

COWAN CENTER

2533 COWAN BOULEVARD, FREDERICKSBURG, VA 22401

FOR LEASE

1,200 sq. ft. Medical Office Unit
Available for Lease

HIGHLIGHTS

- Finished medical office unit available for lease
- Well appointed medical office with 3 exam rooms, 1 doctors office, nurses station, waiting room, and bathroom
- Great visibility from Cowan Blvd.
- Located within the Mary Washington Hospital campus including the 437 bed hospital and over 700,000 sq. ft. of supporting office



Cowan Center is a Busy, well maintained multi tenant center located on the Mary Washington Hospital Campus with excellent visibility to Cowan Blvd. Tenants include medical practices, pharmacy, audiology center, dentist, bank, eye center, personal training, hair salon and Basilico Italian Deli. There are currently (2) 1,200 sq. ft., medical offices available in this building. Medical office 2533 features 3 exam rooms-one built out as an x-ray room, (1) doctors office, reception/waiting area and bathroom. Move-in ready for medical practice.

SPECS

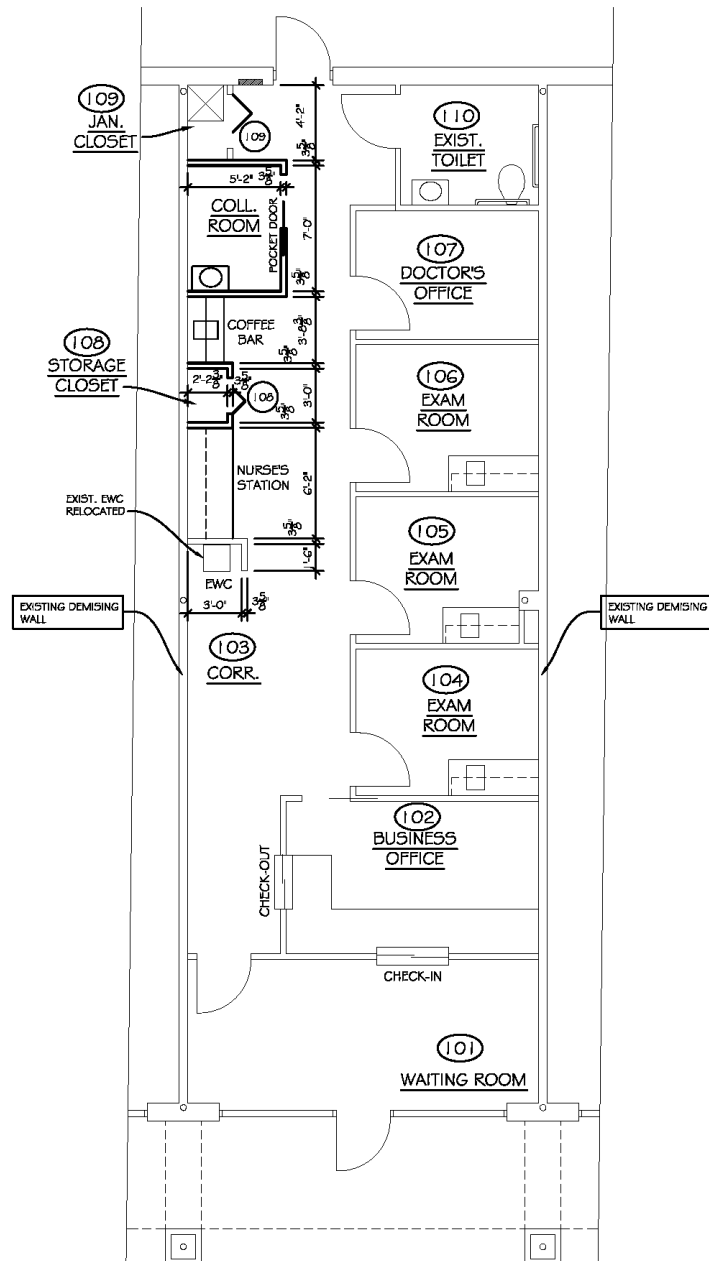
- Building Size: 10,800 sq. ft.
- Year Built: 2008
- Zoning: C2
- Building Class: B

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	53,729* 58,456**	115,430* 124,331**	202,171* 219,388**
HOUSEHOLDS	20,109* 21,912**	41,906* 45,070**	69,669* 75,380**
AVERAGE HH INCOME	\$79,926* \$90,856**	\$89,056* \$101,175**	\$97,689* \$110,760**

*2017 Estimate
**2022 Projection

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LOCATION

Cowan Center is located on Cowan Blvd., within the overall Mary Washington Hospital Campus in the City of Fredericksburg, Virginia. The center is convenient to Route 1, Route 3, and just 2 miles from I-95. Situated near the signalized intersection of Cowan Blvd. and Hospital Drive, the center benefits from high traffic counts at one of the main entrances to the Hospital.

The overall campus includes Mary Washington Hospital, a 437 bed hospital as well as over 700,000 sq. ft. of supporting office. Also, the property is within walking distance to University of Mary Washington with enrollment of over 5,000 undergraduates. Cowan Center also benefits from being located within the City of Fredericksburg's Hub Zone, providing added benefits and incentives for businesses.

HIGHLIGHTS

- Located on Cowan Blvd. in the City of Fredericksburg, VA
- Located within the overall Mary Washington Hospital Campus which includes the 437 bed hospital and over 700,000 sq. ft. of supporting office
- Situated within the City's HUB Zone
- Within walking distance to the University of Mary Washington
- Just minutes to Historic Downtown Fredericksburg
- Approximately 2.5 miles from I-95
- Convenient to Route 1
- Nearby Central Park, a 2.4M sq. ft. power center with endless amenities, dining and shopping options



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