



**THALHIMER**

FOR LEASE

1616 Princess Anne Street

Fredericksburg, VA 22401



## Downtown Fredericksburg With Parking

For more information, contact:

**JAMIE SCULLY, CCIM**

First Vice President

540 322 4140

[jamie.scully@thalhimer.com](mailto:jamie.scully@thalhimer.com)

**CHRIS RUSSOTTI**

Associate

540 322 4153

[christopher.russotti@thalhimer.com](mailto:christopher.russotti@thalhimer.com)

Eagle Village  
1125 Jefferson Davis Highway, Suite 350  
Fredericksburg, VA 22401-8449  
[www.thalhimer.com](http://www.thalhimer.com)

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

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**FOR LEASE**  
**1616 Princess Anne Street**  
 Fredericksburg, VA 22401

**Property Features**

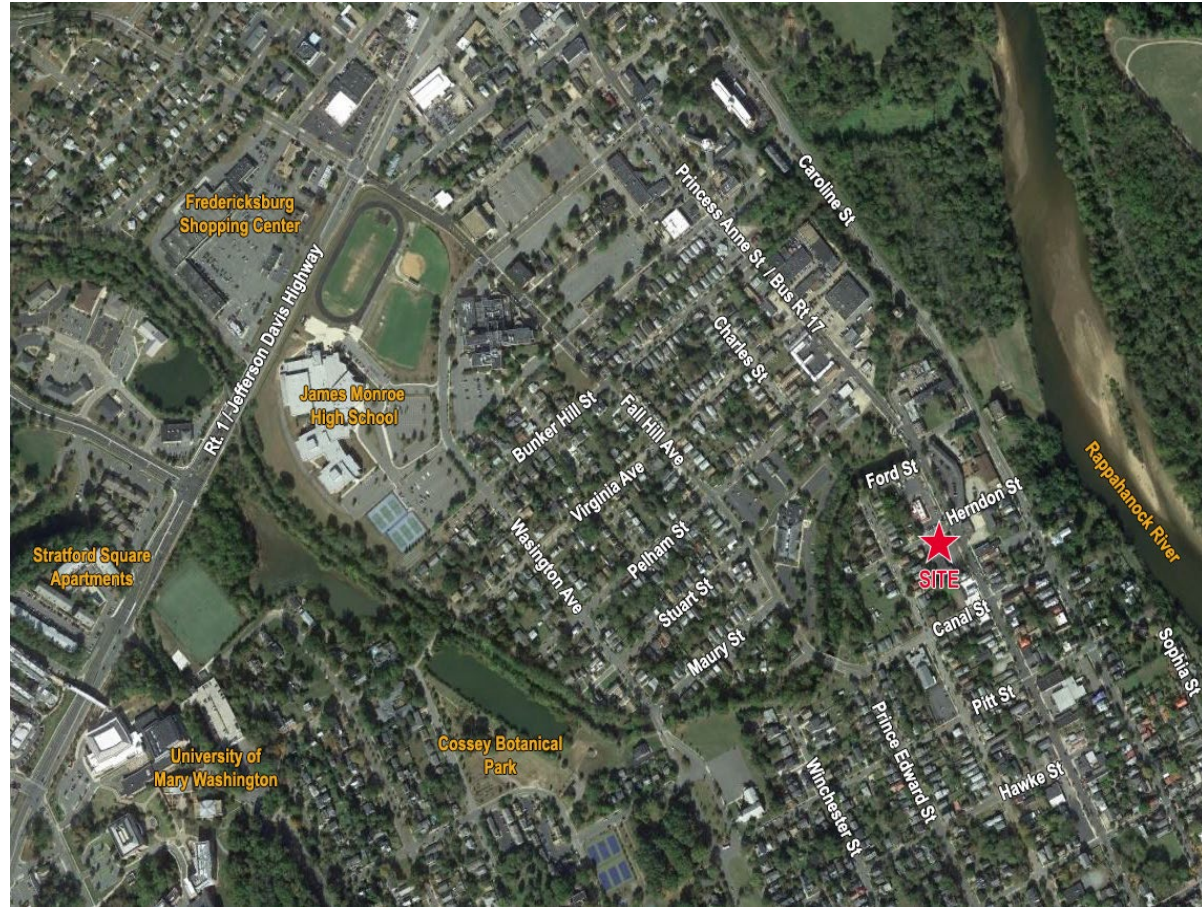
- Two office suites available
- Plenty of parking
- Located in Downtown Fredericksburg

**Specifications**

|            |                              |
|------------|------------------------------|
| Suite A    | 1,550 SF                     |
| Suite C    | 1,840 SF                     |
| Lease Rate | \$14.00 PSF NNN (\$2.00 PSF) |
| Timing     | Available immediately        |

**Demographics**

|                    | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Population         | 10,067   | 55,625   | 98,649   |
| No. of Households  | 3,755    | 20,797   | 35,948   |
| Avg. HH Income     | \$87,483 | \$94,583 | \$96,245 |
| Daytime Population | 14,664   | 42,057   | 62,862   |



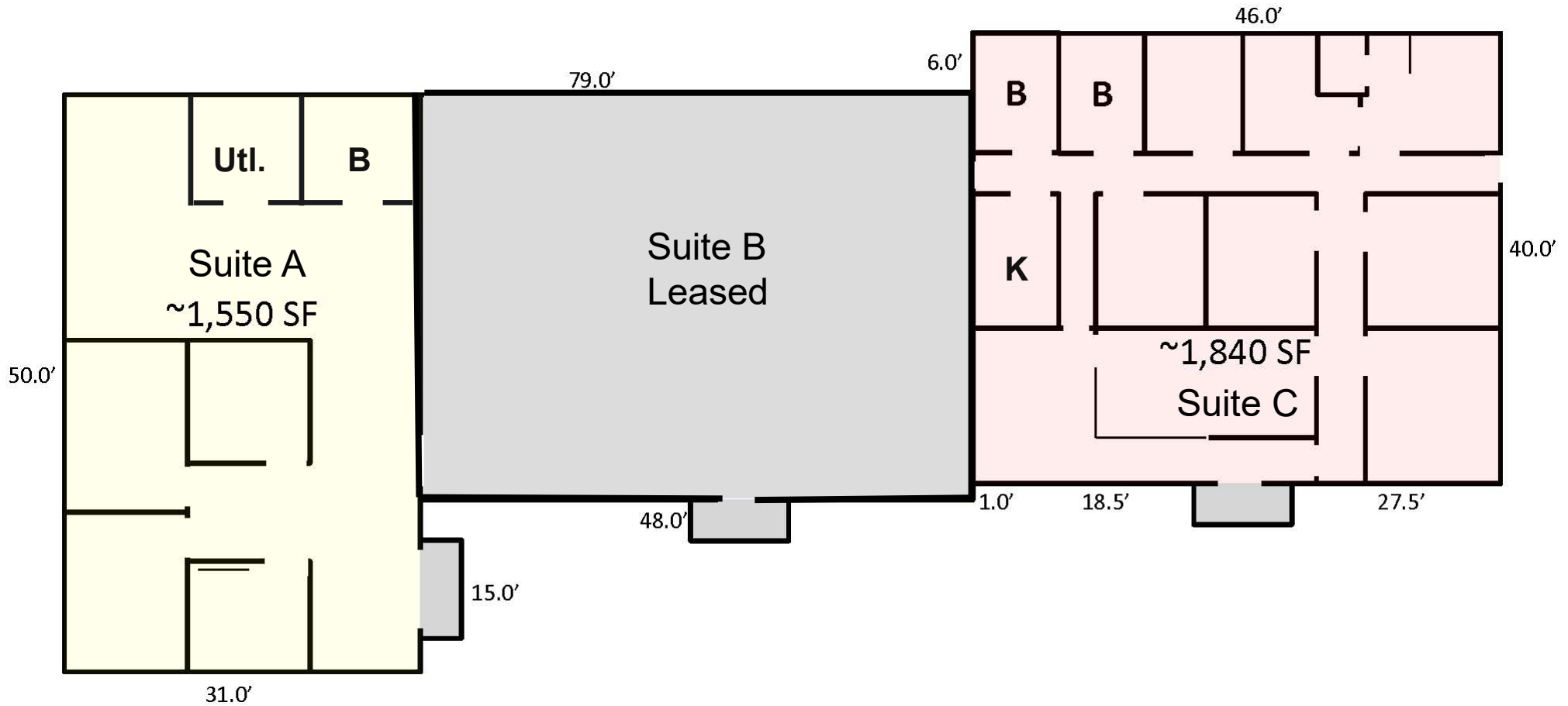
For more information, contact:

**JAMIE SCULLY, CCIM**  
 First Vice President  
 540 322 4140  
[jamie.scully@thalhimer.com](mailto:jamie.scully@thalhimer.com)

**CHRIS RUSSOTTI**  
 Associate  
 540 322 4153  
[christopher.russotti@thalhimer.com](mailto:christopher.russotti@thalhimer.com)

Eagle Village  
 1125 Jefferson Davis Highway, Suite 350  
 Fredericksburg, VA 22401-8449  
[www.thalhimer.com](http://www.thalhimer.com)

Floor Plan



For more information, contact:

**JAMIE SCULLY, CCIM**  
First Vice President  
540 322 4140  
jamie.scully@thalhimer.com

**CHRIS RUSSOTTI**  
Associate  
540 322 4153  
christopher.russotti@thalhimer.com

Eagle Village  
1125 Jefferson Davis Highway, Suite 350  
Fredericksburg, VA 22401-8449  
www.thalhimer.com