

## CHATHAM SQUARE OFFICE PARK

## Fully Leased Office Condo For Sale

404 Chatham Square Office Park, Fredericksburg, VA 22405



### PROPERTY HIGHLIGHTS

- Fully Leased - 2,025 SF Office Condo available for sale
- Located in a well established office/business park
- Situated approx. 1.4 miles north of the City of Fredericksburg and 2.8 miles from I-95 (via exit 133)
- Stafford County is one of the fastest growing and wealthiest counties in the nation
- **Tenant: Riverside Counseling Services**
- **Term Remaining on Lease: 5 Years**
- **NOI: \$42,000**
- **CAP: 7.0%**
- **Price: \$615,000**

### DEMOGRAPHICS

|                          | 3 MILE                   | 5 MILES                 | 10 MILES                  |
|--------------------------|--------------------------|-------------------------|---------------------------|
| <b>Population</b>        | 25,811*<br>27,875**      | 67,740*<br>75,624**     | 237,957*<br>258,811**     |
| <b>Households</b>        | 9,584*<br>10,362**       | 24,137*<br>27,327**     | 81,359*<br>88,850**       |
| <b>Average HH Income</b> | \$93,644*<br>\$101,925** | \$88,279*<br>\$96,315** | \$103,966*<br>\$114,308** |

\*2015 Estimate

\*\*2020 Projection

### FOR MORE DETAILS CONTACT:

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Fredericksburg, VA 22401

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