

FOR LEASE OR SALE
240 EXECUTIVE CENTER PARKWAY

Fredericksburg, VA 22401



360° [Click here for a Virtual Tour](#)

Property Features

- Free-Standing Medical / Professional Office Building
 - Move-in Ready
 - Beautiful rear trellised patio
- New Owner, willing to renovate
- 30 parking spaces (5.08::1,000 SF)
- Located at the entrance to Mary Washington Hospital and near The University of Mary Washington
- Convenient to Route 1, Route 3 and I-95

Specifications

Available SF	2,500 - 5,900 SF
Timing	Available immediately
Rental Rate	\$20.00 PSF NNN



Owned and Managed by Millstone Investments:
millstoneinvestments.squarespace.com

For more information, contact:

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in collaboration with:

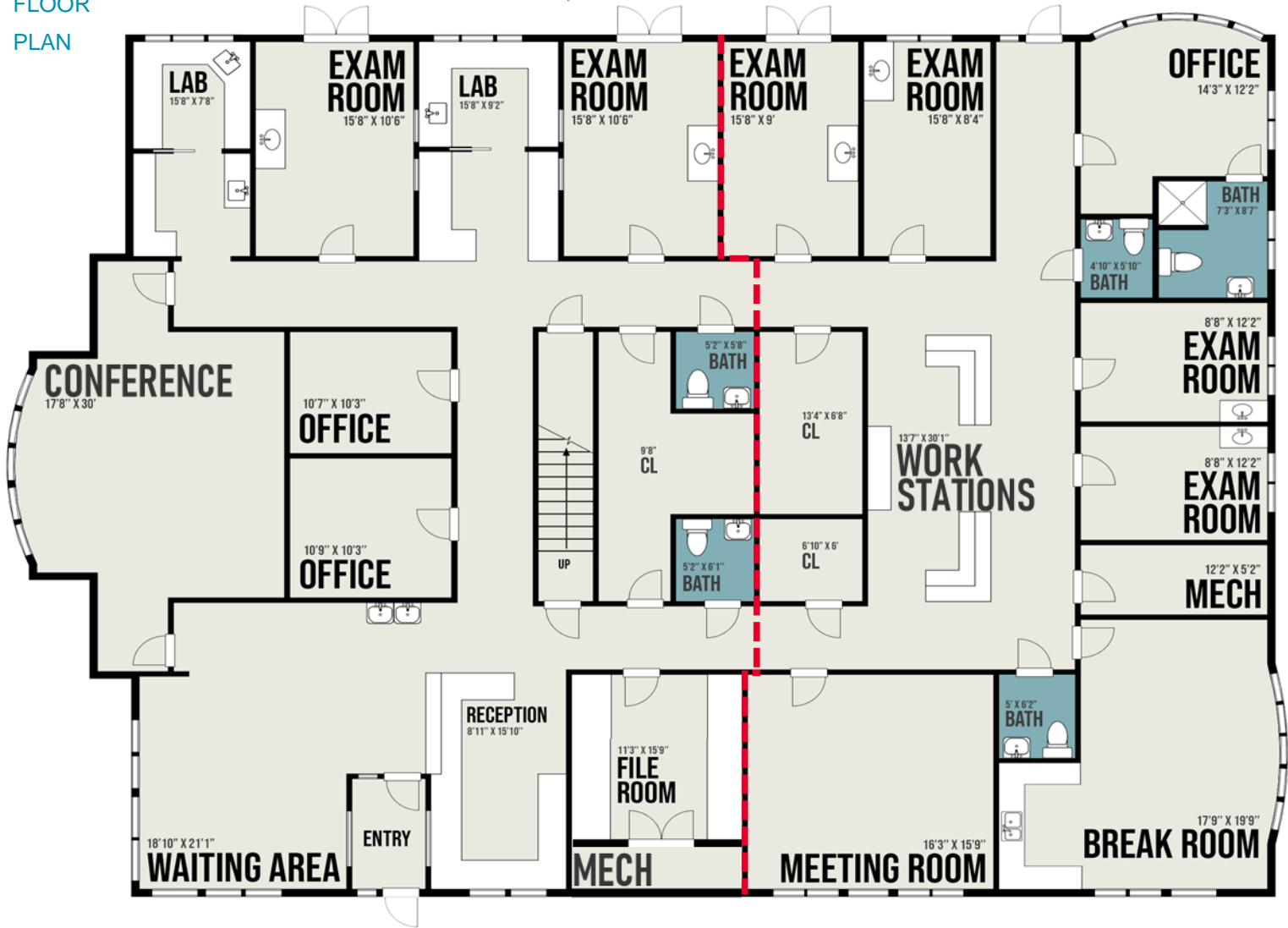
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Eagle Village
 1125 Jefferson Davis Highway, Suite 350
 Fredericksburg, VA 22401-8449
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FLOOR PLAN

2,000+ SF REAR PATIO



Demographics

	1 Mile	3 Miles	5 Miles
Population	12,079	53,474	105,536
No. of Households	4,593	20,251	38,690
Avg. HH Income	\$65,790	\$92,565	\$95,600
Daytime Population	12,450	45,172	64,103

Traffic Counts

Mary Washington Blvd @ Jefferson Davis Hwy	31,158 VPD
Fall Hill Ave @ Jefferson Davis Hwy	29,000 VPD
Fall Hill Ave @ Linden Ave	15,000 VPD



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RECEPTION



CONFERENCE ROOM



WORK STATIONS



LAB / WORK STATIONS



REAR PATIO

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