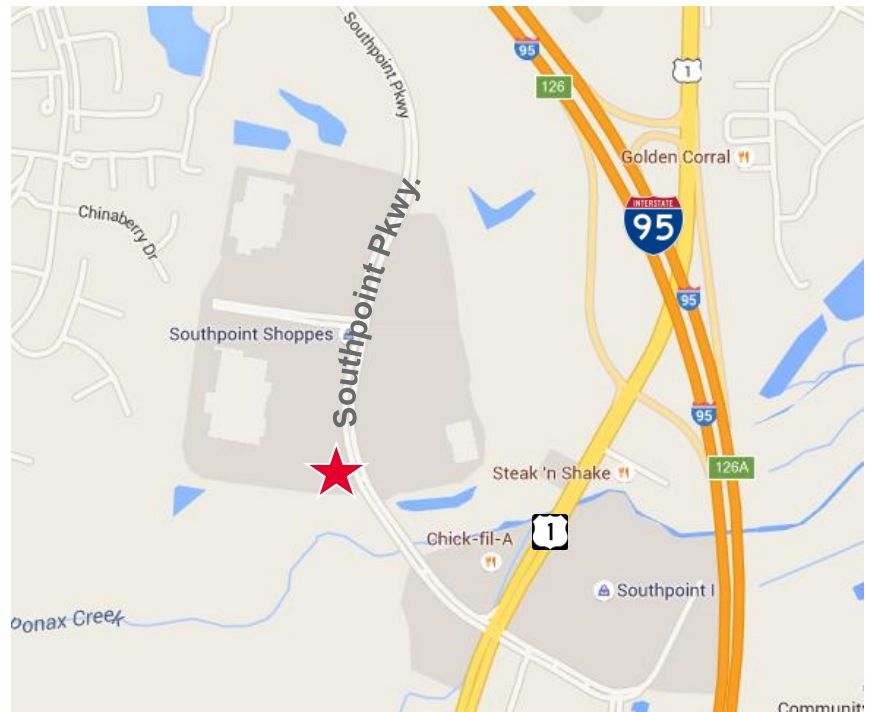




**Property Features**

- Brand new office with good visibility
- Located on a Walmart outparcel
- Primary & Urgent Care co-tenant
- Excellent for medical related or general office users seeking a retail location
- Nearby businesses include:



**Specifications**

Available SF	2,400 - 3,168 SF
Asking Price	\$782,500 PSF
Timing	90 days

For more information, contact:

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

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





FOR LEASE OR SALE  
**Southpoint Medical**

10009 Southpoint Parkway, Suite 102 | Fredericksburg, VA 22407



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