



THALHIMER

DYNAMIC RIVER VIEW RESTAURANT OPPORTUNITY

100 Hanover Street

Fredericksburg, Virginia 22401



Conceptual Rendering

Downtown Fredericksburg-Rappahannock River Restaurant Opportunity

For more information, contact:

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Fredericksburg, Virginia 22401

Project Overview

One Hanover is an exciting new, mixed-use project located in downtown Fredericksburg with riverfront views of the Rappahannock River.

One Hanover is a 15,000 SF restaurant opportunity that will encompass outdoor patio space with views of the Rappahannock River. The project also includes two stories of high end luxury apartments.

One Hanover draws on the character of the Fredericksburg historic district, employing a time-honored pallet of fieldstone and red brick, featuring old and new.

Subtle details, including steel windows and timber pergolas enhance the façade reflecting the timeless nature of America's most historic city.

Meant to compliment rather than replicate the centuries old downtown, One Hanover is a completing addition to Fredericksburg's evolving waterfront.

This restaurant opportunity allows a restaurateur the opportunity to join new additions to the market like Mellow Mushroom, Burger Bach, Sedona Taphouse, Capital Ale House and more importantly, pre-eminent restaurants that have been established in the downtown Fredericksburg market to include La Petit Auberge & Renato's.

In 2020, Dominion Public Market will be opening a 35,000 SF food hall.

Available Space Specifications

Sizes	2,500 - 15,000 SF (Patio Dining available)
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Building Overview

General Comments	Unparalleled quality in a newly constructed building
Year Built	Fall 2020 Delivery
Visibility & Access	Highly visible in Downtown on Hanover Street & Sophia Street
Land Area	Approximately 0.12 acres
Zoning	Commercial Downtown (CD)



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Local Flavor & Superb Walkability: Caroline Street has a Walk Score of 87! (- WALKSCORE.COM)

Nearby Amenities

1	Red Dragon Brewery	31	Fredericksburg Visitors Center
2	Rising Sun Tavern	32	Benny Vitali's
3	Happy Endings	33	J. Brian's Tap Room
5	Central Rappahannock Library	34	BB&T Bank
6	HFFI	35	Ristorante Renato
7	Eileen's Bakery & Café	36	Kybecca
8	Happy Times	37	Foode
9	The Kenmore Inn	38	Art First Gallery
11	The Happy Clam	39	Vivify Burger & Lounge
12	Body Works Gym	40	Market Square
13	Apothecary Shop	41	Café New Orleans
15	Orfino	42	Hunan Garden
16	Bike Works	43	Hyperion Espresso
17	River Run Antique Mall	44	Bistro Bethem
18	Capital Ale House	45	La Petite Auberge
19	Cork & Table	46	Jay's Downtown Sports Lounge
20	Goolrick's Pharmacy	47	Deutschland Downtown
21	Spencer Devon Brewing	48	Fly Fitness Inspiration
23	Soup & Taco	49	Sedona Taphouse
24	Rocking Horse Gallery	50	Hurkamp Park
26	Fork & Biscuit	51	Liberty Place
28	Brock's Riverside Grill	52	Sugar Shack Donuts
29	Train Station	53	Soup & Taco II
30	Courtyard Marriott & The Bistro	54	University of Mary Washington





Walk Score of 84!

Walk Score measures the walkability of any address based on the distance to nearby places and pedestrian friendliness. 70-89 is very walkable! – walkscore.com

Demographics

	1 Mile	3 Miles	5 Miles
Est. Population	10,667	53,821	99,324
Projected Population (2023)	11,114	57,622	106,812
Households	3,974	19,811	36,154
Projected Households (2023)	4,183	21,106	38,714
Average Household Income	\$79,544	\$91,626	\$93,302
Projected Household Income (2023)	\$94,262	\$108,359	\$109,992
Total Businesses	958	2,771	4,770
Total Employees	12,081	36,588	61,131
Owner-Occupied Home Average Value	\$487,962	\$355,499	\$343,483
Total Household Annual Expenditure	\$252 M	\$1.36 B	\$2.42 B
Total Retail Expenditure	\$120 M	\$647 M	\$1.15 B
Median Age 19 Years or Less	22.1%	26.1%	25.7%
Median Age 20-64 Years	64.8%	60.1%	58.5%

Fredericksburg Area Accolades



No. 9

FREDERICKSBURG: 50 BEST CITIES FOR YOUR STARTUP

- www.livability.com, 2016



No. 92

FREDERICKSBURG: TOP 100 BEST PLACES TO LIVE

- www.livability.com, 2016



Top 8

SMALL TOWNS FOR OUTDOOR LOVERS

- www.blog.virginia.org, January 2016



Top 25

VIRGINIA TOWNS WITH THE BEST MAIN STREETS YOU GOTTA VISIT

- www.onlyinyourstate.com, November 2015



No. 4

FREDERICKSBURG: TEN MOST EXCITING CITIES IN VIRGINIA

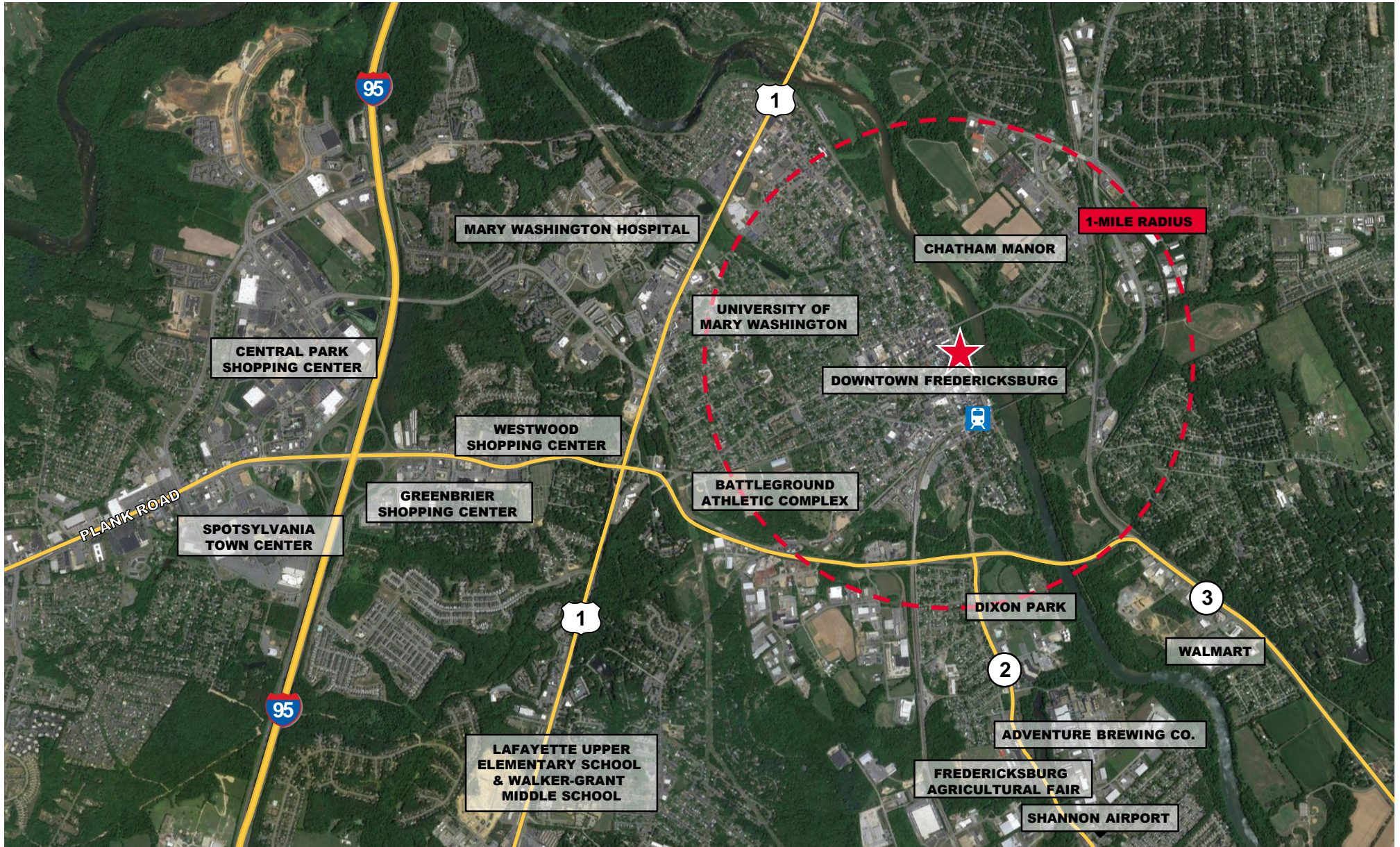
- www.trip.com, November 2015

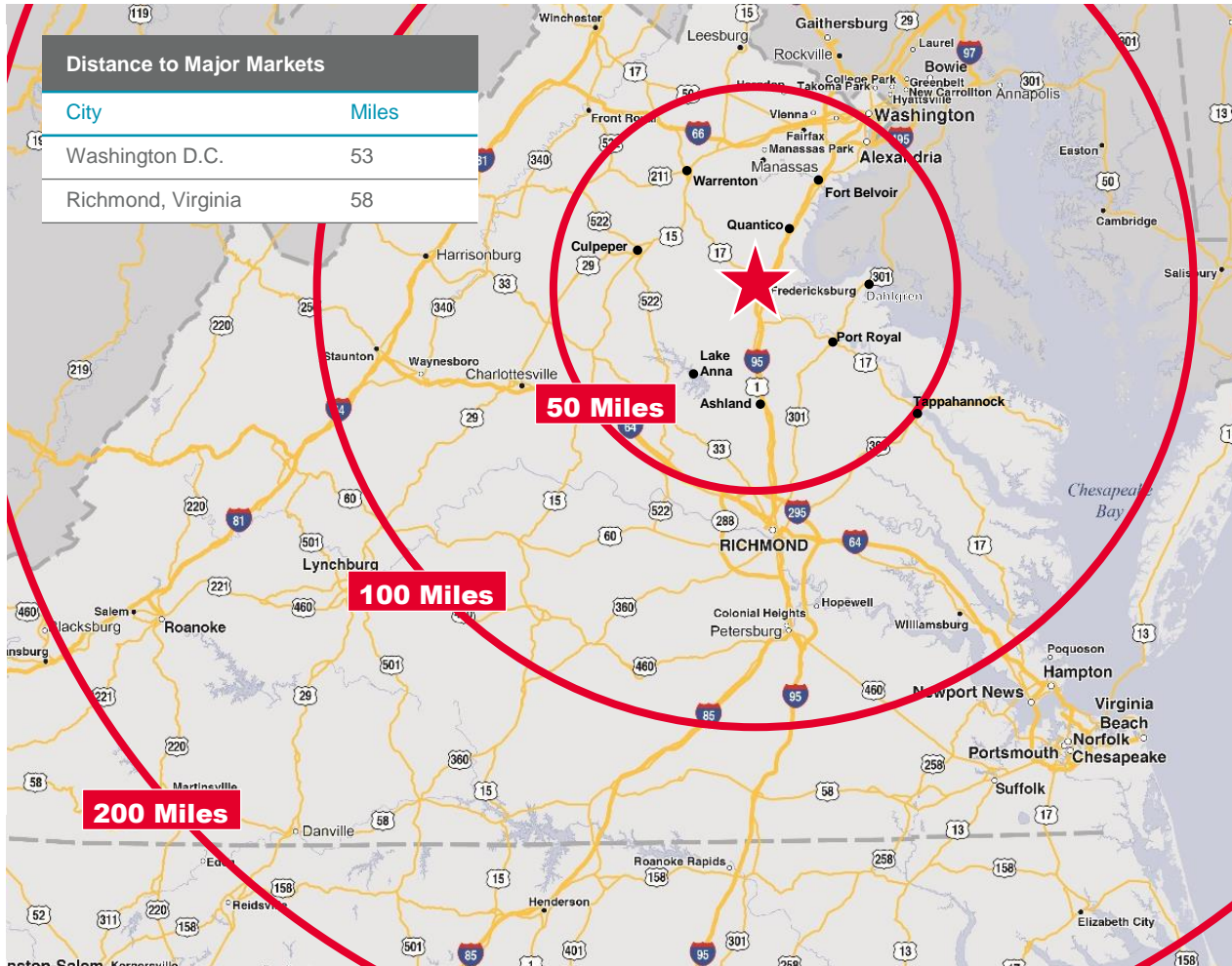
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Highly Accessible to Route 3, Route 1, I-95 and Surrounding Amenities





Fredericksburg, Virginia

Fredericksburg, Virginia is located midway between Washington D.C. and Richmond, Virginia and is the fastest growing market with excellent access to 60% of the nation's population and global markets. The region boasts a highly educated labor force, lower cost of business and enviable quality of life.

Quick Facts

- Home to three technology-driven military bases and FBI Academy (Dahlgren Naval Surface Warfare Center, Fort A.P. Hill, and Marine Corps Base Quantico)
- Excellent workforce education initiatives including the University of Mary Washington (ranked one of the nation's most selective colleges) and Germanna Community College (the fastest growing community college in Virginia)
- Mary Washington Hospital's medical campus, a state-of-the-art regional medical center, provides the highest quality health care
- Residents enjoy convenient access to Colonial, Revolutionary, and Civil War attractions
- Companies relocating to the region save on land, labor, and operating costs and have convenient access to railways
- The region has been Virginia's fastest growing for five consecutive years
- One of America's highest concentrations of PhDs

Source: www.fredregion.com

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