



*Winchester Place*



FOR LEASE

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## WINCHESTER PLACE

606 Amelia Street Fredericksburg, VA 22401

### PROPERTY HIGHLIGHTS

- Incredible Visibility in the Heart of Downtown Fredericksburg
- First Time Offering in New Construction Apartment Building
- Neighbors Parking Deck
- Tenant Improvement Allowance Available
- Seeking Personal Service Retail, Health and Wellness, Spa
- Will Consider Cafe, Deli, Etc (No Ventilation Hood)

#### Jonathan Gardner

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VAKOS REAL ESTATE SERVICES

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## PROPERTY DESCRIPTION

End unit space in newly constructed Winchester Place, totaling 2,416 available square feet. Space may be divided essentially in half along the interior columns to create two units, preference is to lease to a single tenant. Seeking a business that serves as amenity to the 34 combined one and two bedroom apartments located within the building. Ideal businesses would provide personal services or daily needs to apartment tenants, hotel guests, luxury townhome residents at Amelia Square, and office tenants alike.

## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | Negotiable       |
| Available SF:  | 1,200 - 2,416 SF |
| Building Size: | 42,705 SF        |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,940    | 17,946   | 34,628   |
| Total Population  | 11,519   | 47,756   | 94,569   |
| Average HH Income | \$84,555 | \$78,369 | \$82,135 |

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## LOCATION DESCRIPTION

Ground-level corner space available amongst the robust redevelopment at the gateway to Downtown Fredericksburg at 606 Amelia Street. Located within a brand new 42,705 square foot, four-story apartment building called Winchester Place.

This new construction building, exquisitely adorned in red brick, will be delivered in 2022. As the first component of a larger WJ Vakos mixed-use development encompassing the neighboring block called William Square, Winchester Place contains 34 total apartments, and 3,200 square feet of first-level commercial space for lease. The commercial space available directly faces the high luxury townhomes of Amelia Square, all constructed within the past decade.

William Square will initially consist of two apartment buildings plus a hotel, all well-underway in construction with varying completion dates into 2023. The project is benefitted by the Winchester Street Parking Deck, which neighbors Winchester Place, which contains a total of 321 parking spaces. The project encompasses the entire city block spanning from Winchester to Amelia, Washington, William, and Douglas Streets.

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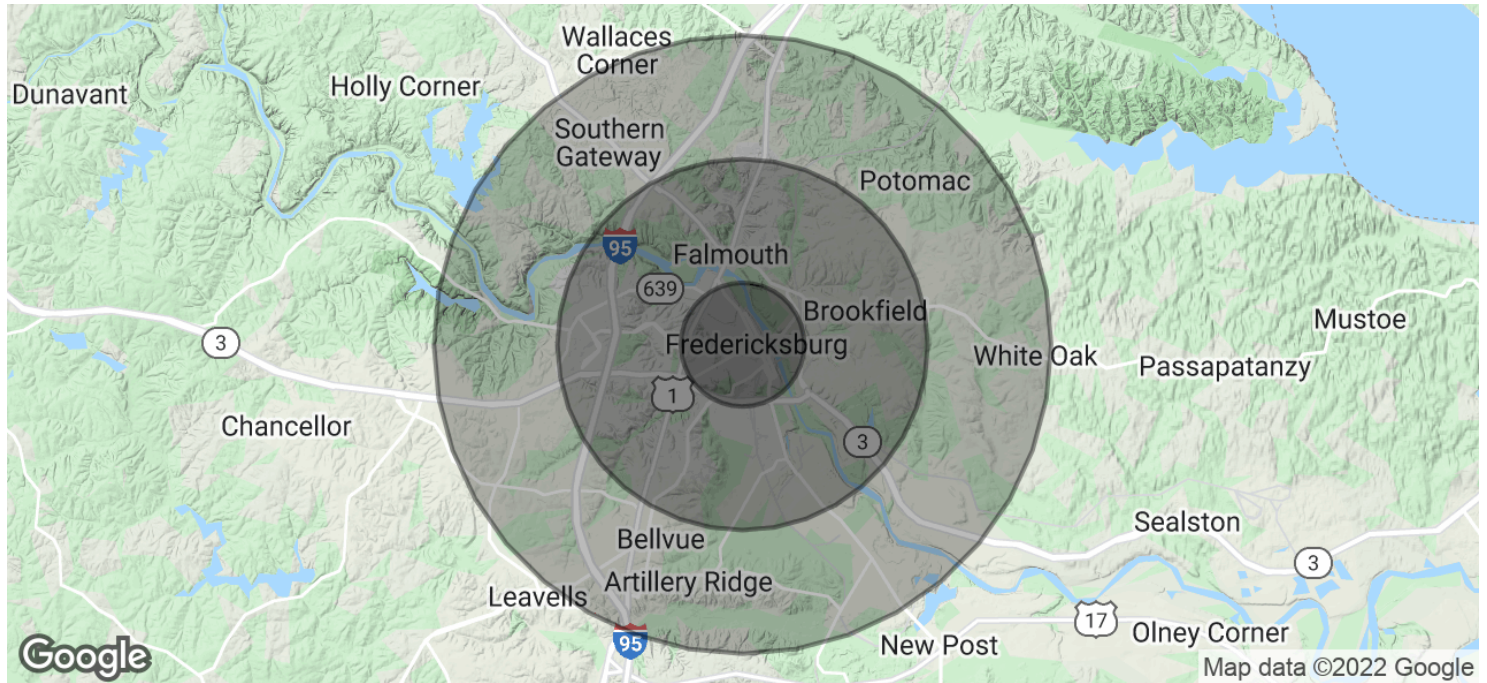
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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 11,519 | 47,756  | 94,569  |
| Average Age          | 32.0   | 33.7    | 35.0    |
| Average Age (Male)   | 30.9   | 33.1    | 34.2    |
| Average Age (Female) | 32.7   | 34.3    | 35.6    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,940     | 17,946    | 34,628    |
| # of Persons per HH | 2.9       | 2.7       | 2.7       |
| Average HH Income   | \$84,555  | \$78,369  | \$82,135  |
| Average House Value | \$491,384 | \$374,454 | \$339,171 |

\* Demographic data derived from 2010 US Census

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## JONATHAN GARDNER

Commercial Real Estate Sales & Leasing

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## PROFESSIONAL BACKGROUND

Following graduation from the University of Virginia with a bachelor's degree in English Language and Letters in 2011, Jonathan began his real estate career in April 2012 with another commercial developer.

Soon thereafter, Coldwell Banker Elite acquired that firm and thus from January 2013 until 2021, Jonathan has specialized in retail and industrial transactions as a commercial realtor for under what became Coldwell Banker Elite.

Born in Virginia and raised in Spotsylvania, VA, Jonathan is a fifth-generation Fredericksburg local. He has an acute, organic, and very historical acumen for the Fredericksburg area as a whole, watching it develop and grow during childhood from a rural area situated along I-95 to a constantly changing, bustling suburban companion to the Richmond and Washington DC metro areas now.

Whether leasing or selling shopping center or large warehouses, down to even small offices and everything in between, Jonathan has an innate and comfortable feel for properties and how they will best service his clients always focusing on the client first with attention to customer service. These qualities continue to bolster Jonathan in his current, similar role with Vakos Real Estate Services.

Uses Instagram and other social media to increase platform and appeal to a larger audience. See @fxbgcommercialrealty on Instagram for more.

## EDUCATION

University of Virginia, Bachelor of Arts Degree- English Language & Letters (2011)

Germanna Community College, Associate of Arts Degree- Liberal Arts Studies (2009)

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