

FOR LEASE

Southpoint Place
4800 – 5132 Southpoint Parkway
Fredericksburg, VA 22407



Location

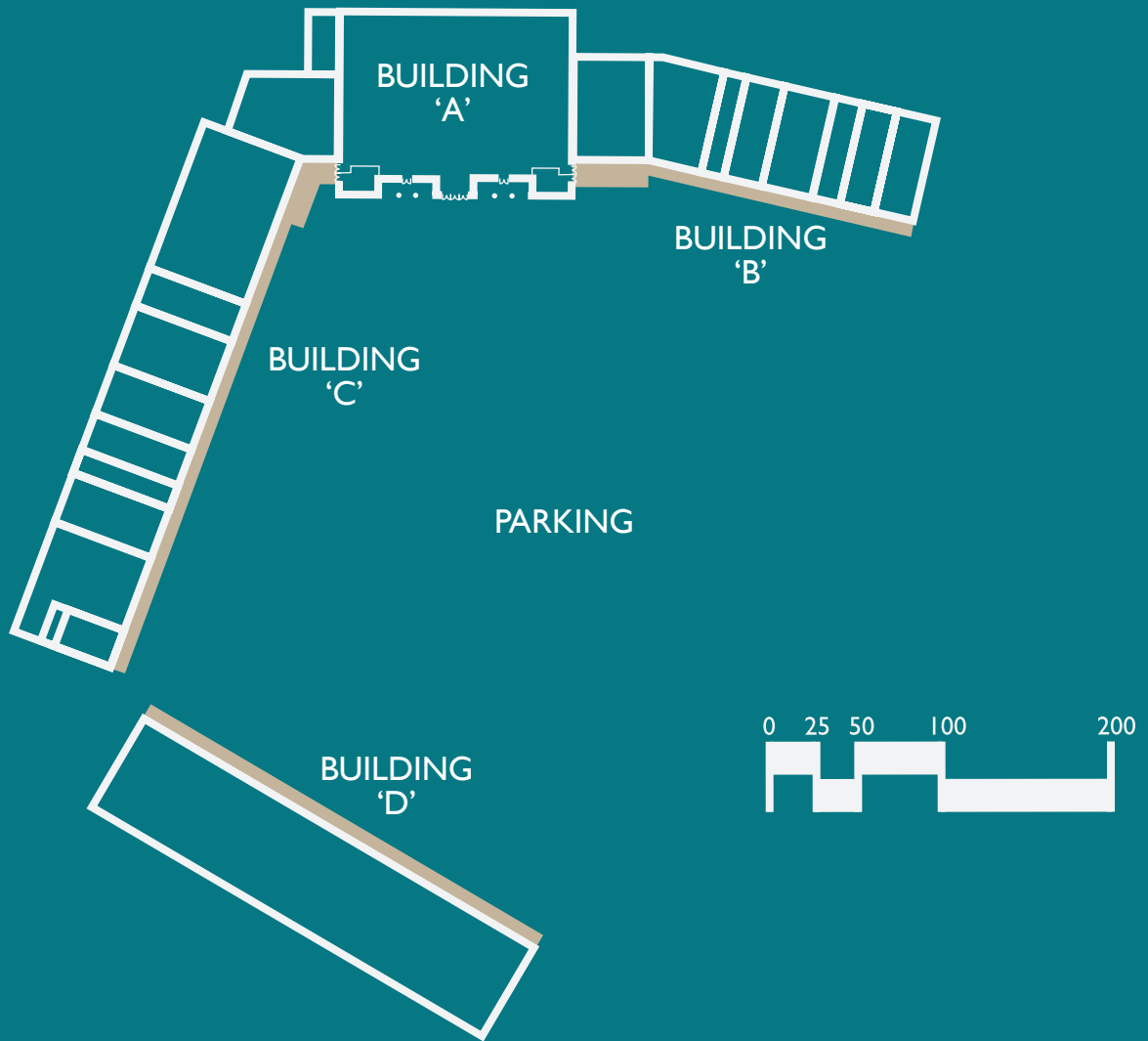
- Superb access off I-95 at Route 1 and Route 17
- Easy for clients/customers to find
- Fastest growing corridor in Northern Virginia
- Easy access to Washington, DC and Richmond
- One mile to new HCA Hospital
- Great Location for medical and professional offices, and retail stores
- Abundant parking
- Rental Rate: \$13.50 NNN
- 1,000 to 18,000 square feet of space available



Area Demographics

		10 miles	15 miles	20 miles
Population	- 2009	106,996	205,156	313,343
	- 2014	183,349	233,833	357,930
Households	- 2009	59,532	74,972	111,727
	- 2014	68,372	86,170	128,494
Average HH Income	- 2009	84,943	86,305	88,110
	- 2014	96,569	98,336	100,239





For additional information, contact:
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