

**OWNER / OCCUPANT
 END-USER OPPORTUNITY**

INVESTMENT OPPORTUNITY

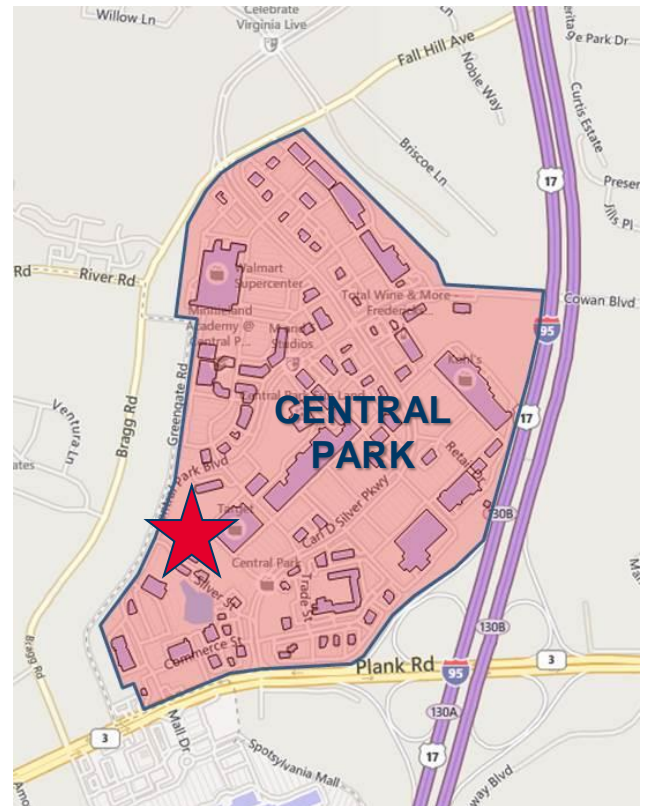


**LOCATED IN A QUALIFIED
 OPPORTUNITY ZONE !**



Property Features

- Owner / Occupier opportunity for half medical & professional office building in Central Park
- Zoned PDC (Planned Development Commercial)
- Located in a Qualified Opportunity Zone
- Rare single-story office building sale offering in Central Park
- Located in Central Park, which is one of the east coast's largest power centers , with extensive amenities (banking, dining, shopping, hotels, & entertainment)
- Accessed from heavily travelled Plank Road (Rt. 3) within close proximity to dense, well-established neighborhoods
- Great visibility and high traffic counts, with an estimated 37,000 VPD on Central Park Blvd.
- Monument and building signage opportunities
- Less than a half mile from I-95 at Exit 130B
- Triple Net leases with minimal Landlord obligations (roof & structure only)



For more information, contact:

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Net Operating Income (NOI)	NDA REQUIRED
Occupancy	45% Leased
Gross Leasable Area	13,813 SF
Type	NNN
Land Area	+/- 0.95 Acres
Year Built	1998
Parking	Ratio of 4+ per 1,000 SF
Use	Medical & Professional Office
Zoning	Planned Development Commercial



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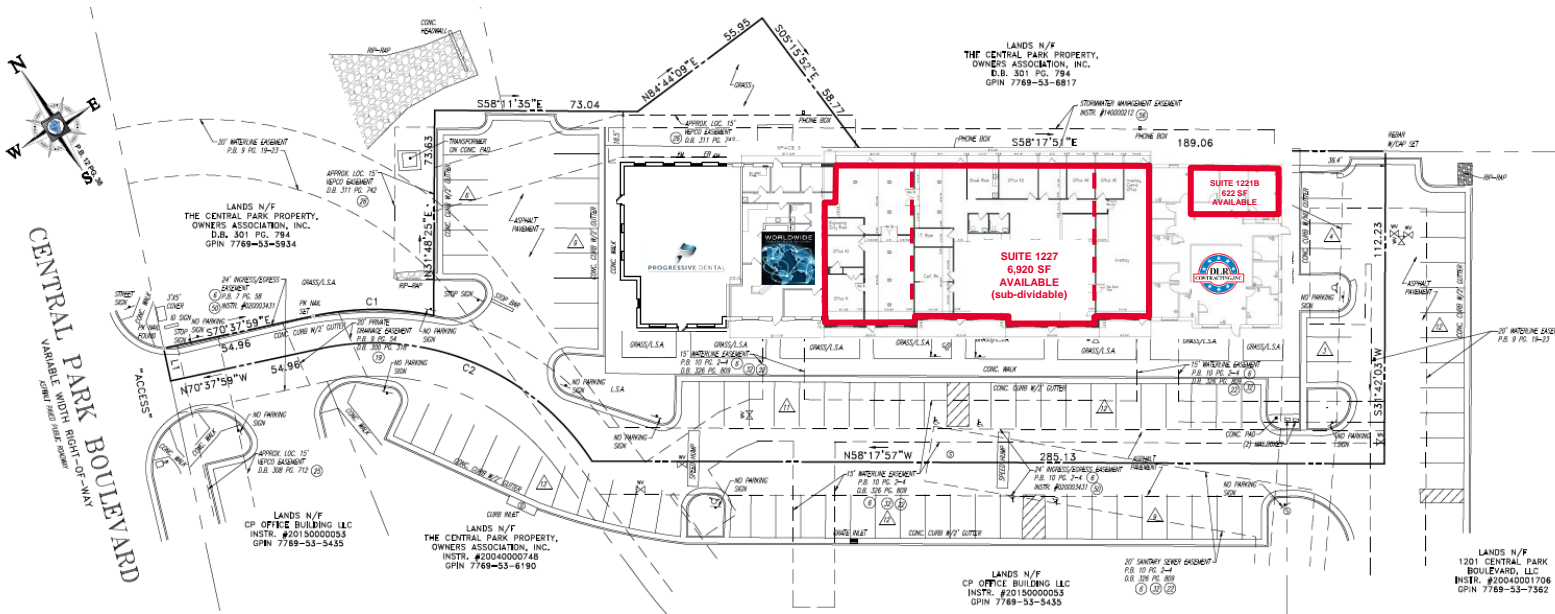
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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Rent Roll

TENANT	SQUARE FEET	LEASE-START	LEASE-END	ANNUAL RENT	RENT/ PSF	OPTION
PROGRESSIVE DENTAL	2,480 SF					
WORLDWIDE COUNTER THREAT SOLUTIONS	1,790 SF					
DLR CONTRACTING	2,181 SF					
VACANT	622 SF					
VACANT	~ 1,121 SF					
VACANT	~ 3,953 SF					
VACANT	~ 2,006 SF					

NDA REQUIRED



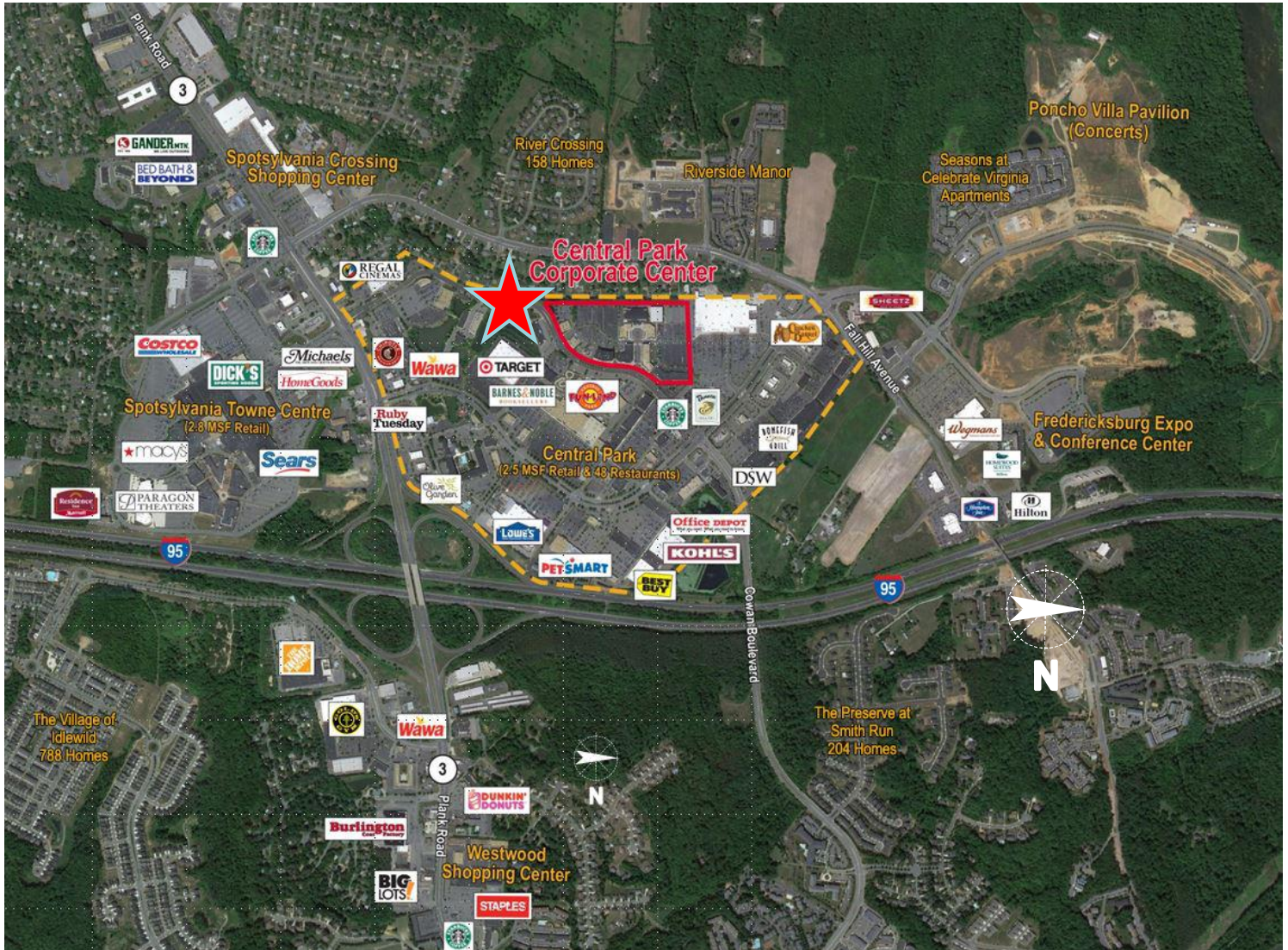
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Aerial



Trade Area Profile

- 6.1 MSF of retail
- 1,082 hotel rooms
- 100+ restaurants
- 159 bus stops within Fredericksburg City
- 408 total bus stops

2018 Demographics

	1 Mile	3 Miles	5 Miles
Population	3,351	51,386	125,749
No. of Households	1,104	19,256	45,405
\$87,324	\$88,708	\$87,324	\$96,244
Daytime Population	12,387	41,705	70,047

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Aerials



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