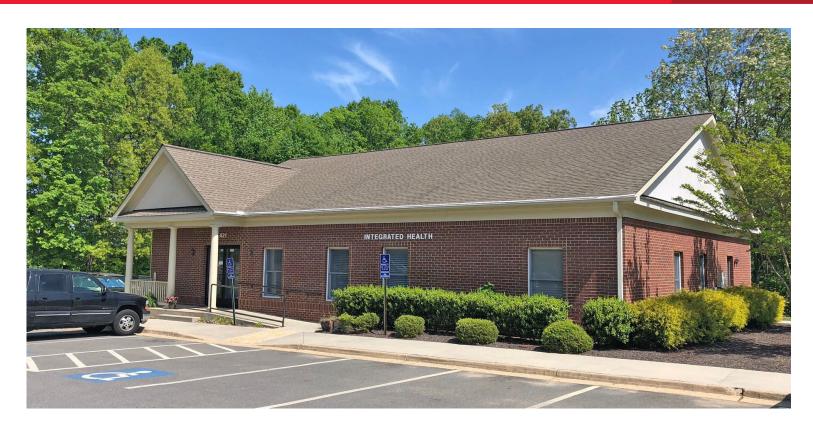


## FOR SALE 421 Park Hill Drive

Fredericksburg, VA 22401



## **Property Features**

- Plenty of parking
- Located in The Park at Snowden
- Professional office park
- Next to Mary Washington Hospital
- Medical use is ideal
- Building can be expanded

Specifications	
Total Size	3,000 SF; 0.40 AC
Asking Price	\$895,000
Timing	Available immediately
Year Built	2005

Demographics				
	1 Mile	3 Miles	5 Miles	
Population	10,124	49,464	108,168	
No. of Households	4,007	18,685	39,201	
Avg. HH Income	\$57,801	\$91,440	\$97,260	
Daytime Population	11,891	45,810	65,919	

For more information, contact:

**VIRGIL NELSON, CCIM** 

Senior Vice President 540 322 4150 virgil.nelson@thalhimer.com Eagle Village 1125 Jefferson Davis Highway, Suite 350 Fredericksburg, VA 22401-8449 www.thalhimer.com



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