

922 & 924 CAROLINE STREET

Fredericksburg, VA 22401 | For Sale & Lease



THALHIMER

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Property Features

- Historic landmark – brick building in the heart of Downtown Fredericksburg
- Retail space mostly open with HVAC, baths, windows, and second floor
- Great walkability – located on Caroline Street backing up to Market Square with great visibility and plenty of foot traffic
- Tax credits available
- Extra public parking available one block away

SPECIFICATIONS

Total Size for Sale:	9,213 SF 0.06 AC
Available SF for Lease:	Suite 1 – 3,000 SF Suite 2 – 2,500 SF
Lease Rate:	Suite 1 – \$4,000 /Month + Utilities Suite 2 – \$3,500 /Month + Utilities
Asking Price	\$1,300,000
Timing:	Available Immediately

DEMOGRAPHICS



DEMOGRAPHICS



POPULATION

1 Mile 10,356

3 Miles 55,843

5 Miles 105,009

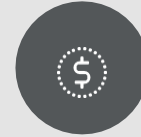


HOUSEHOLDS

3,823

20,591

38,243



AVERAGE HOUSEHOLD INCOME

\$102,760

\$106,580

\$107,684



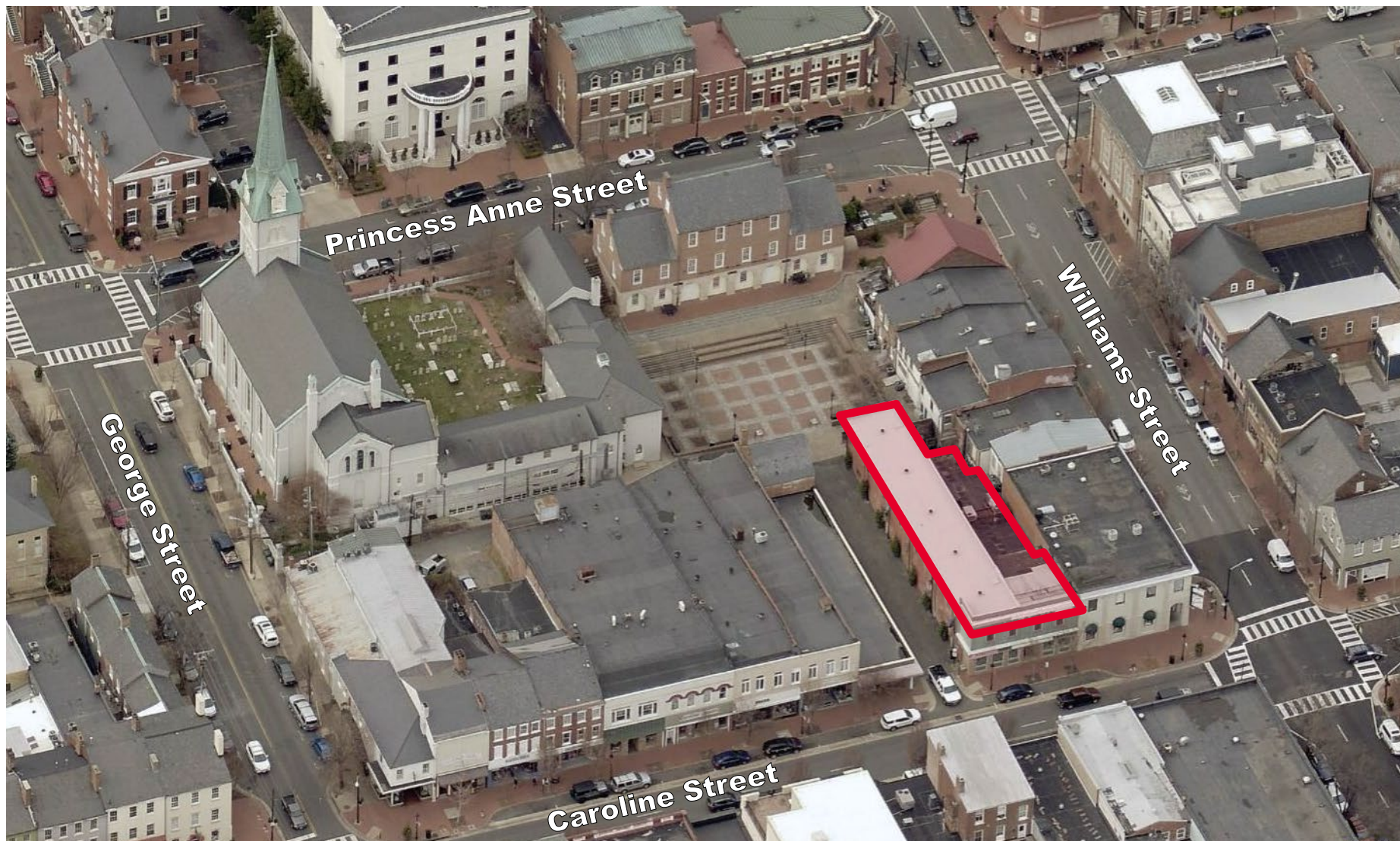
DAYTIME POPULATION

14,878

61,094

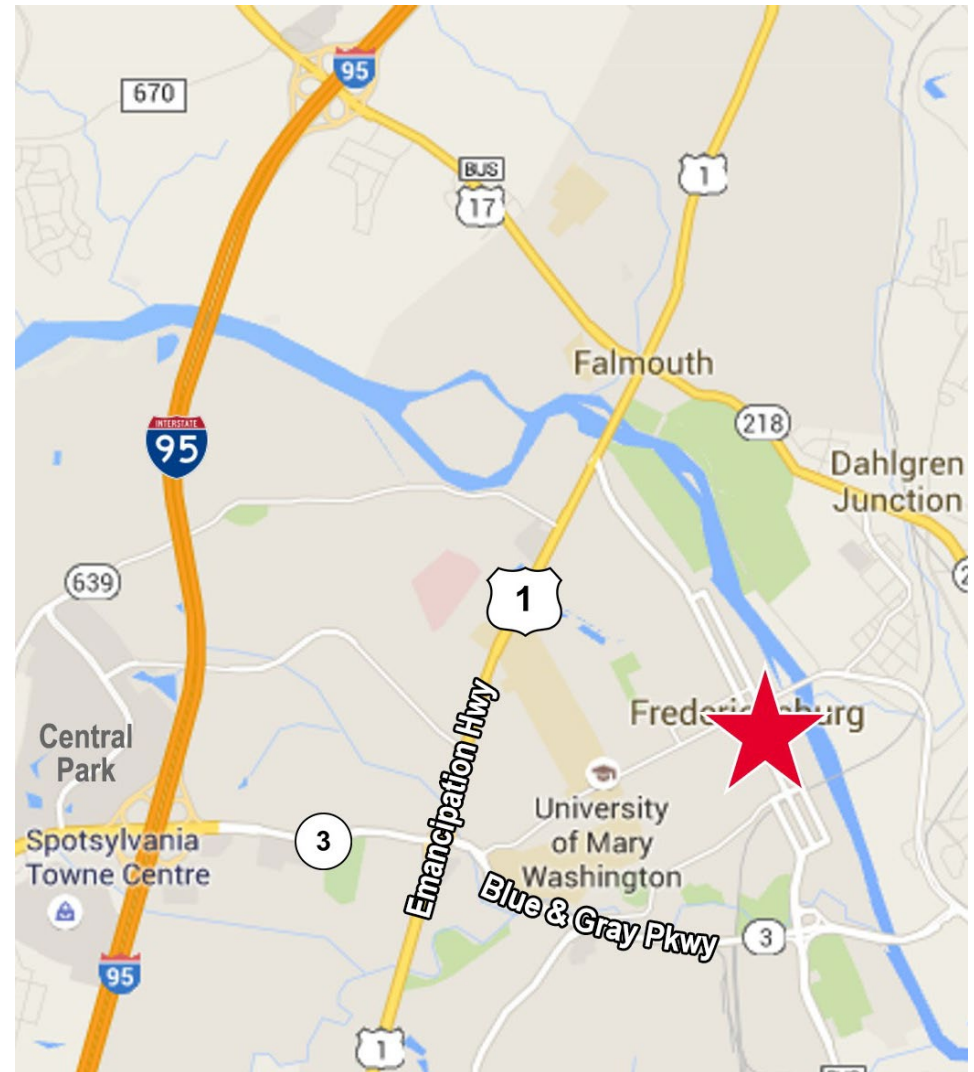
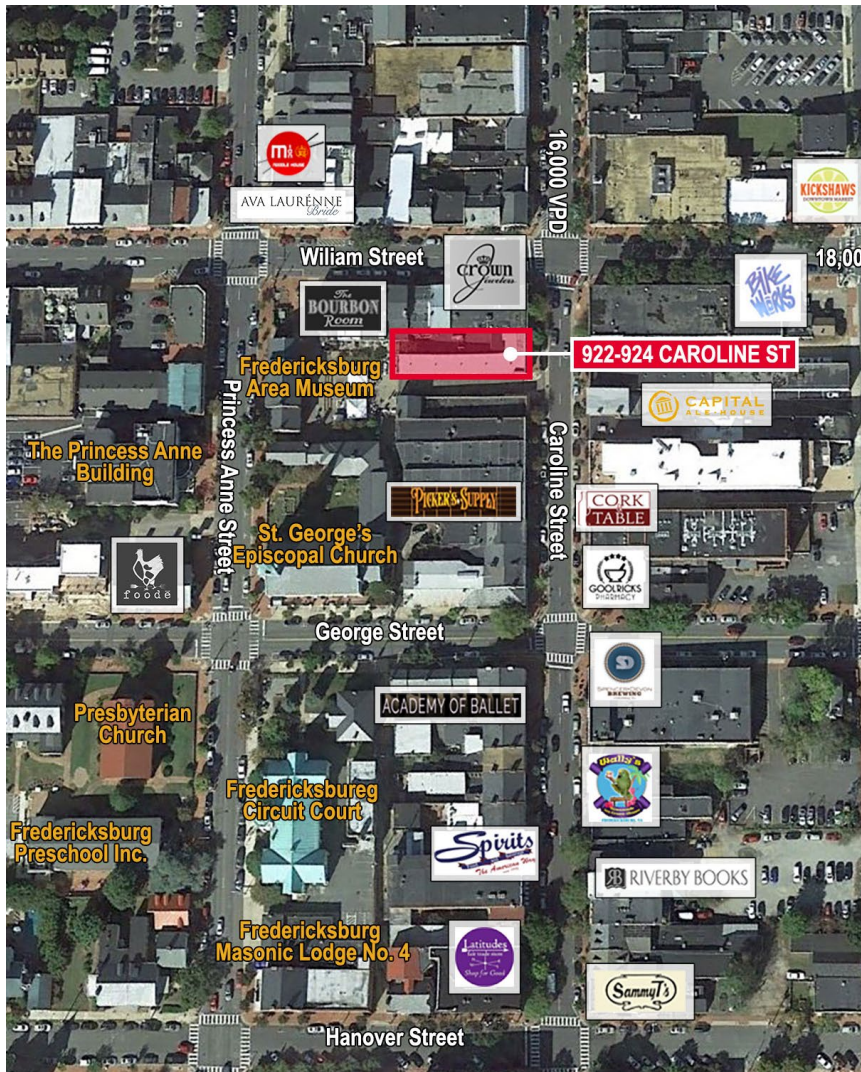
111,088

SITE OVERVIEW



NEARBY TENANTS / RETAILERS





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