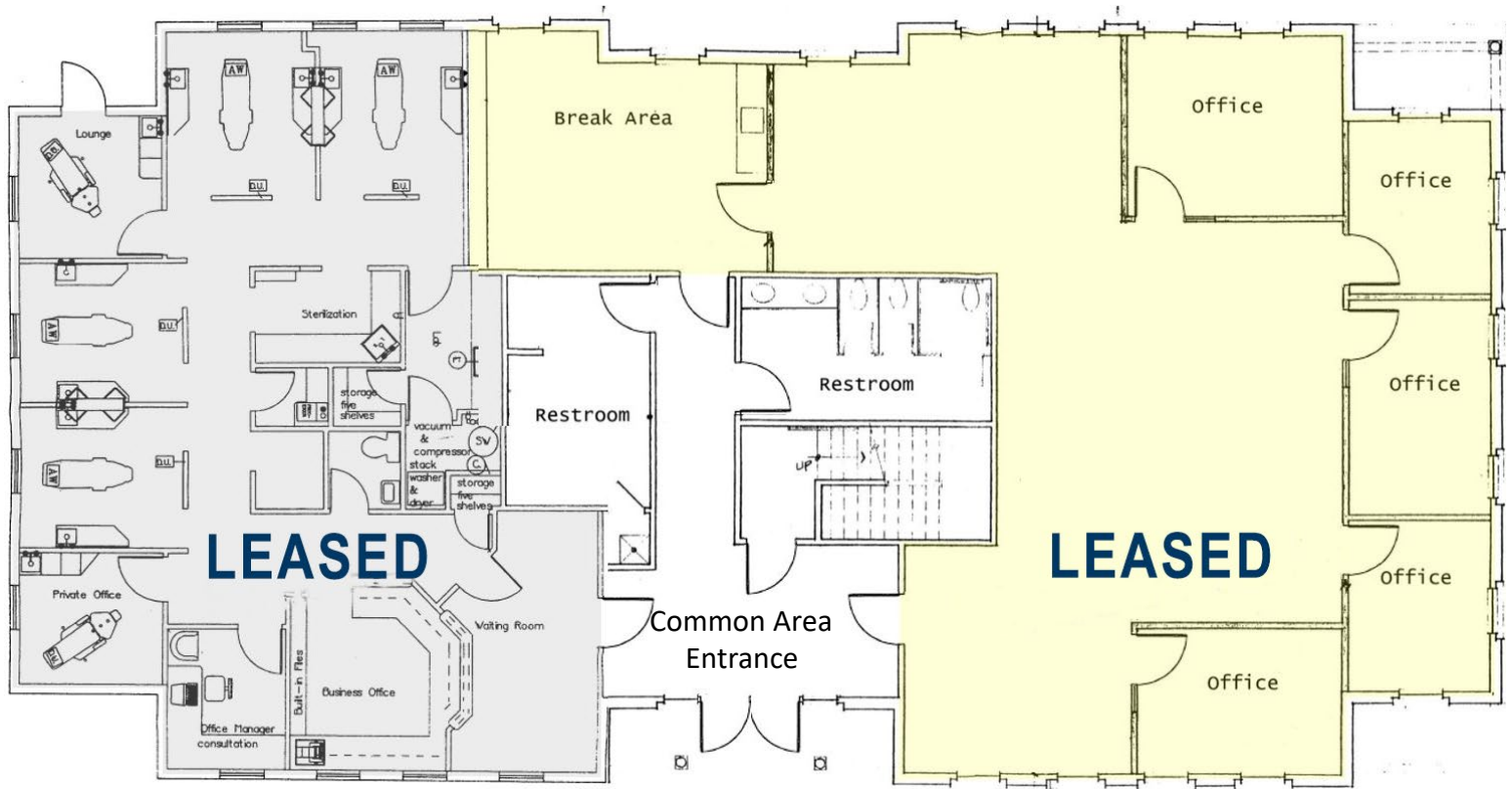
2023 Budgeted Net Operating Income (NOI)	NDA Required
Occupancy	100% Leased
Gross Leasable Area	6,741 SF
Type	MG (+Utilities)
Land Area	± 1.27 Acres
Year Built	1996
Parking	Ratio of 4.45 : 1,000 SF
Use	Medical & Professional
Zoning	O1 – Office 1

Demographics

	1 Mile	3 Miles	5 Miles
Population	4K	51K	116k
Households	1.5K	18K	41K
Daytime Population	6K	48K	119K
Average H.H. Income	\$121K	\$109K	\$105K



PROPERTY FLOOR PLAN



RENT ROLL

TENANT	SUITE	SF	LEASE START	LEASE END	ANNUAL RENT	RENT/ PS	RENEWAL OPTIONS	ANNUAL ESCALATIONS
MOSTAFA TOBA, DDS	101	1968						
HAZEL LAND	102	2713						
LANCE CHRISTMAS & ASSOCIATES	202 & 210	2060						

**NDA
REQUIRED**

PROPERTY AERIAL MAP



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