

# LEASE

## THOMPSON OFFICE PARK

4820 Southpoint Dr. Fredericksburg, VA 22407



### PROPERTY DESCRIPTION

One of Virginia's fastest growing locations, this 15,000+ sf office building is fully leased and located amongst a huge growth of not only new residential but commercial developments as well including the new VA Clinic, which will sit on 60 acres and be a four-story, 450,000-square-foot facility, just minutes from Thompson Office Park.

### PROPERTY HIGHLIGHTS

- One vacancy - Suite 201 - currently a real estate office
- 1,750 sf with very attractive finishes and nice window line.
- Space features open reception area, 4 private offices, breakroom and open bullpen which can provide more offices as needed.

### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,750 SF
Lot Size:	1.43 Acres
Zoning:	C3
APN:	35-7-1 35-7-1A

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,289	33,533	68,789
Total Population	5,098	91,197	187,203
Average HH Income	\$82,975	\$98,767	\$101,764

**Brian Cunningham, CCIM**  
540 429 3414

**Carl Braun**  
540 842 7551



**COLDWELL BANKER  
COMMERCIAL**  
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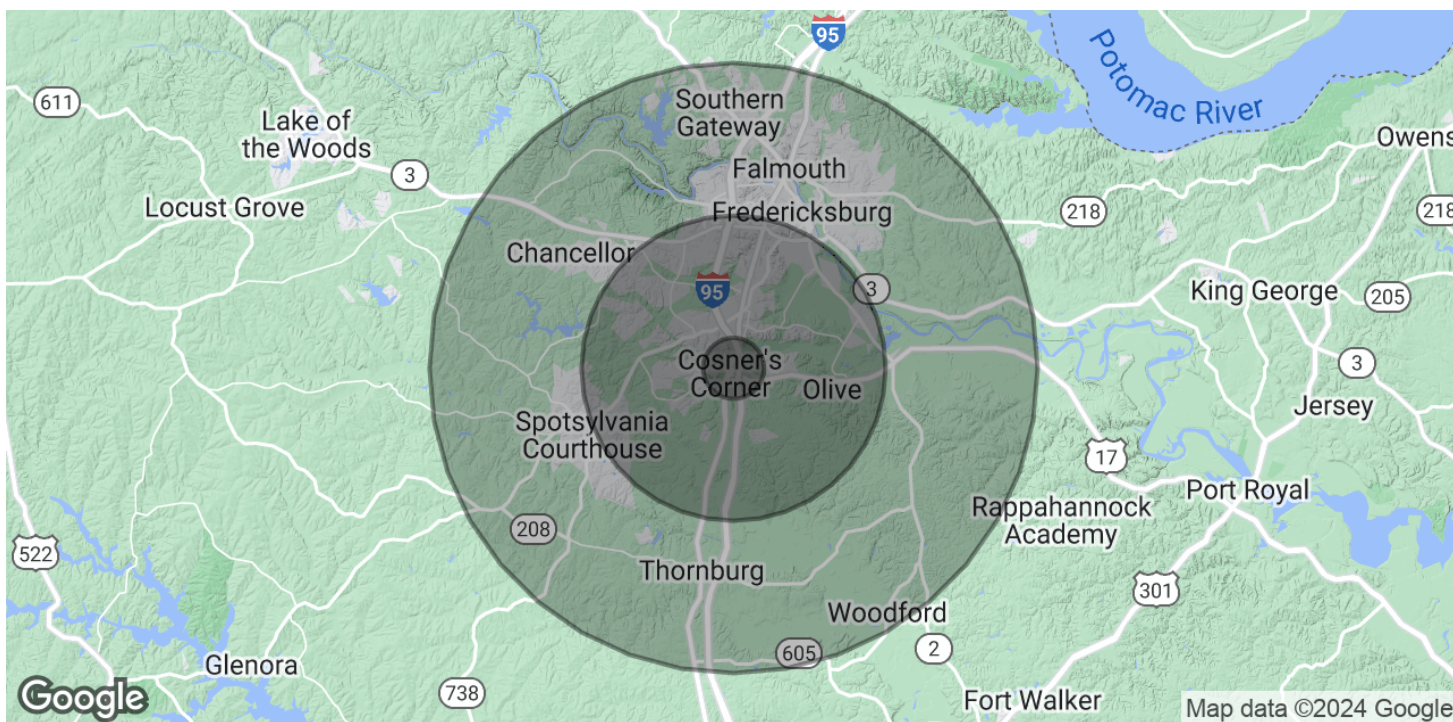


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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,098	91,197	187,203
Average Age	42.6	37.2	37.2
Average Age (Male)	39.8	36.2	36.2
Average Age (Female)	43.6	38.3	38.4

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,289	33,533	68,789
# of Persons per HH	2.2	2.7	2.7
Average HH Income	\$82,975	\$98,767	\$101,764
Average House Value	\$243,471	\$280,358	\$300,966

2020 American Community Survey (ACS)

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