

FOR SALE

Fall Hill Professional Village

Fall Hill Avenue, Fredericksburg, VA 22401



Property Features

- 4 Parcels for sale within the Fall Hill Professional Park
- Can be purchased separately or together
- Zoned CT
- Located 2 minutes from Mary Washington Hospital, 6 minutes from Central Park and many other amenities.
- Fall Hill Professional Village is home to Fredericksburg Orthopaedic Associates and Plastic Surgery Services of Fredericksburg
- 2 lots fronting on Fall Hill Avenue with great visibility

Lot Number	Size	Price
Lot 1 & 2	1.87 Ac	\$623,147
Lot 3	1.05 Ac	\$349,690
Lot 5	1.05 Ac	\$228,690
Lot 6	1.64 Ac	\$357,192

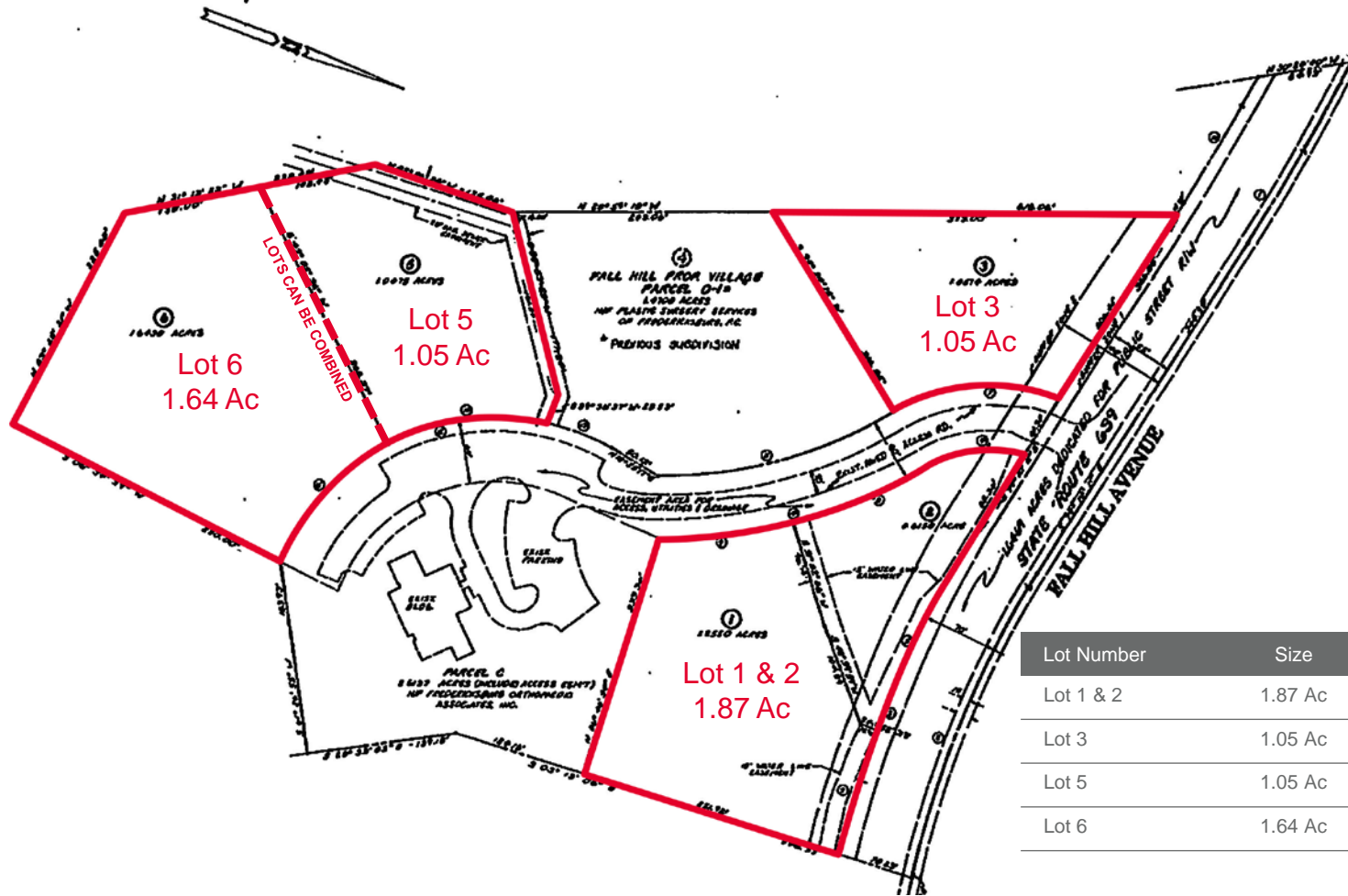
For more information, contact:

WILSON GREENLAW, CCIM
540 322 4156
wilson.greenlaw@thalhimer.com

VIRGIL NELSON, CCIM
540 322 4150
virgil.nelson@thalhimer.com

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

Site Plan



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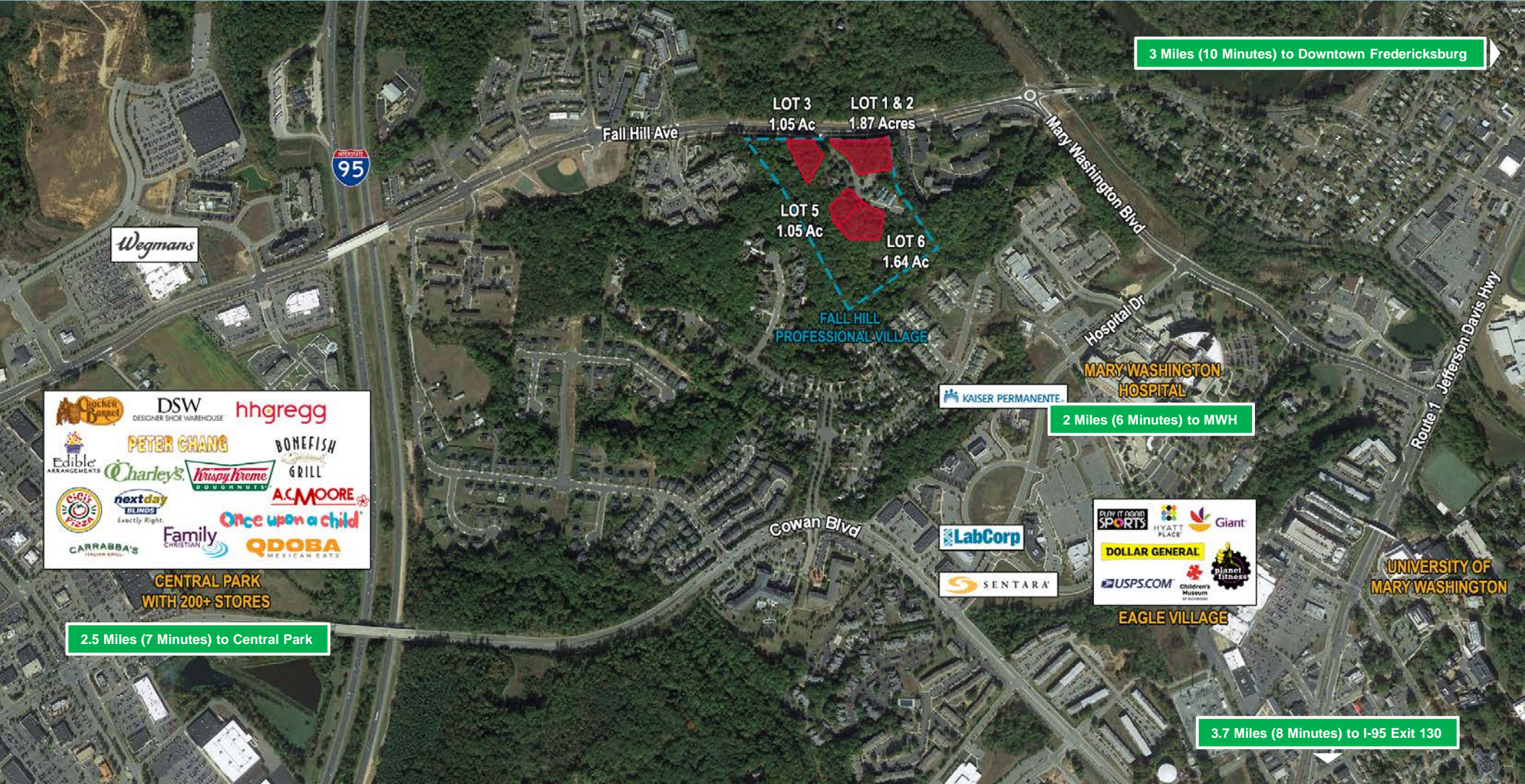
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FOR SALE Fall Hill Professional Village

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3 Miles (10 Minutes) to Downtown Fredericksburg

2 Miles (6 Minutes) to MWH

2.5 Miles (7 Minutes) to Central Park

3.7 Miles (8 Minutes) to I-95 Exit 130

**CENTRAL PARK
WITH 200+ STORES**

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City of Fredericksburg

The City of Fredericksburg is located on the Interstate 95 corridor in central Virginia midway between the nation's capital at Washington, D.C., and the state capital at Richmond. The Rappahannock River borders the city on its northern side. Tracing its history to the colonial era, Fredericksburg has long been known as an important center for industry and commerce, due largely to its strategic position as a crossroads for highway, rail, and water-based transportation. Fredericksburg is approximately 50 miles from both Richmond and Washington, D. C. Norfolk is 143 miles to the southeast.

Source: *Virginia Economic Development Partnership* | www.yesvirginia.org

Lifestyle

Outstanding cultural and entertainment events are available both within the community and within an hour's drive. University of Mary Washington, in conjunction with the Fredericksburg Theater Company, presents very popular dramatic performances. The College/Community Orchestra schedule of regular concerts draws rave reviews and large audiences. Both Washington, D.C. and Richmond provide unlimited choices in the arts, drama, dance, music, and professional or collegiate sporting events. The recently-designated downtown arts and cultural district contains over 30 galleries and art businesses.

Fredericksburg provides a well-rounded public and private recreation program with facilities including playgrounds, ball fields, tennis courts, riverfront parks with boat ramps, and hiking/fitness trails. The city operates several parks, including the 877-acre Motts Run facility with a 126-acre lake and the 30-acre Old Mill Park on the Rappahannock River. Organized athletic and special instructional programs and events are sponsored by the city recreation department and receive enormous public participation. Seven golf courses are available in the community.

The National Park Service administers the area's four Civil War battlefields that are located around the region. The Battlefield Museum is located in the center of the city. The 40-block historic district, in downtown Fredericksburg and the surrounding neighborhoods, is a focal point for numerous seasonal festivals such as the Christmas Candlelight Tour of historic homes, the Spring Garden Tour, and the Summer Heritage Festival. Numerous additional 18th and 19th century historic attractions include the James Monroe Law Office, Rising Sun Tavern, Hugh Mercer Apothecary Shop, and Kenmore.

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CUSHMAN &
WAKEFIELD

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THANK YOU FOR CONSIDERING THIS PROPERTY
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Vice President
540 322 4156
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Virgil Nelson, CCIM
Senior Vice President
540 322 4150
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